

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 28TH DAY OF FEBRUARY 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:36 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
Bob 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: 6:36 P.M.

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

B. DIRECTOR'S REPORT

1. Coordination of Calendars

C. FUTURE AGENDA ITEMS

1. None

D. PUBLIC COMMENT

Regarding Cross Timbers Business Park:

Heidi Schultz-Berns; 6612 Dolan Falls; in opposition
 Carolyn Glover; 6209 Savannah Oak Trail; in opposition
 Eric Jensen; 6209 Savannah Oak Trail; in opposition
 Clarence Davis; 6379 Prairie Brush Trail; in opposition
 Kay Davis; 6379 Prairie Brush Trail; in opposition
 Wesley Parton; 10833 Pedernales Falls Drive; in opposition
 John Leonard; 11500 Antler Ridge Way; in opposition
 Scott Morgan; 6409 Whiskerbrush Road; in opposition
 Shawnette Gauer, 6921 Brooms Edge Drive; in opposition
 Larry Mathis; 6336 Savannah Oak Trail; in opposition
 Dan Klemetsen, 6925 Basket Flower Road; in opposition
 Dave Aestream, address not given; in opposition
 Sean Stewart, 5313 Castellano Court; in opposition
 Valerie Del Rio, 11700 Bull Creek Drive; in opposition, did not wish to speak
 William Del Rio, 11700 Bull Creek Drive; in opposition, did not wish to speak

Regarding Item #4: SP21-0009 – Doctor’s Urgent Care

Linda Stevens; 2616 Creekhaven Drive; in opposition
 Darrell Stevens, 2616 Creekhaven Drive; in opposition, did not wish to speak

E. CONSENT ITEMS

1. Minutes of February 14, 2022: Consider approval of the minutes of the February 14, 2022, Planning and Zoning Commission Regular Session.
2. RP21-0010 – Lakeside Village Lots 5R1 & 5R2, Block E: Consider a request for a Replat (RP21-0010 – Lakeside Village Lots 5R1 & 5R2, Block E) to create a mixed-use subdivision. The property is generally located south of Lakeside Village Parkway and east of Sunset Boulevard.

Commission Deliberation

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

VOTE ON THE MOTION

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

NAYS: None

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

F. NON-DISCRETIONARY ITEMS

3. **Consider a request for a Site Plan (SP21-0017 – Wild Fork Foods) to redevelop and add an extension to an existing retail building. The property is generally located south of Dixon Lane and east of Long Prairie Road.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Josh Gardner, First Hartford; present for questions, no presentation
 Walt McMennamy, Wild Fork Foods; present for questions, no presentation

Commission Deliberation

Vice-Chair Cox moved to approve SP21-0017 – Wild Fork Foods. Commissioner Wells seconded the motion.

VOTE ON THE MOTION

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

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 7:25 p.m.

At 7:42 p.m., the Planning and Zoning Commission reconvened into regular session.

G. REGULAR ITEMS

- 4. Consider a Site Plan (SP21-0009 – Doctor’s Urgent Care) to develop a medical office, with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances, a partial exception to Section 82-302, Compatibility buffer of the Code of Ordinances and a waiver to Architectural Standards in the Town’s Urban Design Plan for roof pitch. The property is generally located east of Long Prairie Road and north of Forest Vista Drive.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Joshua Storment, BAS Property, LLC; present for questions, no presentation
 Al Wischkowsky, RC3D, Inc.; present for questions, no presentation

Commission Deliberation

Vice-Chair Cox moved to recommend approval of SP21-0009 – Doctor’s Urgent Care, without the compatibility buffer exception and with the requirement that updated plans showing the compatibility buffer wall be submitted. Commissioner Gilmore seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

- 5. Public Hearing to consider an ordinance amending the zoning (ZPD21-0012 – Windhaven Assisted Living PD Amendment) to amend Planned Development District-173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility, with certain waivers, exceptions and modifications to the Code of Ordinance. The property is generally located south of Cross Timbers Road and west of Auburn Drive.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

David Goldstein, DW Gold Construction, Inc.; present for questions, no presentation

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Wells moved to recommend approval of ZPD21-0012 – Windhaven Senior Living PD Amendment. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

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 (Z22-0001 – Flower Mound Woods Block D, Lots 3R & 4R) from Planned Development-173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility to Single Family District-15 (SF-15) uses. The property is generally located north and west of Nan Lane and Alberta Lane.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

David Goldstein, DW Gold Construction, Inc.; present for questions, no presentation

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Gilmore moved to recommend approval of Z22-0001 – Flower Mound Woods Block D, Lots 3R & 4R. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

7. **Public Hearing to consider an ordinance amending the zoning (Z21-0009 – Flower Mound Ranch Prairie Vista) from Interim Holding (IH) uses to Single Family Estate (SF-E) uses. The property is generally located north of Cross Timbers Road and east of U.S. Hwy. 377.**

Staff Presentation

Lexin Murphy, Director of Planning Services

Applicant Presentation

Misty Ventura, Shupe Ventura, PLLC; present for questions, no presentation

Spoke In Favor:

None

Spoke In Opposition:

None

Questions of Informational Nature or Concerns

Sean Stewart, 5313 Castellano Court

Commission Deliberation

Commissioner Wells moved to recommend approval of Z21-0009 – Flower Mound Ranch Prairie Vista. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

- 8. Public Hearing to consider an ordinance for rezoning (MU21-0003 – Lakeside Village) to amend Mixed Use District-1 (MU-1) to amend certain development standards related to Character Zone Standards, Open Space Standards, Parking Standards, Architectural and Building Standards, and Signage Standards in the Lakeside Village Development Code. The property is generally located west of Long Prairie Road along both sides of Lakeside Parkway.**

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 MU21-0003 – Lakeside Village. Vice-Chair Cox seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

H. ADJOURNMENT – REGULAR SESSION: 9:33 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant