

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 11TH DAY OF OCTOBER 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	Commissioner, Place 1
Robbie Cox	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:

Bryn Meredith	Town Attorney
Lexin Murphy	Director of Planning Services
Robert Pegg	Assistant Director of Engineering
Poornima Kashyap	Principal Planner
Claire Barnes	Planner
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER: 6:30 P.M.

B. ELECTION OF OFFICERS

1. Chair

Commissioner Cox nominated Commissioner Ruthrauff to continue the role as Planning & Zoning Commission Chair. Commissioner Werner seconded the nomination.

VOTE ON THE NOMINATION

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

NAYS: None

The nomination passed by a vote of 7 to 0.

2. Vice-Chair

Commissioner Ruthrauff nominated Commissioner Cox for Vice-Chair of the Planning & Zoning Commission. Commissioner Naylor seconded the nomination.

VOTE ON THE NOMINATION

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

NAYS: None

The nomination passed by a vote of 7 to 0.

C. PUBLIC COMMENT

None

D. FUTURE AGENDA ITEMS

1. Commissioner Gilmore suggested making more training opportunities available.
2. Vice-Chair Cox suggested having a work session on the history of the Town's Master Plan.

E. DIRECTOR'S REPORT

1. Training Opportunities

F. CONSENT ITEMS

1. Consider approval of the minutes of the September 27, 2021, Planning and Zoning Commission Regular Session.

Commission Deliberation

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

VOTE ON THE MOTION

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

NAYS: None

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

G. REGULAR ITEMS

2. Public Hearing to consider a Site Plan (SP21-0004 – Dutch Bros Coffee) to develop a fast food restaurant with a drive through window, with an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious

design, a waiver to Architectural Standards in the Town’s Urban Design Plan for roof pitch, and an exception to ‘Underground Utilities’ pursuant to Section 82-377, “Exceptions,” of the Code of Ordinances. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Steve Homeyer, Homeyer Engineering
Gene Colley, Embrey Development
Jeff Bennett, Dutch Bros Coffee

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Vice-Chair Cox moved to recommend approval of SP21-0004 – Dutch Bros Coffee with no exceptions. Commissioner Gilmore seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to recommend approval with no exceptions passed by a vote of 6 to 0.

- 3. Public Hearing to consider an ordinance granting a Specific Use Permit No. 473 (SUP21-0007 – Stone Hill Boat Sales) to permit Retail, general (outdoors) facility for a boat dealership, with an exception to ‘Underground Utilities’ pursuant to Section 82-377, “Exceptions,” of the Code of Ordinances. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Steve Homeyer, Homeyer Engineering

Spoke In Favor:

None

Spoke In Opposition:

Andrea Sanders, 1220 Stonehedge Place
Jeff Darlington, 1824 Stonecrest Drive

Had Comments, Concerns, and/or Questions of Informational Nature:

Edwina Potter, 5804 Valencia Drive

Commission Deliberation

Commissioner Gilmore moved to recommend denial of SUP21-0007 – Stone Hill Boat Sales as presented. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

- 4. Public Hearing to consider an ordinance granting Specific Use Permit No. 475 (SUP21-0009 – Pepper Creek Ranch Lot 1, Block B Accessory Dwelling) to permit an accessory dwelling. The property is generally located north of Bloomington Parkway and west of Summer Hill Court.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Lucie Rees, 4421 Sanderlin Drive; Present for questions, no presentation

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Vice-Chair Cox moved to recommend approval of SUP21-0009 – Pepper Creek Ranch Lot 1, Block B Accessory Dwelling. Commissioner Wells seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

H. **ADJOURNMENT – REGULAR SESSION: 8:29 P.M.**

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant