

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 14TH DAY OF FEBRUARY 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	Commissioner, Place 1
Robbie Cox	Commissioner, Place 2
Janvier Werner	Commissioner, Place 3
James Naylor	Commissioner, Place 4
Greg Wilson	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Kathryn Wells	Commissioner, Place 7
Jason Hobbs	Commissioner, Place 8

Constituting a quorum with the following members absent:

Brady Kilpper	Commissioner, Place 9
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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
Poornima Kashyap	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**
None
- E. FUTURE AGENDA ITEMS**

1. Vice-Chair Cox would like Staff to consider establishing guidelines around community meetings with residents regarding development projects.
 - a) Chair Ruthrauff asked if it was possible to allow residents the opportunity to provide input during a work session after seeing an applicant's presentation.

- b) Staff claimed that while the current guidelines do not provide for that, they could potentially be changed as long as the Town is within legal parameters.
- c) Lexin Murphy, Director of Planning Services, said that Staff would research, gather information, and develop a presentation for a future agenda item.

F. DIRECTOR'S REPORT

- 1. New Online Resources

G. CONSENT ITEMS

- 1. Minutes of January 24, 2022: Consider approval of the minutes of the January 24, 2022, Planning and Zoning Commission Regular Session.
- 2. RP20-0010 – Lakeside Village Phase I: Consider a request for a Replat (RP20-0010 – Lakeside Village Phase I) to create a non-residential subdivision. The property is generally located south of Lakeside Village Parkway and east of Sunset Boulevard.

Commission Deliberation

Commissioner Naylor moved to approve Consent Items 1 and 2. Commissioner Wilson seconded the motion.

VOTE ON THE MOTION

AYES: Werner, Naylor, Wilson, Cox, Gilmore, Wells

NAYS: None

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

H. REGULAR ITEMS

- 3. **Public Hearing to consider an ordinance amending the zoning (ZPD18-0014 – Silveron Park) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No. 171 (PD-171) with Campus Commercial District (CC) and multi-family uses, and with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located south of International Parkway and east of Lakeside Village Boulevard.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Randi Rivera, McAdams
Taylor Field, Thompson Realty Capital

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Gilmore moved to recommend approval of ZPD18-0014 – Silveron Park PD-171. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

AYES: Wells, Gilmore, Cox, Wilson, Naylor, Werner

NAYS: None

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

- 4. Public Hearing to consider an ordinance for rezoning (ZPD21-0011 – Townlake Phase Five & Six) from Agricultural District (A) to Planned Development No. 187 (PD-187) for a cluster development with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Scenic Drive.**

Commissioner Gilmore recused himself from the Council Chambers at 8:29 p.m. Prior to the meeting, an Affidavit of Conflict of Interest was signed by Commissioner Gilmore and notarized by Town Staff.

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Mike Boswell, Toll Brothers

Spoke In Favor:

None

Spoke In Opposition:

None

Donated Time:

W. Scott Langley, 800 Carter Court (time to Caroline Bumgarner)
Stacey Langley, 800 Carter Court (time to Caroline Bumgarner)
Todd Baird, 5370 Kensington Court (time to Caroline Bumgarner)
Lori Baird, 5370 Kensington Court (time to Caroline Bumgarner)
Susanne Gilmore, 5300 Kensington Court (time to Caroline Bumgarner)

Questions of Informational Nature or Concerns

Caroline Bumgarner, 5150 Kensington Court

Commission Deliberation

Commissioner Wells moved to table ZPD21-0011 – Townlake Phase Five & Six PD-187 to the February 28th, 2022 Planning & Zoning Meeting. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

AYES: Werner, Naylor, Wilson, Cox, Wells

NAYS: None

RECUSED: Gilmore

The motion to table the item passed by a vote of 5 to 0.

Commissioner Gilmore returned to the Council Chambers at 9:58 p.m.

I. ADJOURNMENT – REGULAR SESSION: 9:59 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant