

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 10TH DAY OF JANUARY 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:33 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

Constituting a quorum with the following members absent:

Jason Hobbs	Commissioner, Place 8
Brady Kilpper	Commissioner, Place 9

*(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
LauriAnn Cash	Executive Assistant

- A. **CALL REGULAR SESSION TO ORDER: 6:33 P.M.**
- B. **INVOCATION**
- C. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. **PUBLIC COMMENT**  
None
- E. **FUTURE AGENDA ITEMS**  
None
- F. **DIRECTOR'S REPORT**
  - 1. Updates from Town Council Work Sessions

**G. CONSENT ITEMS**

1. Minutes of December 13, 2021: Consider approval of the minutes of the December 13, 2021, Planning and Zoning Commission Regular Session.

**Commission Deliberation**

Commissioner Wells moved to approve Consent Item 1. Commissioner Naylor 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.

**H. REGULAR ITEMS**

2. **Public Hearing to consider an ordinance amending the zoning (ZPD18-0014 – Silveron Park) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No.171 (PD-171) with Campus Commercial District (CC) and multifamily uses, and with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located south of International Parkway and east of Lakeside Village Boulevard.**

**Staff Presentation**

Chuck Russell, Principal Planner

**Applicant Presentation**

Bobby Dollak, McAdams; present for questions, no presentation  
*On the afternoon of Friday, January 7, 2022, the Applicant formally submitted, in writing to Staff, the request to table this item to the January 24, 2022 Planning & Zoning Meeting. The letter was forwarded to the Planning & Zoning Commission the evening of Friday, January 7, 2022 by Lexin Murphy, Director of Planning Services.*

**Spoke In Favor:**

None

**Spoke In Opposition:**

None

**Commission Deliberation**

Vice-Chair Cox moved to table ZPD18-0014 – Silveron Park to the January 24, 2022 Planning & Zoning Meeting. Commissioner Wilson seconded the motion.

**VOTE ON THE MOTION****AYES:** Wells, Gilmore, Cox, Wilson, Naylor, Werner**NAYS:** None

The motion to table to January 24, 2022 passed by a vote of 6 to 0.

3. **Public Hearing to consider an ordinance for a Master Plan Amendment (MPA21-0005 - Silveron Flower Mound Duke) to amend Section 1.0, Land Use Plan and Section 2.0, Area Plans, of the Master Plan by changing the current land use designation within the Lakeside Business District Area Plan from Campus Commercial uses to Campus Industrial uses. The property is generally located north of International Parkway and east of Silveron Boulevard. (On November 1, 2021, the Town Council moved to reconsider the item and remand it back to the Planning & Zoning Commission by a vote of 4 to 0.)**

**Staff Presentation**

Chuck Russell, Principal Planner

**Applicant Presentation**

Jeff Thornton, Duke Realty  
Jeff Dolian, Kimley-Horn

**Spoke In Favor:**

David Johnson, 3617 San Paula Drive

**Spoke In Opposition:**

None

**Commission Deliberation**

Commissioner Gilmore moved to recommend approval of MPA21-0005 – Silveron Flower Mound Duke, as presented. Commissioner Wells seconded the motion.

**VOTE ON THE MOTION****AYES:** Werner, Naylor, Wilson, Cox, Gilmore, Wells**NAYS:** None

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

4. **Public Hearing to consider an ordinance amending the zoning (ZPD21-0003 - Silveron Flower Mound Duke) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No.181 (PD-181) with Campus Industrial District (CI) uses and certain Campus Commercial District (CC) uses, with certain waivers, exceptions and modifications to the Code of Ordinances including but not limited to an exception to Section 98-147, “Topographical Slope Protection”, and an**

**exception to Section 82-302, Compatibility buffer. The property is generally located north of International Parkway and east of Silveron Boulevard. (On November 1, 2021, the Town Council moved to reconsider the item and remand it back to the Planning & Zoning Commission by a vote of 4 to 0.)**

**Staff Presentation**

Chuck Russell, Principal Planner

**Applicant Presentation**

Jeff Thornton, Duke Realty  
Jeff Dolian, Kimley-Horn

**Spoke In Favor:**

David Johnson, 3617 San Paula Drive

**Spoke In Opposition:**

None

**Commission Deliberation**

Commissioner Wells moved to recommend approval of ZPD21-0003 – Silveron Flower Mound Duke PD-181, as presented. Commissioner Gilmore seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS: None**

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

**I. ADJOURNMENT – REGULAR SESSION: 7:24 P.M.**

**TOWN OF FLOWER MOUND, TEXAS**

Lexin Murphy, Director of Planning Services

**ATTEST:**

LauriAnn Cash, Executive Assistant