

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 8TH DAY OF NOVEMBER 2021, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:32 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
Robert Pegg	Assistant Director of Engineering
Chuck Russell	Principal Planner
Poornima Kashyap	Principal Planner
Claire Barnes	Planner
LauriAnn Cash	Executive Assistant

- A. CALL REGULAR SESSION TO ORDER: 6:32 P.M.**
- B. INVOCATION**
- C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

*Administrative Note: Chair Ruthrauff changed the order of the original posted Agenda and moved Public Comment after the Director's Report.*

- D. FUTURE AGENDA ITEMS**

None

**E. DIRECTOR'S REPORT**

1. Agenda Clarification by Lexin Murphy - Director of Planning Services, regarding Regular Item #2: DP21-0001 – Estuary Pointe
2. Training Opportunities

**F. PUBLIC COMMENT**Regarding Agenda Item #2: DP21-0001 - Estuary Pointe

Elaine Barry, 5357 Harbor View Drive; development concerns

Lewis Bird, 1801 Deer Path; development concerns (time donated by Norman Chang)

Norman Chang, 1705 Deer Path; (time donated to Lewis Bird)

Regarding Work Session Item #B: ZPD21-0014 – Cross Timbers Business Park

Chris Withrow, 11490 Misty Ridge Drive; In Opposition (spoke)

Tamra Jolly, 1407 Tumbleweed Trail, Northlake; In Opposition (spoke)

Melanie Bostick, 11383 Misty Ridge Drive; In Opposition (spoke)

Maria Brown, 6709 Canyon Oak Court; In Opposition (spoke)

Ashley Lopez, 7101 Broomsedge Drive, Argyle; In Opposition (spoke)

Lauren Goodman, 7017 Broomsedge Drive, Argyle; In Opposition (spoke)

Clarence Davis, 6379 Prairie Brush Trail; In Opposition (spoke)

Anthony D'Aliso, 11395 Misty Ridge Drive; In Opposition (spoke)

Nicole Allen, 11504 Feather Reed Road; In Opposition (spoke)

Elaine Barry, 5357 Harbor View Drive; In Opposition (spoke)

Denise D'Aliso, 11395 Misty Ridge Drive; In Opposition (did not speak)

John Damore, 3906 White Oak Court; In Opposition (did not speak)

Jackie Saxon, 5113 High Ridge Trail; In Opposition (did not speak)

James Saxon, 5113 High Ridge Trail; In Opposition (did not speak)

Caleb Brown, 6709 Canyon Oak Court, Argyle; In Opposition (did not speak)

Joshua Bostick, 11383 Misty Ridge Drive; In Opposition (did not speak)

Tracey Villalon-Arriaga, 10913 Smoky Oak Trail; In Opposition (did not speak)

Lori Villalon-Arriaga, 10913 Smoky Oak Trail; In Opposition (did not speak)

Heidi Schultz-Berns, 6612 Dolan Falls; In Opposition (did not speak)

Rick Berns, 6612 Dolan Falls; In Opposition (did not speak)

Dave Aistrup, 6641 Elderberry Way; In Opposition (did not speak)

Pat Aistrup, 6641 Elderberry Way; In Opposition (did not speak)

Mary Puniac, 11617 Cedar Grove; In Opposition (did not speak)

Angela Hammard, 1709 Twistleaf Road, Northlake; In Opposition (did not speak)

Jodi Sealy, 6408 Prairie Brush Trail; In Opposition (did not speak)

**G. CONSENT ITEMS**

1. **Consider approval of the minutes of the October 25, 2021, Planning and Zoning Commission Regular Session.**

**Commission Deliberation**

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

**VOTE ON THE MOTION**

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

**NAYS:** None

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

**H. REGULAR ITEMS**

2. Consider a request for a Development Plan (DP21-0001 – Estuary Pointe) to develop a residential subdivision. The property is generally located south of Meadow Lark and east of Deer Path.

**Staff Presentation**

Claire Barnes, Planner

**Applicant Presentation**

Sam Knight, Teague Nall & Perkins; present for questions, no presentation  
Justin Welborn, Our Country Homes/Beaten Path Development; present for questions  
Dustin Austin, Our Country Homes/Beaten Path Development; present for questions

**Commission Deliberation**

Commissioner Gilmore moved to recommend approval of DP21-0001 – Estuary Pointe, as presented. Commissioner Wells seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS:** None

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

3. Public Hearing to consider an ordinance amending the zoning (Z21-0003 – Dixon Park) from Agricultural District (A) uses to Single Family District-15 (SF-15) uses. The property is generally located south of Dixon Lane and east of Windridge Lane.

**Staff Presentation**

Poornima Kashyap, Principal Planner

**Applicant Presentation**

Mike Boswell, Toll Brothers  
Kristie Wyman, Dixon Property Family Trustee

**Spoke In Favor:**

Doug Fulmer 5313 Townsend Drive; does have drainage concerns

**Spoke In Opposition:**

Philip Twigge, 5809 Lavon Drive (spoke during Public Comment)  
 Kristie Callis 5813 Lavon Drive; drainage, wildlife, rooftops, fence, and traffic concerns  
 Richard Warrell 5817 Lavon Drive; watershed and fencing concerns  
 Dean Bradshear, 2550 Waketon Road; drainage concerns

**In Opposition, Did Not Wish To Speak:**

Charles Redlinger, 5805 Lavon Drive

**Questions of Informational Nature or Concerns:**

Steve Koehler; 5900 Windridge Lane; drainage concerns  
 Brent Laurie, 5717 Lavon Drive; trees, pond, and fence concerns  
 Jody Vise, 5705 Lavon Drive; drainage and tree concerns

**Commission Deliberation**

Vice-Chair Cox moved to recommend approval of Z21-0003 – Dixon Park, as presented.  
 Commissioner Naylor seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS: None**

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

- 4. Consider a request for a Development Plan (DP21-0004 – Dixon Park) to develop a residential subdivision. The property is generally located south of Dixon Lane and east of Windridge Lane.**

**Staff Presentation**

Poornima Kashyap, Principal Planner

**Applicant Presentation**

Mike Boswell, Toll Brothers  
 Kristie Wyman, Dixon Property Family Trustee

**Commission Deliberation**

Vice-Chair Cox moved to recommend approval of DP21-0004 – Dixon Park, as presented.  
 Commissioner Naylor seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS: None**

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

*[9:45 P.M. - Chair Ruthrauff called for a break from Regular Session]*

*[9:58 P.M. – The Planning & Zoning Commission reconvened into Regular Session]*

- 5. Public Hearing to consider an ordinance amending the zoning (Z21-0004 – Sethi Property – Waketon Road) from Agricultural District (A) uses to Single Family-15 (SF-15) uses. The property is generally located north of Waketon Road and east of Timber Way.**

**Staff Presentation**

Poornima Kashyap, Principal Planner

**Applicant Presentation**

Doug Powell, McAdams

**Spoke In Favor:**

None

**Spoke In Opposition:**

Dean Bradshear 2550 Waketon Road (spoke during Public Comment & Public Hearing)

**Commission Deliberation**

Commissioner Naylor moved to recommend approval of Z21-0004 – Sethi Property – Waketon Road, as presented. Commissioner Wells seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS: None**

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

- 6. Public Hearing to consider an ordinance amending the zoning (Z21-0006 – Caldwell Court) from Agricultural District (A) to Single Family District-10 (SF-10). The property is generally located east of Morriss Road and north of Cortadera Street.**

**Staff Presentation**

Claire Barnes, Planner

**Applicant Presentation**

Steve Homeyer, Homeyer Engineering; present for questions, no presentation

**Spoke In Favor:**

Don Shields 1358 Cortadera Court; access in/out of development concerns  
Wanda Miller 3819 Magnolia Court

**Spoke In Opposition:**

Joe Eckart, 1904 Wisteria Court; drainage concerns (spoke during Public Comment)  
 Richard Chamberlain, 1912 Wisteria Court; drainage concerns (spoke during Public Comment)

**In Opposition, Did Not Wish To Speak:**

Deborah Chamberlain, 1912 Wisteria Court

**Commission Deliberation**

Vice-Chair Cox moved to recommend approval of Z21-0006 – Caldwell Court, as presented. Commissioner Naylor seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS: None**

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

**I. ADJOURNMENT – REGULAR SESSION: 10:38 P.M.****i. CALL TO ORDER WORK SESSION: 10:38 P.M.**

## a. Silveron Park PD-171: ZPD18-0014

- Staff Presentation: Chuck Russell, Principal Planner
- Applicant Presentation: Taylor Fields, Thompson Realty Capital  
Randi Rivera, McAdams  
Doug Powell, McAdams

## b. Cross Timbers Business Park: ZPD21-0014

- Staff Presentation: Claire Barnes, Planner
- Applicant Presentation: Brad Cooper, Crow Holdings Industrial  
Dan Gallagher, Kimley-Horn  
Kendra Stephenson, Portmanteau Consulting

*The work session was closed at 1:35 A.M. on Tuesday, November 9, 2021.*

**TOWN OF FLOWER MOUND, TEXAS**

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Lexin Murphy, Director of Planning Services**

**ATTEST:**

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LauriAnn Cash, Executive Assistant**