

**AGENDA**

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

**09/13/2021**

**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. Flower Mound Ranch Applications

**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 August 30, 2021: Consider approval of the minutes of the August 30, 2021, Planning and Zoning Commission Regular Session.

**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.

2. SP21-0005 – Car Dealership Landscaping: Consider a request for a Site Plan (SP21-0005 – Car Dealership Landscaping) to amend a portion of the approved landscape plan. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway.

**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.

3. MPA21-0003 – 1600 Arrowhead: Public Hearing to consider an ordinance amending the Master Plan (MPA21-0003 – 1600 Arrowhead) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Office uses to Retail uses. The property is generally located south of Cross Timbers Road and west of Fireside Drive.
4. ZPD21-0007 – 1600 Arrowhead PD-185: Public Hearing to consider an ordinance amending the zoning (ZPD21-0007 – 1600 Arrowhead) from Office (O) District uses to Planned Development District No.185 (PD-185) with Retail (R) District uses, with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Fireside Drive.
5. MPA21-0007 – Emerald Place: Public Hearing to consider an ordinance amending the Master Plan (MPA21-0007 – Emerald Place) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Estate Residential to Medium Density Residential uses. The property is generally located west of Wager Road and south of Kirkpatrick Lane. *(This item was tabled at the August 30, 2021 Planning & Zoning meeting by a vote of 6 to 0.)*
6. ZPD21-0005 – Emerald Place PD-183: Public Hearing to consider an ordinance amending the zoning (ZPD21-0005 – Emerald Place) from Agricultural District uses to Planned Development District No. 183 (PD-183) with Single Family District-10 (SF-10) uses and with certain modifications to the Code of Ordinances. The property is generally located west of Wager Road and south of Kirkpatrick Lane. *(This item was tabled at the August 30, 2021 Planning & Zoning meeting by a vote of 6 to 0.)*

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: September 9, 2021, at 3:00 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.