

Planning & Zoning Commission



October 14, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

MINUTES

A. CALL TO ORDER

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

Gregory Schultz, Place 1
Jason Hobbs, Place 2
Todd Bayuk, Place 3
Ryan Geddie, Place 4
Scott Langley, Place 5
Donald Gilmore, Place 6
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:

Alicia Kreh, Town Attorney
Lexin Murphy 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. ELECTION OF OFFICERS

1. Chair

ACTION: Commissioner Langley nominated Commissioner Gilmore to continue the role as Planning & Zoning Commission Chair. Commissioner Geddie seconded the motion.

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

NAYS: None

RESULT: 7 : 0

2. Vice-Chair

ACTION: Commissioner Schultz nominated Commissioner Hobbs to continue the role as Planning & Zoning Commission Vice-Chair. Commissioner Bayuk seconded the motion.

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

NAYS: None

RESULT: 7 : 0

E. 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*

F. COORDINATION OF CALENDARS

1. Monday, October 28, 2024
2. Monday, November 11, 2024

G. 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

H. STAFF/DIRECTOR REPORT

1. 2025 Legislative Priorities

I. 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 23, 2024 - Consider approval of the minutes from September 23, 2024.

Vice-Chair Hobbs requested to remove Item I.1 from Consent for discussion.

ACTION: Vice-Chair Hobbs moved to approve I.1. as presented in the agenda caption. Commissioner Langley seconded the motion.

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

NAYS: None

RESULT: 6 : 0

J. 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. SP23-0010 - Embree Whataburger - Consider a Site Plan (SP23-0010- Embree Whataburger) to develop a fast-food restaurant with a drive through window. The property is generally located west of Long Prairie Road and south of Sagebrush Drive.

STAFF PRESENTATION:
Codie Freeman, Planner

APPLICANT PRESENTATION:
Mike McDaniel, Whataburger Project Manager; present for questions, no presentation

ACTION: Vice-Chair Hobbs 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

2. SP24-0011 - Auto Zone Flower Mound Road - Consider a request for a Site Plan (SP24-0011 – Auto Zone Flower Mound Road) to develop a retail building. The

property is generally located north of Flower Mound Road and west of Long Prairie Road.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Patrick Colliflower, Foresite Group LLC; present for questions, no presentation

ACTION: Commissioner Bayuk moved to approve J.2. as presented in the agenda caption. Commissioner Jostes seconded the motion.

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

NAYS: None

RESULT: 6 : 0

K. 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. SUP24-0005 - Back Nine Golf, Prairie Plaza Building 4 - Public Hearing to consider an ordinance granting Specific Use Permit No. 494 (SUP24-0005 – Back Nine Golf, Prairie Plaza Building 4) to permit an amusement and recreation (indoors) use. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.

STAFF PRESENTATION:

Codie Freeman, Planner

APPLICANT PRESENTATION:

Reagan Bluth, Back Nine Golf; present for questions, no presentation

ACTION: Commissioner Schultz moved to recommend approval of K.1. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.

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

NAYS: None

RESULT: 6 : 0

L. ADJOURN

Chair Gilmore adjourned the meeting at 7:07 p.m.

TOWN OF FLOWER MOUND, TEXAS

Donald Gilmore

DON GILMORE, CHAIR

ATTEST:

Lauriann Cash

LAURIANN CASH, EXECUTIVE ASSISTANT