

Planning & Zoning Commission



November 11, 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
Jason Hobbs, Place 2, Vice-Chair
Gregory Schultz, Place 1
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:

Alicia Kreh, Town Attorney
Poornima Kashyap, Planning Manager
Bob Pegg, Assistant Director of Engineering
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 25, 2024 - CANCELED
2. Monday, December 9, 2024
3. Monday, December 23, 2024 - CANCELED

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. Boards & Commissions Banquet
2. Upcoming Training Opportunity

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 28, 2024 - Consider approval of the minutes from October 28, 2024.

ACTION: Vice-Chair Hobbs 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. 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. SUP24-0003 - Lakeside Kiddie Academy - Public Hearing to consider an ordinance granting Specific Use Permit No. 492 (SUP24-0003 – Lakeside Kiddie Academy) to permit a day care center use. The property is generally located east of International Parkway and south of Lakeside Parkway.

STAFF PRESENTATION:

Codie Freeman, Planner

APPLICANT PRESENTATION:

Shai Patel, Ascend Growth Partners; present for questions, no presentation

ACTION: Commissioner Schultz moved to recommend approval of 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

2. MPA24-0001 - Wager Road Nursing or Congregate Facility - Public Hearing to consider an ordinance amending the Master Plan (MPA24-0001 – Wager Road Nursing or Congregate Facility) to amend Section 1.0, Land Use Plan, of the Master Plan, to change the current land use designation from Estate Residential uses to Office uses. The property is generally located west of Garden Ridge Boulevard and south of Kirkpatrick Lane.

STAFF PRESENTATION:

Codie Freeman, Planner

APPLICANT PRESENTATION:

Kenneth Lin, KTL - Wager Rd LLC

Robert Gloyna, Gloyna Law

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.

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
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1.	None	None	Beth Soderberg, 3100 Wager Rd.
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** Indicates person did not wish to speak*

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

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

NAYS: None

RESULT: 6 : 0

3. ZPD23-0011 - Wager Road Nursing or Congregate Facility - Public Hearing to consider an ordinance amending the zoning (ZPD23-0011 – Wager Road Nursing or Congregate Facility) from Agricultural District (A) uses to Planned Development District-205 (PD-205) with Office District (O) uses with an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances. The property is generally located west of Garden Ridge Boulevard and south of Kirkpatrick Lane.

STAFF PRESENTATION:

Codie Freeman, Planner

APPLICANT PRESENTATION:

Kenneth Lin, KTL - Wager Rd LLC

Robert Gloyna, Gloyna Law

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	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	None	None	Beth Soderberg, 3100 Wager Rd.

** Indicates person did not wish to speak*

ACTION: Commissioner Schultz moved to recommend approval of I.3. as presented in the agenda caption, and with a condition to limit Office District zoning uses to include a nursing or congregate facility, certain required uses such as institutional uses, and certain uses that would have limited impact on the surrounding community. Commissioner Bayuk seconded the motion.

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

NAYS: None

RESULT: 6 : 0

J. ADJOURN

Chair Gilmore adjourned the meeting at 7:43 p.m.

TOWN OF FLOWER MOUND, TEXAS

Donald Gilmore

DON GILMORE, CHAIR

ATTEST:

Lauriann Cash

LAURIANN CASH, EXECUTIVE ASSISTANT