

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 26TH DAY OF SEPTEMBER 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
Robbie Cox	Vice-Chair; 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:

Bryn Meredith	Town Attorney
Lexin Murphy	Director of Planning Services
Bob Pegg	Assistant Director of Engineering
Poornima Kashyap	Principal Planner
LauriAnn Cash	Executive Assistant

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

B. PUBLIC COMMENT

None

C. FUTURE AGENDA ITEMS

None

D. DIRECTOR'S REPORT

1. Work Session Notice

- a. The Commission discussed and agreed to recommend applicants send notices for Work Sessions to property owners within 200 feet of the project.

E. CONSENT ITEMS

1. Minutes of August 29, 2022: Consider approval of the minutes of the August 29, 2022, Planning and Zoning Commission Regular Session.

Commission Deliberation

Commissioner Naylor moved to approve Consent Item 1. 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.

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission convened into closed session at 6:38 p.m.

At 7:27 p.m., the Planning and Zoning Commission reconvened into Regular Session.

F. REGULAR ITEMS

2. **Public Hearing to consider an ordinance amending the zoning (MU21-0002 – Flower Mound Ranch) on approximately 1,066 acres of land from Agricultural District (A) and Interim Holding (IH) uses to Mixed Use District-2 (MU-2) uses, and with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located at the intersection of Cross Timbers Rd and U.S. Highway 377, expanding outwards from all four corners.**

Staff Presentation

Lexin Murphy, Director of Planning Services

Applicant Presentation

Jack Furst, Land Owner of proposed Flower Mound Ranch
Randi Rivera, McAdams
Misty Ventura, Shupe Ventura, PLLC
Jason Claunch, Catalyst

At 8:57 p.m., Chair Ruthrauff called for a recess.

At 9:12 p.m., Chair Ruthrauff called the meeting back to order.

Spoke In Favor

Scott Tarwater; 4613 Windmill Lane, Flower Mound
Peter Stewart; 2800 Lakeside Parkway, Flower Mound

Spoke In Opposition

Tom Clark; 8704 Baltusrol Drive, Flower Mound
 Candice Pettit; 11359 Gable Circle, Flower Mound
 Katy Grote; 165 Double Oak Drive, Double Oak
 Tim Whisenant; 2300 Olympia Drive, Flower Mound
 Fred Vincent; 3933 Bordeaux Circle, Flower Mound
 Laverne Amsterdam; 5705 Pine Valley Drive, Flower Mound
 John Leonard; 11500 Antler Ridge Way, Argyle

Spoke Regarding Concerns or Undecided

Scott Langley; 800 Carter Court, Flower Mound

In Support, Chose Not To Speak

Larry Mathis; 6336 Savannah Oak Trail, Flower Mound
 Cindy Mathis; 6336 Savannah Oak Trail, Flower Mound
 Alison Flener; 6617 Roughleaf Ridge Road, Flower Mound
 Josh Flener; 6617 Routhleaf Ridge Road, Flower Mound
 Maria Brown; 6709 Canyon Oak Court, Flower Mound
 Scott Murray; 2821 Cape Brett Drive, Flower Mound
 Kelly Murray; 2821 Cape Brett Drive, Flower Mound
 Lori Walker; 4913 Kingswood Drive, Flower Mound
 Jody Smith; 225 North Lucas Drive, Grapevine
 Sean Stewart; 5313 Castellano Court, Flower Mound
 Scott Blather; 5013 Castellano Court, Flower Mound

In Opposition, Chose Not To Speak

Marc Barth; 7380 Lost Creek, Flower Mound
 JC Cardone; 3360 South Drive, Flower Mound
 Judy Collins; 1537 Simmons Road, Flower Mound
 Michael Tilbury; 8604 Baltusrol Drive, Flower Mound
 Margaret Krawczyk; 5700 Pine Valley Drive, Flower Mound
 Hank Krawczyk; 5700 Pine Valley Drive, Flower Mound
 Liz Morrow; 4508 Tour 18 Drive, Flower Mound
 Craig Morrow; 4508 Tour 18 Drive, Flower Mound
 Cindy Clark; 8704 Baltusrol Drive, Flower Mound
 Kay Davis; 6379 Prairie Brush Trail, Flower Mound
 JP Parnell; 5901 Southern Hills Drive, Flower Mound
 Celeste Parnell; 5901 Southern Hills Drive, Flower Mound
 Mia Aldridge; 6201 Whiskerbrush Road, Flower Mound
 Joann Frazier; 5705 Pine Valley Drive, Flower Mound
 Gregory Amsterdam; 5705 Pine Valley Drive, Flower Mound

Chose To Not Speak; Undecided, or No Support/Opposition Indicated on Card

Todd Bayuk; 10845 Pedernales Falls Drive, Flower Mound
 Beth Soderberg; 3100 Wager Road, Flower Mound
 Diane Campbell; 6936 Basket Flower Road, Flower Mound

Ed Campbell; 6936 Basket Flower Road, Flower Mound

Commission Deliberation

Vice-Chair Cox moved to recommend approval of MU21-0002 – Flower Mound Ranch as written, and to include the Staff recommendations listed in the packet, include neighborhood transition zones for pitched roofing, and to remove the electronic variable signage.

Vice-Chair Cox withdrew the motion.

Vice-Chair Cox moved to recommend approval of MU21-0002 – Flower Mound Ranch as written, and to include the Staff recommendations listed in the packet, and for roof pitch to match the neighborhood transition zones adjacent to residential homes. Commissioner Wells seconded the motion.

VOTE ON THE MOTION

AYES: Wells, Gilmore, Cox, Naylor

NAYS: Wilson, Werner

The motion to recommend approval passed by a vote of 4 to 2.

- 3. Public Hearing to consider an ordinance for rezoning (MU22-0002 – Lakeside Village) to amend Mixed Use Distric-1 (MU-1) to amend certain development standards relate to Character Zone Standards, Open Space Standards, and Signage Standards in the Lakeside Development Code. The property is generally located west of Long Prairie Road along both sides of Lakeside Parkway.**

Commissioner Wilson recused himself from the Council Chambers at 11:04 p.m. Prior to the meeting, an Affidavit of Conflict of Interest was signed by Commissioner Wilson and notarized by Town Staff.

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Rebecca Everitt, Realty Capital

Spoke In Favor

None

Spoke In Opposition

None

Commission Deliberation

Commissioner Gilmore moved to recommend approval of MU22-0002 – Lakeside Village.
Commissioner Werner seconded the motion.

VOTE ON THE MOTION

AYES: Werner, Naylor, Cox, Gilmore, Wells

NAYS: None

ABSTAIN: Wilson

The motion to recommend approval passed by a vote of 5 to 0.

Commissioner Wilson returned to the Council Chambers at 11:32 p.m.

I. ADJOURNMENT – REGULAR SESSION: 11:34 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant