

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 30TH 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
James Naylor	Commissioner, Place 4
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:

Robert Rawson	Vice-Chair
Vacant	Place 2

(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
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**
 - Leigh Ann Lewis, 1306 Blairwood Dr; regarding Lewisville ISD Properties
 - Shawn Sheehan, 2433 Northwind Dr, Little Elm; regarding Lewisville ISD Properties
 - Angela Vinson, 1224 Oak Creek Circle; regarding Emerald Place
- E. FUTURE AGENDA ITEMS**

None

F. DIRECTOR'S REPORT

1. Strategic Planning Session Summary Report
2. Flower Mound Municode

G. CONSENT ITEMS

1. **Consider approval of the minutes of the August 9, 2021, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner Gilmore moved to approve Consent Item 1. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

H. REGULAR ITEMS

2. **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
Kori Haug, Belle Firma

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Del Vecchio moved to recommend approval of MPA21-0005 – Silveron Flower Mound Duke as presented. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

AYES: Cox, Fink, Gilmore, Del Vecchio, Naylor

NAYS: Werner

The motion to table to recommend approval passed by a vote of 5 to 1.

3. **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
Kori Haug, Belle Firma

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Gilmore moved to recommend approval of ZPD21-0003 – Silveron Flower Mound Duke PD-181 as presented. Commissioner Fink seconded the motion.

VOTE ON THE MOTION

AYES: Naylor, Del Vecchio, Gilmore, Fink, Cox

NAYS: Werner

The motion to recommend approval passed by a vote of 5 to 1.

- 4. **Public Hearing to consider an ordinance amending the Master Plan (MPA21-0007 – Emerald Place) to amend Section 1.0 Land Use Plan, of the Master Plan to change the current land use designation from Estate Residential to Medium Density Residential uses. The property is generally located west of Wager Road and south of Kirkpatrick Lane.**

Commission Deliberation

Commissioner Cox moved to table MPA21-0007 – Emerald Place to the September 13, 2021 Planning and Zoning meeting. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to table to September 13, 2021 passed by a vote of 6 to 0.

- 5. **Public Hearing to consider an ordinance amending the zoning (ZPD21-0005 – Emerald Place) from Agricultural District uses to Planned Development District No. 183 (PD-183) with Single Family District-10 (SF-10) uses and with certain modifications to the Code of Ordinances. The property is generally located west of Wager Road and south of Kirkpatrick Lane.**

Commission Deliberation

Commissioner Cox moved to table ZPD21-0005 – Emerald Place PD-183 to the September 13, 2021 Planning and Zoning meeting. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to table to September 13, 2021 passed by a vote of 6 to 0.

I. ADJOURNMENT – REGULAR SESSION: 8:10 P.M.

TOWN OF FLOWER MOUND, TEXAS

**_____
Lexin Murphy, Director of Planning Services**

ATTEST:

**_____
LauriAnn Cash, Executive Assistant**