

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 10TH DAY OF MAY 2021, 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:

Brad Ruthrauff	Chair
Robert Rawson	Vice-Chair
Adam Schiestel	Commissioner, Place 2
James Naylor	Commissioner, Place 4
Philip Del Vecchio	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Tim Fink	Commissioner, Place 7
Robert Cox	Commissioner, Place 8
Janvier Werner	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:

Alicia Kreh	Town Attorney
Lexin Murphy	Director of Planning Services
Robert Pegg	Assistant Director of Engineering
Chuck Russell	Principal Planner
Poornima Kashyap	Principal Planner
LauriAnn Cash	Executive Assistant

- A. CALL REGULAR SESSION TO ORDER: 6:30 P.M.**
- B. INVOCATION**
- C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. PUBLIC COMMENT**
None
- E. FUTURE AGENDA ITEMS**
None
- F. DIRECTOR'S REPORT**

1. Planning & Zoning Commission Priorities
 - Commissioner Schiestel asked if the Town could consider modifying SMARTGrowth regulations in relation to public schools
 - Commissioner Cox asked if the Town could consider adding public school board members to the SMARTGrowth Commission
 - Chair Ruthrauff asked if the Town could consider having the developer verify communication regarding fencing requirements with adjacent property owners

G. CONSENT ITEMS

1. Consider approval of the minutes of the April 26, 2021, Planning and Zoning Commission Regular Session.
2. Consider a request for a Record Plat (RC20-0008 – Canyon Falls Village 4B) to create a residential subdivision. The property is generally located south of Denton Creek Boulevard and west of Prairie Ridge Road.

Commission Deliberation

Vice-Chair Rawson moved to approve Consent Items 1 and 2. Commissioner Schiestel seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Naylor, Del Vecchio, Rawson, Gilmore, Fink

NAYS: None

The motion to approve passed by a vote of 6 to 0.

H. REGULAR ITEMS

3. Consider a request for a Record Plat (RC20-0012 – Argyle Elementary School No. 3) to develop a non-residential subdivision. The property is generally located east of Denton Creek Boulevard and south of Prairie Ridge Road.

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Jeff Koehn, Argyle ISD. (present for questions; no presentation)

Rob Morse, RLK Engineering (present for questions; no presentation)

Telena Wright – AISD Superintendent (present for questions; no presentation)

Commission Deliberation

Vice-Chair Rawson moved to approve of RC20-0012 – Argyle Elementary School No. 3, as presented. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

AYES: Fink, Gilmore, Rawson, Del Vecchio, Naylor, Schiestel

NAYS: None

The motion to approve passed by a vote of 6 to 0.

- 4. Consider a request for a Site Plan (SP20-0022 – Argyle ISD Elementary School No. 3) to develop an elementary school, with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances, and an exception to Section IV.C.5. of the Town’s Engineering Design Criteria requirement to provide a wet retention pond. The property is generally located east of Denton Creek Boulevard and south of Prairie Ridge Road.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Jeff Koehn, Argyle ISD. (present for questions; no presentation)

Rob Morse, RLK Engineering (present for questions; no presentation)

Telena Wright – AISD Superintendent (present for questions; no presentation)

Commission Deliberation

Vice-Chair Rawson moved to recommend approval of SP20-0022 – Argyle ISD Elementary School No. 3, as presented. Commissioner Fink seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Naylor, Del Vecchio, Rawson, Gilmore, Fink

NAYS: None

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

- 5. Public Hearing to consider a Site Plan (SP21-0001 – Lakeside Center) with a request for an exception to ‘Underground Utilities’ pursuant to Section 82-377, Exceptions, of the Code of Ordinances. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Jimmy Archie, Realty Capital Management (present for questions; no presentation)

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Schiestel moved to recommend approval of SP21-0001 – Lakeside Center, as presented. Commissioner Del Vecchio seconded the motion.

VOTE ON THE MOTION

AYES: Fink, Gilmore, Rawson, Del Vecchio, Naylor, Schiestel

NAYS: None

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

I. ADJOURNMENT – REGULAR SESSION 7:36 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant