THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 10TH DAY OF FEBRUARY, 2020, 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:

David Johnson  Chair
Brad Ruthrauff  Vice-Chair
Adam Schiestel  Commissioner, Place 2
Robert Rawson  Commissioner, Place 3
Philip Del Vecchio  Commissioner, Place 5
Laura Dillon  Commissioner, Place 6
Thomas Pickering  Commissioner, Place 7
Robert Cox  Commissioner, Place 8

Constituting a quorum with the following members absent:

Timothy Fink  Commissioner, Place 9

(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
Robert Pegg  Assistant Director of Engineering
Chuck Russell  Principal Planner
Forrest Williams  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 Schiestel would like Staff to review parking calculations for churches
2. Commissioner Schiestel would like Staff to review mitigation requirements when proposed parking requires a deviation because it exceeds by more than 20 percent the allowable number of parking spaces for the development

E. DIRECTOR’S REPORT

1. Updated Area Plan / Land Use Maps
F. **REGULAR ITEMS**

1. Consider approval of the minutes of the January 27, 2020, Planning and Zoning Commission Regular Session.

**Commission Deliberation**

Vice-Chair Ruthrauff moved to approve the January 27, 2020, minutes as written. Commissioner Dillon seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Schiestel, Rawson, Del Vecchio, Ruthrauff, Dillon, Pickering  
**NAYS:** None

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

2. Consider a request for a Record Plat (RC19-0009 – Whyburn Addition) to create a non-residential subdivision. The property is generally located south of Dixon Lane and east of Long Prairie Road.

**Staff Presentation**

Chuck Russell, Principal Planner

**Applicant (present to answer questions)**

Paul Milosevich, Integrated Real Estate Group

**Commission Deliberation**

Commissioner Pickering moved to approve RC19-0009 – Whyburn Addition, as presented. Vice-Chair Ruthrauff seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Pickering, Dillon, Ruthrauff, Del Vecchio, Rawson, Schiestel  
**NAYS:** None

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

3. Consider a request for a Site Plan (SP19-0020 – Watermere at Flower Mound) to develop an age-restricted, high-density residential use. The property is generally located south of Dixon Lane and east of Long Prairie Road.

**Staff Presentation**

Chuck Russell, Principal Planner

**Applicant (present to answer questions)**

Paul Milosevich, Integrated Real Estate Group
Commission Deliberation

Commissioner Pickering moved to approve SP19-0020 – Watermere at Flower Mound, as presented. Vice-Chair Ruthrauff seconded the motion.

VOTE ON THE MOTION
AYES: Schiestel, Rawson, Del Vecchio, Ruthrauff, Dillon, Pickering
NAYS: None

The motion to recommend approval passed with a vote of 4 to 2.

H. ADJOURNMENT – REGULAR SESSION 7:04 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant