

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 28TH DAY OF MARCH 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:55 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
Poornima Kashyap	Principal Planner
Claire Barnes	Planner
John Chapman	Planner
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER: 6:55 P.M.

B. PUBLIC COMMENT

Names listed below don't necessarily reflect the order in which each person spoke.

Speaker Names & Address	Subject
Jeff York, 4901 Bridle Bit With donated time from: Jackie Saxon, 5113 High Ridge Trail Anthony Daliso, 11395 Misty Ridge Drive Denise Daliso, 11395 Misty Ridge Drive Katherine Davison, 11405 Winecup Road Beth Richardson, 4056 Bordeaux Circle Timothy Russell, 1112 Daylily Drive Mary Vincent, 3933 Bordeaux Circle	CTCDD & Cross Timbers Business Park
Fred Vincent, 3933 Bordeaux Circle	CTCDD & Cross Timbers Business Park

Patsy Mizeur, 1821 Castle Court	Cross Timbers Business Park
Kendra Stephenson, 4801 Steinbeck Circle With time donated from: Brad Cooper, 3819 Maple Avenue Caleb Bardin, 3819 Maple Avenue Sam Williams, 3819 Maple Avenue	Cross Timbers Business Park
Stacey Leonard, 11500 Antler Ridge Way	Opposition to Warehouses
JP Parnell, 5901 Southern Hills Drive	Opposition to Warehouses
Rena Hardeman, 8132 Florance Road	Opposition to Warehouses
Christa Call, 10612 Smoky Oak Trail	Opposition to Warehouses
Austin Cartlidge, 11601 Slumber Falls	Opposition to Warehouses
Eric Jensen, 6209 Savannah Oak Trail	Opposition to Warehouses
Carolyn Glover, 6209 Savannah Oak Trail	Opposition to Warehouses
John Leonard, 11500 Antler Ridge Way With donated time from: Haylie Leonard, 11500 Antler Ridge Way Paula Cuva, 11409 Antler Ridge Way Stacey Leonard, 11500 Antler Ridge Way	Opposition to Warehouses
Bob Van Hoef, 6605 Roughleaf Ridge Rd	Opposition to Warehouses
Debra Van Hoef, 6605 Roughleaf Ridge Rd	Opposition to Warehouses
Victor Worley, 11612 Little Elm Creek	Opposition to Warehouses
Jerry Brown, 11324 Bull Head Lane	Opposition to Warehouses
Stacie Bambauer, 6928 Basket Flower	Opposition to Warehouses
Robert Haug, 4904 Long Pond	Opposition to Warehouses
Deborah Dallas, 105 Big Sky Circle With donated time from: Dana Anderson, 3509 Northdale Drive	Opposition to Warehouses
Chris Drew, 5209 Ravine Ridge Court	Opposition to Warehouses
Michelle Jobe, 11358 Misty Ridge Dr With donated time from: John Jobe, 11358 Misty Ridge Dr	Opposition to Warehouses
Ashley Lopez, 7101 Broomsedge Dr	Opposition to Warehouses
Mark Flores, 6312 Crossvine Trail	Opposition to Warehouses
Claudia Villasana-Munoz, 11604 Slumber Falls	Opposition to Warehouses
Alex Pisciotta, 3716 Watermill Way	Opposition to Warehouses
David Pluss, 11459 Misty Ridge Drive	Opposition to Warehouses
Andrew Hering, 1016 Lamp Post Lane	Opposition to Warehouses
Joshua Bostick, 11383 Misty Ridge Dr	Opposition to Warehouses
Candice Pettit, 11359 Gable Circle	Opposition to Warehouses
Melanie Bostick, 11383 Misty Ridge Dr	Opposition to Warehouses
Beckett Klemetsen, 6925 Basket Flower Rd	Opposition to Warehouses
Dan Klemetsen, 6925 Basket Flower Rd	Opposition to Warehouses
Tom Clark, 8704 Baltusrol Dr With time donated from: Cindy Clark, 8704 Baltusrol Dr Lauren Goodman, 7017 Broomsedge Erika Klemetsen, 6925 Basket Flower Rd	Opposition to Warehouses
Chris Withrow, 11490 Misty Ridge	Opposition to Warehouses

Indicated "Do Not Wish To Speak"

Christine Taylor, 6909 Broomsedge Dr	Opposition to Warehouses
Shawnette Gauer, 6921 Broomsedge Dr	Opposition to Warehouses
Patricia Collins, 4301 Mistflower Way	Opposition to Warehouses

Terri Shukri, 3620 Water Mill Way	Opposition to Warehouses
Sonny Gann, 11616 Cedar Grove	Opposition to Warehouses
Frances Goyette, 6325 Willow Ridge Trl	Opposition to Warehouses
Mary & Ciro Panico, 11617 Cedar Grove	Opposition to Warehouses
Sharilyn & Eddie Wilken, 11620 Cedar Grove	Opposition to Warehouses
Annette Summerlin, 11309 Bull Head Lane	Opposition to Warehouses
Alicia Lansbury, 11401 Winecup Rd	Opposition to Warehouses
James Saxon, 5113 High Ridge Trail	Opposition to Warehouses
Sandra Ogden, 11212 Bull Head Lane	Opposition to Warehouses
Roger Summerlin, 11309 Bull Head Lane	Opposition to Warehouses
Aaron Young, 10920 Falling Leaf Trail	Opposition to Warehouses
Dennis Byington, 6605 Elderberry Way	Opposition to Warehouses
Pati Gann, 11616 Cedar Grove	Opposition to Warehouses
Holly McKinney, 4709 Valley Peak Cove	Opposition to Warehouses
Debra Harkness, 11305 Bull Head Lane	Opposition to Warehouses
Kip Harkness, 11305 Bull Head Lane	Opposition to Warehouses
Barbara Catrett, 10816 Pedernales Falls	Opposition to Warehouses
Linda Hooper, 4609 Largo Drive	Opposition to Warehouses
Diane Campbell, 6936 Basket Flower Rd	Opposition to Warehouses
Carlos Caban, 11304 Bull Head Ln	Opposition to Warehouses
Dane McWilliams, 4212 Mistflower Way	Opposition to Warehouses
Alison Flener, 6617 Roughleaf Ridge Rd	Opposition to Warehouses
Katrina Stauffer, 7000 Hickory Falls Dr	Opposition to Warehouses
Kristin Anderson, 1428 Westview Ln	Opposition to Warehouses
Sharon Longman, 7012 Antelope Dr	Opposition to Warehouses
Michael Longman, 7012 Antelope Dr	Opposition to Warehouses
Rod Aldridge, 6201 Whiskerbrush	Opposition to Warehouses
Mia Aldridge, 6201 Wisherbrush Rd	Opposition to Warehouses
Greg Burnham, 11613 Rust Falls Rd	Opposition to Warehouses
Cheryl Baxa, 11613 Rust Falls Rd	Opposition to Warehouses
Jodi Sealy, 6408 Prairie Brush Trail	Opposition to Warehouses
Tracy Sealy, 6408 Prairie Brush Trail	Opposition to Warehouses
Shane Anderson, 1428 Westview Lane	Opposition to Warehouses
Vong Miphouvieng, 11600 Bull Creek Dr	Opposition to Warehouses
Todd Bayuk, 10845 Pedernales Falls	Opposition to Warehouses
Luke Strensrud, 5232 Ravine Ridge Ct	Opposition to Warehouses
Lou Goyette, 6325 Willow Ridge Trl	Opposition to Warehouses
Carolyn Strensrud, 5232 Ravine Ridge Ct	Opposition to Warehouses
Ron Hall, 11367 Bull Head Ln	Opposition to Warehouses
Valerie Hall, 11367 Bull Head Lane	Opposition to Warehouses
Laura Brown, 11324 Bull Head Lane	Opposition to Warehouses
Samantha Hart, 1524 Rustic Timbers	Opposition to Warehouses
Scott Howell, 6555 Dolan Falls Dr	Opposition to Warehouses
Laurie Allain, 6953 Broomsedge Dr	Opposition to Warehouses
Matt Slaton, 2001 Winthrop Hill Rd	Opposition to Warehouses
Zach Stauffer, 7000 Hickory Falls Dr	Opposition to Warehouses
Viral Patel, 1158 Berrydale Dr	Opposition to Warehouses
Pooja Keskar, 11462 Misty Ridge Rd	Opposition to Warehouses
Michele Carlson, 11325 Bull Head Ln	Opposition to Warehouses
Rob Carlson, 11325 Bull Head Ln	Opposition to Warehouses
Sumanth Mallya, 11462 Misty Ridge Dr	Opposition to Warehouses
Paul Roncal, 3509 Misty Meadow Ln	Opposition to Warehouses
Nancy Heck, 5200 Ravine Ridge Ct	Opposition to Warehouses
Vicki Warner, 3529 Misty Meadow	Opposition to Warehouses

Matt Schwalm, 1108 Berrydale Dr	Opposition to Warehouses
Dawn Schwalm, 1108 Berrydale Dr	Opposition to Warehouses
Stacie Campbell, 6345 Crossvine Trl	Opposition to Warehouses
Rob Campbell, 6345 Crossvine Trl	Opposition to Warehouses
Ron Heck, 5200 Ravine Ridge Rd	Opposition to Warehouses
Stephen Gauer, 6921 Broomsedge Dr	Opposition to Warehouses
Ken Schrage, 3325 Meridian Dr	Opposition to Warehouses
Debbie Worley, 11612 Little Elm Creek	Opposition to Warehouses
Divya Patel, 1158 Berrydale Dr	Opposition to Warehouses
Cheryl Moore, 1900 Tennyson	Opposition to Warehouses
Tracey Villalon-Arriaga, 10913 Smoky Oak	Opposition to Warehouses
Lori Villalon-Arriaga, 10913 Smoky Oak	Opposition to Warehouses
Mitzi Rodriguez, 11304 Misty Ridge Dr	Opposition to Warehouses
Alycia Emerson, 4204 Greenthread Way	Opposition to Warehouses
Dave Emerson, 4204 Greenthread Way	Opposition to Warehouses
Tayton Morgan, 6409 Whiskerbrush Rd	Opposition to Warehouses
Meagan Anderson, 4507 Summerhill Court	Opposition to Warehouses
Jamie Brady, 801 Swift Creek Rd	Opposition to Warehouses
Angela Hammond, 1709 Twistleaf	Opposition to Warehouses
Ruth Angel, 11300 Dusty Trail Ct	Opposition to Warehouses
Amber Olivo, 4204 Alyssum Ln	Opposition to Warehouses
Daniel Olivo, 4204 Alyssum Ln	Opposition to Warehouses
Daniella Oropeza, 7101 Antelope Dr	Opposition to Warehouses
Paula Cuva, 11409 Antler Ridge Way	Opposition to Warehouses
Maribel Balderas, 1420 Westborough Dr	Opposition to Warehouses
Carlos Balderas, 1420 Westborough Dr	Opposition to Warehouses
Kristen Anderson, 2841 Edinburg Ln	Opposition to Warehouses
Celeste Parnell, 5901 Southern Hills Dr	Opposition to Warehouses
Craig Morrow, 4508 Tour 18 Dr	Opposition to Warehouses
Elizabeth Barber, 4508 Tour 18 Dr	Opposition to Warehouses
Karla Summers, 3812 Driftwood Ln	Opposition to Warehouses
Scott Summers, 3812 Driftwood Lane	Opposition to Warehouses
Jackie & Bob Giangiulio, 6312 Cedar Sage	Opposition to Warehouses
Sai Prasad Mukala, 7117 Antelope Dr	Opposition to Warehouses
Joseph Mistretta, 1009 Daylily Dr	Opposition to Warehouses
Jon Stricklan, 1701 River Birth Dr	Opposition to Warehouses
Patricia Truitt, 1701 River Birch Dr	Opposition to Warehouses
James Caldwell, 11363 Gable Circle	Opposition to Warehouses
Nicholas Reynolds, 1205 8 th Street	Opposition to Warehouses
Richard Lange, 4201 Cozy Pine	Opposition to Warehouses
Linda Lange, 4201 Cozy Pine	Opposition to Warehouses
Donna Perrin, 1509 Twistleaf Rd	Opposition to Warehouses
Maggie Mistretta, 1009 Daylily Dr	Opposition to Warehouses
Danielle Barfield, 11382 Misty Ridge Dr	Opposition to Warehouses
Caleb Barfield, 11382 Misty Ridge Dr	Opposition to Warehouses
Cherie Hart, 11625 Slumber Falls Dr	Opposition to Warehouses
Keith Hart, 11625 Slumber Falls Dr	Opposition to Warehouses
Amy Bruza, 1005 Coralberry	Opposition to Warehouses
Zachary Leonard, 1005 Coralberry Dr	Opposition to Warehouses
Hunter Leonard, 11500 Antler Ridge Way	Opposition to Warehouses
Justin Williford, 4201 Mistflower Way	Opposition to Warehouses
Sadhana Rajesh, 5008 High Ridge Trail	Opposition to Warehouses
Rajesh Natarajan, 5008 High Ridge Trail	Opposition to Warehouses
Alyssa Francis, 8109 Firestone Dr	Opposition to Warehouses

Troy Francis, 8109 Firestone Drive	Opposition to Warehouses
Ricardo Chiu, 10851 Smoky Oak Trl	Opposition to Warehouses
Ronak Kothari, 1524 Wolfberry Ln	Opposition to Warehouses
Amanda Rodriguez, 11478 Misty Ridge Dr	Opposition to Warehouses
Mireya Ortiz Rodriguez, 11478 Misty Ridge	Opposition to Warehouses
Nicki Gazlay, 1101 Upland Drive	Opposition to Warehouses
James Gazlay, 1101 Uplands Dr	Opposition to Warehouses
Glade & Katherine Oliverson, 6366 Prairie Brush	Opposition to Warehouses
Cinthia Gallegos, 3509 Misty Meadow Ln	Opposition to Warehouses
Rahul Reddy Thummala, 6108 Alyssum Ln	Opposition to Warehouses
Karlie Leonard, 11500 Antler Ridge Way	Opposition to Warehouses
Kenzie (Age 9) Canyon Falls	Opposition to Warehouses
Maria Leticia Herrera, 1212 Daylily Dr	Opposition to Warehouses
Ana Katina Yamamoto, 3713 Birch Wood Ct	Opposition to Warehouses
Kammie (Age 6) Canyon Falls	Opposition to Warehouses
Vishnu Vardhan-Lingala, 1505 Twistleaf Rd	Opposition to Warehouses
Bala Vunnam, 1520 Twistleaf Rd	Opposition to Warehouses
Kim Pisciotta, 3716 Water Mill Way	Opposition to Warehouses
Larry Mathis, 6336 Savannah Oak Tr	Opposition to Warehouses
Greg Anderson, 3509 Northdale Ln	Opposition to Warehouses
Heidi Schultz-Berns, 6612 Dolan Falls	Opposition to Warehouses
Rick Berns, 6612 Dolan Falls	Opposition to Warehouses
Laura Forster, 6421 Dolan Falls Dr	Opposition to Warehouses

The Planning & Zoning Commission recessed at 9:20 p.m. and reconvened at 9:30 p.m.

C. FUTURE AGENDA ITEMS

None

D. DIRECTOR'S REPORT

1. Web Resources

E. CONSENT ITEMS

1. Minutes of February 28, 2022: Consider approval of the minutes of the February 28, 2022, Planning and Zoning Commission Regular Session.
2. RP21-0009 – Flower Mound Woods Lots 3R1 & 4R1, Block D: Consider a request for a Replat (RP21-0009 – Flower Mound Woods Lots 3R1 & 4R1, Block D) to enlarge two existing single-family residential lots. The property is generally located north and west of Nan Lane and Alberta Lane.
3. RC21-0004 – Windhaven Senior Living: Consider a request for a Record Plat (RC21-0004 – Windhaven Senior Living) to create one non-residential lot. The property is located south of Cross Timbers Road and west of Auburn Drive.

Commission Deliberation

Commissioner Naylor moved to approve Consent Items 1, 2, and 3. Commissioner Wilson 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. REGULAR ITEMS

- 4. Public Hearing to consider an ordinance granting Specific Use Permit No. 474 (SUP21-0008 – River Walk Retail Phase II) to permit a fast food restaurant with a drive through window. The property is generally located south of Promenade Way and east of Long Prairie Road.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Michael Beaty, MRW Investors, LLC;

Spoke In Favor:

None

Spoke In Opposition:

Hubert Robichaux, 2541 Gramercy Park Drive
Scott Sanderson, 2604 Gamma Road
Mary Sanderson, 2604 Gamma Road
Bob Blum, 3916 Saturn Street

In Favor, Chose Not To Speak

None

In Opposition, Chose Not To Speak

Marvin & Cindy Yates; 2445 Gramercy Park Drive
Ray & Joanne Garross, 1209 Prairie Creek Court

Commission Deliberation

Commissioner Naylor moved to recommend approval of SUP21-0008 – River Walk Retail Phase II with the following conditions: drive-thru to be open 5:00 AM to 7:00 PM, restaurant to be open 5:00 AM to 9:00 PM, requiring the installation of signage that directs people to turn away from the residential properties as negotiated and agreed to by the Town Staff, and working with the Town Arborist to replace the proposed Vitex tree with a non-invasive species.

There was no second. The motion failed.

Commissioner Gilmore moved to recommend approval of SUP21-0008 – River Walk Retail Phase II with the following conditions: hours of operation for the drive-through window be limited to 5:00 AM to 7:00 PM; hours of operation for the sit-down area of the restaurant be limited to 5:00 AM to 9:00 PM; with the installation of signage stating exit only, one way out; and work with Town Staff to replace the Vitex tree species with native ornamental landscaping. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

AYES: Wells, Cox, Gilmore, Naylor

NAYS: Wilson, Werner

The motion to recommend approval passed by a vote of 4 to 2.

- 5. Public Hearing to consider a request for a Replat (RP22-0002 – Trimble Addition Lot 1 & 2, Block A) to create two residential lots with an exception to the grading criteria, regarding residential lot-to-lot drainage, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located east of High Road and south of Arabian Circle.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Marcus Trimble, Specific Space; present for questions, no presentation

Spoke In Favor:

James Schell, 7501 Arabian Circle

Spoke In Opposition:

None

Commission Deliberation

Commissioner Wells moved to recommend approval of RP22-0002 – Trimble Addition Lot 1 & 2, Block A. 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.

- 6. **Public Hearing to consider an ordinance granting a Specific Use Permit No. 476 (SUP21-0011 – 3800 High Road Accessory Dwelling) to permit an accessory dwelling. The property is generally located east of High Road and south of Arabian Circle.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Marcus Trimble, Specific Space; present for questions, no presentation

Spoke In Favor:

James Schell, 7501 Arabian Circle

Spoke In Opposition:

None

Commission Deliberation

Commissioner Wells moved to recommend approval of SUP21-0011 – 3800 High Road Accessory Dwelling. Commissioner Gilmore 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.

- 7. **Public Hearing to consider an ordinance granting Specific Use Permit No. 477 (SUP21-0012 – Ivybrook Academy – Prairie Plaza Building 6) to permit a day care center use. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Matthew Peterson, DB Constructors

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Vice-Chair Cox moved to recommend approval of SUP21-0012 – Ivybrook Academy – Prairie Plaza Building 6. Commissioner Wells 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.

8. **Public Hearing to consider an ordinance for rezoning (ZPD21-0011 – Townlake Phase Five & Six) from Agricultural District (A) to Planned Development District No. 187 for a cluster development with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Scenic Drive. (*The Planning & Zoning Commission tabled this item by a vote of 6 to 0 at its February 14, 2022, meeting.*)**

Commissioner Gilmore recused himself from the Council Chambers at 11:29 p.m. Prior to the meeting, an Affidavit of Conflict of Interest was signed by Commissioner Gilmore and notarized by Town Staff.

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Mike Boswell, Toll Brothers

Spoke In Favor:

None

Spoke In Opposition:

Caroline Bumgarner, 5150 Kensington Court (card received to speak; left due to time)

Commission Deliberation

Vice-Chair Cox moved to recommend approval of ZPD21-0011 – Townlake Phase Five & Six. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

AYES: Wells, Cox, Wilson, Naylor, Werner

NAYS: None

RECUSED: Gilmore

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

Commissioner Gilmore returned to the Council Chambers at 12:18 a.m. on Tuesday, March 29, 2022

G. ADJOURNMENT – REGULAR SESSION: 12:19 A.M. ON TUESDAY, MARCH 29, 2022

i. CALL TO ORDER WORK SESSION: 12:34 A.M. ON TUESDAY, MARCH 29, 2022

- a. Presentation and discussion on the Town’s CTCDD Cluster Development Survey
 - Staff Presentation: Lexin Murphy, Director of Planning Services

The work session was closed at 2:34 A.M. on Tuesday, March 29, 2022.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant