

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 10TH DAY OF OCTOBER 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	Commissioner, Place 1
Jason Hobbs	Commissioner, Place 2
Janvier Werner	Commissioner, Place 3
Brady Kilpper	Commissioner, Place 4
Greg Wilson	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Kathryn Wells	Commissioner, Place 7
Chris Drew	Commissioner, Place 8
Scott Jostes	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
John Chapman	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. ELECTION OF OFFICERS**

1. Chair

Commissioner Wells nominated Commissioner Ruthrauff to continue the role as Planning & Zoning Commission Chair. Commissioner Gilmore seconded the nomination.

VOTE ON THE NOMINATION

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

NAYS: None

The nomination passed by a vote of 7 to 0.

2. Vice-Chair

Commissioner Ruthrauff nominated Commissioner Wells for Vice-Chair of the Planning & Zoning Commission. Commissioner Kilpper seconded the nomination.

VOTE ON THE NOMINATION

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

NAYS: None

The nomination passed by a vote of 7 to 0.

E. PUBLIC COMMENT

Adam Pilat; 3424 Ridgecrest Drive, Flower Mound; regarding land purchases by the Town

F. FUTURE AGENDA ITEMS

None

G. DIRECTOR'S REPORT

1. Coordination of Calendars

- a. Lexin Murphy, Director of Planning Services stated that there would not be a Planning & Zoning Meeting on Monday, November 28th due to the Thanksgiving Holiday; nor on Monday, December 26th due to the Christmas Holiday and the Town Offices being closed.

H. CONSENT ITEMS

1. Minutes of September 26, 2022: Consider approval of the minutes of the September 26, 2022, Planning and Zoning Commission Regular Session.

Commission Deliberation

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

VOTE ON THE MOTION

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

NAYS: None

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

I. REGULAR ITEMS

2. **Public Hearing to consider an ordinance amending the Master Plan (MPA21-0008 – Whyburn Farms) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designations from Low Density Residential, Office, and Retail uses to Low Density Residential, Medium Density Residential and High Density Single Family Detached Residential uses. The property is generally located east of Long Prairie Road and south of Dixon Lane.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Larry Jackson, David Weekley Homes
Heth Kendrick, Land Design
John Baen, Whyburn Family Representative

Spoke In Favor

Paul Milosevich; Watermere Development Representative

Spoke In Opposition

Marsha Gavitt; 6501 Meadowcrest Lane, Flower Mound
Tim Whisenant; 2300 Olympia Drive, Flower Mound

Spoke Regarding Concerns or Undecided

Rita Westall, 5430 Timber Park Drive, Flower Mound

Commission Deliberation

Commissioner Gilmore moved to recommend approval of MPA21-0008 – Whyburn Farms as written with the change of the eastern, southern, and northern lots designated as high density to medium density. Vice-Chair Wells seconded the motion.

VOTE ON THE MOTION

AYES: Wells, Gilmore, Wilson, Kilpper, Werner

NAYS: Hobbs

The motion to recommend approval passed by a vote of 5 to 1.

3. **Public Hearing to consider an ordinance amending the zoning (ZPD21-0015 – Whyburn Farms) from Agricultural District (A) uses to Planned Development District No. 189 (PD-189) with Single Family District-15 (SF-15), Single Family District-10 (SF-10) and Single Family District-5 (SF-5) uses, with certain waivers,**

exceptions and modifications to the Code of Ordinances. The property generally located east of Long Prairie Road and south of Dixon Lane.

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Larry Jackson, David Weekley Homes
Heth Kendrick, Land Design
John Baen, Whyburn Family Representative

Spoke In Favor

Paul Milosevich; Watermere Development Representative

Spoke In Opposition

Marsha Gavitt; 6501 Meadowcrest Lane, Flower Mound
Tim Whisenant; 2300 Olympia Drive, Flower Mound

Spoke Regarding Concerns or Undecided

Rita Westall, 5430 Timber Park Drive, Flower Mound

Commission Deliberation

Commissioner Gilmore moved to recommend approval of ZPD21-0015 – Whyburn Farms with the changes of the eastern, southern, and northern lots designated as Single Family-5 (SF-5) to Single Family-10 (SF-10). Vice-Chair Wells seconded the motion.

VOTE ON THE MOTION

AYES: Werner, Kilpper, Wilson, Gilmore, Wells

NAYS: Hobbs

The motion to recommend approval passed by a vote of 5 to 1.

- 4. Public Hearing to consider an ordinance amending the Master Plan (MPA22-0001 – Cross Timbers Conservation Development District Update) by amending Section 1 “Land Use Plan,” Section 2 “Area Plan,” and Section 4 “Urban Design Plan,” for the purpose of updating conservation expectations and vision within the Cross Timbers Conservation Development District.**

Staff Presentation

Lexin Murphy, Director of Planning Services

Spoke In Favor

None

Spoke In Opposition

None

Spoke Regarding Concerns, General Comments, or Undecided

Marsha Gavitt; 6501 Meadowcrest Lane, Flower Mound
Tim Whisenant; 2300 Olympia Drive, Flower Mound

Commission Deliberation

Commissioner Wilson moved to recommend approval of MPA22-0001 – Cross Timbers Conservation Development District Update. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

- 5. Public Hearing to consider an ordinance amending the Land Development Regulations (LDR22-0002 – Cross Timbers Conservation Development District Update) by amending Chapter 98 “Zoning,” of the Town’s Code of Ordinances to amend conservation development standards within the Cross Timbers Conservation Development District.**

Staff Presentation

Lexin Murphy, Director of Planning Services

Spoke In Favor

None

Spoke In Opposition

None

Spoke Regarding Concerns, General Comments, or Undecided

Marsha Gavitt; 6501 Meadowcrest Lane, Flower Mound
Tim Whisenant; 2300 Olympia Drive, Flower Mound

Commission Deliberation

Commissioner Hobbs moved to recommend approval of LDR22-0002 – Cross Timbers Conservation Development District Update with the incorporation of additional language prioritizing tree preservation and preventing any acreage in dedicated and maintained, but unimproved, utility easements from counting toward open space calculations. Vice-Chair Wells seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

- 6. Public Hearing to consider an ordinance amending the Development Regulations (LDR22-0001 – Landscape Ordinance Update) by amending Chapter 74 “General Provisions,” Chapter 82 “Development Standards,” Chapter 94 “Trees,” and Chapter 98 “Zoning,” of the Town’s Code of Ordinances to amend and propose new landscaping standards for the purpose of clarifying and updating certain sections.

Staff Presentation

John Chapman, Planner

Spoke In Favor

None

Spoke In Opposition

None

Spoke In Opposition

None

Spoke Regarding Concerns, General Comments, or Undecided

Marsha Gavitt; 6501 Meadowcrest Lane, Flower Mound

Commission Deliberation

Vice-Chair Wells moved to recommend approval of LDR22-0001 – Landscape Ordinance Update with the exception of removing the Chinese Photinia, Privet, Glossy Privet, and Elaeagnus from the list of approved screening plants. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

I. ADJOURNMENT – REGULAR SESSION: 11:07 P.M.

TOWN OF FLOWER MOUND, TEXAS

**_____
Lexin Murphy, Director of Planning Services**

ATTEST:

**_____
LauriAnn Cash, Executive Assistant**