

Planning & Zoning Commission



December 9, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

Comments regarding any agenda item can be sent to the Planning Department at planning@flowermound.gov or by calling 972.874.6350 and leaving a message.

AGENDA

A. CALL TO ORDER

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.

E. COORDINATION OF CALENDARS

1. Monday, December 23, 2024 - CANCELED
2. Monday, January 13, 2025

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.

G. STAFF/DIRECTOR REPORT

1. Coordination of Calendars

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 November 11, 2024 - Consider approval of the minutes from November 11, 2024.
2. SSP24-0004 - Golf Everywhere / Long Prairie Plaza - Consider a request for a Subdivision Site Plan (SSP24-0004 – Golf Everywhere / Long Prairie Plaza) to

approve infrastructure for a non-residential subdivision. The property is generally located north of Aberdeen Drive and east of Long Prairie Road.

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. MISC24-0001 – Radionov Lot-to-Lot Drainage Exception - Consider a request for an exception (MISC24-0001 – Radionov Lot-to-Lot Drainage Exception) to the Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances in order to allow lot-to-lot drainage. The property is generally located west of Morriss Road and south of Hazy Meadows Lane.
2. ZPD23-0007 - Cachet Salons & Spa at Lakeside Crossing, Lot 3 - Public Hearing to consider an ordinance for rezoning (ZPD23-0007 – Cachet Salons & Spa at Lakeside Crossing, Lot 3) to amend Planned Development No. 153 (PD-153) with Campus Commercial uses for both residential and non-residential uses by adding new concept plans and elevations for Lot 3, Block A, of the Lakeside Crossing Addition and to modify development standards. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.
3. ZPD24-0004 - Marty B's at Lakeside Crossing, Lot 2 - Public Hearing to consider an ordinance for rezoning (ZPD24-0004 – Marty B's at Lakeside Crossing, Lot 2) to amend Planned Development No. 153 (PD-153) with Campus Commercial uses for both residential and non-residential uses to include new concept plans and elevations for Lot 2, Block A, Lakeside Crossing, to modify development standards, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.
4. MPA23-0005 - Monarch - Public Hearing to consider an ordinance for a Master Plan Amendment (MPA23-0005 – Monarch) to amend Section 1.0, Land Use Plan and Section 2.0, Area Plans, of the Master Plan by changing the current land use designation within the Denton Creek District Area Plan from Campus Commercial uses to High Density uses. The property is generally located north of Cross Timbers Road, west of Highway 377, and east of Interstate 35-W.
5. ZPD23-0012 - Monarch - Public Hearing to consider an ordinance amending the zoning (ZPD23-0012 - Monarch) from Interim Holding (IH) and Planned Development District No. 98 (PD-98) with Campus Commercial District (CC) uses to Planned Development District No. 200 (PD-200) with Campus Commercial District (CC) uses and Single Family-Attached (SF-A) uses with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road, west of Highway 377, and east of Interstate 35-W.
6. MPA24-0005 - Pine Hill - Public Hearing to consider an ordinance amending the Master Plan (MPA24-0005 – Pine Hill) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Low Density

- Residential uses to Medium High Density Residential uses. The property is generally located south of Cross Timbers Road and east of Grace Pearl Lane.
7. ZPD24-0007 - Pine Hill - Public Hearing to consider an ordinance amending the zoning (ZPD24-0007 – Pine Hill) from Planned Development District No. 173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility to Planned Development District No. 207 (PD-207) with modified Single Family District-5 (SF-5) uses, with certain waivers, exceptions and modifications to the Code of Ordinances including but not limited to an exception to the access management policy and criteria, regarding driveway spacing, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Grace Pearl Lane.

J. ADJOURN

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: December 6, 2024, at 12:45 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.