

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 14TH DAY OF MAY, 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
Albert Picardi	Commissioner, Place 5
Heth Kendrick	Commissioner, Place 8
Rob Rawson	Commissioner, Place 9

Constituting a quorum with the following members absent:

David Johnson	Commissioner, Place 4
Laura Dillon	Commissioner, Place 6

(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
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
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**

Submitted a card In Opposition to Item 2, MISC18-0001, but did not wish to speak:

Sandy Fambrough, 4105 Spring Meadow, Flower Mound

- D. REGULAR ITEMS**
 - 1. Consider approval of the minutes of the April 23, 2018, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Vice Chair McCall moved to approve the April 23, 2018, minutes as written. Commissioner Rawson seconded the motion.

VOTE ON THE MOTION**AYES:** Kendrick, Picardi, McCall, Rawson, Neal, Ruthrauff**NAYS:** None**ABSTAIN:** None**ABSENT:** Dillon, Johnson

The motion passed with a vote of 6-0.

2. Consider approval of a request (MISC18-0001) for a waiver to the one-year waiting period required after denial of Master Plan and zoning amendment requests by the Town Council in order to allow acceptance of new Master Plan and zoning amendment applications for the same property, as outlined in Section 78-154, "Action by town council," of the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of Lusk Lane.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Bobby Dollak, G & A Consultants

Commission Deliberation

Vice Chair McCall moved to approve MISC18-0001 – Re-Application Waiver as presented. Commissioner Neal seconded the motion.

VOTE ON THE MOTION**AYES:** Ruthrauff, Neal, Rawson, McCall, Kendrick**NAYS:** Picardi**ABSTAIN:** None**ABSENT:** Dillon, Johnson

The motion passed with a vote of 5-1.

3. Consider a request for a design change (MISC18-0002) for the terminus feature in the central roundabout within the Lakeside DFW development. The property is within the intersection of Edgemere Road and Lakeside Parkway.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Mason Orradre, Realty Capital Management

Commission Deliberation

Commissioner Neal moved to approve MISC18-0002 – Lakeside DFW Roundabout as presented. Commissioner Picardi seconded the motion.

VOTE ON THE MOTION

AYES: Kendrick, Picardi, Rawson, Neal, Ruthrauff

NAYS: McCall

ABSTAIN: None

ABSENT: Dillon, Johnson

The motion passed with a vote of 5-1.

4. Consider a request for a Site Plan (SP18-0004 - Service First) to develop an auto repair garage, and a waiver to certain Architectural Standards in the Town's Urban Design Plan. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Walt McMennamy, Cross Development

Commission Deliberation

Commissioner Neal moved to recommend approval of SP18-0004 – Service First with waiver. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, Rawson, McCall, Picardi, Kendrick

NAYS: None

ABSTAIN: None

ABSENT: Dillon, Johnson

The motion passed with a vote of 6-0.

5. Consider a request for a Site Plan (SP17-0015 – Victory at FM 3040, Lot 3) to develop a retail building. The property is generally located north of Flower Mound Road and east of Morriss Road.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Jonathan Schindler, Kirkman Engineering

Commission Deliberation

Commissioner Ruthrauff moved to approve SP17-0015 – Victory at FM 3040, Lot 3, as presented. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

AYES: Kendrick, Picardi, McCall, Rawson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: Dillon, Johnson

The motion passed with a vote of 6-0.

6. Consider a request for a Site Plan (SP18-0003 – Lake Forest Plaza, Lot 10) to develop an office/retail building, with an exception to the access management policy and criteria, regarding driveway spacing, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located north of Flower Mound Road and west of Long Prairie Road.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Bobby Dollak, G & A Consultant

Commission Deliberation

Commissioner Ruthrauff moved to recommend approval of SP18-0003 – Lake Forest Plaza, Lot 10, with exception. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, Rawson, McCall, Picardi, Kendrick

NAYS: None

ABSTAIN: None

ABSENT: Dillon, Johnson

The motion passed with a vote of 6-0.

7. Public Hearing to consider a request for rezoning (ZPD18-0002 –Pepper Creek Ranch) from Agricultural District (A) and Interim Holding District (IH) to Planned Development District No. 162 (PD-162) for a cluster development with certain modifications and exceptions to the Code of Ordinances. The property is generally located north of Cross Timbers Road and west of Montalcino Boulevard.

8. **Consider a request for a Development Plan (DP18-0002 - Pepper Creek Ranch) to develop a residential subdivision. The property is generally located north of Cross Timbers Road and west of Montalcino Boulevard.**

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Randi Rivera, G & A Consultants
Dr. Greg Anderson, 9040 Hawley, Fort Worth

In Favor –

Dustin Burluson, 4505 Donnoli, Flower Mound

In Opposition - None

Close Public Hearing

Commission Deliberation (ZPD18-0002)

Vice Chair McCall moved to recommend approval of ZPD18-0002 – Pepper Creek Ranch as presented. Commissioner Neal seconded the motion.

VOTE ON THE MOTION (ZPD18-0002)

AYES: Kendrick, Picardi, McCall, Rawson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: Dillon, Johnson

The motion passed with a vote of 6-0.

Commission Deliberation (DP18-0002)

Vice Chair McCall moved to recommend approval of DP18-0002 – Pepper Creek Ranch as presented. Commissioner Neal seconded the motion.

VOTE ON THE MOTION (DP18-0002)

AYES: Ruthrauff, Neal, Rawson, McCall, Picardi, Kendrick

NAYS: None

ABSTAIN: None

ABSENT: Dillon, Johnson

The motion passed with a vote of 6-0.

E. ADJOURNMENT: 8:52 P.M.

Chuck Russell, Town Planner

ATTEST:

Cindi Price, Executive Assistant