

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 28TH DAY OF JANUARY, 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
Laile Neal	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
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:

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:

Ashley Dierker	Town Attorney
Tommy Dalton	Assistant Town Manager
Lexin Murphy	Director of Planning Services
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
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. DIRECTOR'S REPORT**

**D. PUBLIC COMMENT**

None

**E. REGULAR ITEMS**

- 1. Consider approval of the minutes of the January 14, 2019, Planning and Zoning Commission Regular Session.**

**Commission Deliberation**

Vice-Chair Neal moved to approve the January 14, 2019, minutes as written. Commissioner Ruthrauff seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Ruthrauff, Rawson, Picardi, Neal, Dillon

**NAYS:** None

**ABSTAIN:** Johnson

The motion passed with a vote of 5-1.

- 2. Public Hearing to consider a request for a Site Plan (SP18-0024 – Thirty-One Gifts) for an office warehouse building with a waiver to Section 94-63(3) of the Code of Ordinances requiring that each parking space be located within 50 feet of a tree. The property is generally located south of Spinks Road and west of Garden Ridge Boulevard.**

**Staff Presentation**

Chuck Russell, Town Planner

**Applicant Presentation**

None

**Spoke In Favor:**

None

**Spoke In Opposition:**

None

**Commission Deliberation**

Commissioner Johnson moved to recommend approval of SP18-0024 – Thirty-One Gifts, RP18-0012 – NEM Senior Living, as presented. Commissioner Ruthrauff seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS:** None

The motion passed with a vote of 6-0.

- 3. Public Hearing to consider a request for a Specific Use Permit No. 452 (SUP18-0001 – Tidal Wave Car Wash, SUP-452) to permit an automatic car wash, with an exception to Section 82-242, “Street buffer landscaping,” of the Code of Ordinances, and a waiver to certain Architectural Standards in the Town’s Urban Design Plan. The property is generally located south of Flower Mound Road and east of Gerault Road.**

**Staff Presentation**

Richard Brown, Senior Planner

**Applicant Presentation**

Vaughn Miller, VCM Development

**Spoke In Favor:**

Paul Stone, 4100 Broadway Avenue

**Spoke In Opposition:**

Kier Johnson, 1301 Paprika Drive  
Jay Hollowell, 1312 Paprika Drive

**Close Public Hearing**

**Commission Deliberation**

Commissioner Johnson moved to recommend approval of SUP18-0001 – Tidal Wave Car Wash, SUP-452, as presented. Vice-Chair Neal seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS: None**

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

- 4. Public Hearing to consider a request for rezoning (ZPD18-0010 – Iron Den, PD-170) from Industrial District-1 (I-1) and Agricultural District (A) to Planned Development District-170 (PD-170) with Campus Industrial District (CI) uses, and a Personal training studio. The property is generally located south of Spinks Road and west of Gerault Road.**

**Staff Presentation**

Richard Brown, Senior Planner

**Applicant Presentation**

Randi Rivera, G&A McAdams

Joe Solinski (Property Owner), 2624 Lakeridge Road

**Spoke In Favor:**

Jody Roach, 4975 Lusk Lane

**Spoke In Opposition:**

None

**Close Public Hearing**

**Commission Deliberation**

Commissioner Johnson moved to recommend approval of ZPD18-0010 – Iron Den, PD-170, with the additional requirement to apply for the required permits within 12 months for the landscaping and screening. Commissioner Ruthrauff seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS:** None

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

*[8:28 P.M. - Chair Solis called for a 10-minute break]*

- 5. Public Hearing to consider a request for rezoning (ZPD18-0009 – Lakeside Center, PD-169) from Agricultural District (A) and a portion of Planned Development District No. 31 (PD-31) to Planned Development District No. 169 (PD-169) for both residential and non-residential uses, with certain modifications and exceptions to the Code of Ordinances, and with an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design. 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**

Randi Rivera, G&A McAdams  
Alex Brown, Realty Capital Management

**Spoke In Favor:**

Paul Stone, 4100 Broadway Avenue  
Jody Roach, 4975 Lusk Lane

**Spoke In Opposition:**

None

**Commission Deliberation**

Vice-Chair Neal moved to recommend approval of ZPD18-0009 – Lakeside Center, PD-169, as presented. Commissioner Dillon seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS:** None

The motion passed with a vote of 6-0.

6. **Public Hearing to consider a request for rezoning (ZPD18-0013 – Home Depot Silveron Addition, PD-31) to amend Planned Development District-31 (PD-31) with Campus Commercial uses that is subject to Specific Use Permit 245 (SUP-245) to amend Specific Use Permit 245 (SUP-245) to allow for truck rentals on site, and request certain modifications and exceptions to the Code of Ordinances as related to subject property. The property is generally located east of Long Prairie Road and south of Lakeside Parkway.**

**Staff Presentation**

Chuck Russell, Town Planner

**Applicant Presentation**

Janay Mommer, Lars Andersen & Associates

**Spoke In Favor:**

Paul Stone, 4100 Broadway Avenue

**Spoke In Opposition:**

None

**Close Public Hearing**

**Commission Deliberation**

Vice-Chair Neal moved to recommend approval of ZPD18-0013 – Home Depot Silveron Addition, PD-31, as presented. Commissioner Johnson seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS:** None

The motion passed with a vote of 6-0.

**F. ADJOURNMENT – REGULAR SESSION 10:28 P.M.**

**TOWN OF FLOWER MOUND, TEXAS**

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**Chuck Russell, Town Planner**

**ATTEST:**

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**LauriAnn Cash, Executive Assistant**