

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 12TH DAY OF DECEMBER 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:30 PM**

The Planning & Zoning Commission met in a regular session with the following members present:

Brad Ruthrauff	Commissioner, Place 1
Jason Hobbs	Commissioner, Place 2
Janvier Werner	Commissioner, Place 3
Greg Wilson	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Kathryn Wells	Commissioner, Place 7
Chris Drew	Commissioner, Place 8
Scott Jostes	Commissioner, Place 9

Constituting a quorum with the following members absent:

Brady Kilpper	Commissioner, Place 4
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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
Tommy Dalton	Assistant Town Manager
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: 6:30 P.M.**
- B. **INVOCATION**
- C. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. **PUBLIC COMMENT**  
Bradley Lundstealf; 13217 Cheatham Court; Fort Worth; regarding Monarch Butterflies
- E. **FUTURE AGENDA ITEMS**  
None
- F. **DIRECTOR'S REPORT**

1. Coordination of Calendars

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

1. Minutes of November 14, 2022: Consider approval of the minutes of the November 14, 2022, Planning and Zoning Commission Regular Session.
2. RC22-0007- Oakbridge Crossing Phase I: Consider a request for a Record Plat (RC22-0007 – Oakbridge Crossing Phase I) to develop a residential subdivision. The property is generally located east of Long Prairie Road and north of Spinks Road.
3. RC22-0008- Oakbridge Crossing Phase II: Consider a request for a Record Plat (RC22-0008 – Oakbridge Crossing Phase II) to develop a residential subdivision. The property is generally located east of Long Prairie Road and north of Spinks Road.
4. RC22-0012- Oakbridge Crossing Phase III: Consider a request for a Record Plat (RC22-00012 – Oakbridge Crossing Phase III) to develop a residential subdivision. The property is generally located east of Long Prairie Road and north of Spinks Road.
5. RP22-0006 – The Clubhouse at Bridlewood, Lots 3R1 & 3R2, Block 1: Consider a request for a Replat (RP22-0006 – The Clubhouse at Bridlewood, Lots 3R1 & 3R2, Block 1) to subdivide one non-residential lot and create two non-residential lots. The property is generally located north and east of Bridlewood Boulevard and Windsor Drive.

#### **Commission Deliberation**

Vice-Chair Wells moved to approve Consent Items 1 through 5. Commissioner Gilmore seconded the motion.

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

**AYES:** Hobbs, Werner, Wilson, Wells, Gilmore, Jostes

**NAYS:** None

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

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

6. Consider a request for a Site Plan (SP22-0011 – Nine Oaks Retail Lot 1, Block A) to develop a retail building. The property is generally located on the northwest corner of Flower Mound Road and Old Orchard Lane.

#### **Staff Presentation**

Claire Barnes, Planner

#### **Applicant Presentation**

Logan Beall, Beall Investments; present for questions, no presentation

#### **Commission Deliberation**

Commissioner Wilson moved to approve SP22-0011 – Nine Oaks Retail Lot 1, Block A, as presented. Commissioner Werner seconded the motion.

**VOTE ON THE MOTION**

**AYES: Jostes, Gilmore, Wells, Wilson, Werner, Hobbs**

**NAYS: None**

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

**I. REGULAR ITEMS**

- 7. Public Hearing to consider an ordinance granting Specific Use Permit No. 482 (SUP22-0005 – Long Prairie Plaza Daycare) to permit a day care center use. The property is generally located south of Sherri Lane and east of Long Prairie Road.**

**Staff Presentation**

Chuck Russell, Principal Planner

**Applicant Presentation**

Jason Kilpatrick, Ridinger Associates; present for questions, no presentation  
Edmond Elias, Property Owner; present for questions, no presentation

**Spoke In Favor**

None

**Spoke In Opposition**

None

**Commission Deliberation**

Vice Chair Wells moved to recommend approval of SUP22-0005 – Long Prairie Plaza Daycare, as presented. Commissioner Gilmore seconded the motion.

**VOTE ON THE MOTION**

**AYES: Hobbs, Werner, Wilson, Wells, Gilmore, Jostes**

**NAYS: None**

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

- 8. Public Hearing ZPD22-0005 – Roach Addition Public Hearing to consider an ordinance for rezoning (ZPD22-0005 – Roach Addition) from Agricultural District uses and Interim Holding uses to Planned Development District No. 194 (PD-**

**194) with Agricultural uses and with certain exceptions and modifications to the Code of Ordinances. The property is generally located north of Cross Timbers Road and west of Lusk Lane.**

**Staff Presentation**

Poornima Kashyap, Principal Planner

**Applicant Presentation**

Doug Powell, McAdams; present for questions, no presentation  
Joe R. Roach, Property Owner; present for questions, no presentation

**Spoke In Favor**

None

**Spoke In Opposition**

None

**Commission Deliberation**

Commissioner Gilmore moved to recommend approval of ZPD22-0005 – Roach Addition, as presented. Commissioner Wilson seconded the motion.

**VOTE ON THE MOTION**

**AYES: Jostes, Gilmore, Wells, Wilson, Werner, Hobbs**

**NAYS: None**

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

- 9. Public Hearing to consider an ordinance amending the Town’s Code of Ordinances (LDR22-0003 – Development Fees) by amending Section 78-201 entitled “Application,” Section 90-221 entitled “Inspection Fee,” and appendix A entitled “Fee Schedule,” to update fees related to land development within the Town.**

**Staff Presentation**

Tommy Dalton, Assistant Town Manager

**Spoke In Favor**

None

**Spoke In Opposition**

None

**Commission Deliberation**

Commissioner Hobbs moved to recommend approval of LDR22-0003 – Development Fees, as presented. Vice Chair Wells seconded the motion.

**VOTE ON THE MOTION**

**AYES: Hobbs, Werner, Wilson, Wells, Gilmore, Jostes**

**NAYS: None**

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

**J. ADJOURNMENT – REGULAR SESSION: 7:29 P.M.**

**TOWN OF FLOWER MOUND, TEXAS**

**Lexin Murphy, Director of Planning Services**

**ATTEST:**

**LauriAnn Cash, Executive Assistant**