

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 25TH DAY OF JULY 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:32 PM**

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

Brad Ruthrauff	Chair; Commissioner, Place 1
Robbie Cox	Vice-Chair; Commissioner, Place 2
Janvier Werner	Commissioner, Place 3
James Naylor	Commissioner, Place 4
Greg Wilson	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Jason Hobbs	Commissioner, Place 8
Brady Kilpper	Commissioner, Place 9

Constituting a quorum with the following members absent:

Kathryn Wells	Commissioner, Place 7
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*(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:

Alicia Kreh	Town Attorney
Lexin Murphy	Director of Planning Services
Bob Pegg	Assistant Director of Engineering
Chuck Russell	Principal Planner
John Chapman	Planner
LauriAnn Cash	Executive Assistant

- A. **CALL REGULAR SESSION TO ORDER: 6:32 P.M.**
- B. **INVOCATION**
- C. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. **PUBLIC COMMENT**

Chair Ruthrauff allowed a Public Comment card turned in to speak under Regular Item #2, SP21-0008 – McIver Flower Mound.

- E. **FUTURE AGENDA ITEMS**

1. Commissioner Kilpper suggested having a database of approved or denied exceptions for reference to develop consistency on the basis of granting exceptions. Chair

Ruthrauff asked Staff if that type of list currently existed. Director of Planning Services, Lexin Murphy, answered that it did not, but if it was something the Commission felt would be helpful, Staff could begin tracking that information. Town Attorney, Alicia Kreh, reminded the Commission that there was no precedent established in these situations and that the Commission looks at each case individually. Commissioner Wilson said that type of resource could be valuable if they were looking at the exact same scenario multiple times, but he doubted that would occur, and if we were seeing the exact same request multiple times, it likely meant an ordinance amendment was needed. The Commission elected not to move forward with this suggestion at this time.

**F. DIRECTOR'S REPORT**

1. Development Update

**G. CONSENT ITEMS**

1. Minutes of July 11, 2022: Consider approval of the minutes of the July 11, 2022, Planning and Zoning Commission Regular Session.

**Commission Deliberation**

Commissioner Gilmore moved to approve Consent Item 1. Commissioner Wilson seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Werner, Naylor, Wilson, Cox, Gilmore, Hobbs

**NAYS:** None

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

**H. REGULAR ITEMS**

2. Consider a request for a Site Plan (SP21-0008 – McIver Flower Mound) to develop an office, warehouse and distribution facility with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located north and west of Lakeside Parkway and Enterprise Road.

**Staff Presentation**

Chuck Russell, Principal Planner

**Applicant Presentation**

Clay Cristy, Claymore Engineering

**Spoke Regarding Informational Nature:**

Fred Vincent, 3933 Bordeaux Circle, Flower Mound  
Tim Whisenant, 2300 Olympia Drive, Flower Mound (donated time to Fred Vincent)

**Commission Deliberation**

Commissioner Naylor moved to recommend approval of SP21-0008 – McIver Flower Mound. Vice Chair Cox seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Hobbs, Gilmore, Cox, Wilson, Naylor, Werner

**NAYS:** None

The motion to recommend approval passed by a vote of 6 to 0.

**J. ADJOURNMENT – REGULAR SESSION: 7:44 P.M.**

***i. CALL TO ORDER WORK SESSION***

*At the beginning of the Regular Session, Chair Ruthrauff announced that the Work Session for LDR22-0001 – Landscape Ordinance Update would be tabled to a date uncertain.*

- a. Presentation and discussion of LDR22-0001 – Landscape Ordinance Update

**TOWN OF FLOWER MOUND, TEXAS**

Lexin Murphy, Director of Planning Services

**ATTEST:**

LauriAnn Cash, Executive Assistant