

Planning & Zoning Commission



September 23, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

(or immediately following the Capital Improvements Advisory Committee meeting)

MINUTES

A. CALL TO ORDER

Chair Gilmore called the regular meeting to order at 6:30 p.m with the following members present:

Donald Gilmore, Place 6, Chair
Jason Hobbs, Place 2, Vice-Chair
Gregory Schultz, Place 1
Todd Bayuk, Place 3
Ryan Geddie, Place 4
Scott Langley, Place 5
Michelle Jackson, Place 8 Alternate

with the following member(s) absent:

Scott Jostes, Place 7
Clare Harris, Place 9 Alternate

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

Alicia Kreh, Town Attorney
Lexin Murphy, Director of Development Services
Poornima Kashyap, Planning Manager
Bob Pegg, Assistant Director of Engineering
Claire Barnes, Principal Planner
LauriAnn Cash, Executive Assistant

B. 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)
1.	Elaine Takacs; 2101 Beachview Dr.	Item G.1. - Dakota; In Opposition
2.	Joni Koch; 1980 Harbor View Dr.	Item G.1. - Dakota; In Opposition
3.	Stephanie Teotia; 1213 Noble Way	Item G.1. - Dakota
4.	Tom Hennessy; 2100 Paradise Ln.	Item G.1. - Dakota; In Opposition
5.	James H. Sherman; 2100 Beachview Dr.	Item G.1. - Dakota; In Opposition
6.	*Patricia Sherman; 2100 Beachview Dr.	Item G.1. - Dakota; In Opposition
7.	*Janet Takacs; 2101 Beachview Dr.	Item G.1. - Dakota; In Opposition
8.	*Richard Ratliff; 2101 Beachview Dr.	Item G.1. - Dakota; In Opposition

** Indicates person did not wish to speak*

C. COORDINATION OF CALENDARS

1. Monday, October 14, 2024
2. Monday, October 28, 2024

D. 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

E. STAFF/DIRECTOR REPORT

1. Planning Excellence Award
2. APA Texas Conference

F. 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 September 9, 2024 - Consider approval of the minutes from September 9, 2024.

ACTION: Commissioner Jackson moved to approve F.1. as presented in the agenda caption. Commissioner Geddie seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Geddie, Langley, Jackson

NAYS: None

RESULT: 6 : 0

G. 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. RC23-0002 – Dakota - Consider a request for a Record Plat (RC23-0002 – Dakota) to develop a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Meadow Lark and east of Deer Path.

STAFF PRESENTATION:
Claire Barnes, Planner

APPLICANT PRESENTATION:
Terry Holmes, Holmes Builders
Jon Dostert, Holmes Builders
Dylan Holmes, Holmes Builders

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission convened into closed session at 7:41 p.m.

At 8:15 p.m., the Planning and Zoning Commission reconvened into regular session.

ACTION: Commissioner Jackson moved to recommend approval of G.1. as presented, with the condition that the slope

exception be granted, allowing slope impacts on residential lots to be limited to between 5 and 8 percent, while all other residential lot slopes must adhere to the Town's regulations. Vice-Chair Hobbs seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Geddie, Langley, Jackson

NAYS: None

RESULT: 6 : 0

H. ADJOURN

Chair Gilmore adjourned the meeting at 8:36 p.m.

TOWN OF FLOWER MOUND, TEXAS

Donald Gilmore

DON GILMORE, CHAIR

ATTEST:

Lauriann Cash

LAURIANN CASH, EXECUTIVE ASSISTANT