

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 22ND 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:

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:

Perfecto Solis	Chair
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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
Lexin Murphy	Director of Planning Services
Chuck Russell	Town Planner
Robert Pegg	Assistant Director of Engineering
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. FUTURE AGENDA ITEMS**

None

**E. DIRECTOR'S REPORT**

1. Ordinance amendment updates
2. Election impacts on Town Council agenda

**F. REGULAR ITEMS**

- 1. Consider approval of the minutes of the April 8, 2019, Planning and Zoning Commission Regular Session**

**Commission Deliberation**

Commissioner Picardi moved to approve the April 8, 2019, minutes as written. Commissioner Ruthrauff seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS: None**

**ABSTAIN: None**

**The motion to approve passed with a vote of 7-0-0.**

- 2. Public Hearing to consider a request for a Replat (RP18-0022 - Lakeside Ranch Business Park) to create a non-residential subdivision. The property is generally located east of Gerault Road and north of Old Gerault Road.**

**Staff Presentation**

Richard Brown, Senior Planner

**Applicant Presentation**

Alex Camunez at 7557 Rambler Road (no presentation, available for questions)

**Spoke In Favor:**

None

**Spoke In Opposition:**

None

**Commission Deliberation**

Commissioner Johnson moved to approve RP18-0022 – Lakeside Ranch Business Park, with the addition of adding the recorded access easement to the plat. Commissioner Ruthrauff seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS: None**

**The motion to approve passed with a vote of 7-0-0.**

- 3. Consider a request for a Site Plan (SP18-0023 - Lakeside 2 at Lakeside Ranch Business Park) to develop two warehouse buildings. The property is generally located east of Gerault Road and north of Old Gerault**

**Staff Presentation**

Richard Brown, Senior Planner

**Applicant Presentation**

Alex Camunez at 7557 Rambler Road (no presentation, available for questions)

**Commission Deliberation**

Commissioner Johnson moved to approve SP18-0023 – Lakeside 2 at Lakeside Ranch Business Park, as presented. Commissioner Ruthrauff seconded the motion.

**VOTE ON THE MOTION +**

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

**NAYS: None**

**The motion to approve passed with a vote of 7-0-0.**

- 4. Public Hearing to consider a request for rezoning (ZPD19-0005 - Windhaven Assisted Living) from Agricultural District (A) uses to Planned Development District-173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility, with certain exceptions and modifications to the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Auburn Drive.**

**Staff Presentation**

Richard Brown, Senior Planner

**Applicant Presentation**

Clint Lannen, 5054 Franklin Avenue  
Edward Sedacca, 5200 Keller Springs Road

**Spoke In Favor:**

None

**Spoke In Opposition:**

None

**Commission Deliberation**

Commissioner Picardi moved to table ZPD19-0005 – Windhaven Assisted Living, until May 13, 2019. Commissioner Pickering seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Pickering, Dillon, Neal, Picardi, Rawson, Ruthrauff

**NAYS:** Johnson

The motion to table the public hearing until May 13, 2019 passed with a vote of 6-1-0.

5. ZPD17-0013 – Lakewood, PD-163: This item was noticed for consideration by the Planning & Zoning Commission. However, the applicant has requested to postpone consideration of this request to a future Planning & Zoning Commission regular meeting date.

**G. ADJOURNMENT – REGULAR SESSION 7:51 P.M.**

**TOWN OF FLOWER MOUND, TEXAS**

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**Chuck Russell, Town Planner**

**ATTEST:**

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**LauriAnn Cash, Executive Assistant**