

Planning & Zoning Commission



October 28, 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 6:34 p.m. with the following members present:

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

with the following member(s) absent:

Ryan Geddie, Place 4
Scott Jostes, Place 7

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

Alicia Kreh, Town Attorney
Poornima Kashyap, Planning Manager
Bob Pegg, Assistant Director of Engineering
Chuck Russell, Principal Planner
Codie Freeman, 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, November 11, 2024
2. Monday, November 25, 2024 - CANCELED
3. Monday, December 9, 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. Upcoming P&Z Meetings
2. APA Texas Conference
3. October 17, 2024 Town Council Work Session

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 October 14, 2024 - Consider approval of the minutes from October 14, 2024.

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

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

NAYS: None

RESULT: 6 : 0

I. 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. Z24-0005 - Sunrise Circle Lot 7, Block 2 - Public Hearing to consider an ordinance amending the zoning (Z24-0005 - Sunrise Circle Lot 7, Block 2) from Interim Holding (IH) uses to Single Family District-10 (SF-10) uses. The property is generally located east of Stonecrest Road and south of Sunrise Circle.

STAFF PRESENTATION:

Codie Freeman, Planner

APPLICANT PRESENTATION:

Applicant not present

ACTION: Commissioner Harris moved to recommend approval of I.1. as presented in the agenda caption. Commissioner Jackson seconded the motion.

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

NAYS: None

RESULT: 6 : 0

2. MPA24-0004 - Watermere at Flower Mound Phase II - Public Hearing to consider an ordinance amending the Master Plan (MPA24-0004 – Watermere at Flower Mound Phase II) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Office uses to High Density Residential uses. The property is generally located south of Dixon Lane and west of Whyburn Drive.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Andrew Chapin, Integrated Real Estate Group

ACTION: Commissioner Bayuk moved to recommend approval of I.2. as presented in the agenda caption. Commissioner Harris seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Langley, Jackson, Harris
NAYS: None
RESULT: 6 : 0

3. ZPD24-0005 - Watermere at Flower Mound Phase II - Public Hearing to consider an ordinance amending the zoning (ZPD24-0005 – Watermere at Flower Mound Phase II) by replacing Tract 1 of Planned Development District No. 167 (PD-167) with Office District uses with a new Tract 1 of Planned Development District No. 167 (PD-167) with Age-Restricted, High Density Residential uses, with certain modifications to the Code of Ordinances including but not limited to a modification to Section 82-242 “Street buffer landscaping” and a modification to Section 94-62 “Street buffer trees” of the Town’s Code of Ordinances. The property is generally located south of Dixon Lane and west of Whyburn Drive.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Andrew Chapin, Integrated Real Estate Group

ACTION: Commissioner Schultz moved to recommend approval of I.3. as presented in the agenda caption. Commissioner Bayuk seconded the motion.

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

NAYS: None

RESULT: 6 : 0

J. ADJOURN

Chair Gilmore adjourned the meeting at 7:27 p.m.

TOWN OF FLOWER MOUND, TEXAS

Donald Gilmore

DON GILMORE, CHAIR

ATTEST:

Lauriann Cash

LAURIANN CASH, EXECUTIVE ASSISTANT