

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 12TH DAY OF JULY 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
Tim Fink	Commissioner, Place 7
Robert Cox	Commissioner, Place 8
Janvier Werner	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:

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: 6:30 P.M.**
- B. INVOCATION**
- C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. PUBLIC COMMENT**
 - Randy Soderberg, 3100 Wager Road; regarding Emerald Place MPA & ZPD
 - Beth Soderberg, 3100 Wager Road; regarding Emerald Place MPA & ZPD
- E. FUTURE AGENDA ITEMS**
 - None

F. DIRECTOR'S REPORT

1. Development Update
 - a. The Planning and Zoning Commission agreed to have a Work Session on July 26, 2021 for the following projects:
 - Emerald Place - MPA21-0007 and ZPD21-0005
 - Spinks Road Tract – MPA21-0006 and ZPD21-0004
2. Coordination of Calendars
 - a. The Planning and Zoning Commission agreed to, if needed, have a meeting on August 30, 2021 due to only having one meeting in August (August 9, 2021)

G. CONSENT ITEMS

1. **Consider approval of the minutes of the June 14, 2021, Planning and Zoning Commission Regular Session.**
2. **Consider a request for a Record Plat (RC20-0010 – Waketon Road / Rippy Road ROW) to dedicate right-of-way. The property is located west of Long Prairie Road and south of Dixon Lane along Waketon Road and Rippy Road.**
3. **Consider a request for a Record Plat (RC21-0001 – Bella Strada Addition, Phase III) to create a non-residential subdivision. The property is generally located north of Spinks Road and west of Gerault Road.**
4. **Consider a request for a Replat (RP21-0002 – Stone Hill Farms Retail Addition No. 2, Lots 2R & 3, Block A) to create a non-residential subdivision. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.**

Commission Deliberation

Vice-Chair Rawson moved to approve Consent Items 1 through 4. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

H. NON-DISCRETIONARY ITEMS

5. **Consider a request for a Record Plat (RC20-0013 – Niagara Conservation, Deus LLC Addition) to create a non-residential subdivision. The property is generally located north of Enterprise Road and east of Old Gerault Road.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Alexander Camunez, Pacheco Koch; (present for questions, no presentation)
 Trina Burris, Meinhardt & Associates Architects (present for questions, no presentation)
 Alex Flores, TIG Real Estate (present for questions, no presentation)

Commission Deliberation

Vice-Chair Rawson moved to approve RC20-0013 – Niagara Conservation, Deus LLC Addition as presented. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

- 6. Consider a request for a Site Plan (SP20-0024 – Niagara Conservation) to develop an office, warehouse and distribution facility. The property is generally located north of Enterprise Road and east of Old Gerault Road.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Alexander Camunez, Pacheco Koch; (present for questions, no presentation)
 Trina Burris, Meinhardt & Associates Architects (present for questions, no presentation)
 Alex Flores, TIG Real Estate (present for questions, no presentation)

Commission Deliberation

Vice-Chair Rawson moved to approve SP20-0024 – Niagara Conservation as presented. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

I. REGULAR ITEMS

- 7. Public Hearing to consider an ordinance granting a Specific Use Permit No. 471 (SUP21-0004 – Prairie Plaza Vet) to permit a veterinary hospital (inside pens) use. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Kendra Stephenson, Portmanteau Consulting

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Gilmore moved to recommend approval of SUP21-0004 – Prairie Plaza Vet as presented. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

8. **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.**

Commission Deliberation

Vice-Chair Rawson moved to table MPA21-0005 – Silveron Flower Mound Duke to the July 26, 2021 Planning and Zoning meeting. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to table to July 26, 2021 passed by a vote of 6 to 0.

9. **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, 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.**

Commission Deliberation

Vice-Chair Rawson moved to table ZPD21-00003 – Silveron Flower Mound Duke PD-181 to the July 26, 2021 Planning and Zoning meeting. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to table to July 26, 2021 passed by a vote of 6 to 0.

J. ADJOURNMENT – REGULAR SESSION: 7:12 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant