

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 8TH DAY OF APRIL, 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
Tiffany Bruce	Executive Director of Public Works
Clay Riggs	Assistant Director of Public Works
Lexin Murphy	Director of Planning Services
Chuck Russell	Town Planner
Robert Pegg	Assistant Director of Engineering
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 Johnson asked about having periodic updates for large projects going on throughout Town and made a request to have them either twice a year or quarterly.

E. DIRECTOR'S REPORT

1. Plat presentations

F. REGULAR ITEMS

1. **Consider approval of the minutes of the March 25, 2019, Planning and Zoning Commission Regular Session**

Commission Deliberation

Commissioner Johnson moved to approve the March 25, 2019, minutes as written. Vice-Chair Neal seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

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

2. **Public Hearing to consider a request for a Replat (RP19-0002 – Franklin Hills Lots 36R-1, 36R-2, 37R-1, Block F-2) to create three residential lots. The property is generally located to the west of Sunnyview Lane.**

Staff Presentation

Lexin Murphy, Town Planner

Applicant Presentation

None

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Johnson moved to recommend approval of RP19-0002 – Franklin Hills Lots 36R-1, 36R-2, 37R-1, Block F-2 as presented. Vice-Chair Neal seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

3. Public Hearing to consider a request to amend the Land Development Regulations (LDR19-0002 – Drainage and Grading) by amending Chapter 32, entitled “Engineering Design Criteria and Construction Standards,” of the Town’s Code of Ordinances.

Staff Presentation

Robert Pegg, Assistant Director of Engineering
Clay Riggs, Assistant Director of Public Works

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Johnson moved to recommend approval of LDR19-0002 – Drainage and Grading as presented. Vice-Chair Neal seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to recommend approval passed with a vote of 6-0-0.

4. Public Hearing to consider approval of an ordinance amending Chapter 90 of the Town’s Land Development Regulations (LDR19-0003 – Park Credit Option), adding minimum park land dedication requirements for multi-family and senior housing uses; clarifying park development fee requirements; providing options for privately maintained and publicly accessible parks and open space; clarifying park land dedication and park development fee requirements for the (MU) mixed use district and (PD) planned development district; and deleting existing provisions in conflict therewith.

Staff Presentation

Tommy Dalton, Assistant Town Manager

Spoke In Favor:

None

Spoke In Opposition:

None

Questions or Comments Only:

Paul Stone, 4100 Broadway Avenue
Bill Dahlstrom, 2323 Ross Avenue (Graham Tract Representative)
Jim Wills, 14160 Dallas Parkway

Commission Deliberation

Commissioner Johnson moved to recommend approval of LDR19-0003 – Park Credit Option as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to recommend approval passed with a vote of 6-0-0.

- 5. Public Hearing to consider a request for a Land Development Regulation Amendment (LDR19-0004 - Limited Residential Definition) to amend Chapter 98, Article III, Division 22, entitled "CC Campus Commercial District," of the Town's Code of Ordinances, to define the standards for Limited Residential development.

Staff Presentation

Lexin Murphy, Director of Planning Services

Spoke In Favor:

Spoke In Opposition:

None

Questions or Comments Only:

Bill Dahlstrom, 2323 Ross Avenue (Graham Tract Representative)
Paul Stone, 4100 Broadway Avenue
Kendra Stephenson, 3505 Yucca

Commission Deliberation

Vice Chair Neal moved to recommend approval of LDR19-0004 – Limited Residential Definition as presented. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to recommend approval passed with a vote of 6-0-0.

G. ADJOURNMENT – REGULAR SESSION 8:53 P.M.

TOWN OF FLOWER MOUND, TEXAS

Chuck Russell, Town Planner

ATTEST:

LauriAnn Cash, Executive Assistant