

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 13TH DAY OF SEPTEMBER 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
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:

Vacant	Place 2
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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
Poornima Kashyap	Principal Planner
Chuck Russell	Principal 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**
None
- E. FUTURE AGENDA ITEMS**

Chair Ruthrauff wanted to know if Town Staff can look into more training opportunities for the Commission. Commissioner Werner, Commissioner Fink, Commissioner Gilmore, Vice-Chair Rawson, and Commissioner Cox agreed. Lexin Murphy, Director of Planning Services said Staff would research options and present them to the Commission at a future date.

F. DIRECTOR'S REPORT

1. Flower Mound Ranch Applications

G. CONSENT ITEMS

1. Consider approval of the minutes of the August 30, 2021, Planning and Zoning Commission Regular Session.

Commission Deliberation

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

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: Rawson

The motion to approve passed by a vote of 5 to 0 to 1.

H. NON-DISCRETIONARY ITEMS

2. Consider a request for a Site Plan (SP21-0005 – Car Dealership Landscaping) to amend a portion of the approved landscape plan. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway.

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Applicant not present

Commission Deliberation

Vice-Chair Rawson moved to approve of SP21-0005 – Car Dealership Landscaping as presented. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

I. REGULAR ITEMS

3. **Public Hearing to consider an ordinance amending the Master Plan (MPA21-0003 – 1600 Arrowhead) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Office uses to Retail uses. The property is generally located south of Cross Timbers Road and west of Fireside Drive.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Carlos Cabre, Cabre & Associates; present for questions, no presentation
 Joe Northern, Transit Center Properties; present for questions, no presentation

Spoke In Favor:

None

Spoke In Opposition:

None

Had Questions of Informational Nature or Concerns:

Jeffrey Bevers, 1100 Oak Drive; traffic concerns
 Kathy O'Donnell, 910 Oak Drive; traffic concerns
 Charles Young, 909 Oak Drive; traffic concerns
 Diane Preston, 1124 Lopo Road; traffic concerns
 Cindy Bocksell, 1104 Oak Drive; traffic concerns

Commission Deliberation

Commissioner Fink moved to recommend approval of MPA21-0003 – 1600 Arrowhead Drive as presented. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

4. **Public Hearing to consider an ordinance amending the zoning (ZPD21-0007 – 1600 Arrowhead) from Office (O) District uses to Planned Development District No.185 (PD-185) with Retail (R) District uses, with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Fireside Drive.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Carlos Cabre, Cabre & Associates; present for questions, no presentation
 Joe Northern, Transit Center Properties; present for questions, no presentation

Spoke In Favor:

None

Spoke In Opposition:

None

Had Questions of Informational Nature or Concerns:

Jeffrey Bevers, 1100 Oak Drive; traffic concerns
 Kathy O'Donnell, 910 Oak Drive; traffic concerns
 Charles Young, 909 Oak Drive; traffic concerns
 Diane Preston, 1124 Lopo Road; traffic concerns
 Cindy Bocksell, 1104 Oak Drive; traffic concerns

Commission Deliberation

Commissioner Fink moved to recommend approval of ZPD21-0007 – 1600 Arrowhead PD-185 as presented. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

- 5. 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.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Reginald Rembert, Rembert Enterprises; present, no presentation; and requested to table item to the September 27, 2021, meeting.

The Planning & Zoning Commission declined to table the item and moved forward with the public hearing.

Spoke In Favor:

None

Spoke In Opposition:

Mitch Waters, 3030 Wager Road
Emily Brown-Ighege, 3400 Wager Road
Jeffrey Bevers, 1100 Oak Drive

In Opposition, Did Not Wish To Speak:

Kathy O'Donnell, 910 Oak Drive
Cindy Waters, 3030 Wager Road (present and donated time to Mitch Waters)
Al McDonald, 3813 Simmons Creek Lane
Toni Moffitt, 516 Newport Drive
Donna Poplawski-Kreie, 901 Sugarberry Lane
Cindy Bocksell, 1104 Oak Drive
Diane Preston, 1124 Lopo Road
Bill Preston, 1124 Lopo Road
Randy Soderberg, 3100 Wager Road
Amy Watkins, 2004 Reserve Court
Beth Soderberg, 3100 Wager Road
Stacy Manning, 3706 Bluebonnet Court
Charles Young, 909 Oak Drive
Bebbly Young, 909 Oak Drive
Brady Kilpper, 1712 Southwicke Drive
Barbara McDonald, 3813 Simmons Creek Lane

Commission Deliberation

Commissioner Gilmore moved to recommend denial of MPA21-0007 – Emerald Place to as presented. Commissioner Del Vecchio seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

6. **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.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Reginald Rembert, Rembert Enterprises; present, no presentation; and requested to table item to the September 27, 2021, meeting.

The Planning & Zoning Commission declined to table the item and moved forward with the public hearing.

Spoke In Favor:

None

Spoke In Opposition:

Mitch Waters, 3030 Wager Road
Emily Brown-Ighege, 3400 Wager Road
Jeffrey Bevers, 1100 Oak Drive

In Opposition, Did Not Wish To Speak:

Kathy O'Donnell, 910 Oak Drive
Cindy Waters, 3030 Wager Road (present and donated time to Mitch Waters)
Al McDonald, 3813 Simmons Creek Lane
Toni Moffitt, 516 Newport Drive
Donna Poplawski-Kreie, 901 Sugarberry Lane
Cindy Bocksell, 1104 Oak Drive
Diane Preston, 1124 Lopo Road
Bill Preston, 1124 Lopo Road
Randy Soderberg, 3100 Wager Road
Amy Watkins, 2004 Reserve Court
Beth Soderberg, 3100 Wager Road
Stacy Manning, 3706 Bluebonnet Court
Charles Young, 909 Oak Drive
Bebbly Young, 909 Oak Drive
Brady Kilpper, 1712 Southwicke Drive
Barbara McDonald, 3813 Simmons Creek Lane

Commission Deliberation

Commissioner Gilmore moved to recommend denial of ZPD21-0005 – Emerald Place PD-183 as presented. Commissioner Del Vecchio seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

J. ADJOURNMENT – REGULAR SESSION: 8:08 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant