

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 11TH DAY OF FEBRUARY, 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
Thomas Pickering	Commissioner, Place 9

Constituting a quorum with the following members absent:

Robert Cox	Commissioner, Place 8
------------	-----------------------

(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
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. DIRECTOR'S REPORT

E. FUTURE AGENDA ITEMS

1. Commissioner Picardi would like Commissioner Ruthrauff to share a report regarding his opportunity to attend the Focus North Texas Symposium with Town Planning Staff.

2. Commissioner Johnson would like to know update for Planning/Development Work Sessions.
3. Commissioner Ruthrauff would like to see a Work Session with Town Planning Staff in order to provide input and options for what P&Z would like to see when Staff identifies opportunity with a developer to help craft a project.
4. Commissioner Johnson would like to talk more about Class A Office ordinances and gain more clarification. Commissioner Neal agreed and would like someone from Economic Development to participate as well.
5. Commissioner Pickering would like to discuss parking standards for mixed use.

F. CONSENT ITEMS

1. Consider approval of the minutes of the January 28, 2019, Planning and Zoning Commission Regular Session
2. Consider a request for a Record Plat (RC18-0008 – The Point) to create two residential lots and three non-residential lots. The property is generally located east of Long Prairie Road and north of Silveron Boulevard. *(MOVED TO REGULAR AGENDA ITEMS)*

Commissioner Picardi moved to approve Consent Item 1 as presented in the agenda caption as identified above. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

The motion passed with a vote of 6-0.

G. REGULAR ITEMS

2. Consider a request for a Record Plat (RC18-0008 – The Point) to create two residential lots and three non-residential lots. The property is generally located east of Long Prairie Road and north of Silveron Boulevard. *(MOVED FROM CONSENT AGENDA ITEMS)*

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Jennifer Moore, Kimley-Horn
Megan Smith, Trammel Crow Residential
Chris Hipps, Direct Development

Commission Deliberation

Commissioner Johnson moved to approve RC18-0008 – The Point, as presented. Vice-Chair Neal seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

The motion passed with a vote of 6-0.

3. Consider a request for a Site Plan (SP18-0011 – The Point Multifamily Phase 1) to develop an apartment complex. The property is generally located east of Long Prairie Road and north of Silveron Boulevard.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Jennifer Moore, Kimley-Horn
Megan Smith, Trammel Crow Residential
Chris Hipps, Direct Development

Commission Deliberation

Commissioner Johnson moved to approve SP18-0011 – The Point Multifamily Phase 1, 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. Consider a request for a Site Plan (SP18-0014 – The Point Hotel) to develop a hotel. The property is generally located east of Long Prairie Road and north of Silveron Boulevard.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Jennifer Moore, Kimley-Horn
Megan Smith, Trammel Crow Residential

Chris Hipps, Direct Development

Commission Deliberation

Commissioner Johnson moved to recommend approval of SP18-0014 – The Point Hotel, as presented. Vice-Chair Neal 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.

5. **Public Hearing to consider a request for rezoning (ZPD18-0007 – Watermere at Flower Mound, PD-167) from Agricultural District (A) to Planned Development District-167 (PD-167) with age-restricted, high-density residential and Office District (O) uses, and with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Dixon Lane and east of Long Prairie Road.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Paul Milosevich, Integrated Real Estate Group

Spoke In Favor:

Paul Stone, 4100 Broadway Avenue
Leo Gonya, 2217 Shumard Lane
Patsy Mizeur, 1821 Castle Court
Denis & Donna Toth, 2020 Skelton Street (On record, In Favor, via Ms. Mizeur)

Spoke In Opposition:

Jeffrey Blasko, 1720 Milford Drive
Jim Pierson, 3209 High Road (additional time donated by resident in audience)
Adam Schiestel, 2205 Waterford Drive (additional time donated by resident in audience)

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend approval of ZPD18-0007 – Watermere at Flower Mound, PD-167, 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.

F. ADJOURNMENT – REGULAR SESSION 9:29 P.M.

[Chair Solis called for a 10-minute break]

i. CALL TO ORDER – WORK SESSION: 9:39 P.M.

Presenter: Jim Wills, 5054 Development (representing PS Silveron/RMR LP)

The work session was closed at 11:06 P.M.

TOWN OF FLOWER MOUND, TEXAS

Chuck Russell, Town Planner

ATTEST:

LauriAnn Cash, Executive Assistant