

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 13TH DAY OF JUNE 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:30 PM

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

Robbie Cox	Commissioner, Place 2
Janvier Werner	Commissioner, Place 3
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:

Brad Ruthrauff	Commissioner, Place 1
James Naylor	Commissioner, Place 4

(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:

Rachel Raggio	Town Attorney
Lexin Murphy	Director of Planning Services
Bob Pegg	Assistant Director of Engineering
Chuck Russell	Principal Planner
Claire Barnes	Planner
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER: 6:30 P.M.

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission convened into closed session at 6:31 p.m.

At 6:41 p.m., the Planning and Zoning Commission reconvened into Regular Session.

D. PUBLIC COMMENT

Tim Whisenant; 2300 Olympia Drive, Flower Mound; regarding Air Quality/Soot

E. FUTURE AGENDA ITEMS

1. Commissioner Gilmore would like to continue educational training sessions and have them more frequently than once a quarter. The Planning & Zoning Commission agreed.

F. DIRECTOR'S REPORT

1. Flower Mound Ranch Work Session
 - a. Flower Mound Ranch is scheduled for a Work Session on June 27, 2022
 - b. The Commission agreed to have Public Comment during the Work Session after the Applicant gives their presentation.

G. CONSENT ITEMS

1. Minutes of May 23, 2022: Consider approval of the minutes of the May 23, 2022, Planning and Zoning Commission Regular Session.

Commission Deliberation

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

VOTE ON THE MOTION

AYES: Werner, Wilson, Gilmore, Wells, Hobbs, Kilpper, Cox

NAYS: None

The motion to approve passed by a vote of 7 to 0.

H. NON-DISCRETIONARY ITEMS

2. Consider a request for a Site Plan (SP21-0007 – Magnolia (Windhaven) Senior Living) to develop a nursing or congregate care facility. The property is generally located south of Cross Timbers Road and west of Auburn Drive.

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Ed Sedacca, Magnolia Assisted Living; present for questions, no presentation

Commission Deliberation

Commissioner Gilmore moved to approve SP21-0007 – Magnolia (Windhaven) Senior Living. Commissioner Wilson seconded the motion.

VOTE ON THE MOTION

AYES: Kilpper, Hobbs, Wells, Gilmore, Wilson, Werner, Cox

NAYS: None

The motion to approve passed by a vote of 7 to 0.

I. REGULAR ITEMS

3. Consider a request for a Site Plan (SP22-0004 – Argyle ISD Phase III HS Additional Parking) to install additional parking for the Argyle High School site, with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances. The property is generally located south of Canyon Falls Drive between Denton Creek Boulevard and Stonecrest Road.

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Keith Cummings, Corgan Architecture; present for questions, no presentation
Robert Howman, Glenn Engineering; present for questions, no presentation

Commission Deliberation

Commissioner Wells moved to recommend approval of SP22-0004 – Argyle ISD Phase III HS Additional Parking. Commissioner Wilson seconded the motion.

VOTE ON THE MOTION

AYES: Werner, Wilson, Gilmore, Wells, Hobbs, Kilpper, Cox

NAYS: None

The motion to recommend approval passed by a vote of 7 to 0.

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 modifications and exceptions to the Code of Ordinances. The property is generally located south of Sagebrush Drive and west of Long Prairie Road.

Staff Presentation

Lexin Murphy, Director of Planning Services

Applicant Presentation

Bobby Dollak, McAdams
Gene Colley, Embree Group

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Wells moved to recommend approval of ZPD21-0010 – Embree 2499 without the QSR elevations and associated roof pitch exception. Commissioner Wilson seconded the motion.

VOTE ON THE MOTION

AYES: Kilpper, Hobbs, Wells, Gilmore, Wilson, Werner, Cox

NAYS: None

The motion to recommend approval passed by a vote of 7 to 0.

5. Public Hearing to consider an ordinance for rezoning (ZPD21-0019 – Sethi Property) from Agricultural District uses to Planned Development District No. 191 (PD-191) with Single Family District-15 uses and with certain exceptions and modifications to the Code of Ordinances. The property is generally located north of Waketon Road and east of Timber Way.

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Bobby Dollak, McAdams

Spoke In Favor:

None

Spoke In Opposition:

Dean Bradsher, 2550 Waketon Road, Flower Mound

Commission Deliberation

Commissioner Wilson moved to recommend approval ZPD21-0019 – Sethi Property. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

AYES: Werner, Wilson, Gilmore, Wells, Hobbs, Kilpper, Cox

NAYS: None

The motion to recommend approval passed by a vote of 7 to 0.

At 8:55 p.m., Vice-Chair Cox called for a recess.

At 9:05 p.m., Vice-Chair Cox called the meeting back to order.

- 6. Public Hearing to consider an ordinance amending the zoning (ZPD21-0020 – Cotton Wood Logistics Center) from Agricultural District (A) to Planned Development District No. 192 (PD-192) with I-1 Industrial District-1 uses, with certain waivers, exceptions and modifications to the Code of Ordinances including but not limited to an exception to Section 82-302, Compatibility buffer; and an exception to the access management policy and criteria, regarding driveway spacing, contained in the Town’s Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located south of Justin Road and west of Meadow View.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Jeff Stringer, Dalfen Industrial
Jonathan Vinson, Jackson Walker, LLP
Steven Cox, Ware Malcomb
Dan Grant, Kimley-Horn
Luke Franz, Jackson Walker, LLP

Spoke In Favor:

Grant Callison; 12700 Park Central, Dallas

Spoke In Opposition:

Names listed below do not necessarily reflect the order in which each person spoke.

Ashley Jones, 1501 Old Oak Trl, Flower Mound
Jordan Peyton, 1820 Winding Creek Blvd, Flower Mound
James Seastrom, 2108 Hardy Ln, Flower Mound
Tim Whisenant, 2300 Olympia Dr, Flower Mound
Kia Mastey, 3608 Polo Run Dr, Flower Mound

Chris Drew, 5209 Ravine Ridge Ct, Flower Mound
 William Coyle, 6405 Blossom Trl, Flower Mound
 Fred Vincent, 3933 Bordeaux Cir, Flower Mound
 Amy Lee, 4065 Bordeaux Cir, Flower Mound (donated time to Fred Vincent)
 Kari Blaney, 3416 Sherwood Ln, Highland Village (donated time to Fred Vincent)
 Mollie Megahee, 2165 Tartan Trl, Highland Village
 Torben Nielsen, 3103 Lake Highlands Dr, Highland Village
 Peter Dehring, 3118 Creek Haven Dr, Highland Village
 Dominick Ferraro, 3213 Shadow Wood Cir, Highland Village
 Dave Corey, 402 Leigh Ct, Highland Village
 Dave Rush, 715 Oak Hollow Ln, Highland Village
 Mark Solow, 730 Oak Hollow Ln, Highland Village
 Judy Pokladnik, 933 Silverthorne Trl, Lewisville

Spoke And Had Questions Of Informational Nature:

Edwina Potter, 5804 Valencia Dr, Flower Mound

In Favor, Chose Not To Speak:

None

In Opposition, Chose Not To Speak:

Names listed below do not necessarily reflect the order in which cards were submitted.

Todd Bayuk, 10845 Pedernales Falls Dr, Flower Mound
 Ronnie Jones, 1501 Old Oak Trl, Flower Mound
 Beatriz Gomez, 2021 Grand Park Place Ln, Flower Mound
 David Taylor, 2504 Russwood Dr, Flower Mound
 Robert Shimp, 2512 Fox Hollow Ct, Flower Mound
 Charla Shimp, 2512 Fox Hollow Ct, Flower Mound
 Paul Austin, 3005 Justin Rd, Flower Mound
 Roxana Austin, 3005 Justin Rd, Flower Mound
 Alexa Austin, 3005 Justin Rd, Flower Mound
 Joyce Dyess, 3424 Dowland Dr, Flower Mound
 Bill Dyess, 3424 Dowland Dr, Flower Mound
 Jenny Flake, 3500 Oak Island Ln, Flower Mound
 Wayne Flake, 3500 Oak Island Ln, Flower Mound
 Irene Flake, 3500 Oak Island Ln, Flower Mound
 Tiffany Drew, 5209 Ravine Ridge Ct, Flower Mound
 Becky Cable, 6012 Crestside Dr, Flower Mound
 Ruth York, 609 Lake Bluff Dr, Flower Mound
 Lesley Dyess, 6405 Blossom Trl, Flower Mound
 Alison Flener, 6617 Roughleaf Ridge Rd, Flower Mound
 David Aistrup, 6641 Elderberry Way, Flower Mound
 Pat Aistrup, 6641 Elderberry Way, Flower Mound
 Christine Taylor, 6909 Broomsedge Dr, Flower Mound
 Nathan Bryan, 6928 Basket Flower Rd, Flower Mound
 Stacie Bambauer, 6928 Basket Flower Rd, Flower Mound
 Jean Bassinger, 210 Edgewood Dr, Highland Village
 Ruth Austin, 2155 Tartan Trl, Highland Village
 Cynthia Drew, 2180 Tartan Trl, Highland Village
 Phil Maloney, 2455 Glen Ridge Dr, Highland Village

John Jarrett, 2915 Lakeside Dr, Highland Village
 Sharon Schneider, 309 Village Tree Dr, Highland Village
 Brooklyn Nelson, 704 Live Oak Ln, Highland Village
 Shawn Nelson, 704 Live Oak Ln, Highland Village
 Martin Prue, 816 Lochmoor Ln, Highland Village
 Terra Snavelly, 909 Lochmoor Ln, Highland Village
 Christi Henderson, 937 Silverthorne Trl, Highland Village
 Tim Kraftson, 5041 Bomford Dr, Keller
 Doug Throckmorton, 3121 Vista Heights Ln, Lewisville
 Kathy Nelms, 3207 Parkhurst Cir, Lewisville
 Angi Bullock, 3208 Parkhurst Cir, Lewisville
 David Osuna, 3413 Canterbury Dr, Lewisville
 Erin Just, 901 Heatherglen Ct, Lewisville
 Kerri Vick, 924 Silverthorne Trl, Lewisville
 Jeff Vick, 924 Silverthorne Trl, Lewisville

Commission Deliberation

Commissioner Gilmore moved to recommend denial ZPD21-0020 – Cotton Wood Logistics Center. Commissioner Wilson seconded the motion.

VOTE ON THE MOTION

AYES: Kilpper, Hobbs, Wells, Gilmore, Wilson, Werner, Cox

NAYS: None

The motion to recommend denial passed by a vote of 7 to 0.

J. ADJOURNMENT – REGULAR SESSION: 10:45 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant