

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 22ND DAY OF JANUARY, 2018, 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:

Mike McCall	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Laile Neal	Commissioner, Place 2
David Johnson	Commissioner, Place 4
Albert Picardi	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8
Rob Rawson	Commissioner, Place 9

Constituting a quorum with the following members absent:

Perfecto Solis	Chair
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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:

Ashley Dierker	Town Attorney
Doug Powell	Executive Director
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Kashyap	Senior Planner
Richard Brown	Senior Planner
Cindi Price	Executive Assistant

- A. CALL TO ORDER: 6:30 P.M.**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. CITIZENS/VISITORS COMMENTS**

There were none.

CLOSED/OPEN SESSION

The Commission convened into Closed Session at 6:32 p.m. pursuant to Texas Government Code Section 551.071 for legal consultation with the Town Attorney and reconvened into Open Session at 6:47 p.m.

D. REGULAR ITEMS

- 1. Consider approval of the minutes of the January 8, 2018, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner Johnson moved to approve the January 8, 2018, minutes as presented. Commissioner Rawson seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Picardi, Rawson, McCall, Johnson, Neal

NAYS: None

ABSTAIN: Ruthrauff

ABSENT: None

The motion passed with a vote of 6-0-1.

2. Consider a request for a Site Plan (SP17-0008 – Texas Health Presbyterian Hospital) to develop a parking lot. The property is generally located east of Long Prairie Road and north of Central Park Avenue.

Staff Presentation

Poornima Kashyap, Senior Planner

Commission Deliberation

Commissioner Johnson moved to approve SP17-0008 – Texas Health Presbyterian Hospital. Commissioner Rawson seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, Johnson, McCall, Rawson, Picardi, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 7-0.

3. Consider a request for a Site Plan (SP17-0019 – Westside Four Professional Building) to develop an office building. The property is generally located west of Long Prairie Road and south of West Windsor Drive.

Staff Presentation

Richard Brown, Senior Planner

Commission Deliberation

Commissioner Johnson moved to approve SP17-0019 – Westside Four Professional Building. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Picardi, Rawson, McCall, Johnson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 7-0.

- 4. Consider a request for a Development Plan (DP18-0001 – Southgate, Northwest Tract) to amend the grading detail for a portion of Phase Two residential. The property is generally located north of Long Prairie Road and west of Gerault Road.**

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Michael Dowdey, Dowdey, Anderson & Associates, Plano

Commission Deliberation

Commissioner Johnson moved to recommend denial of DP18-0001 – Southgate, Northwest Tract. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, Johnson, McCall, Rawson, Picardi, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 7-0.

- 5. Public Hearing to consider a request for rezoning (ZPD18-0001 - Canyon Falls) to amend Planned Development District No. 98 (PD-98) to modify the minimum standards set forth in the Single-Family District-10 (SF-10) zoning district regulations by reducing front and side yard setbacks for certain lots located within Village 5 and eliminating the approved setback modifications for Village 4B. The property is generally located north of F.M. 1171 between Interstate 35W and U.S. 377.**

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Jason White, Newland Communities, Dallas

In Favor –

Jim Engel, 5110 Bayberry Street, Flower Mound

In Opposition – None

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend approval of ZPD18-0001 – Canyon Falls.
Commissioner Rawson seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Picardi, Rawson, McCall, Johnson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 7-0.

E. ADJOURNMENT: 7:38 P.M.

TOWN OF FLOWER MOUND, TEXAS

**DOUGLAS S. POWELL, AICP
Executive Director, Development Services**

ATTEST:

Cindi Price, Executive Assistant