

AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

03/28/2022

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

(IMMEDIATELY FOLLOWING THE 6:00PM SMARTGROWTH COMMISSION MEETING)

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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 (following the SMARTGrowth Commission Meeting)

B. PUBLIC COMMENT

To speak to the Planning & Zoning Commission during public comment, please fill out a comment form, which is located in the lobby of Town 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.

C. 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).

D. DIRECTOR’S REPORT

1. Web Resources

E. CONSENT ITEMS

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 February 28, 2022: Consider approval of the minutes of the February 28, 2022, Planning and Zoning Commission Regular Session.
2. RP21-0009 – Flower Mound Woods Lots 3R1 & 4R1, Block D: Consider a request for a Replat (RP21-0009 – Flower Mound Woods Lots 3R1 & 4R1, Block D) to enlarge two existing single-family residential lots. The property is generally located north and west of Nan Lane and Alberta Lane.

3. RC21-0004 – Windhaven Senior Living: Consider a request for a Record Plat (RC21-0004 – Windhaven Senior Living) to create one non-residential lot. The property is generally located south of Cross Timbers Road and west of Auburn Drive.

F. 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.

4. SUP21-0008 – River Walk Retail Phase II: Public Hearing to consider an ordinance granting Specific Use Permit No. 474 (SUP21-0008– River Walk Retail Phase II) to permit a fast food restaurant with a drive-through window. The property is generally located south of Promenade Way and east of Long Prairie Road.
5. RP22-0002 – Trimble Addition Lot 1 & 2, Block A: Public Hearing to consider a request for a Replat (RP22-0002 – Trimble Addition Lot 1 & 2, Block A) to create two residential lots with an exception to the grading criteria, regarding residential lot-to-lot drainage, 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 east of High Road and south of Arabian Circle.
6. SUP21-0011 – 3800 High Road Accessory Dwelling: Public Hearing to consider an ordinance granting a Specific Use Permit No. 476 (SUP21-0011– 3800 High Road Accessory Dwelling) to permit an accessory dwelling. The property is generally located east of High Road and south of Arabian Circle.
7. SUP21-0012 – Ivybrook Academy – Prairie Plaza Building 6: Public Hearing to consider an ordinance granting Specific Use Permit No. 477 (SUP21-0012– Ivybrook Academy – Prairie Plaza Building 6) to permit a day care center use. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.
8. ZPD21-0011 – Townlake Phase Five & Six: Public Hearing to consider an ordinance for rezoning (ZPD21-0011 – Townlake Phase Five & Six) from Agricultural District (A) to Planned Development District No. 187 (PD-187) for a cluster development with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Scenic Drive. *(The Planning & Zoning Commission tabled this item by a vote of 6 to 0 at its February 14, 2022, meeting.)*

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.

G. ADJOURNMENT – REGULAR SESSION

i. WORK SESSION

- a. Presentation and discussion on the Town’s CTCDD Cluster Development Survey.

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: March 24, 2022, at 5:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant