

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 13TH DAY OF DECEMBER 2021, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:32 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:

Alicia Kreh	Town Attorney
Lexin Murphy	Director of Planning Services
Brian Jaffe	Senior Project Engineer
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**

None
- E. **NOVEMBER APATX CONFERENCE FOLLOW-UP**

Commissioner Gilmore and Commissioner Wells shared their experience and knowledge gained from the conference.
- F. **FUTURE AGENDA ITEMS**

None
- G. **DIRECTOR'S REPORT**

1. Coordination of Calendars
2. Development Update
3. Work Sessions on Development

H. CONSENT ITEMS

1. Minutes of November 8, 2021: Consider approval of the minutes of the November 8, 2021, Planning and Zoning Commission Regular Session.
2. RP21-0005 – Restoration Addition Lots 1R & 2, Block 1: Consider a request for a Replat (RP21-0005 – Restoration Addition Lots 1R & 2, Block 1) to create a non-residential subdivision. The property is generally located east of Long Prairie Road and north of Forest Vista Drive.

Commission Deliberation

Commissioner Naylor moved to approve Consent Items 1 and 2. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

I. REGULAR ITEMS

3. **Public Hearing to consider an ordinance granting Specific Use Permit No. 472 (SUP21-0005 – Bosco Boat Dealership) to permit inclusion of Retail, general (outdoors) use for a boat dealership within an existing car dealership facility. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Paul Bosco, Bosco Auto Group; present for questions, no presentation

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Vice-Chair Cox moved to recommend approval of SUP21-0005 – Bosco Boat Dealership, with an automatic renewal at 3 years, with limitation to 16 parking spaces, boats to be staged behind the building, and boat size to not exceed 30 overall feet in length. Commissioner Werner seconded the motion.

Before the vote, the applicant requested the staging verbiage be changed from “behind the building” to “behind the fence” since the designated display spaces are on the west side of the site within the fenced area and not actually behind the building.

Vice-Chair Cox withdrew the motion.

Vice-Chair Cox moved to recommend approval of SUP21-0005 – Bosco Boat Dealership, with an automatic renewal at 3 years, with limitation to 16 parking spaces, boats to be staged behind the fence, and boat size to not exceed 30 overall feet in length. Commissioner Wells seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

- 4. Public Hearing to consider an ordinance for rezoning (ZPD21-0013 – Orchard Flower) to amend Planned Development No. 120 (PD-120) with Single-Family District-5 (SF-5) and Retail District-2 (R-2) uses, to modify the conceptual plans and elevations for the non-residential portion and modify the development standards, with an amendment to the previously approved exception to Sec. 82-303 for the compatibility setback, and with certain modifications and exceptions to the Code of Ordinances. The property is generally located at the northwest corner of Flower Mound Road and Old Orchard Lane.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Kiew Kam, Triangle Engineering

Spoke In Favor:

None

Spoke In Opposition:

Fred Uhlman, 131 Freesia Drive (yielded time to Kevin Stadler)
Kevin Stadler, 170 Quince Drive (time yielded from Fred Uhlman)
John Douglas, 128 Freesia Drive
Gary Noll, 128 Freesia Drive
Arthur Stafford, 1918 Viburnum Drive
BJ Hall, 132 Freesia Drive
Mark Kusman, 118 Liatris Drive
Bob Hays, 174 Quince Drive
Angelica Abrams, 1914 Viburnum Drive
Kelly Moeller, 118 Liatris Drive

In Opposition, Did Not Wish To Speak:

Dian Walker, 110 Quince Drive
Ray Vaughn, 1909 Protea Drive
Tamara Vaughn, 1909 Protea Drive

Commission Deliberation

Vice-Chair Cox moved to table ZPD21-0013 – Orchard Flower PD-120, to a date uncertain. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to table to a date uncertain passed by a vote of 6 to 0.

- 5. SUP21-0006 – Lusk Lane Soccer Park SUP-470.** *(This item was noticed for a public hearing and consideration by the Planning & Zoning Commission. On Friday, December 3, 2021, the applicant withdrew the project entirely.)*
- 6. MISC21-0001 – Lusk Lane Soccer Park Outdoor Lighting Waiver.** *(This item was noticed for a public hearing and consideration by the Planning & Zoning Commission. On Friday, December 3, 2021, the applicant withdrew the project entirely.)*

J. ADJOURNMENT – REGULAR SESSION: 9:09 P.M.**i, CALL TO ORDER WORK SESSION: 9:24 P.M.****a. Whyburn Addition: ZPD21-0015**

- Staff Presentation: Chuck Russell, Principal Planner
- Applicant Presentation: Heth Kendrick, LandDesign
Gabriela Weber, LandDesign
Brian Dench, LandDesign
Larry Jackson, David Weekley Homes
John Baen, Property Owner Representative

The work session was closed at 10:55 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant