

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 15TH DAY OF AUGUST 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:31 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
James Naylor	Commissioner, Place 4
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:

None

*(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
Bob 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: 6:31 P.M.**
- B. INVOCATION**
- C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. PUBLIC COMMENT**
  - Don Johnson, 3808 Bordeaux Court; regarding Flower Mound Ranch
  - Mike Boswell, 2665 Virginia Parkway; regarding Item F(1) – Work Sessions (did not speak)
- E. FUTURE AGENDA ITEMS**

1. Commissioner Hobbs asked for clarification of the August calendar. Lexin Murphy, Director of Planning Services confirmed that the Commission has a meeting on Monday, August 29, 2022.
2. Chair Ruthrauff suggested having a photographic image overview on the Commission Staff Reports, similar to Town Council. The Commission was in agreement. Staff will create examples for review before implementing.
3. Vice-Chair Cox suggested the Flower Mound Development Map website link be included on various forms of communication. Lexin Murphy confirmed the Town includes the map link with property owner notifications, but the software does not allow links to specific projects.

#### **F. DIRECTOR'S REPORT**

1. Work Sessions
  - a. The Commission discussed options regarding the structure of Work Sessions.
  - b. The Commission agreed to include Public Comment during Work Sessions after Staff and Applicant presentations.

#### **G. CONSENT ITEMS**

1. Minutes of July 25, 2022: Consider approval of the minutes of the July 25, 2022, Planning and Zoning Commission Regular Session.

#### **Commission Deliberation**

Commissioner Naylor moved to approve Consent Item 1. Commissioner Werner seconded the motion.

#### **VOTE ON THE MOTION**

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

**NAYS:** None

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

#### **H. NON-DISCRETIONARY ITEMS**

2. Consider a request for a Record Plat (RC22-0005 – Silveron Industrial Addition Lots 1 & 2, Block A) to create two non-residential lots. 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; present for questions, no presentation

#### **Commission Deliberation**

Commissioner Wells moved to approve RC22-0005 – Silveron Industrial Addition Lots 1 & 2, Block A. Commissioner Naylor seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS:** None

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

3. Consider a request for a Site Plan (SP22-0003 – Duke Silveron) to develop an office, warehouse and distribution facility. 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; present for questions, no presentation

**Commission Deliberation**

Commissioner Wells moved to approve SP22-0003 – Duke Silveron. Commissioner Naylor seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS:** None

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

4. Consider a request for a Development Plan (DP21-0005 – Townlake Phase Five and Six) to develop a residential subdivision. The property is located south of Cross Timbers Road and east of Scenic Drive.

*Commissioner Gilmore recused himself from the Council Chambers at 7:39 p.m. Prior to the meeting, an Affidavit of Conflict of Interest was signed by Commissioner Gilmore and notarized by Town Staff.*

**Staff Presentation**

Poornima Kashyap, Principal Planner

**Applicant Presentation**

Mike Boswell, Toll Brothers; present for questions, no presentation

**Commission Deliberation**

Commissioner Wilson moved to recommend approval of DP21-0005 – Townlake Phase Five and Six. Commissioner Werner seconded the motion.

**VOTE ON THE MOTION**

**AYES: Wells, Cox, Wilson, Naylor, Werner**

**NAYS: None**

**ABSTAIN: Gilmore**

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

*Commissioner Gilmore returned to the Council Chambers at 7:45 p.m.*

**I. REGULAR ITEMS**

- 5. Public Hearing to consider an ordinance granting Specific Use Permit No. 480 (SUP22-0003 – Stay N’ Play) to permit an amusement and recreation (Indoors) facility. The property is generally located west of Yucca Drive and south of Churchill Drive.**

**Staff Presentation**

Claire Barnes, Planner

**Applicant Presentation**

Debra Porter, Stay N’ Play

**Spoke In Favor**

None

**Spoke In Opposition**

None

**Commission Deliberation**

Commissioner Naylor moved to recommend approval of SUP22-0003 – Stay N’ Play; with the modification of extending operating hours to be from 8:00 a.m. to 8:00 p.m. Monday through Sunday. Commissioner Werner seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS: None**

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

- 6. Public Hearing to consider an ordinance amending the zoning (Z22-0003 – Radionov Estate) from Agricultural District (A) uses to Single-Family Estate District (SF-E) uses. The property is generally located west of Morriss Road and south of Hazy Meadows Lane.**

**Staff Presentation**

Chuck Russell, Principal Planner

**Applicant Presentation**

Ilya Volan on behalf of the applicant; present for questions, no presentation

**Spoke In Favor**

None

**Spoke In Opposition**

None

**Chose Not To Speak; No Opposition or Support Indicated on Card**

Walter and Kathy Leyerie, 2109 Water Oak Court

**Commission Deliberation**

Vice-Chair Cox moved to recommend approval of Z22-0003 – Radionov Estate. Commissioner Werner seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS: None**

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

**J. ADJOURNMENT – REGULAR SESSION: 8:18 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**