

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 29TH DAY OF AUGUST 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:31 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
Jason Hobbs	Commissioner, Place 8
Brady Kilpper	Commissioner, Place 9

Constituting a quorum with the following members absent:

Kathryn Wells	Commissioner, Place 7
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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
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: 6:31 P.M.**
- B. **INVOCATION**
- C. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. **PUBLIC COMMENT**

Fred Vincent, 3933 Bordeaux Circle; regarding Environmental Challenges  
Tim Whisenant, 2300 Olympia Drive; regarding Item G-2 and Flower Mound Ranch

- E. **FUTURE AGENDA ITEMS**

1. Vice-Chair Cox suggested discussion on modifying Work Session language to include a recommendation to notice the public of a Work Session and what buffer distance would be appropriate. The Commission was in agreement Staff will bring this item forward at a future meeting.

**F. DIRECTOR'S REPORT**

1. P&Z Packet Materials
  - a. The Commission was in agreement to include zoning and aerial maps on one page, side by side, for Staff Reports going forward.

**G. CONSENT ITEMS**

1. Minutes of August 15, 2022: Consider approval of the minutes of the August 15, 2022, Planning and Zoning Commission Regular Session.
2. RC21-0006 – Enterprise Addition Lot 1, Block 1: Consider a request for a Record Plat (RC21-0006 – Enterprise Addition Lot 1, Block 1) to create one non-residential lot. The property is generally located north and west of Lakeside Parkway and Enterprise Road.

**Commission Deliberation**

Commissioner Naylor moved to approve Consent Items 1 and 2. Commissioner Gilmore seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS:** None

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

**H. REGULAR ITEMS**

3. Consider a request for a Site Plan (SP22-0007 – Los Caminos Restaurant) to develop a restaurant, with an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design and a waiver to Architectural Standards in the Town's Urban Design Plan for roof pitch. The property is generally located south of Lakeside Parkway and east of International Parkway.

**Staff Presentation**

Chuck Russell, Principal Planner

**Applicant Presentation**

Sam Pan, Realty Capital; present for questions, no presentation  
Jeffrey Denman, Los Caminos Restaurant; present for questions, no presentation

**Commission Deliberation**

Commissioner Naylor moved to recommend approval of SP22-0007 – Los Caminos Restaurant Lakeside Addition Lot 1, Block A. Commissioner Werner seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS: None**

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

**I. ADJOURNMENT – REGULAR SESSION: 7:03 P.M.**

**i. CALL TO ORDER WORK SESSION: 7:03 P.M.**

- a. LDR22-0001 – Landscape Ordinance Update
  - Staff Presentation: John Chapman, Planner
  - Public Comment – Submitted Card; Spoke
    - Fred Vincent, 3933 Bordeaux Circle
  - Commission Deliberation
  
- b. LDR22-0002 – Cross Timbers Conservation Development District (CTCDD) Ordinance Update
  - Staff Presentation: Lexin Murphy, Director of Planning Services
  - Public Comment – Submitted Card; Spoke
    - Fred Vincent, 3933 Bordeaux Circle
    - Marsha Gavitt, 6501 Meadowcrest Lane
    - Tim Whisenant, 2300 Olympia Drive
  - Commission Deliberation

*The work session was closed at 10:07 P.M.*

**TOWN OF FLOWER MOUND, TEXAS**

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Lexin Murphy, Director of Planning Services**

**ATTEST:**

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LauriAnn Cash, Executive Assistant**