

Planning & Zoning Commission



December 9, 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 6:30 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
Clare Harris, Place 9 Alternate

with the following member(s) absent:
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
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, 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.

None

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.

ACTION: Commissioner Schultz moved to approve Items H.1 and H.2. as presented in the agenda caption. Commissioner Jackson seconded the motion.

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

NAYS: None

RESULT: 6 : 0

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.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Justin Lansdowne, McAdams; present for questions, no presentation

Corry Blount, Grace Homebuilding Co.; present for questions, no presentation

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	Speaker name and address	Subject (invited to podium by Chair)
1.	Deborah Davis, 5024 Timberglen Dr.	Current Water Concerns

** Indicates person did not wish to speak*

ACTION: Commissioner Schultz moved to recommend approval of I.1. as presented in the agenda caption, with conditions as specified in the staff report. Vice-Chair Hobbs seconded the motion.

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

NAYS: None

RESULT: 6 : 0

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.

At 6:59 p.m., Commissioner Harris recused herself from the Council Chambers.

STAFF PRESENTATION:

Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:

Matt Muse, Cachet Salons

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SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

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

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

NAYS: None

RECUSED: Harris

RESULT: 6 : 0

At 7:39 p.m., Commissioner Harris returned to the Council Chambers.

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.

STAFF PRESENTATION:

Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:

Jacob Birmelin, Realty Capital

Marty Bryan, Circle Star Brands

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spoke and all addresses are located in Flower Mound unless otherwise indicated.

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	None	*James Harris, 416 Northwood Dr.	None

** Indicates person did not wish to speak*

ACTION: Commissioner Geddie moved to recommend approval of I.3. as presented in the agenda caption, with a condition to include a definition for a coffee shop in the ordinance. Commissioner Schultz seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Geddie, Langley

NAYS: Jackson

RESULT: 5 : 1

At 8:42 p.m., Chair Gilmore called a recess.

At 8:58 p.m., Chair Gilmore called the meeting back to order.

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.

STAFF PRESENTATION:

Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:

Randi Rivera, McAdams

Darren Andrews, McAdams

Eric Schmitz, 85 and 71 Avalon Holdings, LLC

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SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Schultz moved to recommend approval of I.4. as presented in the agenda caption. Commissioner Bayuk seconded the motion.

AYES: Schultz, Bayuk, Geddie, Gilmore

NAYS: Hobbs, Langley, Jackson

RESULT: 4 : 3

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.

STAFF PRESENTATION:
Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:
Randi Rivera, McAdams
Darren Andrews, McAdams
Eric Schmitz, 85 and 71 Avalon Holdings, LLC

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SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Bayuk moved to recommend approval of I.5. as presented in the agenda caption, with a condition to include trail lighting. Commissioner Geddie seconded the motion.

AYES: Schultz, Bayuk, Geddie, Langley

NAYS: Hobbs, Jackson

RESULT: 4 : 2

At 10:55 p.m., Chair Gilmore called a recess.
At 11:10 p.m., Chair Gilmore called the meeting back to order.

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.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Geoff Wescott, Brockett Street Capital

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SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: William Langley moved to recommend denial of I.6. as presented in the agenda caption. Commissioner Jackson seconded the motion.

AYES: Hobbs, Bayuk, Geddie, Langley, Jackson

NAYS: Schultz

RESULT: 5 : 1

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.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Geoff Wescott, Brockett Street Capital

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spoke and all addresses are located in Flower Mound unless otherwise indicated.

SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Langley moved to recommend denial of I.7. as presented in the agenda caption. Commissioner Jackson seconded the motion.

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

NAYS: None

RESULT: 6 : 0

J. ADJOURN

Chair Gilmore adjourned the meeting at 12:03 a.m. on Tuesday, December 10, 2024.

TOWN OF FLOWER MOUND, TEXAS

Donald Gilmore

DON GILMORE, CHAIR

ATTEST:

Lauriann Cash

LAURIANN CASH, EXECUTIVE ASSISTANT