

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 13TH DAY OF MAY, 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
Tommy Dalton	Assistant Town Manager
Lexin Murphy	Director of Planning Services
Chuck Russell	Town Planner
Robert Pegg	Assistant Director of Engineering
Richard Brown	Senior Planner
Poornima Kashyap	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. DIRECTOR'S REPORT

1. Upcoming Ordinance amendments
2. Legislative Updates

E. FUTURE AGENDA ITEMS

1. Commissioner Picardi requested staff explain what happens with tree mitigation when a new developer takes over an abandoned site that was approved. Commissioner Johnson and Commissioner Dillon supported the request.
2. Commissioner Johnson requested that when the Town Traffic Study is completed, to have staff bring present the results. Vice Chair Neal and Commissioner supported the request.

F. CONSENT ITEMS

1. Consider approval of the minutes of the April 22, 2019, Planning and Zoning Commission Regular Session
2. Consider a request for a Record Plat (RC18-0005 – Silver Pagoda Addition) to create a non-residential subdivision and to abandon a portion of right-of-way. The property is generally located west of Duncan Lane and north of Cherokee Path.
3. Consider a request for a Record Plat (RC18-0013 – Stonecrest Way Addition) to create three non-residential lots. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road.

Commission Deliberation

Commissioner Johnson moved to approve Consent Items 1-3 as presented in the agenda caption identified above. Commissioner Picardi seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

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

G. REGULAR ITEMS

4. **Consider a request for a Record Plat (RC18-0011 – Southgate, Phase IV) to create a non-residential subdivision. The property is generally located south of the intersection Long Prairie Road and Gerault Road.**

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Reid Dunbar, Eastgroup Properties
Robert Gossett, Half Associates
Bobby Pross, Pross Design Group

Commission Deliberation

Commissioner Johnson moved to approve RC18-0011 – Southgate, Phase IV, as presented. Commissioner Rawson seconded the motion.

VOTE ON THE MOTION

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

NAYS: Ruthrauff

The motion to approve passed with a vote of 6-1-0.

- 5. Consider a request for a Site Plan (SP18-0020 – Eastgroup Flower Mound, Phase 1) to develop five warehouse buildings. The property is generally located south of the intersection of Long Prairie Road and Gerault Road.**

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Reid Dunbar, Eastgroup Properties
 Robert Gossett, Half Associates
 Bobby Pross, Pross Design Group

Commission Deliberation

Commissioner Johnson moved to deny SP18-0020 – Eastgroup Flower Mound, Phase 1, as presented. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

- 6. Public Hearing to consider a request for a Master Plan Amendment (MPA19-0001 – Senior Housing Overlay) to amend Section 1, Land Use Plan, by deleting the provisions related to Senior Housing.**

Staff Presentation

Tommy Dalton, Assistant Town Manager

Spoke In Favor:

None

Spoke In Opposition:

Heth Kendrick, 4320 Hillshire Court
 Paul Stone, 4100 Broadway Avenue

Commission Deliberation

Commissioner Johnson moved to recommend denial of MPA19-0001 – Senior Housing Overlay, as presented. Commissioner Picardi seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to recommend denial passed with a vote of 7-0-0.

7. **Public Hearing to consider a request for a Master Plan Amendment (MPA18-0007 – Highland Pointe Park) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Medium Density Residential to Retail uses. The property is generally located north of Valley Ridge Boulevard and east of Morriss.**

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Patricia Fant, G&A McAdams

Spoke In Favor:

Larry Patterson, 3333 Mayfair Lane, Highland Village
Austin Adams, 695 Timber Bend, Highland Village
Greg Getting, 1808 Concord Drive
Chris Carmichael, 561 Sellmeyer Lane, Highland Village

Spoke In Opposition:

None

In Favor, Did Not Wish To Speak:

Anna Geleske, 6000 Morriss Road
John Bielamowicz, 4500 Westgrove Drive, Addison
Randy Ahlfs, 3601 Yucca Drive
Brian Weaver, 3605 Parkside Place
Jerry Gray, 2433 Timber Ridge Lane
Jerrod Simmons, 4500 Westgrove Drive, Addison

Questions or Comments Only

Adam Schiestel, 2205 Waterford Drive
Scott Clifford, 2021 Cartwright Court

Commission Deliberation

Commissioner Johnson moved to recommend approval of MPA18-0007 – Highland Pointe Park, as presented. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to recommend approval passed with a vote of 7-0-0.

8. **Public Hearing to consider a request for rezoning (ZPD18-0011 – Highland Pointe Park, PD-19) to amend Planned Development District No. 19 (PD-19) with Office District (O) uses to Planned Development District No. 19 (PD-19) with Retail District-2 (R-2) uses on certain tract of land, to add the conceptual plans and elevations, to modify the development standards, request an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances, and request certain modifications and exceptions to the Code of Ordinances as related to the subject property. The property is generally located north of Valley Ridge Boulevard and east of Morriss Road.**

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Patricia Fant, G&A McAdams

Spoke In Favor:

Larry Patterson, 3333 Mayfair Lane, Highland Village
Austin Adams, 695 Timber Bend, Highland Village
Greg Getting, 1808 Concord Drive
Chris Carmichael, 561 Sellmeyer Lane, Highland Village

Spoke In Opposition:

None

In Favor, Did Not Wish To Speak:

Anna Geleske, 6000 Morriss Road
John Bielamowicz, 4500 Westgrove Drive, Addison
Randy Ahlfs, 3601 Yucca Drive
Brian Weaver, 3605 Parkside Place
Jerry Gray, 2433 Timber Ridge Lane
Jerrod Simmons, 4500 Westgrove Drive, Addison

Questions or Comments Only

Adam Schiestel, 2205 Waterford Drive
Scott Clifford, 2021 Cartwright Court

Commission Deliberation

Commissioner Johnson moved to recommend approval of ZPD18-0011 – Highland Pointe Park, PD-19, as presented with the addition of adding the requested restrictions from the adjacent HOA and agreed to by the applicant. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to recommend approval passed with a vote of 7-0-0.

9. **Public Hearing to consider a request for rezoning (ZPD19-0005 – Windhaven Assisted Living, PD-173) 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.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Clint Lannen, 1519 Surveying & Engineering
David Goldstein, Windhaven Senior Living

Spoke In Favor:

Adam Shear, 3712 Alberta Lane

Spoke In Opposition:

None

Commission Deliberation

Commissioner Cox moved to recommend approval of ZPD19-0005 – Windhaven Assisted Living, PD-173, as presented. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Rawson, Johnson, Dillon, Cox

NAYS: Picardi, Neal

The motion to recommend approval passed with a vote of 5-2-0.

10. **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.**

H. ADJOURNMENT – REGULAR SESSION 10:30 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant