

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 10TH DAY OF JUNE, 2019, 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:

Perfecto Solis	Chair
Robert Rawson	Commissioner, Place 3
David Johnson	Commissioner, Place 4
Albert Picardi	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Robert Cox	Commissioner, Place 8
Thomas Pickering	Commissioner, Place 9

Constituting a quorum with the following members absent:

Laile Neal	Vice Chair
Brad Ruthrauff	Commissioner, Place 1

(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:

Ashley Dierker	Town Attorney
Lexin Murphy	Director of Planning Services
Chuck Russell	Town Planner
Robert Pegg	Assistant Director of Engineering
Richard Brown	Senior Planner
Poornima Kashyap	Senior Planner
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER (Council Chambers): 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

None

D. FUTURE AGENDA ITEMS

1. Commissioner Pickering would like to discuss what criteria determines scheduling a work session.
2. Commissioner Johnson would like to see the Commission receive quarterly updates on major projects in Town.

E. DIRECTOR'S REPORT

1. Survey city results
2. Tree removal permits
3. Transportation update

F. REGULAR ITEMS

1. **Consider approval of the minutes of the May 13, 2019, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner Cox moved to approve the May 13, 2019, minutes as written. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

AYES: Rawson, Johnson, Picardi, Dillon, Cox, Pickering

NAYS: None

The motion to approve passed with a vote of 6-0.

2. **Consider a request for a Site Plan (SP18-0022 - Stonecrest Storage) to develop a miniwarehouse. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Will Harvey, River Bend Development

Commission Deliberation

Commissioner Johnson moved to approve SP18-0022 – Stonecrest Storage, as presented. Commissioner Picardi seconded the motion.

VOTE ON THE MOTION

AYES: Pickering, Cox, Dillon, Picardi, Johnson, Rawson

NAYS: None

The motion to approve passed with a vote of 6-0.

3. **Public Hearing to consider a request for rezoning (ZPD19-0002 – Stryker Parking Addition) to amend Planned Development 145 (PD-145) with Campus Industrial District (CI) uses, to modify the conceptual plans, and a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances. The property is generally located south of Lakeside Parkway and east of Lake Forest Boulevard.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Dan Millner, Kimley-Horn & Associates

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Johnson moved to recommend approval of ZPD19-0002 – Stryker Parking Addition, as presented. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

AYES: Rawson, Johnson, Picardi, Dillon, Cox, Pickering

NAYS: None

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

- 4. Consider a request for a Site Plan (SP19-0010 – Stryker Silveron Addition) to develop a parking lot addition. The property is generally located south of Lakeside Parkway and east of Lake Forest Boulevard.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Dan Millner, Kimley-Horn & Associates

Commission Deliberation

Commissioner Johnson moved to approve SP19-0010 – Stryker Silveron Addition, as presented contingent on the approval of ZPD19-0002 – Stryker Parking Addition by Town Council on Monday, July 17, 2019. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

AYES: Pickering, Cox, Dillon, Picardi, Johnson, Rawson

NAYS: None

The motion to approve passed with a vote of 6-0.

- 5. Public Hearing to consider a request for a Replat (RP18-0020 - Sunset Point at Twin Coves) to create a residential subdivision. The property is generally located west of Simmons Road and south of Holly Lane.**

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Peter Edwards, Development Design Consultants

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Johnson moved to approve RP18-0020 – Sunset Point at Twin Coves, as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Rawson, Johnson, Picardi, Dillon, Cox, Pickering

NAYS: None

The motion to approve passed with a vote of 6-0.

- 6. Consider a request for a Record Plat (RC19-0002 - Lakeside Center) to create a residential subdivision, a non-residential lot, and an open space lot. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Alexander Brown, Realty Capital

Commission Deliberation

Commissioner Johnson moved to approve RC19-0002 – Lakeside Center, as presented. Commissioner Picardi seconded the motion.

VOTE ON THE MOTION

AYES: Pickering, Cox, Dillon, Picardi, Johnson, Rawson

NAYS: None

The motion to approve passed with a vote of 6-0.

- 7. Consider a request for a Site Plan (SP19-0003 - Lakeside Center) to develop office buildings and a parking structure with an exception to Section 98-147, Topographical slope protection, as authorized by Section 98-147(b) of the Code of Ordinances. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Alexander Brown, Realty Capital

Commission Deliberation

Commissioner Johnson moved to recommend approval of SP19-0003 – Lakeside Center, as presented. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

AYES: Rawson, Johnson, Picardi, Dillon, Cox, Pickering

NAYS: None

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

- 8. Public Hearing to consider a request for a Specific Use Permit No. 457 (SUP19-0002 – Lakeside Crossing Building 5) to permit a pharmacy. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Scott Minnis, G&A McAdams

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Johnson moved to recommend approval of SUP19-0002 – Lakeside Crossing Building 5, as presented. Commissioner Picardi seconded the motion.

VOTE ON THE MOTION

AYES: Pickering, Cox, Dillon, Picardi, Johnson, Rawson

NAYS: None

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

9. Consider a request for a Site Plan (SP19-0001 - Lakeside Crossing Buildings 4 & 5, Phase 2) to develop two retail buildings. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Scott Minnis, G&A McAdams

Commission Deliberation

Commissioner Johnson moved to recommend approval of SP19-0001 – Lakeside Crossing Buildings 4 & 5, Phase 2, as presented with the request that the developer amend the western façade for enhancements, possibly with increased articulation and landscaping accents. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

AYES: Rawson, Johnson, Picardi, Dillon, Cox, Pickering

NAYS: None

The motion to recommend approval passed with a vote of 5-1.

- G. ADJOURNMENT – REGULAR SESSION 8:55 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant