

AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

01/24/2022

**FLOWER MOUND TOWN HALL, 2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS**

6:30 P.M.

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AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT www.flower-mound.com/AgendaCenter
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Please silence or turn off all electronic devices.

Meeting participants may be asked to wait in the lobby until their name is called.

Comments regarding any agenda item can be sent to the Commission by emailing pz@flower-mound.com.

A. CALL MEETING TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

To speak to the Planning & Zoning Commission during public comment, please fill out a comment form, which is located in the lobby near Jody Smith Hall.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired.
- Please state your name and address when speaking.

The purpose of this item is to allow the public an opportunity to address the Commission on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972-874-6000 during business hours.

E. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chair and members of the Commission an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding a consensus of the Commission is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

F. DIRECTOR'S REPORT

1. Coordination of Calendars
2. Property Owner Notification Update

G. REGULAR ITEMS

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. Minutes of January 10, 2022: Consider approval of the minutes of the January 10, 2022, Planning and Zoning Commission Regular Session.

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.

H. ADJOURNMENT – REGULAR SESSION

i. WORK SESSION

- a. Presentation and discussion on the Town’s Master Plan and associated SMARTGrowth standards.

I do hereby certify that the Notice of Meeting was posted on the bulletin board in 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: January 20, 2022, at 4:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at 972-874-6350.



PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 1
REGULAR ITEM

DATE: January 24, 2022
FROM: LauriAnn Cash, Development Services Executive Assistant
ITEM: Consider approval of the minutes of the January 10, 2022, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on January 10, 2022.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 10TH DAY OF JANUARY 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:33 PM

The Planning & Zoning Commission met in a regular session with the following members present:

Brad Ruthrauff	Commissioner, Place 1
Robbie Cox	Commissioner, Place 2
Janvier Werner	Commissioner, Place 3
James Naylor	Commissioner, Place 4
Greg Wilson	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Kathryn Wells	Commissioner, Place 7

Constituting a quorum with the following members absent:

Jason Hobbs	Commissioner, Place 8
Brady Kilpper	Commissioner, Place 9

(Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present:

Alicia Kreh	Town Attorney
Lexin Murphy	Director of Planning Services
Bob Pegg	Assistant Director of Engineering
Chuck Russell	Principal Planner
LauriAnn Cash	Executive Assistant

- A. **CALL REGULAR SESSION TO ORDER: 6:33 P.M.**
- B. **INVOCATION**
- C. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. **PUBLIC COMMENT**
None
- E. **FUTURE AGENDA ITEMS**
None
- F. **DIRECTOR'S REPORT**
 - 1. Updates from Town Council Work Sessions

G. CONSENT ITEMS

1. Minutes of December 13, 2021: Consider approval of the minutes of the December 13, 2021, Planning and Zoning Commission Regular Session.

Commission Deliberation

Commissioner Wells moved to approve Consent Item 1. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

AYES: Werner, Naylor, Wilson, Cox, Gilmore, Wells

NAYS: None

The motion to approve passed by a vote of 6 to 0.

H. REGULAR ITEMS

2. **Public Hearing to consider an ordinance amending the zoning (ZPD18-0014 – Silveron Park) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No.171 (PD-171) with Campus Commercial District (CC) and multifamily uses, and with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located south of International Parkway and east of Lakeside Village Boulevard.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Bobby Dollak, McAdams; present for questions, no presentation
On the afternoon of Friday, January 7, 2022, the Applicant formally submitted, in writing to Staff, the request to table this item to the January 24, 2022 Planning & Zoning Meeting. The letter was forwarded to the Planning & Zoning Commission the evening of Friday, January 7, 2022 by Lexin Murphy, Director of Planning Services.

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Vice-Chair Cox moved to table ZPD18-0014 – Silveron Park to the January 24, 2022 Planning & Zoning Meeting. Commissioner Wilson seconded the motion.

VOTE ON THE MOTION

AYES: Wells, Gilmore, Cox, Wilson, Naylor, Werner

NAYS: None

The motion to table to January 24, 2022 passed by a vote of 6 to 0.

- 3. Public Hearing to consider an ordinance for a Master Plan Amendment (MPA21-0005 - Silveron Flower Mound Duke) 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 Lakeside Business District Area Plan from Campus Commercial uses to Campus Industrial uses. The property is generally located north of International Parkway and east of Silveron Boulevard. (On November 1, 2021, the Town Council moved to reconsider the item and remand it back to the Planning & Zoning Commission by a vote of 4 to 0.)**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Jeff Thornton, Duke Realty
Jeff Dolian, Kimley-Horn

Spoke In Favor:

David Johnson, 3617 San Paula Drive

Spoke In Opposition:

None

Commission Deliberation

Commissioner Gilmore moved to recommend approval of MPA21-0005 – Silveron Flower Mound Duke, as presented. Commissioner Wells seconded the motion.

VOTE ON THE MOTION

AYES: Werner, Naylor, Wilson, Cox, Gilmore, Wells

NAYS: None

The motion to recommend approval passed by a vote of 6 to 0.

- 4. Public Hearing to consider an ordinance amending the zoning (ZPD21-0003 - Silveron Flower Mound Duke) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No.181 (PD-181) with Campus Industrial District (CI) uses and certain Campus Commercial District (CC) uses, with certain waivers, exceptions and modifications to the Code of Ordinances including but not limited to an exception to Section 98-147, “Topographical Slope Protection”, and an**

exception to Section 82-302, Compatibility buffer. The property is generally located north of International Parkway and east of Silveron Boulevard. (On November 1, 2021, the Town Council moved to reconsider the item and remand it back to the Planning & Zoning Commission by a vote of 4 to 0.)

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Jeff Thornton, Duke Realty
Jeff Dolian, Kimley-Horn

Spoke In Favor:

David Johnson, 3617 San Paula Drive

Spoke In Opposition:

None

Commission Deliberation

Commissioner Wells moved to recommend approval of ZPD21-0003 – Silveron Flower Mound Duke PD-181, as presented. Commissioner Gilmore seconded the motion.

VOTE ON THE MOTION

AYES: Wells, Gilmore, Cox, Wilson, Naylor, Werner

NAYS: None

The motion to recommend approval passed by a vote of 6 to 0.

I. ADJOURNMENT – REGULAR SESSION: 7:24 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant