

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 25TH DAY OF APRIL 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:31 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
Brady Kilpper	Commissioner, Place 9

Constituting a quorum with the following members absent:

None

(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
Claire Barnes	Planner
Chuck Jennings	Director of Parks & Recreation
Clayton Litton	Parks Superintendent
John Habern	Parks, Trails & Landscape Specialist
LauriAnn Cash	Executive Assistant

- A. CALL REGULAR SESSION TO ORDER: 6:31 P.M.**
- B. INVOCATION**
- C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. PUBLIC COMMENT**

Speaker Names & Address	Subject
Paul Stone, 1868 Meyerwood Lane	Process
Stacey, Karlie, Kenzie, & Kammie Leonard, 11500 Antler Ridge Way	Thank You

E. FUTURE AGENDA ITEMS

1. Commissioner Hobbs inquired about having more insight to the Development Process, specifically the Development Review Committee Meetings. Commissioner Werner indicated interest as well. Director of Planning Services, Lexin Murphy, stated that staff would investigate potential future opportunities to address this and would also send copies of the standard checklists staff uses for DRC reviews to commissioners.
2. Vice-Chair Cox suggested having a discussion on previous Master Plan Amendments that may have created adjacency issues. Commissioner Wells indicated interest as well. Lexin Murphy said Staff would look into what could be created to show the Town's Master Plan Amendments overlaid with existing zoning or land use, as well as aerial images, and provide that information to the Commission for their consideration.
3. Commissioner Wilson stated that he wanted to ensure that all commissioners have the opportunity to deliberate on projects presented to the Commission, if desired, and requested that be a point of emphasis in the future.
4. Commissioner Hobbs inquired if it was possible to have links in the agenda packet staff reports for past Planning & Zoning and Town Council meetings that are relevant to the agenda item, in addition to the already provided links (Transportation Commission, Parks Board, Environmental Conservation Commission). Lexin Murphy responded in the affirmative.

F. DIRECTOR'S REPORT

1. Development Update

G. CONSENT ITEMS

1. Minutes of April 11, 2022: Consider approval of the minutes of the April 11, 2022, Planning and Zoning Commission Regular Session.
2. VP22-0002 – 0002 – Middle School Addition No. 14 Lots 2, 3, & 4: Consider a request to partially vacate a previously approved plat (VP22-0002 – Middle School Addition No. 14 Lots 2, 3, & 4). The property is generally located north of Spinks Road and east of Long Prairie Road.

Commission Deliberation

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

VOTE ON THE MOTION

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

NAYS: None

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

H. NON-DISCRETIONARY ITEMS

3. **Consider a request for a Development Plan (DP21-0008 – Oakbridge Crossing) to develop a residential subdivision. The property is generally located east of Long Prairie Road and north of Spinks Road.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Dee Seals; present for questions, no presentation

Commission Deliberation

Commissioner Wilson moved to recommend approval of DP21-0008 – Oakbridge Crossing. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

I. REGULAR ITEMS

4. **Consider a request for a Site Plan (SP21-0011 – Lakeside Parkway Office/Warehouse) to develop an office-showroom warehouse facility with an exception to Section IV.C.5 of the Town’s Engineering Design Criteria to allow for an alternative detention pond wall design. The property is generally located northeast of Lakeside Parkway and Gerault Road.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Kiew Kam, Triangle Engineering, LLC; present for questions, no presentation

Commission Deliberation

Commissioner Gilmore moved to table the item to a date uncertain. Commissioner Wilson seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to table to a date uncertain passed by a vote of 6 to 0.

- 5. Public Hearing to consider an ordinance for rezoning (ZPD21-0013 – Orchard Flower) to amend Planned Development No. 20 (PD-120) with Single-Family District-5 (SF-5) and Retail District-2 (R-2) uses, to modify the conceptual plans and elevations for the non-residential portion and modify the development standards, with an amendment to the previously approved exception to Sec. 82-303 for the compatibility setback, and with certain modifications and exceptions to the Code of Ordinances. The property is generally located at the northwest corner of Flower Mound Road and Old Orchard Lane.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Kiew Kam, Triangle Engineering, LLC; present for questions, no presentation

Spoke In Favor:

Mark Kusman, 118 Liatris Drive

Spoke In Opposition:

None

In Favor, Chose Not To Speak

Jim Rich, 2013 Heliconia Drive

In Opposition, Chose Not To Speak

None

Commission Deliberation

Vice-Chair Cox moved to recommend approval of ZPD21-0013 – Orchard Flower. Commissioner Wilson seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

J. ADJOURNMENT – REGULAR SESSION: 8:34 P.M.

i. CALL TO ORDER WORK SESSION: 8:50 P.M.

- a. Presentation and discussion on MPA21-0010 – Trails and Bikeways Master Plan
- Staff Presentation: Chuck Jennings, Director of Parks & Recreation
 - Consultant Presentation: Lenny Hughes, Halff Associates, Inc.
Kailey Saver, Halff Associates, Inc.
Hailey Carruthers, Halff Associates, Inc.

The work session was closed at 10:42 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant