

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 11TH 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 6:30 PM

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

Brad Ruthrauff	Chair; Commissioner, Place 1
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:

Robbie Cox	Vice-Chair; Commissioner, Place 2
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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
Bob Pegg	Assistant Director of Engineering
Poornima Kashyap	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**
- D. **PUBLIC COMMENT**
None
- E. **FUTURE AGENDA ITEMS**

1. Commissioner Hobbs suggested having additional criteria regarding Work Sessions, including the possibility of scheduling them on a different evening and not during a regular Planning & Zoning Commission meeting. Commissioner Wilson agreed on the scheduling component. Alicia Kreh, Town Attorney, stated that Staff can do research and bring it forward as a discussion item at a future date. The Commission was in agreement.

F. DIRECTOR'S REPORT

1. Flower Mound Ranch Application
 - a. The application has been tentatively scheduled for public hearing on the August 15, 2022 Planning & Zoning Commission meeting.
 - b. Staff has updated the Town's website on the Major Project Page to include the current version of the proposed ordinance and the Vision Book, which were the documents mentioned by the applicant during the Work Session.
 - c. Staff sent review comments back to the applicant and expect revisions soon addressing the Staff comments.

G. CONSENT ITEMS

1. Minutes of June 27, 2022: Consider approval of the minutes of the June 27, 2022, Planning and Zoning Commission Regular Session.

Commission Deliberation

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

VOTE ON THE MOTION

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

NAYS: None

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

H. REGULAR ITEMS

2. **Consider a Site Plan (SP22-0002 – HteaO) to develop a fast food restaurant with a drive through window, with a waiver to Architectural Standards in the Town's Urban Design Plan for roof pitch. The property is generally located south of Cross Timbers Road and west of Morriss Road.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Aaron Mattiage, HTeaO

Commission Deliberation

Commissioner Wells moved to recommend approval of SP22-0002 - HTeaO. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

- 3. **Public Hearing to consider an ordinance granting a Specific Use Permot No. 478 (SUP22-0001 – 1307 College Parkway Accessory Dwelling) to permit an accessory dwelling. The property is generally located south of College Parkway and west of Kirkpatrick Lane.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Greg and Beverly Owen; present for questions, no presentation

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Gilmore moved to recommend approval of SUP22-0001 – 1307 College Parkway Accessory Dwelling. Commissioner Wells seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

J. ADJOURNMENT – REGULAR SESSION: 7:04 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant