

**AGENDA**

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

**06/13/2022**

**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](http://www.flower-mound.com/AgendaCenter)  
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Comments regarding any agenda item can be sent to the Commission by emailing [pz@flower-mound.com](mailto:pz@flower-mound.com).  
Please silence or turn off all electronic devices in Jody Smith Hall

**A. CALL MEETING TO ORDER**

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

**D. PUBLIC COMMENT**

The purpose of this item is to allow the public an opportunity to address the Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972-874-6000 during business hours. To speak to the Planning & Zoning Commission during public comment, please fill out a green comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Commission.
- Please state your name and address when speaking.

**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 Work Session

**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 May 23, 2022: Consider approval of the minutes of the May 23, 2022, Planning and Zoning Commission Regular Session.

**H. NON-DISCRETIONARY ITEMS**

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

2. SP21-0007 – Magnolia Senior Living: Consider a request for a Site Plan (SP21-0007 – Magnolia (Windhaven) Senior Living) to develop a nursing or congregate care facility. The property is generally located south of Cross Timbers Road and west of Auburn Drive.

**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. SP22-0004 – Argyle ISD Phase III HS Additional Parking: Consider a request for a Site Plan (SP22-0004 – Argyle ISD Phase III HS Additional Parking) to install additional parking for the Argyle High School site, with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances. The property is generally located south of Canyon Falls Drive between Denton Creek Boulevard and Stonecrest Road.
4. ZPD21-0010 – Embree 2499: Public Hearing to consider an ordinance for rezoning (ZPD21-0010 – Embree 2499) from Agricultural District (A) and Single Family-Estate (SF-E) to Planned Development District No. 186 (PD-186) with Retail-2 District (R-2) and Office District (O) uses, with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Sagebrush Drive and west of Long Prairie Road.
5. ZPD21-0019 – Sethi Property: Public Hearing to consider an ordinance for rezoning (ZPD21-0019 – Sethi Property) from Agricultural District uses to Planned Development District No. 191 (PD-191) with Single Family District-15 uses and with certain exceptions and modifications to the Code of Ordinances. The property is generally located North of Waketon Road and east of Timber Way.
6. ZPD21-0020 – Cotton Wood Logistics Center: Public Hearing to consider an ordinance amending the zoning (ZPD21-0020 – Cotton Wood Logistics Center) from Agricultural District (A) to Planned Development District No.192 (PD-192) with I-1 Industrial District -1 uses, with certain waivers, exceptions and modifications to the Code of Ordinances including but not limited to an exception to Section 82-302, Compatibility buffer; and 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 south of Justin Road and west of Meadow View.

**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: June 9, 2022, 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. Additional time limits will be provided to members of the public that need to address the Commission through a translator.