

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 23RD 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
Albert Picardi	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8
Rob Rawson	Commissioner, Place 9

Constituting a quorum with the following members absent:

N/A

*(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 Development
Tiffany Bruce	Engineering Manager CIP
Matt Hotelling	Traffic Engineer
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 April 9, 2018, Planning and Zoning Commission Regular Session.**

**Commission Deliberation**

Commissioner Johnson moved to approve the April 9, 2018, minutes as presented. Vice Chair McCall seconded the motion.

### **VOTE ON THE MOTION**

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

The motion passed with a vote of 6-0.

2. **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.**
3. **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 2 and 3 and left Council Chambers.*

### **Staff Presentation**

Richard Brown, Senior Planner

### **Applicant Presentation**

Jim Tchoukaleff, Contour Real Estate and Development, Addison  
Larry Jackson, David Weekly Homes, Carrollton

### **Spoke In Favor:**

Curt Pool, 1212 Spinks, Flower Mound  
Patti Colwell, 1213 Gerault, Flower Mound

### **Spoke In Opposition:**

Cathy Strathmann, 2612 Belmont, Flower Mound  
David Murphy, 1021 St. Francis, Flower Mound  
Dennis White, 1212 Sweetwater, Flower Mound  
Jason Hobbs, 1000 St. Francis, Flower Mound  
Emily Hobbs, 1000 St. Francis, Flower Mound  
Juan Pache, 1052 St. Francis, Flower Mound  
Ralph Starkey, 1413 San Jacinto, Flower Mound  
Robert Sanders, 1406 St. Francis, Flower Mound  
Todd Marsh, 305 Hathaway, Flower Mound  
Rachel Muza, 1056 St. Francis, Flower Mound

Jeffrey Blasko, 624 Loma Alta, Flower Mound  
Tony Lawrence, 1121 Coker, Flower Mound  
Jim Engel, 5110 Bayberry, Flower Mound  
Bjorn Vandug, 2016 Barton Creek, Flower Mound

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

Seunghee Lee, 1016 St. Francis, Flower Mound  
Vas Mandalpu, 1008 St. Francis, Flower Mound

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

Sandra O'Hara, 1406 St. Francis, Flower Mound  
Sandy Fambrough, 4105 Spring Meadow, Flower Mound

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

1021 Spinks Ct., Flower Mound  
1036 St. Francis, Flower Mound

**Close Public Hearing**

**Commission Deliberation (MPA17-0015)**

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

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

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

**NAYS:** Neal, Picardi

**ABSTAIN:** None

**ABSENT:** None

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

**Commission Deliberation (ZPD17-0020)**

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

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

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

**NAYS:** Picardi, Neal

**ABSTAIN:** None

**ABSENT:** None

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

*Commissioner Kendrick returned to Council Chambers.*

4. **Consider a request for a Record Plat (RC18-0002 – Flower Mound Church of Christ) to create a non-residential subdivision. The property is generally located south of Karnes Road and east of Old Settlers Road.**
5. **Public Hearing to consider a request for a Site Plan (SP17-0022 - Flower Mound Church of Christ) to develop a church building, with exceptions to Section 90-423, "Underground utilities," and Section 82-242, "Street buffer landscaping," of the Code of Ordinances. The property is generally located south of Karnes Road and east of Old Settlers Road.**

**Staff Presentation**

Richard Brown, Senior Planner

**Applicant Presentation**

Byron McCollum, McCollum & Associates, McKinney

**Question / Comment of an Informational Nature**

Carol Kohankie, 4312 Lauren Way, Flower Mound

**Spoke In Favor – None**

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

Brad Wright, FM Church of Christ Building Committee Representative  
Tim Roush, 4202 John Ct., Flower Mound

**Spoke In Opposition – None**

**Close Public Hearing**

**Commission Deliberation (RC18-0002)**

Commissioner Johnson moved to approve RC18-0002 – Flower Mound Church of Christ. Vice Chair McCall seconded the motion.

**VOTE ON THE MOTION (RC18-0002)**

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

**NAYS: None**

**ABSTAIN: None**

**ABSENT: None**

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

**Commission Deliberation (SP17-0022)**

Commissioner Johnson moved to recommend approval of SP17-0022 – Flower Mound Church of Christ. Vice Chair McCall seconded the motion.

**VOTE ON THE MOTION (SP17-0022)****AYES: Dillon, Picardi, McCall, Johnson, Neal, Ruthrauff****NAYS: None****ABSTAIN: None****ABSENT: None****The motion passed with a vote of 6-0.**

- 6. Consider a request for a Record Plat (RC18-0001 – DFW North 4) to create a non-residential subdivision. The property is generally located south of Lakeside Parkway and east of Lake Forest Boulevard.**
- 7. Consider a request for a Site Plan (SP18-0002 – DFW North 4) to develop an office/warehouse building. The property is generally located south of Lakeside Parkway and east of Lake Forest Boulevard.**

**Staff Presentation**

Chuck Russell, Town Planner

**Commission Deliberation (RC18-0001)**

Commissioner Johnson moved to approve RC18-0001 – DFW North 4. Vice Chair McCall seconded the motion.

**VOTE ON THE MOTION (RC18-0001)****AYES: Ruthrauff, Neal, Johnson, McCall, Picardi, Dillon****NAYS: None****ABSTAIN: None****ABSENT: None****The motion passed with a vote of 6-0.****Commission Deliberation (SP18-0002)**

Commissioner Johnson moved to approve SP18-0002 – DFW North 4. Commissioner Ruthrauff seconded the motion.

**VOTE ON THE MOTION (SP18-0002)****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 (MPA18-0002 – Morriss Road Thoroughfare Plan Amendment) to amend Section 7.0,**

**Thoroughfare Plan, by changing the designation of Morriss Road from a Major Arterial to a specified Urban Minor Arterial between Justin Road (FM 407) and Flower Mound Road (FM 3040) and by amending text related to Morriss Road being six lanes.**

**Staff Presentation**

Matt Hotelling, Traffic Engineer

**Spoke In Favor:**

Adam Schiestel, 2205 Waterford, Flower Mound  
Larry Ford, 1921 Shenandoah, Flower Mound  
Ralph Morriss, 5141 Morriss, Flower Mound  
Kim Berg, 2012 Barton Creek, Flower Mound  
Cathy Strathmann, 2612 Belmont, Flower Mound  
Sandy Fambrough, 4105 Spring Meadow, Flower Mound  
Jeffrey Blasko, 624 Loma Alta, Flower Mound  
Isabel Feldman, 5212 Weathervane, Flower Mound  
Bjorn Vandug, 2016 Barton Creek, Flower Mound  
Carmen Vandug, 2016 Barton Creek, Flower Mound  
Jim Engel, 5110 Bayberry, Flower Mound  
Mary Strickland, 3204 Springwood, Flower Mound  
Carol Kohankie, 4312 Lauren Way, Flower Mound  
Julian Vazquez, 2109 Welch Ct., Flower Mound

**Submitted a card to Speak In Favor, but donated time to Mr. Schiestel:**

Dee Ford, 1921 Shenandoah, Flower Mound

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

Michael Creamer, 2008 Rose Bluff, Flower Mound  
Letha Creamer, 2008 Rose Bluff, Flower Mound  
Todd Marsh, 305 Hathaway, Flower Mound

**In Opposition - None**

**Close Public Hearing**

**Commission Deliberation**

Commissioner Johnson moved to recommend approval of MPA18-0002 – Morriss Road Thoroughfare Plan Amendment as submitted. Vice Chair McCall seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

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

**E. ADJOURNMENT: 8:55 P.M.**

**TOWN OF FLOWER MOUND, TEXAS**

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**Chuck Russell, Town Planner**

**ATTEST:**

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**Cindi Price, Executive Assistant**