



**AGENDA  
TOWN OF FLOWER MOUND  
PLANNING AND ZONING COMMISSION MEETING**

**JULY 22, 2019**

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

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

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. PUBLIC COMMENT**

The purpose of this item is to allow the public an opportunity to address the Commission on issues that are not the subject of a public hearing. Items requiring a public hearing are clearly marked as such on the agenda, and citizens and visitors will be allowed to speak on those items during the 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 Ordinance Amendments

**F. 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 July 8, 2019: Consider approval of the minutes of the July 8, 2019, Planning and Zoning Commission Regular Session.

2. RC18-0014 – Townlake Phase Four: Consider a request for a Record Plat to create a residential subdivision. The property is generally located south of Cross Timbers Road and east of Flower Mound Road.

**G. REGULAR ITEMS**

3. *RP19-0006 – Canyon Falls Middle School Lot 1, Block A* *Public Hearing*

Public Hearing to consider a request for a Replat (RP19-0006 – Canyon Falls Middle School Lot 1, Block A) to dedicate right-of-way and add certain easements. The property is generally located south of Canyon Falls Drive between Denton Creek Boulevard and Stonecrest Road.

4. *SP19-0004 – Argyle ISD High School, Phase 2*

Consider a request for a Site Plan (SP19-0004 – Argyle ISD High School, Phase 2) to develop a secondary school, with an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances and a request for additional height pursuant to Section 98-1031(d) Additional height, of the Code of Ordinances. The property is generally located south of Canyon Falls Drive between Denton Creek Boulevard and Stonecrest Road.

5. *SP19-0011 – Eastgroup Flower Mound, Phase 1*

Consider a request for a Site Plan (SP19-0011 - Eastgroup Flower Mound, Phase 1) to develop five warehouse buildings. The property is generally located south of the intersection of Long Prairie Road and Gerault Road.

6. *MPA19-0002 – Canyon Falls* *Public Hearing*

Public Hearing to consider a request for a Master Plan Amendment (MPA19-0002 – Canyon Falls) 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 of Canyon Falls development within the Denton Creek District Area Plan from Medium Density Residential uses to Open Space and from Open Space to Medium Density Residential uses on certain tracts of land, located between and around Village 10B and Village 12. The property is generally located north of Cross Timbers Road and between Interstate 35W and U.S. 377.

7. *ZPD19-0007 – Canyon Falls PD-98* *Public Hearing*

Public Hearing to consider a request for rezoning (ZPD19-0007 - Canyon Falls) to amend Planned Development District No. 98 (PD-98) to add additional lots by changing the zoning from Single-Family District-10 (SF-10) uses to Open Space and from Open Space to Single-Family District-10 (SF-10) on certain tracts of land located between and around Village 10B and Village 12, and to modify the minimum standards set forth in the Single-Family District-10 (SF-10) zoning district regulations by reducing certain front, side and rear yard setbacks. The property is generally located north of Cross Timbers Road and between Interstate 35W and U.S. 377.

**H. ADJOURNMENT – REGULAR SESSION**

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: July 19, 2019, at 9:30 a.m., at least 72 hours prior to the scheduled time of said meeting.

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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.

<p>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.</p>
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