Effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow telephonic or videoconference meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location. The Town of Flower Mound Planning and Zoning Commission meetings will be temporarily held via video conference and will not be held at the Flower Mound Town Hall. A recording of the meeting will be available the following day at https://www.flower-mound.com/fmtv under “Planning and Zoning Archive” tab.

A. CALL MEETING TO ORDER 6:30 P.M.

B. INVOCATION

C. GENERAL PUBLIC COMMENTS

The purpose of this item is to allow the public an opportunity to address the Planning and Zoning 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.

CLICK HERE to submit general comments regarding issues or agenda items not indicated as a public hearing.

D. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chairman 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).

E. DIRECTOR’S REPORT

1. Upcoming Items
F. REGULAR ITEMS

1. Minutes of April 13, 2020
   Consider approval of the minutes of the April 13, 2020, Planning and Zoning Commission Regular Session.

2. SP19-0025 – Marvel Car Wash
   Consider a request for a Site Plan (SP19-0025 – Marvel Car Wash) to develop a car wash facility. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.

G. ADJOURNMENT – REGULAR SESSION

I do hereby certify that the Notice of Meeting was posted on the Town of Flower Mound website (www.flower-mound.com) on the following date and time: April 23, 2020, at 3:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

___________________________________
LauriAnn Cash, Executive Assistant

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.
DATE:     April 27, 2020
FROM:     LauriAnn Cash, Development Services Executive Assistant
ITEM:     Consider approval of the minutes of the April 13, 2020, Planning and
           Zoning Commission Regular Session.

I.  BACKGROUND INFORMATION
    The Planning and Zoning Commission held a regular meeting on April 13, 2020.

II. ATTACHMENTS
    1. Draft Minutes
THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 13TH DAY OF APRIL 2020, VIA VIRTUAL MEETING (VIDEO CONFERENCE), DUE TO THE COVID-19 PANDEMIC, IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30PM

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

- David Johnson  Chair
- Brad Ruthrauff  Vice-Chair
- Adam Schiestel  Commissioner, Place 2
- Robert Rawson  Commissioner, Place 3
- Philip Del Vecchio  Commissioner, Place 5
- Laura Dillon  Commissioner, Place 6
- Thomas Pickering  Commissioner, Place 7
- Robert Cox  Commissioner, Place 8
- Timothy Fink  Commissioner, Place 9

Constituting a quorum with the following members absent:

None

(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 on the video conference:

- Lexin Murphy  Director of Planning Services
- Ashley Dierker  Town Attorney
- Robert Pegg  Assistant Director of Engineering
- Poornima Kashyap  Principal Planner
- LauriAnn Cash  Executive Assistant

A. CALL REGULAR SESSION TO ORDER (Council Chambers): 6:31 P.M.

B. GENERAL PUBLIC COMMENTS

None

C. FUTURE AGENDA ITEMS

None

D. DIRECTOR’S REPORT

1. Current Operations

E. REGULAR ITEMS
1. Consider approval of the minutes of the March 9, 2020, Planning and Zoning Commission Regular Session.

Commission Deliberation

Vice-Chair Ruthrauff moved to approve the minutes of March 9, 2020. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION
AYES: Schiestel, Rawson, Del Vecchio, Ruthrauff, Dillon, Pickering
NAYS: None

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

2. Consider a request for a Site Plan (SP19-0021 – Highland Pointe Park) to develop a Veterinary Hospital with indoor pens. The property is generally located north of Valley Ridge Boulevard and east of Morriss Road.

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant (present to answer questions)

Scott Minnis, G&A McAdams

Commission Deliberation

Commissioner Pickering moved to approve SP19-0021 – Highland Pointe Park as presented. Vice-Chair Ruthrauff seconded the motion.

VOTE ON THE MOTION
AYES: Pickering, Dillon, Ruthrauff, Del Vecchio, Rawson, Schiestel
NAYS: None

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

3. Public Hearing to consider an ordinance amending the zoning (Z19-0007 – Smith Tract) from Agricultural District (A) uses to Single Family District-10 (SF-10) uses. The property is generally located north of Spinks Road and west of Gerault Road.

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Mike Boswell, Toll Brothers
Casey Ross, Toll Brothers

Spoke in Favor:

None

Spoke in Opposition:

None

Commission Deliberation

Vice-Chair Ruthrauff moved to recommend approval of Z19-0007 – Smith Tract as presented. Commissioner Del Vecchio seconded the motion.

VOTE ON THE MOTION
AYES: Schiestel, Rawson, Del Vecchio, Ruthrauff, Dillon, Pickering
NAYS: None

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

4. Consider a request for a Development Plan (DP19-0007 – Smith Tract) to develop a residential subdivision with an exception to the access management policy and criteria, regarding driveway spacing, 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 north of Spinks Road and west of Gerault Road.

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Mike Boswell, Toll Brothers
Casey Ross, Toll Brothers

Commission Deliberation

Vice-Chair Ruthrauff moved to recommend approval of DP19-0007 – Smith Tract as presented with a second exception to allow for the construction of a turn lane that is less than 160 feet in length. Commissioner Del Vecchio seconded the motion.

VOTE ON THE MOTION
AYES: Dillon, Ruthrauff, Del Vecchio, Rawson, Schiestel
NAYS: Pickering

The motion to approve passed with a vote of 5 to 1.

Staff Presentation

Lexin Murphy, Director of Planning Services

Spoke in Favor:

None

Spoke in Opposition:

None

Commission Deliberation

Vice-Chair Ruthrauff moved to recommend approval of LDR20-0002 – Temporary Government Buildings as presented. Commissioner Rawson seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Rawson, Del Vecchio, Ruthrauff, Dillon, Pickering

NAYS: Pickering

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

F. ADJOURNMENT – REGULAR SESSION 8:36 P.M.

TOWN OF FLOWER MOUND, TEXAS

________________________________________
Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant
PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 2
REGULAR ITEM

DATE: April 27, 2020
FROM: Poornima Kashyap, Principal Planner
ITEM: Consider a request for a Site Plan (SP19-0025 - Marvel Car Wash) to develop a car wash facility. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

This application will require final action by the Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a 4,286-square-foot, single-story car wash facility to be located on Lot 1, Block A of the Stone Hill Farms Retail Addition, No. 2. The subject site is approximately 1.043 acres and zoned Planned Development District-43 (PD-43) for Commercial District-2 (C-2) uses and master-planned for Commercial/Industrial uses. The existing zoning allows a car wash, automatic use by right.

On February 24, 2020, the Planning and Zoning Commission approved a replat that created Lot 1 for the development of the proposed car wash. Access to the property will be from Justin Road and from a future connection to Stone Hill Farms Parkway. The site plan depicts a car wash facility with 18 vacuum stations under canopies and a 720 square-foot pet wash/customer waiting area. Pet wash is a permitted retail use under the existing zoning district. The parking requirement for the car wash use is 6 parking spaces (one space per 750 square feet), and for the pet wash use it’s 3 parking spaces (one space per 250 square feet), for a total of 9 parking spaces. The site plan depicts 8 parking spaces, which is within the Town’s allowable 20 percent deviation.

The landscape plan depicts necessary landscape buffers and the required number of trees within the buffer area and the street yard. The vacuum stations are treated differently from the regular parking spaces and are not required to be located within 50 feet of a tree. The proposed development complies with the Town’s landscape requirements. The building material predominantly consists of stone and stucco, both of which are considered primary masonry materials. The color of the building materials and the architecture meets the Town’s Urban Design Plan.
III. ATTACHMENTS

A. Background Information
   1. Vicinity Map
   2. Letter of Intent

B. Application Details
   1. Site Plan Package
December 3, 2019

To: Town of Flower Mound

Subject: Marvel Carwash

As the owner of the subject property, I hereby authorize Classic Design Group, Kent D Martin Construction LLC, DHR Engineering Inc and 3MR Capital to submit the site plan documents for this property on our behalf. If you have any questions, please feel free to contact me at 972-741-7206 or Paul@BoscoAG.com.

Sincerely,

Paul Bosco Jr.

Kent D Martin Construction LLC
Classic Design Group
DHR Engineering, Inc
December 6, 2019

THE TOWN OF FLOWER MOUND
PLANNING SERVICES DIVISION
FLOWER MOUND, TEXAS

Project:
MARVEL CAR WASH LLC
JUSTIN ROAD
FLOWER MOUND, TEXAS

LETTER OF INTENT

Marvel Car Wash request that this letter be accepted for the development of an automatic self-service car wash that will include 18 self-service vacuum bays and two pet wash facilities.

Listed below are specifics for the development.

a. Existing Zoning District: PLANNED DEVELOPMENT DISTRICT (PD-43) WITH COMMERCIAL C-2 USES.
b. Total Lot Area: 45,433 SQUARE FEET / 1.043 ACRES
c. Proposed Zoning District: PLANNED DEVELOPMENT DISTRICT (PD-43) WITH COMMERCIAL C-2 USES.
d. Specific Operations: AUTOMATIC TUNNEL CAR WASH, 18 SELF SERVICE VACUUMS WITH CANOPIES AND 2 PET WASHES.
e. Operated and Maintained By: Marvel Car Wash LLC (Owner)
f. Building Area:
   - CAR WASH BUILDING: 4,286 SQ. FT.
   - CUSTOMER WAITING AREA/PET WASH BUILDING: 720 SQ. FT.
   - VACUUM CANOPY #1: 2,720 SQ. FT.
   - VACUUM CANOPY #2: 2,800 SQ. FT.
   - PAY STATION CANOPY: 680 SQ. FT.
   - TOTAL BUILDING AREA: 11,206 SQ. FT.
g. Proposed Development Shall Not Be Built In Phases.
h. Special Considerations: NONE

Oscar Galan
Classic Design Group
1. All mechanical units shall be screened from public view as required by the Comprehensive Zoning Ordinance.

2. When permitted, exposed utility boxes and conduits shall be painted to match the building.

3. Signs require a separate permit. Any signs depicted on the subject site plan/elevations are not approved as a part of this review and must comply with all applicable town regulations.

FACADE PLAN NOTES:

1. All mechanical units shall be screened from public view as required by the Comprehensive Zoning Ordinance.

2. When permitted, exposed utility boxes and conduits shall be painted to match the building.

3. Signs require a separate permit. Any signs depicted on the subject site plan/elevations are not approved as a part of this review and must comply with all applicable town regulations.

FACADE MATERIAL LEGEND:

- Stackable Stone Timber
- Stackable Stone Antique Grey
- EIFS Finish
- 8" Smooth Finish Accent Block
- Window/Storefront Glazing
- 1" Insulated Glass
- Steel Doors/Windows
- Pant Champagne
- Stackable Stone Antique Grey

FACADE S.F. - (EXCLUSIVE OF DOORS AND WINDOWS):

- Doors & Windows: 879 S.F.
- 8" Smooth Finish Block S.F.: 1,505 S.F.
- Primary Masonry Total: 3,884 S.F.
- Secondary Masonry Total: 448 S.F.

FACADE S.F. - (EXCLUSIVE): 1,210 S.F.

MARVEL CAR WASH LLC
FLOWER MOUND, TEXAS

CLASSIC DESIGN GROUP
4142 BRITON COURT
GRAND PRAIRIE, TX 75052
CELL: 817.999.7351
OFFICE: 972.861.9422
classic_design@sbcglobal.net

ORIGINAL SHEET

REVISED DATE

SHEET NAME

DRAWN BY

CHECKED BY

GENERAL CONTRACTOR

SHEET

ISSUE DATE

SCALE

DEVELOPER

REVIEWS

LANGUAGE

MATERIALS

TOTAL FACADE S.F.

NORTH S.F.

SOUTH S.F.

EAST S.F.

WEST S.F.

SIGNAGE REQUIREMENTS:

- Signs require a separate permit. Any signs depicted on the subject site plan/elevations are not approved as a part of this review and must comply with all applicable town regulations.
<table>
<thead>
<tr>
<th>SOUTH</th>
<th>WEST</th>
<th>EAST</th>
<th>NORTHEAST</th>
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<td>400 S.F.</td>
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**Facade S.F. - (Exclusive of Doors and Windows):**

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**Doors & Windows S.F.:**

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<td>57 S.F.</td>
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**Primary Masonry Total:**

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<td>296 S.F.</td>
<td>234 S.F.</td>
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86% 86% 90% 90%

**Secondary Masonry Total:**

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<tr>
<td>20 S.F.</td>
<td>11 S.F.</td>
<td>3 S.F.</td>
<td>8 S.F.</td>
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6% 4% 2% 4%

8% 10% 8% 6%

86% 68% 67% 80%

14% 32% 33% 20%

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**Facade Material Legend:**

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<tr>
<th>Material Type</th>
<th>Color</th>
<th>Location</th>
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</thead>
<tbody>
<tr>
<td>Stacked Stone</td>
<td>Antique Grey</td>
<td>West Side</td>
</tr>
<tr>
<td>EIFS</td>
<td>Smooth Finish</td>
<td>Entrance</td>
</tr>
<tr>
<td>8&quot; Smooth Finish Block</td>
<td></td>
<td>North Side</td>
</tr>
<tr>
<td>Steel Doors/ Frames</td>
<td>Pant Champagne</td>
<td>East Side</td>
</tr>
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**Scale:**

- 3/16" = 1'-0"