



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

**SEPTEMBER 9, 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. Updating Notification Processes

**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 August 26, 2019: Consider approval of the minutes of the August 26, 2019, Planning and Zoning Commission Regular Session.
2. RC19-0007 – Magnolia Court: Consider a request for a Record Plat (RC19-0007 – Magnolia Court) to develop a residential subdivision. The property is generally located north of Spinks Road and west of Gerault Road.

**G. REGULAR ITEMS**

3. *SP19-0017 – Valley Creek Church Parking Lot Expansion*

Consider a request for a Site Plan (SP19-0017 – Valley Creek Church Parking Lot Expansion) to develop a parking lot addition with a request for a deviation to the required parking standard pursuant to Section 82-73 of the Code of Ordinances. The property is generally located south of Dixon Lane and east of Long Prairie Road.

4. *SP19-0018 – Lisanti Cell Tower*

Consider a request for a Site Plan (SP19-0018 – Lisanti Cell Tower) to develop a communication tower. The property is generally located south of Spinks Road and east of Long Prairie Road.

5. *ZPD19-0010 – Parker Square CSP – Building 700*

*Public Hearing*

Public Hearing to consider a request for rezoning (ZPD19-0010 – Parker Square CSP Building 700) to amend the Comprehensive Sign Standards within Planned Development District No. 24 (PD-24) by allowing certain attached office tenant signs for Building 700. The property is located north of Cross Timbers Road at 700 Parker Square Road.

6. *SUP19-0001 – RaceTrac SUP-456*

*Public Hearing*

Public Hearing to consider an ordinance granting Specific Use Permit No. 456 (SUP19-0001 - RaceTrac) to permit a convenience store with gasoline sales, 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, an exception to Section IV.C.5. of the Town's Engineering Design Criteria regarding the requirement for a wet detention pond, an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design and a waiver to the Architectural Standards in the Town's Urban Design Plan regarding roof pitch. The property is generally located east of Long Prairie Road and south of Spinks Road.

7. *North Central Texas Council of Governments Planning & Zoning Series Training*

Presentation by Commissioner Picardi to the Planning & Zoning Commission on his August 22-23, 2019 NCTCOG training.

**H. WORK SESSION**

Discussion of short-term rental ordinance.

**I. CLOSED MEETING**

The Planning & Zoning Commission to convene into closed meeting pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087 for consultation with attorney, and to discuss matters as follows:

- a. Consultation with Attorney
  1. Legislative activity and processes

**J. RECONVENE TO REGULAR MEETING**

The Planning & Zoning Commission to reconvene into an open meeting to take any action deemed necessary as a result of the closed meeting.

**K. 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: September 5, 2019, 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

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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