

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 9TH DAY OF APRIL, 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 <i>(arrived at 7:50 p.m.)</i>
Albert Picardi	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Rob Rawson	Commissioner, Place 9

Constituting a quorum with the following members absent:

Heth Kendrick	Commissioner, Place 8
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*(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
Matt Hotelling	Traffic Engineer
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**

Andrea Slaughter, Principal of Explorations Preparatory School, Flower Mound

**D. REGULAR ITEMS**

- 1. Consider approval of the minutes of the March 26, 2018, Planning and Zoning Commission Regular Session.**

**Commission Deliberation**

Vice Chair McCall moved to approve the March 26, 2018, minutes as presented. Commissioner Ruthrauff seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS:** None

**ABSTAIN:** Picardi

**ABSENT:** Johnson

The motion passed with a vote of 4-0-1.

2. **Public Hearing to consider a request for a Replat (RP18-0002 - Estates at Tour 18) to relocate lot lines. The property is generally located north of Cross Timbers Road and east of Lighthouse Drive.**

**Staff Presentation**

Poornima Kashyap, Senior Planner

**Applicant Presentation**

Jacob Tiemann, G & A Consultants

**Questions of an Informational Nature**

John Lapicola, 4901 Lighthouse, Flower Mound  
Jeff Rettig, Board President, Estates at Tour 18 HOA

**In Favor - None**

**In Opposition - None**

**Close Public Hearing**

**Commission Deliberation**

Vice Chair McCall moved to approve RP18-0002 – Estates at Tour 18. Commissioner Ruthrauff seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Johnson

The motion passed with a vote of 5-0.

3. **Public Hearing to consider a request for a Replat (RP17-0015 – Rocky Hill Farms) to create a residential subdivision. The property is generally located north of Cross Timbers Road and east of Lighthouse Drive.**

**Staff Presentation**

Poornima Kashyap, Senior Planner

### Questions of an Informational Nature

John Lapicola, 4901 Lighthouse, Flower Mound

**In Favor - None**

**In Opposition - None**

**Close Public Hearing**

**Commission Deliberation**

Vice Chair McCall moved to approve RP17-0015 – Rocky Hill Farms. Commissioner Ruthrauff seconded the motion.

### VOTE ON THE MOTION

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Johnson

The motion passed with a vote of 5-0.

4. **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. *(This item was tabled at the March 26, 2018, meeting.)***
5. **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. *(This item was tabled at the March 26, 2018, meeting.)***

*Chair Solis recused himself from Items 4 and 5 and left Council Chambers.*

### Staff Presentation

Tommy Dalton, Assistant Town Manager

### Applicant Presentation

Jimmy Archie, Realty Capital Management, Irving

**Spoke In Favor:**

Roland Shepard, 728 Northwood, Flower Mound  
Glenn Olson, 2377 Red Maple, Flower Mound  
Jayme Thompson, 2701 Desco, Flower Mound  
Chris Thompson, 2701 Desco, Flower Mound  
Howard Jeffery, 528 Sandy, Flower Mound  
Linda Jeffery, 528 Sandy, Flower Mound  
Mike Siegel, 2705 Desco, Flower Mound  
Kathy Beck, 691 Sandy, Flower Mound  
Sandra Ludwig, 2621 Sedona, Flower Mound  
Holly Homer, 304 Loma Alta, Flower Mound  
Jenice Pizzuto, 2629 Desco, Flower Mound  
Brian King, 348 Loma Alta, Flower Mound  
Billy Ledet, 10913 Falling Leaf, Flower Mound  
Mike Palmer, 2613 Fairhill, Flower Mound  
Carol Kohankie, 4312 Lauren Way, Flower Mound  
Michael Fuchs, 404 Monarch Hill, Keller  
Barry Honea, 312 Hollow Way, Flower Mound  
Leslie Sloan, Moviehouse & Eatery, Austin (*statement read by Kathy Frisbie*)  
Kathy Frisbie, 2717 Desco, Flower Mound  
Cathy Perry, 2617 Desco, Flower Mound  
Peter Schwartz, 2617 Desco, Flower Mound  
Noti Krasniqi, Mio Nonno

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

Dan Pizzuto, 2629 Desco, Flower Mound  
Christi Wade, 2625 Desco, Flower Mound  
Pam Siegel, 2705 Desco, Flower Mound  
Kelli Carr, 3501 Sutters Way, Flower Mound  
Doug Kreuger, 7088 Raintree, Flower Mound  
Lori Green, 2015 Reserve, Flower Mound  
Lisa Armstrong, 5008 Forest Hill, Flower Mound  
Curtis Frisbie, 2717 Desco, Flower Mound  
Kim Honea, 312 Hollow Way, Flower Mound  
David Woodard, 724 Northwood, Flower Mound  
Asit Kini, 612 Heritage, Flower Mound

**Spoke In Opposition:**

Todd Marsh, 305 Hathaway, Flower Mound  
Jeffrey Blasko, 624 Loma Alta, Flower Mound  
Steve Smith, 3705 Sarah Springs Trail, Flower Mound  
Jason Hobbs, 1000 Saint Francis, Flower Mound  
Cathy Strathmann, 2612 Belmont, Flower Mound  
Sandeep Sharma, 2504 Stillwater, Flower Mound  
Adam Schiestel, 2205 Waterford, Flower Mound  
Tony Lawrence, 1121 Coker, Flower Mound  
Kalyan Siddabattula, 309 Hathaway, Flower Mound

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

Julie Marsh, 305 Hathaway, Flower Mound  
Greg Wilson, 637 Loma Alta, Flower Mound  
Susan Wilson, 637 Loma Alta, Flower Mound

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

Aricia Blasko, 624 Loma Alta, Flower Mound  
Suneetha Rajesh, 2681 Virginia Pkwy., Flower Mound  
Manan Hathi, 620 Loma Alta, Flower Mound  
Holly Hennessey, 2612 Santa Monica, Flower Mound  
Vikram Paruchuri, 629 Loma Alta, Flower Mound  
Lisa Watrous, 2624 Virginia Pkwy., Flower Mound  
Sujatha Peravali, 629 Loma Alta, Flower Mound

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

Linda Siegel, 1515 Rustic Timbers, Flower Mound

**Close Public Hearing****Commission Deliberation (MPA17-0010)**

Commissioner Johnson moved to recommend approval of MPA17-0010 – Lakeside Village. Commissioner Neal seconded the motion.

**VOTE ON THE MOTION (MPA17-0010)**

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

**NAYS: Ruthrauff**

**ABSTAIN: None**

**ABSENT: None**

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

**Commission Deliberation (MU17-0002)**

Commissioner Johnson moved to recommend denial of MU17-0002 – Lakeside DFW/Lakeside Village. Commissioner Ruthrauff seconded the motion.

**VOTE ON THE MOTION (MU17-0002)**

**AYES: Johnson, Ruthrauff**

**NAYS: Dillon, Picardi, McCall, Neal**

**ABSTAIN: None**

**ABSENT: None**

**The motion failed with a vote of 2-4.**

Commissioner Dillon moved to recommend approval of MU17-0002 – Lakeside DFW/Lakeside Village. Commissioner Picardi seconded the motion.

**VOTE ON THE MOTION (MU17-0002)****AYES:** Dillon, Picardi, McCall, Neal**NAYS:** Johnson, Ruthrauff**ABSTAIN:** None**ABSENT:** None**The motion passed with a vote of 4-2.***[Vice Chair McCall called for a 10-minute break.]**Chair Solis returned to Council Chambers.*

6. **Public Hearing to consider a request for a Master Plan Amendment (MPA17-0012 – Tinley Park) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Retail to High Density Single Family Detached. The property is generally located south of Flower Mound Road and west of Duncan Lane.**
7. **Public Hearing to consider a request for rezoning (ZPD17-0014 – Tinley Park) from Agricultural District (A) to Planned Development District No. 159 (PD-159) with Single-Family District-5 (SF-5) uses, with certain exceptions and modifications to the Code of Ordinances. The property is generally located south of Flower Mound Road and west of Duncan Lane.**

**Staff Presentation**

Richard Brown, Senior Planner

**Applicant Presentation**

Capt. Reginald Rembert, Jr., Rembert Enterprises

**Spoke In Favor:**Ron Murchek, 110 Cherokee Path, Flower Mound  
Paul Stone, 4100 Broadway, Flower Mound**Spoke In Opposition:**

Rich Murchek, 106 Cherokee Path, Flower Mound

**Close Public Hearing****Commission Deliberation (MPA17-0012)**Commissioner Johnson moved to recommend approval of MPA17-0012 – Tinley Park. Vice Chair McCall seconded the motion.**VOTE ON THE MOTION (MPA17-0012)****AYES:** Ruthrauff, Neal, Johnson, McCall, Picardi, Dillon

**NAYS: None**

**ABSTAIN: None**

**ABSENT: None**

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

#### **Commission Deliberation (ZPD17-0014)**

Commissioner Johnson moved to recommend approval of ZPD17-0014 – Tinley Park with the addition to remove Lot 3, Block B, and to remove second-story, rear windows and balconies on lots backing up to the south property boundary. Commissioner Ruthrauff seconded the motion.

#### **VOTE ON THE MOTION (ZPD17-0014)**

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

**NAYS: None**

**ABSTAIN: None**

**ABSENT: None**

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

- 8. Public Hearing to consider a request for a Master Plan Amendment (MPA17-0008 - Founder's Landing) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Estate Residential to Retail. The property is generally located east of Long Prairie Road and north of Aberdeen Drive.**
- 9. Public Hearing to consider a request for rezoning (ZPD17-0010 - Founder's Landing) from Agricultural District (A) to Planned Development District No. 157 (PD-157) with Retail District-2 (R-2) uses, and with certain modifications and exceptions to the Code of Ordinances. The property is generally located east of Long Prairie Road and north of Aberdeen Drive.**

#### **Staff Presentation**

Poornima Kashyap, Senior Planner

#### **Applicant Presentation**

Randi Rivera, G & A Consultants  
Ron Hilliard, 630 Copper Canyon, Copper Canyon

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

Don Shields, 3815 Cortadera, Flower Mound  
Carol Kohankie, 4312 Lauren Way, Flower Mound  
James Benton, 4716 Seafarer, Flower Mound  
Steve Dixon, 4604 Wisdom Creek, Flower Mound  
Paul Stone, 4100 Broadway, Flower Mound  
Jim Engel, 5110 Bayberry, Flower Mound

**Spoke In Opposition:**

Gary Bode, 2700 Lake Flower, Flower Mound

**Close Public Hearing**

**Commission Deliberation (MPA17-0008)**

Commissioner Johnson moved to recommend approval of MPA17-0008 – Founder’s Landing. Vice Chair McCall seconded the motion.

**VOTE ON THE MOTION (MPA17-0008)**

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

The motion passed with a vote of 6-0.

**Commission Deliberation (ZPD17-0010)**

Commissioner Johnson moved to recommend approval of ZPD17-0010 – Founder’s Landing. Vice Chair McCall seconded the motion.

**VOTE ON THE MOTION (ZPD17-0010)**

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

The motion passed with a vote of 6-0.

**E. ADJOURNMENT: 11:51 P.M.**

**TOWN OF FLOWER MOUND, TEXAS**

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**Chuck Russell, Town Planner**

**ATTEST:**

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**Cindi Price, Executive Assistant**