

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 9TH DAY OF AUGUST 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
Donald Gilmore	Commissioner, Place 6
Robert Cox	Commissioner, Place 8
Janvier Werner	Commissioner, Place 9

Constituting a quorum with the following members absent:

Philip Del Vecchio	Commissioner, Place 5
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
John Chapman	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**
 - Cindy Waters, 3030 Wager Road; regarding Emerald Place
 - Mitch Waters, 3030 Wager Road; regarding Emerald Place
 - Beth Soderberg, 3100 Wager Road; regarding Emerald Place
 - Randy Soderberg, 3100 Wager Road; regarding Emerald Place
- E. FUTURE AGENDA ITEMS**

None

F. DIRECTOR'S REPORT

1. Legislative Update
2. Board & Commission Information Session

G. CONSENT ITEMS

1. Consider approval of the minutes of the July 26, 2021, Planning and Zoning Commission Regular Session.

Commission Deliberation

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

VOTE ON THE MOTION

AYES: Naylor, 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 Site Plan (SP20-0008 – Coram Deo Academy Football Field) to expand an existing athletic field. The property is generally located west of Skillern Road and north of Wichita Trail.

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Kendra Stephenson, Portmanteau Consulting; present for questions, no presentation

Commission Deliberation

Commissioner Gilmore moved to approve SP20-0008 – Coram Deo Academy Football Field, as presented. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

AYES: Werner, Cox, Rawson, Gilmore, Naylor

NAYS: None

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

I. REGULAR ITEMS

3. **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; requested to table item to the August 30, 2021 meeting

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Vice-Chair Rawson moved to table MPA21-0005 – Silveron Flower Mound Duke to the August 30, 2021 Planning and Zoning meeting. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

AYES: Naylor, Gilmore, Rawson, Cox, Werner

NAYS: None

The motion to table to August 30, 2021 passed by a vote of 5 to 0.

4. **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; requested to table item to the August 30, 2021 meeting

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Vice-Chair Rawson moved to table ZPD21-0003 – Silveron Flower Mound Duke to the August 30, 2021 Planning and Zoning meeting. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

AYES: Werner, Cox, Rawson, Gilmore, Naylor

NAYS: None

The motion to table to August 30, 2021 passed by a vote of 5 to 0.

I. ADJOURNMENT – REGULAR SESSION: 6:58 P.M.

i. CALL TO ORDER - WORK SESSION: 6:59 P.M.

- a. Spinks Road Tract: MPA21-0006 and ZPD21-0004
 - Staff Presentation: Claire Barnes, Planner
 - Applicant Presentation: Demerius Seals, Toll Brothers
- b. LDR 21-0001: Parking, Bypass Lanes, Accessory Buildings, Outdoor Lighting
 - Staff Presentation: John Chapman, Planner

The work session was closed at 8:58 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant