

Planning & Zoning Commission



August 28, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

MINUTES

A. CALL TO ORDER

Chair Ruthrauff called the meeting to order at 6:30 p.m. with the following members present:

Brad Ruthrauff, Chair, Place 1
Kathryn Wells, Vice-Chair, Place 7
Jason Hobbs, Place 2
Janvier Werner, Place 3
Brady Kilpper, Place 4
Greg Wilson, Place 5
Donald Gilmore, Place 6
Scott Langley, Place 8, Alternate

with the following member(s) absent:

Scott Jostes, Place 9, Alternate

constituting a quorum with the following members of the Town Staff participating:

Rachel Raggio, Town Attorney
Lexin Murphy, Director of Development Services
Bob Pegg, Assistant Director of Engineering
Poornima Kashyap, Principal Planner
John Chapman, Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

	Speaker name and address	Subject (as written on the form)
1.	Kevin Hutchens; 370 Northwood Dr.	Opposition to ZPD22-0001 & ZPD22-0003
2.	Clare Harris, 416 Northwood Dr.	Opposition to ZPD22-0001 & ZPD22-0003
3.	*James Harris, 416 Northwood Dr.	Opposition to ZPD22-0001 & ZPD22-0003
4.	*MaryJo Lengnick; 1701 Marble Pass Dr.	Opposition to ZPD22-0001 & ZPD22-0003

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. September 11, 2023 Meeting
2. September 25, 2023 Meeting

F. FUTURE AGENDA ITEM(S)

None

G. STAFF/DIRECTOR REPORT

1. House Bill 3699

H. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or "housekeeping" items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes of August 14, 2023 - Consider approval of the minutes from the August 14, 2023, Planning & Zoning Commission Meeting.

ACTION: Vice-Chair Wells moved to approve Item H.1. as presented in the agenda caption. Commissioner Gilmore seconded the motion.

AYES: Wilson, Gilmore, Wells, Hobbs, Werner, Kilpper

NAYS: None

RESULT: 6 : 0

I. NON-DISCRETIONARY ITEM(S)

This part of the agenda consists of items that are in compliance with all applicable development standards; are not requesting waivers, exceptions, or deviations, and do not require a Public Hearing.

1. SP23-0012 – Oncor Dunham Substation - Consider a request for a Site Plan (SP23-0012 – Oncor Dunham Substation) to develop a high voltage electric line/substation facility. The property is generally located south of Dunham Road and east of Haynes Road.

STAFF PRESENTATION:

Poornima Kashyap, Principal Planner

ACTION: Vice-Chair Wells moved to approve Item I.1. as presented in the agenda caption. Commissioner Wilson seconded the motion.

AYES: Wilson, Gilmore, Wells, Hobbs, Werner, Kilpper

NAYS: None

RESULT: 6 : 0

J. ADJOURN

Chair Ruthrauff adjourned the meeting at 6:53 p.m.

Commissioner Kilpper left the meeting after adjournment.

K. WORK SESSION

Public Comment Guidelines for Work Sessions

- Work Sessions are not Public Hearings; the Commission cannot take action.
- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time expires.
- Times may be adjusted by the Chair depending on the number of speakers.
- Donated time will not be recognized.
- Please state your name and address when speaking, and direct comments to the Commission.

Chair Ruthrauff called the Work Session to order at 6:53 p.m.

Commissioner Wilson left the meeting at 7:56 p.m.

1. CON23-0001 - Hines Conservation

STAFF PRESENTATION:

Poornima Kashyap, Principal Planner

APPLICANT PRESENTATION:

Randi Rivera, McAdams

Jameson Pinson, McAdams

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	Speaker name and address
1.	Kevin Hutchens, 370 Northwood Dr.
2.	Clare Harris, 416 Northwood Dr.

** Indicates person did not wish to speak*

2. MPA23-0004 & LDR23-0002 - Urban Design Plan & Area Plans

STAFF PRESENTATION:

John Chapman, Planner

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

	Speaker name and address
1.	Clare Harris, 416 Northwood Dr.
2.	Peter Brown, 1813 Meyerwood Ln.
3.	Kevin Hutchens, 370 Northwood Dr.

** Indicates person did not wish to speak*

Chair Ruthrauff adjourned the Work Session at 10:08 p.m.

TOWN OF FLOWER MOUND, TEXAS

Brad Ruthrauff

BRAD RUTHRAUFF, CHAIR

ATTEST:

LauriAnn Cash

LAURIANN CASH, EXECUTIVE ASSISTANT