

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 14TH DAY OF JUNE 2021, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:30 PM

The Planning & Zoning Commission met in a regular session with the following members present:

Brad Ruthrauff	Chair
Robert Rawson	Vice-Chair
Philip Del Vecchio	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Robert Cox	Commissioner, Place 8
Janvier Werner	Commissioner, Place 9

Constituting a quorum with the following members absent:

James Naylor	Commissioner, Place 4
Tim Fink	Commissioner, Place 7

(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
Claire Barnes	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**
 - Beth Soderberg, 3100 Wager Road; regarding Emerald Place MPA & ZPD opposition
 - Cindy Waters, 3030 Wager Road; regarding Emerald Place MPA & ZPD opposition
- E. FUTURE AGENDA ITEMS**
 - None
- F. DIRECTOR'S REPORT**
 - 1. New Version of the Development Map

G. CONSENT ITEMS

1. Consider approval of the minutes of the May 24, 2021, Planning and Zoning Commission Regular Session.

Commission Deliberation

Vice-Chair Rawson moved to approve Consent Item 1. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

AYES: Del Vecchio, Gilmore, Rawson, Cox, Werner

NAYS: None

The motion to approve passed by a vote of 5 to 0.

H. NON-DISCRETIONARY ITEMS

2. Consider a request for a Record Plat (RC20-0011 – Mustang Creek Flower Mound Addition) to create a non-residential subdivision. The property is generally located north of College Parkway, east of Timberland Parkway, and south of Locke Drive.

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Brock Corbett, Kimley-Horn (present for questions, no presentation)

Joseph Helmberger, Kimley-Horn (present for questions, no presentation)

Commission Deliberation

Vice-Chair Rawson moved to approve RC20-0011 – Mustang Creek Flower Mound Addition as presented. Commissioner Del Vecchio seconded the motion.

VOTE ON THE MOTION

AYES: Werner, Cox, Rawson, Gilmore, Del Vecchio

NAYS: None

The motion to approve passed by a vote of 5 to 0.

3. Consider a request for a Site Plan (SP20-0021 – Mustang Creek Estates) to develop a nursing or congregate care facility. The property is generally located north of College Parkway, east of Timberland Parkway, and south of Locke Drive.

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Brock Corbett, Kimley-Horn (present for questions, no presentation)
Joseph Helmberger, Kimley-Horn (present for questions, no presentation)

Commission Deliberation

Vice-Chair Rawson moved to approve SP20-0021 – Mustang Creek Estates as presented. Commissioner Del Vecchio seconded the motion.

VOTE ON THE MOTION

AYES: Del Vecchio, Gilmore, Rawson, Cox, Werner

NAYS: None

The motion to approve passed by a vote of 5 to 0.

I. REGULAR ITEMS

- 4. Public Hearing to consider an ordinance granting Specific Use Permit No. 467 (SUP21-0001 – Lakeside Crossing Building 4 (Jesse James Fit)) to permit a health club or athletic club use. The property is generally located south of Lakeside Parkway along and between International Parkway and Northwood Drive.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Jesse Leyva, (owner) Jesse James Fit (present for questions, no presentation)
Tiffany Leyva, (owner) Jesse James Fit (present for questions, no presentation)

Spoke In Favor:

Kay Simms; 724 Red Oak Drive, Lewisville

In Favor, Did Not Wish To Speak:

Andrew Simms; 724 Red Oak Drive, Lewisville

Spoke In Opposition:

None

Commission Deliberation

Commissioner Gilmore moved to recommend approval of SUP21-0001 – Lakeside Crossing Building 4 (Jesse James Fit) SUP No. 467 as presented. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

AYES: Werner, Cox, Rawson, Gilmore, Del Vecchio

NAYS: None

The motion to recommend approval passed by a vote of 5 to 0.

J. ADJOURNMENT – REGULAR SESSION 7:23 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant