

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 27TH 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
Matt Hotelling	Traffic Engineer
Claire Barnes	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**
None
- E. **FUTURE AGENDA ITEMS**
None

F. DIRECTOR'S REPORT

1. Development Update
 - The Commission agreed they would like to have a work session on Cross Timbers Business Park (ZPD21-0014)
 - The Commission agreed they would like to have a work session on Whyburn Addition (MPA21-0008 & ZPD21-0015)

G. CONSENT ITEMS

1. Consider approval of the minutes of the September 13, 2021, Planning and Zoning Commission Regular Session.

Commission Deliberation

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

VOTE ON THE MOTION

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

NAYS: None

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

H. REGULAR ITEMS

2. Public Hearing to consider an ordinance amending the Master Plan (MPA21-0006 – Spinks Road Tract) to amend Section 1.0, Land Use Plan, of the Master Plan, and Section 2.0 Area Plans, of the Master Plan, to change the current land use designation from Estate Residential and Lakeside Business District with Campus Commercial uses to Low Density Residential uses. The property is generally located east of Long Prairie Road and north of Spinks Road.

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Mike Boswell, Toll Brothers
Dee Seals, Toll Brothers
Casey Ross, Kimley-Horn

Spoke In Favor:

Bryan Webb, 4112 High Road
Shawn Sheehan, LISD Director of Governmental Affairs

Spoke In Opposition:

None

Commission Deliberation

Commissioner Cox moved to recommend approval of MPA21-0006 – Spinks Road Tract as presented. Vice-Chair Rawson 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.

3. Public Hearing to consider an ordinance for rezoning (ZPD21-0004 – Spinks Road Tract) from Agricultural District uses to Planned Development District No. 182 (PD-182) with Single Family District-15 uses and with certain exceptions and modifications to the Code of Ordinances, including but not limited to an exception to 'Underground Utilities' pursuant to Section 82-377, Exceptions, and an exception to 'Depth' pursuant to Section 90-272, Lot depth, lines, and frontage. The property is generally located east of Long Prairie Road and north of Spinks Road.

Staff Presentation

Claire Barnes Planner

Applicant Presentation

Mike Boswell, Toll Brothers

Dee Seals, Toll Brothers

Casey Ross, Kimley-Horn

Spoke In Favor:

Bryan Webb, 4112 High Road

Shawn Sheehan, LISD Director of Governmental Affairs

Spoke In Opposition:

None

Commission Deliberation

Commissioner Cox moved to recommend approval of ZPD21-0004 – Spinks Road Tract PD-182 as presented with Option "C" from the applicant's presentation. Vice-Chair Rawson 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 Land Development Regulations (LDR21-0001 – Parking and Accessory Structures) by amending Chapter 74 entitled “General Provisions,” Chapter 82 entitled “Development Standards” and Chapter 98 entitled “Zoning,” of the Town’s Code of Ordinances to amend and propose new standards for accessory buildings, and off-street parking and stacking standards for the purpose of clarifying and updating certain sections.**

Staff Presentation

John Chapman, Planner

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Vice-Chair Rawson moved to recommend approval of LDR21-0001 – Parking and Accessory Structures as presented with clarification on “roof line.” Commissioner Naylor 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 Land Development Regulations (LDR21-0002 – Legislative Updates) by amending Chapter 78 entitled “Administration,” and Chapter 90 entitled “Subdivisions,” of the Town’s Code of Ordinances to amend and propose new regulations for variances considered by the Board of Adjustment, construction signs, and traffic signs for the purpose of meeting new state law requirements and creating sign requirements for future stub-outs.**

Staff Presentation

John Chapman, Planner

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Gilmore moved to recommend approval of LDR21-0002 – Legislative Updates 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 approval passed by a vote of 6 to 0.

I. ADJOURNMENT – REGULAR SESSION: 9:10 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant