

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 26TH DAY OF MARCH, 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:

Perfecto Solis	Chair
Mike McCall	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Laile Neal	Commissioner, Place 2
David Johnson	Commissioner, Place 4
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8

Constituting a quorum with the following members absent:

Albert Picardi	Commissioner, Place 5
Rob Rawson	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
Tommy Dalton	Assistant Town Manager
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.

**D. REGULAR ITEMS**

- 1. Consider approval of the minutes of the March 12, 2018, Planning and Zoning Commission Regular Session.**

**Commission Deliberation**

Commissioner Johnson moved to approve the March 12, 2018, minutes as presented. Vice Chair McCall seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Dillon, McCall, Johnson, Neal

**NAYS:** None

**ABSTAIN:** Kendrick, Ruthrauff

**ABSENT:** Picardi

**The motion passed with a vote of 4-0-2.**

*[Chair Solis announced that Items 6, 7, 10 and 11 were being moved up in the order.]*

6. **Public Hearing to consider a request for a Master Plan Amendment (MPA17-0015 – Magnolia Court) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Medium Density to High Density Single Family Detached. The property is generally located on the northwest corner of the intersection of Gerault Road and Spinks Road.**
7. **Public Hearing to consider a request for rezoning (ZPD17-0020 – Magnolia Court) from Agricultural District (A) to Planned Development District No. 161 (PD-161) with Single-Family District-5 (SF-5) uses, with certain exceptions and modifications to the Code of Ordinances. The property is generally located on the northwest corner of the intersection of Gerault Road and Spinks Road.**

*Commissioner Kendrick recused himself from Items 6 and 7 and left Council Chambers.*

#### **Staff Presentation**

Richard Brown, Senior Planner

#### **Applicant Presentation**

Jim Tchoukaleff, Contour Real Estate and Development, Addison  
 Jerry Sylo, JBI Partners, Addison  
 Larry Jackson, David Weekly Homes, Carrollton

#### **Spoke In Favor:**

Patti Colwell, 1213 Gerault, Flower Mound  
 Curt Pool, 1212 Spinks, Flower Mound  
 Karen Maxey, 4809 Schooner Ct., Flower Mound

#### **Spoke In Opposition:**

Juan Morales, 1506 St. Francis, Flower Mound  
 Cathy Strathmann, 2612 Belmont Ct., Flower Mound  
 Jim Engel, 5110 Bayberry, Flower Mound  
 Tom Bailey, 1205 Indian Cherry Ln., Flower Mound  
 David Murphy, 1021 St. Francis, Flower Mound  
 Jason Hobbs, 1000 St. Francis, Flower Mound  
 Emily Hobbs, 1000 St. Francis, Flower Mound  
 Sandeep Sharma, 2504 Stillwater Ct., Flower Mound  
 Robert Sanders, 1406 St. Francis, Flower Mound

#### **Submitted a card In Opposition, but did not wish to speak:**

Venkata Vitthanala, 1037 Spinks Ct., Flower Mound  
Sreenivasa Mandalpu, 1008 St. Francis, Flower Mound  
Dennis White, 1212 Sweetwater, Flower Mound  
KC Walsh, 3525 High Rd., Flower Mound  
Tim Runte, 3480 High Rd., Flower Mound  
Katy Grote, 165 Double Oaks Dr., Double Oak  
Sandy Fambrough, 4105 Spring Meadow, Flower Mound  
Juan Pache, 1052 St. Francis, Flower Mound  
Ravi Korrapati, 1036 St. Francis, Flower Mound  
Narasimha Sontineni, 1021 Spinks Ct., Flower Mound  
Ramana Balusu, 1041 St. Francis, Flower Mound  
Kishore Vankayapati, 1020 St. Francis, Flower Mound

**Submitted a card to Speak In Opposition, but did not provide a name:**

1056 St. Francis, Flower Mound  
1012 St. Francis, Flower Mound  
1013 Spinks Ct., Flower Mound  
1209 Sweetwater, Flower Mound

**Close Public Hearing**

**Commission Deliberation (MPA17-0015)**

Commissioner Johnson moved to recommend denial of MPA17-0015 – Magnolia Court.  
Vice Chair McCall seconded the motion.

**VOTE ON THE MOTION (MPA17-0015)**

**AYES:** Ruthrauff, Neal, Johnson, McCall, Dillon

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Picardi, Kendrick

**The motion passed with a vote of 5-0.**

**Commission Deliberation (ZPD17-0020)**

Commissioner Johnson moved to recommend denial of ZPD17-0020 – Magnolia Court.  
Vice Chair McCall seconded the motion.

**VOTE ON THE MOTION (ZPD17-0020)**

**AYES:** Dillon, McCall, Johnson, Neal, Ruthrauff

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Picardi, Kendrick

**The motion passed with a vote of 5-0.**

*Commissioner Kendrick returned to Council Chambers.*

- 10. Public Hearing to consider a request for a Master Plan Amendment (MPA17-0010 – Lakeside Village) to amend Section 1.0, Land Use Plan, and Section 2.0, Area Plans, of the Master Plan to change the current land use designation from Campus Commercial use within the Lakeside Business District Area Plan to Mixed Use. The property is generally located west of Lakeside Parkway and south of Lakeside Village Boulevard.**
- 11. Public Hearing to consider a request for rezoning (MU17-0002 – Lakeside DFW/Lakeside Village) to amend Mixed Use District-1 (MU-1) to include additional land, amend certain conceptual plans and development standards in the Lakeside DFW Development Code, and request certain exceptions and modifications to the Code of Ordinances. The property is generally located west of Long Prairie Road along both sides of Lakeside Parkway.**

*Chair Solis recused himself from Items 10 and 11 and left Council Chambers.*

### **Staff Presentation**

Tommy Dalton, Assistant Town Manager

### **Applicant Presentation**

Richard Myers, Realty Capital, Irving

### **Spoke In Favor:**

Carol Kohankie, 4312 Lauren Way, Flower Mound  
Joe Roach, 4993 Lusk, Flower Mound  
Peter Schwartz, 2617 Desco, Flower Mound  
Kathy Frisbie, 2717 Desco, Flower Mound  
Nicole Smith Woodard, 724 Northwood, Flower Mound  
David Woodard, 724 Northwood, Flower Mound

### **Submitted a card to Speak In Favor, but did not come forward when called:**

Len Ludwig, 2621 Sedona, Flower Mound  
Mike Palmer, 2613 Fairhill, Flower Mound

### **Submitted a card In Favor, but did not wish to speak:**

Brett Berman, 621 Heritage Ln, Flower Mound

### **Spoke In Opposition:**

Todd Marsh, 305 Hathaway, Flower Mound  
Jeffrey Blasko, 624 Loma Alta, Flower Mound  
Gil Metzger, 605 Loma Alta, Flower Mound  
Jim Engel, 5110 Bayberry, Flower Mound  
Sandeep Sharma, 2504 Stillwater Ct., Flower Mound  
Joe McMahan, 1417 Mimosa Ct., Flower Mound  
Patsy Mizeur, 1821 Castle Ct., Flower Mound

**Submitted a card to Speak In Opposition, but donated their time to Mr. Marsh:**

Carol Owens, 624 Loma Alta, Flower Mound  
Vikram Paruchuri, 629 Loma Alta, Flower Mound  
Anand Subramanirao, 613 Loma Alta, Flower Mound  
Venkata Sadineni, 608 Heritage Ln., Flower Mound

**Submitted a card to Speak In Opposition, but donated their time to Mr. Blasko:**

Greg Wilson, 637 Loma Alta, Flower Mound  
Aricia Blasko, 624 Loma Alta, Flower Mound

**Submitted a card to Speak In Opposition, but donated their time to Mr. Metzger:**

Holly Hennessy, 2612 Santa Monica, Flower Mound

**Submitted a card In Opposition, but did not wish to speak:**

Sandy Fambrough, 4105 Spring Meadow, Flower Mound

**Close Public Hearing****Commission Deliberation (MPA17-0010 and MU17-0002)**

Commissioner Johnson moved to table MPA17-0010 and MU17-0002 – Lakeside Village with a recommendation for a work session with Town Council. Commissioner Kendrick seconded the motion.

**VOTE ON THE MOTION (MPA17-0010 and MU17-0002)**

**AYES:** Neal, Johnson, McCall, Kendrick, Dillon

**NAYS:** Ruthrauff

**ABSTAIN:** None

**ABSENT:** Picardi, Solis

**The motion passed with a vote of 5-1.**

*[Vice Chair McCall called for a 10-minute break.]*

*Chair Solis returned to Council Chambers.*

- 2. Public Hearing to consider a request for a Replat (RP18-0004 - Townlake, Phase 3) to create a residential subdivision and add existing Lot 1X, Block 12, Wellington Estates, Phase 3, as an open space lot. The property is generally located south of Cross Timbers Road and west of Flower Mound Road and Skillern Road.**

**Staff Presentation**

Poornima Kashyap, Senior Planner

**In Favor – None**

**In Opposition – None**

**Close Public Hearing**

**Commission Deliberation**

Commissioner Johnson moved to approve RP18-0004 – Townlake, Phase 3. Vice Chair McCall seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Ruthrauff, Neal, Johnson, McCall, Kendrick, Dillon

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Picardi

The motion passed with a vote of 6-0.

3. Consider a request for a Site Plan (SP17-0017 - AutoZone) to develop an auto parts store. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway.

**Staff Presentation**

Poornima Kashyap, Senior Planner

**Applicant Presentation**

Steve Homeyer, Homeyer Engineering

**Commission Deliberation**

Commissioner Johnson moved to approve SP17-0017 – AutoZone. Vice Chair McCall seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Dillon, Kendrick, McCall, Johnson, Neal, Ruthrauff

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Picardi

The motion passed with a vote of 6-0.

4. Public Hearing to consider a request for a Replat (RP17-0008 – Windsor Ridges) to create a non-residential subdivision. The property is generally located east of Long Prairie Road and south of College Parkway.

5. Consider a request for a Site Plan (SP17-0012 – Windsor Ridges) to develop three retail buildings. The property is generally located east of Long Prairie Road and south of College Parkway.

**Staff Presentation**

Poornima Kashyap, Senior Planner

**Applicant Presentation**

Bobby Dollak, G & A Consultants

**In Favor – None****In Opposition – None****Close Public Hearing****Commission Deliberation (RP17-0008 and SP17-0012)**

Commissioner Johnson moved to approve RP17-0008 and SP17-0012 – Windsor Ridges. Vice Chair McCall seconded the motion.

**VOTE ON THE MOTION (RP17-0008 and SP17-0012)**

**AYES:** Ruthrauff, Neal, Johnson, McCall, Kendrick, Dillon

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Picardi

The motion passed with a vote of 6-0.

8. Public Hearing to consider a request for a Master Plan Amendment (MPA17-0014 – CVS Pharmacy #10907) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Estate Residential to Retail use. The property is generally located north of Cross Timbers Road and east of Lusk Lane.
9. Public Hearing to consider a request for rezoning (ZPD17-0018 – CVS Pharmacy #10907) from Agricultural District (A) to Planned Development District No. 160 (PD-160) with Retail uses, with certain modifications and exceptions to the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of Lusk Lane.

**Staff Presentation**

Richard Brown, Senior Planner

**Applicant Presentation**

Bobby Dollak, G & A Consultants

**Spoke In Favor:**

Jody Smith, 3705 Sarah Springs Tr., Flower Mound  
Patsy Mizeur, 1821 Castle Ct., Flower Mound  
Carol Kohankie, 4312 Lauren Way, Flower Mound  
Tim Burch, 165 Creekside, Double Oak  
Brenda Windham, 3896 Quail Run, Flower Mound  
Jan Balekian, 5100 Cross Timbers, Flower Mound

**Submitted a card to Speak In Favor, but did not come forward when called:**

Ron Hilliard, 630 Copper Canyon Rd., Copper Canyon  
Rachel Dunn Pasion, 5100 Alexander, Flower Mound  
Jessica Marick, 1416 Elmhurst, Flower Mound

**Spoke In Opposition:**

Chuck Freeny, 4811 Lusk, Flower Mound  
Jacquelyn Narrell, 4801 Lusk, Flower Mound  
Ed Carter, 4991 Lusk, Flower Mound  
Jim Engel, 5110 Bayberry, Flower Mound  
Dorene Pruet, 4705 Clydesdale, Flower Mound  
Jay Estabrook, 4700 Hampshire, Flower Mound  
Sandeep Sharma, 2504 Stillwater Ct., Flower Mound  
Zach Thomann, 4904 Kingswood, Flower Mound  
Dawn Bir, 4817 Rangewood, Flower Mound  
Ralph Nasca, 4713 Clydesdale, Flower Mound  
Kent Nunn, 4909 Kingswood, Flower Mound  
Willie Sullivan, 4701 Clydesdale, Flower Mound  
Kevin Stoner, 4708 Amble Way, Flower Mound

**Submitted a card to Speak In Opposition, but did not come forward when called:**

Michael Allain, 4709 Clydesdale, Flower Mound

**Submitted a card In Opposition, but did not wish to speak:**

Lawrence Pruet, 4705 Clydesdale, Flower Mound  
Donna Sullivan, 4701 Clydesdale, Flower Mound  
Tim Runte, 3480 High Rd., Flower Mound  
KC Walsh, 3525 High Rd., Flower Mound  
Katy Grote, 165 Double Oaks Dr., Double Oak  
Sandy Fambrough, 4105 Spring Meadow, Flower Mound

**Submitted a card In Opposition, but did not provide a name:**

4811 Lusk, Flower Mound  
3320 Rolling Hills, Flower Mound

**Submitted a card to Speak, but did not come forward when called and did not indicate whether In Favor or In Opposition:**



Shon Bjornberg, 4800 Pacer Way, Flower Mound

**Close Public Hearing**

**Commission Deliberation (MPA17-0014 and ZPD17-0008)**

Commissioner Johnson moved to recommend denial of MPA17-0014 and ZPD17-0008 – CVS Pharmacy #10907. Commissioner Ruthrauff seconded the motion.

**VOTE ON THE MOTION (MPA17-0014 and ZPD17-0008)**

**AYES:** Ruthrauff, Neal, Johnson, McCall, Kendrick, Dillon

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Picardi

The motion passed with a vote of 6-0.

**E. ADJOURNMENT: 1:47 A.M.**

**TOWN OF FLOWER MOUND, TEXAS**

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**Chuck Russell, Town Planner**

**ATTEST:**

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**Cindi Price, Executive Assistant**