

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 26TH 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            |
| James Naylor       | Commissioner, Place 4 |
| Philip Del Vecchio | Commissioner, Place 5 |
| Robert Cox         | Commissioner, Place 8 |
| Janvier Werner     | Commissioner, Place 9 |

Constituting a quorum with the following members absent:

|                |                       |
|----------------|-----------------------|
| Donald Gilmore | Commissioner, Place 6 |
| 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                 |
| Poornima Kashyap | 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**

Ron Robbins, Toll Brothers; requested to postpone Work Session Item B (Spinks Road Tract) to the next scheduled meeting. The Planning and Zoning Commission agreed to table Work Session Item B to the August 9, 2021 meeting.

The following people spoke in opposition to Work Session Item A (Emerald Place)

Beth Soderberg, 3100 Wager Road  
 Mitch Waters, 3030 Wager Road  
 Diane Preston, 1124 Lopo Road;  
 Cindy Waters, 3030 Wager Road  
 Kerri Horan-Garza, 3922 Willow Run Drive

Bridget Siharath, 3228 Wager Road  
 Scott Langley, 800 Carter Court  
 John Dwyer, 2905 Acorn Trail  
 Becky Dwyer, 2905 Acorn Trail  
 Nick Nelson, 2801 S Garden Ridge Boulevard  
 Jeff Kuzniar; 2612 Russwood Drive  
 Jillian Grace Soderberg; 3100 Wager Road  
 Bruce McFarling, 900 Oak Drive  
 Tony Moffitt, 516 Newport Drive  
 Nick Shah, 1114 Oak Drive  
 Cindy Bocksell, 1104 Oak Drive

The following people were in opposition to Work Session Item A (Emerald Place), and did not wish to speak:

Kathy O'Donnell, 910 Oak Drive  
 Al Lisbona, 712 Fallbrook Drive  
 Mary Anne Lisbona, 712 Fallbrook Drive  
 Jennifer Allen, 1412 Mimosa Court  
 Amy Watkins, 2004 Reserve Court  
 Barbara Macdonald, 3813 Simmons Creek Lane  
 Lacey Walker-Soderberg, 3100 Wager Road  
 Moukoa Siharath, 3228 Wager Road  
 Bill Preston, 1124 Lopo Road  
 Jodi Niemann, 2321 Cedarwood Drive  
 F. Marian Pearn, 2901 Acorn Trail  
 Angela Vinson, 1224 Oak Creek Circle

**E. FUTURE AGENDA ITEMS**

None

**F. DIRECTOR'S REPORT**

1. Flower Mound Ranch

**G. CONSENT ITEMS**

1. **Consider approval of the minutes of the July 12, 2021, Planning and Zoning Commission Regular Session.**
2. **Consider a request for a Replat (RP21-0004 – Smith Addition Lot 2R1 & 2R2, Block A) to create a non-residential subdivision. The property is generally located east of Morriss Road and north of Eaton Street.**

**Commission Deliberation**

Vice-Chair Rawson moved to approve Consent Items 1 through 2. Commissioner Werner seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Naylor, Del Vecchio, Rawson, Cox, Werner

**NAYS:** None

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

**H. REGULAR ITEMS**

- 3. Public Hearing to consider a request for a Comprehensive Sign Package (CSP21-0001 – My Garage Self Storage) for My Garage Self Storage. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road.**

**Staff Presentation**

Poornima Kashyap, Principal Planner

**Applicant Presentation**

Will Harvey, My Garage Self Storage; present for questions, no presentation

**Spoke In Favor:**

None

**Spoke In Opposition:**

None

**Commission Deliberation**

Commissioner Cox moved to recommend approval of CSP21-0001 – My Garage Self Storage as presented. Commissioner Del Vecchio seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Naylor, Del Vecchio, Rawson, Cox, Werner

**NAYS:** None

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

- 4. 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.**

**Staff Presentation**

Chuck Russell, Principal Planner

**Applicant Presentation**

Jeff Thornton, Duke Realty  
Jeff Dolian, Kimley-Horn

**Spoke In Favor:**

None

**Spoke In Opposition:**

None

**Question(s) of Informational Nature:**

George Grogan, 1205 Oak Drive  
Bruce McFarling, 900 Oak Drive

**Commission Deliberation**

Commissioner Cox moved to table MPA21-0005 – Silveron Flower Mound Duke to the August 9, 2021 Planning and Zoning meeting. Vice-Chair Rawson seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Naylor, Del Vecchio, Rawson, Cox, Werner

**NAYS:** None

The motion to table to August 9, 2021 passed by a vote of 5 to 0.

5. 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.

**Staff Presentation**

Chuck Russell, Principal Planner

**Applicant Presentation**

Jeff Thornton, Duke Realty  
Jeff Dolian, Kimley-Horn

**Spoke In Favor:**

None

**Spoke In Opposition:**

None

**Question(s) of Informational Nature:**

George Grogan, 1205 Oak Drive  
Bruce McFarling, 900 Oak Drive

**Commission Deliberation**

Commissioner Cox moved to table ZPD21-0003 – Silveron Flower Mound Duke to the August 9, 2021 Planning and Zoning meeting. Vice-Chair Rawson seconded the motion.

**VOTE ON THE MOTION**

**AYES: Werner, Cox, Rawson, Del Vecchio, Naylor**

**NAYS: None**

**The motion to table to August 9, 2021 passed by a vote of 5 to 0.**

**I. ADJOURNMENT – REGULAR SESSION: 9:04 P.M.*****i.* CALL TO ORDER - WORK SESSION: 9:05 P.M.**

- a. Emerald Place: MPA21-0007 and ZPD21-0005
  - Staff Presentation: Chuck Russell, Principal Planner
  - Applicant Presentation: Reginald Rembert, Rembert Enterprises  
Dr. Kevin Rogers, LISD Superintendent
  
- b. Spinks Road Tract: MPA21-0006 and ZPD21-0004
  - During the Public Comment section of the Regular Meeting, the applicant requested to postpone this item to the next scheduled meeting. The Planning and Zoning Commission agreed to table the Work Session to the August 9, 2021, meeting.

*The work session was closed at 10:07 P.M.*

**TOWN OF FLOWER MOUND, TEXAS**

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Lexin Murphy, Director of Planning Services**

**ATTEST:**

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LauriAnn Cash, Executive Assistant**