

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 23RD DAY OF MAY 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
Claire Barnes	Planner
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**

None

- E. **FUTURE AGENDA ITEMS**

None

**F. DIRECTOR'S REPORT**

1. Planning & Zoning Priorities

**G. CONSENT ITEMS**

1. Minutes of May 9, 2022: Consider approval of the minutes of the May 9, 2022, Planning and Zoning Commission Regular Session.
2. RP22-0001 – Immel Estates Lot 7R, Block B: Consider a request for a Replat (RP22-0001 – Immel Estates Lot 7R, Block B) to create a residential lot. The property is generally located south of Arabian Circle and west of Immel Drive.

**Commission Deliberation**

Commissioner Naylor moved to approve Consent Items 1 and 2. Commissioner Wells 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 Site Plan (SP21-0013 – Lakeside Terranea) to develop a mixed-use building. The property is generally located south of Village Parkway and east of Sunset Boulevard.**

**Staff Presentation**

Claire Barnes, Planner

**Applicant Presentation**

Alex Brown, Realty Capital; present for questions, no presentation

**Commission Deliberation**

Commissioner Naylor moved to approve SP21-0013 – Lakeside Terranea. Commissioner Wilson seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS: None**

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

**I. REGULAR ITEMS**

- 4. Public Hearing to consider an ordinance for rezoning (ZPD21-0010 – Embree 2499) from Agricultural District (A) and Single Family-Estate (SF-E) to Planned Development District No. 186 (PD-186) with Retail-2 District (R-2) and Office District (O) uses, with certain modification and exceptions to the Code of Ordinances. The property is generally located south of Sagebrush Drive and west of Long Prairie Road.**

**Applicant Presentation**

Ashton Miller, McAdams; present, no presentation; and requested to table item to the June 13, 2022, meeting.

**Spoke In Favor:**

None

**Spoke In Opposition:**

None

**Commission Deliberation**

Commissioner Wells moved to table ZPD21-0010 – Embree 2499 to the June 13, 2022 Planning & Zoning Meeting. Commissioner Wilson seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS: None**

**The motion to table to June 13, 2022 passed by a vote of 6 to 0.**

**J. ADJOURNMENT – REGULAR SESSION: 6:46 P.M.**

**TOWN OF FLOWER MOUND, TEXAS**

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Lexin Murphy, Director of Planning Services**

**ATTEST:**

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LauriAnn Cash, Executive Assistant**