

**AGENDA**

**FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING**

**07/12/2021**

**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](http://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](mailto: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. Development Update
2. Coordination of Calendars

## **G. 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 June 14, 2021: Consider approval of the minutes of the June 14, 2021, Planning and Zoning Commission Regular Session.
2. RC20-0010 – Waketon Road / Rippy Road ROW: Consider a request for a Record Plat (RC20-0010 – Waketon Road / Rippy Road ROW) to dedicate right-of-way. The property is generally located west of Long Prairie Road and south of Dixon Lane along Waketon Road and Rippy Road.
3. RC21-0001 – Bella Strada Addition, Phase III: Consider a request for a Record Plat (RC21-0001 – Bella Strada Addition, Phase III) to create a non-residential subdivision. The property is generally located north of Spinks Road and west of Gerault Road.
4. RP21-0002 – Stone Hill Farms Retail Addition No. 2, Lots 2R & 3, Block A: Consider a request for a Replat (RP21-0002- Stone Hill Farms Retail Addition No. 2, Lots 2R & 3, Block A) to create a non-residential subdivision. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.

## **H. NON-DISCRETIONARY ITEMS**

This part of the agenda consists of items are in compliance with all applicable development standards; are not requesting waivers, exceptions or deviations; and do not require a public hearing.

5. RC20-0013 – Niagara Conservation, Deus LLC Addition: Consider a request for a Record Plat (RC20-0013 – Niagara Conservation, Deus LLC Addition) to create a non-residential subdivision. The property is generally located north of Enterprise Road and east of Old Gerault Road.
6. SP20-0024 – Niagara Conservation: Consider a request for a Site Plan (SP20-0024 – Niagara Conservation) to develop an office, warehouse and distribution facility. The property is generally located north of Enterprise Road and east of Old Gerault Road.

## **I. 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.

7. SUP21-0004 – Prairie Plaza Vet SUP-471: Public Hearing to consider an ordinance granting a Specific Use Permit No. 471 (SUP21-0004– Prairie Plaza Vet) to permit a veterinary hospital (inside pens) use. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.

8. MPA21-0005 – Silveron Flower Mound Duke: 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.
  
9. ZPD21-0003 – Silveron Flower Mound Duke PD-181: 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, 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.

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.

**J. ADJOURNMENT – REGULAR SESSION**

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: July 8, 2021, at 4:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

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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.