

AGENDA

FLOWER MOUND TOWN COUNCIL

WORK SESSION

NOVEMBER 19, 2020

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

6:00 P.M.

An agenda information packet is available online at www.flower-mound.com/AgendaCenter

A. CALL WORK SESSION TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND TO THE TEXAS FLAG *“Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.”*

D. PUBLIC COMMENT

To speak to Council during public comment, please fill out a comment form.

- **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 Town Council 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. WORK SESSION ITEM

1. **Work session to discuss permitted uses under the Town's zoning regulations.**

F. ADJOURN WORK 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 and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: November 16, 2020, at 3:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

Theresa Scott, Town Secretary



TOWN COUNCIL AGENDA ITEM NO. 1

WORK SESSION ITEM

DATE: November 19, 2020

FROM: Lexin Murphy, Director of Planning Services

ITEM: **Discuss and receive direction on updating permitted zoning uses.**

BACKGROUND INFORMATION: During the June 19, 2020, Strategic Planning Session (SPS), Town Council identified permitted uses as a topic for discussion ([Video](#), topic starts at 3:37:21). A recent rezoning case had called attention to a use that was currently allowed in a residential zoning district, which the majority of Council did not necessarily think was a good fit. This brought up the question of whether it might be time to revisit the permitted use chart and see if any additional changes were appropriate. The current schedule of uses from the Town's zoning ordinance was provided to Council prior to the SPS and is included with this memo.

During the 2020 SPS discussion, staff mentioned there were a number of currently undefined uses that staff had received inquiries about. It was determined that the permitted uses and undefined uses topics could be combined into a single future discussion.

At the conclusion of the SPS topic, Council directed staff to bring back a future work session item, so that these topics could be discussed in more detail and direction could be more definitively determined.

ALTERNATIVES/OPTIONS: Staff is seeking direction on whether Council wants to make changes to the existing list of permitted uses within the Town's zoning regulations. Staff will implement the direction of the Council.

ATTACHMENTS:

1. Schedule of Uses

A SFE SF5 SF30 SF15 SF10 SFA 2F MF MH O R1 R2 C1 C2 CC CI I1 I2 WR REC PD CBD

Use Type/Section	98-271	98-301	98-431	98-331	98-361	98-391	98-421	98-451	98-481	98-511	98-541	98-571	98-601	98-631	98-661	98-841	98-871	98-691	98-721	98-751	98-781	98-811	98-890	
Residential Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD	
Accessory dwelling (98-983)	S	S																				S	*	
Dwelling, duplex								P														P	*	
Dwelling, mobile home (98-987)										P														*
Dwelling, multifamily									P													P	*	
Dwelling, single-family attached							P															P	*	
Dwelling, single-family detached	P	P	P	P	P	P														P		P	*	
Mobile home park (98-987)										P														*
Accessory and Temporary Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD	
Accessory retail/service uses											P	P	P	P	P	P						P	*	
Accessory use, general (98-972)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*
Animal exhibition	S																							*

	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Use Type/Section	98-271	98-301	98-431	98-331	98-361	98-391	98-421	98-451	98-481	98-511	98-541	98-571	98-601	98-631	98-661	98-841	98-871	98-691	98-721	98-751	98-781	98-811	98-890
Asphalt/concrete batch plant, temp. (98-974)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	*
Aviary	S																						*
Building material yard and construction office											T	T	T	T	T	T	T	T	T				*
Caretaker or guard residence (98-975)	S														S			S	S	S	S	S	*
Caretaker or guard residence (mobile home) (98-975)															S			S	S				*
Carnival or circus, temp. (98-976)	T											T	T	T	T			T	T			T	*
Day care home	P	P	P	P	P	P	P	P	P	P										P		P	*
Field office, temp.	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	*
Garage sale (98-982)	P	P	P	P	P	P	P	P	P	P										P		P	*
Home occupation (98-984)	P	P	P	P	P	P														P		P	*
Model home (98-1000)	P	P	P	P	P	P	P	P														P	*
Off-street parking, accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*
Parking lot, commercial											P	P	P	P	P	P	P	P	P			P	*

	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
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Parking structure, commercial											S	S	S	P	P	P	P	P	P			P	*
Recreation center											S	S	S				P				P	P	*
Recycling drop-off center (98-990)														S	S	S	S	S	S			S	*
Refreshment stand (98-991)												T	T	T	T					T	T	T	*
Sales trailer, temporary (98-993)	T	T	T	T	T	T	T	T	T	T										T		T	*
Sales, temporary or seasonal (98-992)	T										T	T	T	T	T			T	T	T	T	T	*
Swimming pool, private (98-996)	P	P	P	P	P	P	P	P	P	P										P		P	*
Temporary Special Event (98-976)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	*
Educational, Institutional and Civic Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Animal control facility	S												S	P	P							P	*
Cemetery or mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S	S	*
Church or rectory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P		P	*
College or university	P	S	P	S	S	S	S	S	S	S	P			P	P	P	P	P	P			P	*

	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
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Community center, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P	*
Convent or monastery	P	P	S	S	S	S	P	P	P	P					P			P	P			P	*
Day care center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S	*
Exhibition area or fairgrounds	S													S	S			S	P	S	S	P	*
Fire station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	*
Fraternal club or lodge	S										S		P	P	P			P	P	S		P	*
Hospital	S	S		S	S	S	S	S	S	S	S		S	S	S	S	P	P	P	P	P	P	*
Institution, drug or psychiatric treatment	S										S			S	S	S	S	S				P	*
Museum, library or art gallery, public	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	S	P	S	P	*
Nursing or congregate care facility	S	S							S		S			S	S			S		P		P	*
Public building, shop or yard	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*
School, elementary or secondary	P	P	P	P	P	P	P	P	P	P	P			P	P			P				P	*
Utility and Public Services Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD

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Communication tower, commercial (98-977)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	*
Dump or sanitary landfill area	S																		S				*
Electrical energy generating plant	S													S	S	S	S	S	S		S	S	*
Electrical line/substation, high voltage (98-979)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	*
Local utility line	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*
Private franchise utility (not listed)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		P	*
Private utility shop, yard or building	S																S	S	P		P	P	*
Sewage pump station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*
Sewage treatment plant	S																S	S	P	S	P	P	*
Telephone equipment station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	*
Transmission pipeline (98-997)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	*
Water well, storage or pump station	P	P	P	P	P	P	P	P	P	P	S	S	S	S	S	S	S	S	S	P	P	P	*

	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD	
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Transportation-Related Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	*	
Airport or landing field	S																		P		P	S	*	
Bus station or terminal											S				P		P	P	P	P			P	*
Heliport	S															P	P	S	S		S	P	*	
Helistop	S										S				S	P	P	S	S	S		S	*	
Parking lot, trucks or trailers (transport)																	S	S	P			P	*	
Railroad freight or passenger station																	P	P	P			P	*	
Railroad team track	S																P	P	P		S	P	*	
Railroad track	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	*
Retail Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	*	
Antique shop												P	P	P	P								P	*
Art gallery or handicraft sales												P	P	P	P	P							P	*
Art supply store											P	P	P	P	P	P							P	*
Bait and sporting goods sales													P	P	P			P		P	S	P	*	

	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
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Bakery or confectionery shop, retail												P	P	P	P	P						P	*
Book or stationary store or newsstand											P	P	P	P	P	P				P		P	*
Convenience store													P	P	P	S				P		P	*
Convenience store with beer/wine sales																							*
Convenience store with gasoline sales													S	S	S	S				S		S	*
Drugstore or pharmacy											S	P	P	P	P	S				P		P	*
Farmer's market (98-980)	S																						*
Florist											P	P	P	P	P	P	P	P	P			P	*
Fruit and vegetable stand (98-981)	P																						*
Hardware store													P	P	P				P			P	*
Optical sales											P	P	P	P	P	P						P	*
Pet store (98-988)													P	P	P							P	*
Plant nursery or garden shop													P	P	P				P			P	*

	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD	
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Private club (98-989)																							*	
Restaurant, drive-in														S	S			P					*	
Restaurant, fast food													P	P	P	S	S	P					P	*
Restaurant, general											P	P	P	P	P	P	P	P	P	P	P	S	P	*
Retail general (indoors)												S	P	P	P	P							P	*
Retail, general (outdoors)															S									*
Retail, single tenant (less than 25,000 sq. ft.)												P	P	P	P	P	P	P	P				P	*
Retail, single tenant (25,000 square feet but less than 50,000 sq. ft.)												S	S	P	P	S	P	P	P				P	*
Retail, single tenant (50,000 sq. ft. but less than 75,000 sq. ft.)													S	P	P	S	P	P	P				P	*
Retail, single tenant (75,000 sq. ft. but less than 100,000 sq. ft.)														S	P	S	S	P	P				P	*
Retail, single tenant (100,000 sq. ft. or more)															S	S	S	S	S				S	*
Secondhand store															P								P	*

	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
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Supermarket													P	P	P			P	P	S		P	*
Supermarket with beer/wine sales																							*
Personal Service Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Assembly hall												S	S	S	S							S	*
Bank or savings and loan											P	P	P	P	P	P	P	P				P	*
Boardinghouse or roominghouse									P														*
Cleaning/laundry pickup station only											P	P	P	P	P	P	P	P	P			P	*
Cleaning/laundry shop with onsite plant												S	S	P	P			P	P			P	*
Cleaning/laundry shop with pickup station											S	P	P	P	P	P						P	*
Custom personal service											P	P	P	P	P	P				P		P	*
Dance hall															P			P				P	*
Dancing, drama, and music school											S	P	P	P	P	P						P	*
Extended stay hotel											S				S	S	S	S	S	S	S	P	*

	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD	
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Hotel or motel											S				P	P	P	P	P	P	S	P	*	
Laboratory, medical and dental											S	P	P	P	P	P	P	P	P				P	*
Laundry, self-service												P	P	P	P								P	*
Mortuary or funeral home											S	S	P	P	P								P	*
Office, general business and professional											P	P	P	P	P	P	P	P	P				P	*
Office, medical and dental											P	P	P	P	P	P							P	*
Personal improvement services											P	P	P	P	P	P	P	P	P	P	S	P	*	
Repair services, limited													P	P	P			P					P	*
School, business											P			P	P	P	P	P					P	*
School, commercial trade	S													S	S	S	P	S	P				P	*
Sexually oriented business (98-994)																		S	S					*
Studio, television or radio											S			S	S	P	P	S	S					*

	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
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Tool rental (domestic equipment)															P		P	P				P	*
Travel bureau or consultant											P	P	P	P	P	P				P		P	*
Veterinary hospital (inside pens) (98-998)	S												S	P	P							P	*
Veterinary hospital (outside pens) (98-999)	S																	P	P				*
Wine retail establishment																						S	*
Recreational and Entertainment Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Amusement and recreation (indoors) (98-973)	S										S		S	S	P	P	P	P		S	S	P	*
Amusement and recreation (outdoors)	S													S	P	S	P	P			S		*
Boat storage and service	S																	P	P	P	S	P	*
Country club, private (98-978)	P	P	S	S	S	S	S	S	S	S								P	P	P	S	P	*
Day camp for children	P	S												S	S			S	S	P		P	*

	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
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Drag strip or commercial racing																			S				*
Dude ranch	S																				S		*
Golf course, private	S																	S	S	S		P	*
Golf course, public	P	P	P	P	P	P	P	P	P	P	P			P	P			P	P	P	S	P	*
Health club or athletic club											S	S	P	P	P	S	S					P	*
Marina	S																	S	S	P	S	P	*
Park or playground, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	*
Recreation center, public	P	P	P	P	P	P	P	P	P	P				P	P	P		P		P		P	*
Rodeo grounds	S																	S	S		S		*
Shooting range, commercial																			S		S		*
Stable, commercial boarding or rental (98-995)	S																				S	S	*
Stadium or playfield, public	P	S	S	S	S	S	S	S	S					S	S			S	P	S		P	*
Swimming pool, commercial	S										P			P	P	P	P	P		S		P	*

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Swimming pool, public	P	P	P	P	P	P	P	P	P	P	P	P	S	P	P			P	P	P	P	P	*
Theater											S		P	P	P	P	P	P		P	S	P	*
Theater, drive-in																		S	P		S		*
Automobile and Related Service Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Auto leasing or rental														P	P			P				P	*
Auto painting or body shop																		P	P				*
Auto parts and accessory sales (indoors)													P	P	P			P				P	*
Auto parts and accessory sales (outdoor display)																		P					*
Auto repair garage													S	S	P			P	P			P	*
Auto storage or auction																		P	P				*
Car sales, new or used															P			P				P	*
Car wash, automatic													S	S	P	S	S	P	P	P		P	*
Car wash, full service													S	S	P	S		P	P	P		P	*
Car wash, self-service													S	S	S			S	S	S		P	*

	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Use Type/Section	98-271	98-301	98-431	98-331	98-361	98-391	98-421	98-451	98-481	98-511	98-541	98-571	98-601	98-631	98-661	98-841	98-871	98-691	98-721	98-751	98-781	98-811	98-890
Motor vehicle fuel service station													S	S	P			P	P	P		P	*
Tire retreading or capping																		S	P				*
Wrecking or salvage yard																			S				*
Heavy Commercial Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Building material sales or storage (indoors)															P		P	P	P			P	*
Building material sales or storage (outdoors)																		S	P				*
Cabinet and upholstery shop														P	P		P	P	P			P	*
Cleaning, dyeing or laundry plant															P		P	P				P	*
Laboratory, manufacturing																		S	S				*
Laboratory, scientific and research											S	S	P	P	P	P	P	P	P			P	*
Lithographic or print shop														P	P	P	P	P	P			P	*

	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Use Type/Section	98-271	98-301	98-431	98-331	98-361	98-391	98-421	98-451	98-481	98-511	98-541	98-571	98-601	98-631	98-661	98-841	98-871	98-691	98-721	98-751	98-781	98-811	98-890
Maintenance service															P		P	P	P			P	*
Miniwarehouse														S	S			S	P				*
Office— showroom/warehouse															S	S	P	P	P			P	*
Repair services, general																	S	S	P				*
Vehicle and equipment sales or rental															P			P	P			P	*
Warehousing and wholesale, general																	P	P	P			P	*
Welding or machine shop																			P			P	*
Industrial Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Asphalt/concrete batching plant (permanent)																			S				*
Bakery or confectionery, wholesale															P		P	P	P			P	*
Bottling works															S		P	P	P			P	*
Food processing															P		P	P	P			P	*
Manufacturing, general																			P			P	*

	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Use Type/Section	98-271	98-301	98-431	98-331	98-361	98-391	98-421	98-451	98-481	98-511	98-541	98-571	98-601	98-631	98-661	98-841	98-871	98-691	98-721	98-751	98-781	98-811	98-890
Manufacturing, hazardous/objectionable																			S				*
Manufacturing, light																	P	P	P			P	*
Agriculture and Extractive Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Crop agriculture	P	P																		P		P	*
Feed store														S	P			P	P			P	*
Greenhouse, wholesale	P														P			P	P			P	*
Keeping of livestock or poultry (Keeping animals 98-985)	P	P																				P	*
Kennel (In enclosed building only) (98-986)	S												S	P	P			P	P			P	*
Kennel (with outside runs or pens) (98-986)	S																	P	P			P	*
Livestock auction or feed lot	S																		S				*
Mining and quarrying	S																		S				*
Petroleum storage/collection facilities	S																		S		S		*