

# Planning & Zoning Commission

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August 26, 2024  
Town Hall  
2121 Cross Timbers Road  
Flower Mound, TX 75028

6:30 p.m.

## MINUTES

### A. CALL TO ORDER

Chair Gilmore called the regular meeting to order at 6:31 p.m. with the following members present:

Donald Gilmore, Place 6, Chair  
Gregory Schultz, Place 1  
Jason Hobbs, Place 2  
Todd Bayuk, Place 3  
Ryan Geddie, Place 4  
Scott Langley, Place 5  
Scott Jostes, Place 7  
Michelle Jackson, Place 8 Alternate  
Clare Harris, Place 9 Alternate

with the following member(s) absent:  
None

constituting a quorum with the following members of the Town Staff participating:

Rachel Raggio, Town Attorney  
Poornima Kashyap, Planning Manager  
Bob Pegg, Assistant Director of Engineering  
Chuck Russell, Principal Planner  
Claire Barnes, Planner  
LauriAnn Cash, Executive Assistant

### B. INVOCATION

### C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

### D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

*Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.*

| Speaker name and address | Subject (as written on the form) |
|--------------------------|----------------------------------|
| None                     |                                  |

*\* Indicates person did not wish to speak*

#### **E. COORDINATION OF CALENDARS**

1. Monday, September 9, 2024
2. Monday, September 23, 2024

#### **F. FUTURE AGENDA ITEM(S)**

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

None

#### **G. STAFF/DIRECTOR REPORT**

1. Town Council Work Session - FY24-25 Budget
2. Upcoming Work Session for Development Project(s)

#### **H. CONSENT ITEM(S)**

This part of the agenda consists of non-controversial, or "housekeeping" items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes of July 8, 2024 - Consider approval of the minutes from July 8, 2024.

**ACTION:** Commissioner Bayuk moved to approve H.1. as presented in the agenda caption. Commissioner Schultz seconded the motion.

**AYES:** Schultz, Hobbs, Bayuk, Geddie, Langley, Jostes

**NAYS:** None

**RESULT:** 6 : 0

**I. NON-DISCRETIONARY ITEM(S)**

This part of the agenda consists of items that are in compliance with all applicable development standards; are not requesting waivers, exceptions, or deviations, and do not require a Public Hearing.

1. SP24-0010 - Box Addition - Consider a request for a Site Plan (SP24-0010 – Box Addition) to develop an office and warehouse facility. The property is generally located south of Lakeside Parkway and east of Silveron Boulevard.

**STAFF PRESENTATION:**

Chuck Russell, Principal Planner

**APPLICANT PRESENTATION:**

Todd Marchesani, Box Investment Group; present for questions, no presentation

**ACTION:** Commissioner Langley moved to approve I.1. as presented in the agenda caption. Commissioner Schultz seconded the motion.

**AYES:** Schultz, Hobbs, Bayuk, Geddie, Langley, Jostes

**NAYS:** None

**RESULT:** 6 : 0

**J. REGULAR ITEM(S)**

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town's development standards. If a public hearing is required, it will be noted in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

1. SP23-0018 - St. Philip Catholic Church, Phases 2 & 3 - Consider a Site Plan (SP23-0018 – St. Philip Catholic Church, Phases 2 & 3) to expand a religious assembly/institution use with a request for additional height pursuant to Section 98-1031(d) Additional height, of the Code of Ordinances. The property is generally located at the southwest corner of Cross Timbers Road and Flower Mound Road.

**STAFF PRESENTATION:**

Claire Barnes, Planner

**APPLICANT PRESENTATION:**

Jeff Miles, St. Philip Catholic Church

**ACTION:** Commissioner Bayuk moved to approve J.1. as presented in the agenda caption. Commissioner Schultz seconded the motion.

**AYES:** Schultz, Hobbs, Bayuk, Geddie, Langley, Jostes

**NAYS:** None

**RESULT:** 6 : 0

**K. ADJOURN**

Chair Gilmore adjourned the meeting at 7:05 p.m.

**TOWN OF FLOWER MOUND, TEXAS**

*Donald Gilmore*

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**DON GILMORE, CHAIR**

**ATTEST:**

*LauriAnn Cash*

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**LAURIANN CASH, EXECUTIVE ASSISTANT**