

Planning & Zoning Commission



January 13, 2025
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
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:

Rachel Raggio, 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.
- Donated time can be used for posted agenda items only and speakers are limited to a total of 9 minutes.
- 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, January 27, 2025
2. Monday, February 10, 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. 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 December 9, 2024 - Consider approval of the minutes from December 9, 2024.

ACTION: Commissioner Bayuk 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. 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. SP24-0016 - Lakeside Parkway Flex Warehouse & Office - Consider a request for a Site Plan (SP24-0016 – Lakeside Parkway Flex Warehouse & Office) to develop an office-showroom warehouse facility. The property is generally located northeast of Lakeside Parkway and Gerault Road.

STAFF PRESENTATION:

Codie Freeman, Planner

APPLICANT PRESENTATION:

Lindsey Mayer, Dynamic Engineering; present for questions, no presentation

Ruben Garza, Dynamic Engineering; present for questions, no presentation

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. 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. SUP24-0006 - Scrivner Ranch Helistop - Public Hearing to consider an ordinance granting Specific Use Permit No. 495 (SUP24-0006 – Scrivner Ranch Helistop) to permit a helistop. The property is generally located south of Cross Timbers Road and west of Belle Drive.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Ken Frisby, Frisby Fine Homes

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	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
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1.		Marsha Gavitt, 6501 Meadowcrest Ln.	
2.		Carl Thunem, 4016 Raintree Dr.	
3.		Ed Pete, 6901 Raintree Dr.	
4.		John Kurilecz, 7705 Emerson Ln.	
5.		Suellyn Martin, 6604 Oakview Dr.	
6.		Nancy Procter, 3414 Ridgecrest Dr.	
7.		Charles Horton, 2701 Lake Flower Dr.	
8.		Adam Althouse, 6610 Raintree Pl.	
9.		*Gabrielle Schweikart, 3915 Raintree Dr.	
10.		*Scott Kulle, 7008 Raintree Pl.	
11.		*Dian Olson, 6708 Raintree Pl.	
12.		*Carrie Hicks, 6700 Raintree Pl.	
13.		*Paul Hicks, 6700 Raintree Pl.	

14.		*Corwin Snow, 3822 Raintree Dr.	
15.		*Abigayle Farrier, 6604 Sunset Trl.	
16.		*Jeannie Claggett Farrier, 6604 Sunset Trl.	
17.		*Katherine Grote, 165 Double Oaks Dr., Double Oak	
18.		*Pascal Mike Aghyarian, 4305 Belle Dr.	
19.		*Caroline Aghyarian, 4305 Belle Dr.	
20.		*Joella Collier, 3920 Raintree Dr.	
21.		*Lucille Del Vecchio, 7003 Woodridge Dr.	
22.		*Philip Del Vecchio, 7003 Woodridge Dr.	
23.		*Sam Huniu, 3414 Ridgecrest Dr.	
24.		*Chris Torley, 6618 Raintree Pl.	
25.		*Kim Snow, 3822 Raintree Dr.	

** Indicates person did not wish to speak*

ACTION:

Jason Hobbs moved to table J.1. to February 10, 2025 at the request of the applicant. Commissioner Geddie seconded the motion.

AYES: Schultz, Hobbs, Geddie, Gilmore
NAYS: Bayuk, Langley, Jostes
RESULT: 4 : 3

K. ADJOURN

Chair Gilmore adjourned the meeting at 7:25 p.m.

TOWN OF FLOWER MOUND, TEXAS

Donald Gilmore

DON GILMORE, CHAIR

ATTEST:

Lauriann Cash

LAURIANN CASH, EXECUTIVE ASSISTANT