

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 27TH DAY OF JUNE 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:30 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
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:

James Naylor	Commissioner, Place 4
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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:

Bryn Meredith	Town Attorney
Lexin Murphy	Director of Planning Services
Chuck Jennings	Director of Parks and Recreation
Bob Pegg	Assistant Director of Engineering
Mark Long	Assistant Director of Parks and Recreation
Chuck Russell	Principal Planner
Poornima Kashyap	Principal Planner
LauriAnn Cash	Executive Assistant

- A. **CALL REGULAR SESSION TO ORDER: 6:30 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. 2022 Strategic Planning Session

**G. CONSENT ITEMS**

1. Minutes of June 13, 2022: Consider approval of the minutes of the June 13, 2022, Planning and Zoning Commission Regular Session.

**Commission Deliberation**

Commissioner Wells moved to approve Consent Item 1. Vice-Chair Cox seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS:** None

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

**H. NON-DISCRETIONARY ITEMS**

2. Consider a request for a Site Plan (SP21-0011 – Lakeside Parkway Office/Warehouse) to develop an office-showroom warehouse facility. The property is generally located northeast of Lakeside Parkway and Gerault Road.

**Staff Presentation**

Chuck Russell, Principal Planner

**Applicant Presentation**

Kiew Kam, Triangle Engineering, LLC; present for questions, no presentation

**Commission Deliberation**

Commissioner Wilson moved to approve SP21-0011 – Lakeside Parkway Office/Warehouse. Commissioner Werner seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS:** None

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

**I. REGULAR ITEMS**

- 3. Public Hearing to consider an ordinance amending the Master Plan (MPA21-0010 – Parks and Trails Plan) by removing and replacing Section 5.0, “Parks and Trails Plan,” and adopting the 2022 Trails and Bikeways Master Plan.**

**Staff Presentation**

Chuck Jennings, Director of Parks and Recreation

**Applicant Presentation**

Lenny Hughes, Halff Associates, Inc.  
Kelsey Saver, Halff Associates, Inc.

**Spoke In Favor:**

Scott Langley; 800 Carter Court, Flower Mound

**Spoke In Opposition:**

None

**Commission Deliberation**

Vice-Chair Cox moved to recommend approval of MPA21-0010 – Parks and Trails Plan. Commissioner Wells seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS: None**

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

**J. ADJOURNMENT – REGULAR SESSION: 7:30 P.M.**

*Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission convened into closed session at 7:31 p.m.*

*At 8:04 p.m., the Planning and Zoning Commission reconvened into Item i - Work Session.*

***i. CALL TO ORDER WORK SESSION: 8:04 P.M.***

- a. Presentation and discussion on MU21-0002 – Flower Mound Ranch
- Staff Presentation: Lexin Murphy, Director of Planning Services
  - Applicant Presentation: Misty Ventura, Shupe Ventura, PLLC

## b. Public Comment

- Submitted Card, Spoke:
  - Lauren Goodman; 7017 Broomsedge Drive, Argyle
  - Alison Flener; 6617 Roughleaf Ridge Road, Flower Mound
  - Heidi Schulta; 6612 Dolan Falls, Flower Mound
  - Ronnie Jones; 6007 Thorn Trail, Flower Mound
  
- Submitted Card, Did Not Speak
  - Josh Flener; 6617 Roughleaf Ridge Road, Flower Mound
  - Christine Taylor; 6909 Broomsedge Drive, Flower Mound
  - Todd Bayuk; 10845 Pedernales Falls Drive, Flower Mound
  - Kay Davis; 6379 Prairie Brush Trail, Flower Mound
  - Erika Klemetsen; 6925 Basket Flower Road, Flower Mound
  - Jeff Brown; 6709 Canyon Oak Court, Flower Mound
  - Dan Klemetsen; 6925 Basket Flower Road, Flower Mound
  - Maria Brown; 6709 Canyon Oak Court, Flower Mound
  - Deanna Garncarz; (no address given)
  - Nathan Bryan; 6928 Basket Flower Road, Flower Mound
  - Caleb Barfield; 11382 Misty Ridge Drive, Flower Mound
  - Ashley J; (no address given)

*The work session was closed at 9:57 P.M.*

**TOWN OF FLOWER MOUND, TEXAS**

**Lexin Murphy, Director of Planning Services**

**ATTEST:**

**LauriAnn Cash, Executive Assistant**