

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 26TH DAY OF AUGUST, 2019, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:45 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:

Bryn Meredith	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): 6:45 P.M.**

**B. PUBLIC COMMENT**

None

**C. FUTURE AGENDA ITEMS**

1. Commissioner Picardi attended the NTCOG training last week and ready to give report when scheduled.

**D. REGULAR ITEMS**

1. **Consider approval of the minutes of the August 12, 2019, Planning and Zoning Commission Regular Session.**

**Commission Deliberation**

Commissioner Johnson moved to approve the August 12, 2019, minutes, as presented. 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.

2. **Public Hearing to consider a request for rezoning (ZPD17-0013 - Lakewood) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No.163 (PD-163) with both non-residential and residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan, including a Comprehensive Sign Package, and with an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design, and a waiver to the Architectural Standards in the Town's Urban Design Plan for roof pitch for certain buildings less than 15,000 square feet in size, a request for an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances, and with certain waivers, exceptions and modifications to the Code of Ordinances including but not limited to an exception to Section 98-147, "Topographical Slope Protection". The property is generally located north of Long Prairie Road and east of Silveron Boulevard.**

*At 8:45 P.M. the Planning and Zoning Commission convened into closed session pursuant to Section 551.071 of the Texas Government Code, the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on the August 26, 2019 agenda.*

*At 9:06 P.M., the Planning and Zoning Commission reconvened into regular session.*

#### **Staff Presentation**

Chuck Russell, Town Planner

#### **Applicant Presentation**

Jim Manskey, TBG Partners  
 Jim Wills, 5054 Development  
 Kendra Stephenson, Portmanteau Consulting  
 Alex Rathbun, Kimley-Horn

#### **Spoke in Favor:**

None

#### **Spoke in Opposition:**

None

#### **In Favor, Did Not Wish To Speak:**

None

**In Opposition, Did Not Wish To Speak:**

Adam Schiestel, 2205 Waterford Drive  
 Jeffrey Blasko, 1720 Milford Drive  
 KC Walsh, 3525 High Road  
 Tim Whisenant, 2120 Helmsford

**Commission Deliberation**

Commissioner Ruthrauff moved to recommend denial of ZPD17-0013 – Lakewood PD-163, as presented. Commissioner Dillon seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS: Johnson**

**The motion to recommend denial passed with a vote of 6-1.**

**E. ADJOURNMENT – REGULAR SESSION 9:28 P.M.**

*[Vice-Chair Neal called for a 5-minute break]*

**i. CALL TO ORDER – WORK SESSION: 9:34 P.M.**

- a. Discussion of ZPD18-0014 – Graham Tract PD-171
  - Staff Presentation: Richard Brown, Senior Planner
  - Applicant Presentation: Randi Rivera, G&A McAdams
- b. Discussion of ZPD19-0006 – Parkway Office Lakeside PD-174
  - Staff Presentation: Richard Brown, Senior Planner
  - Applicant Presentation: Bill Pounds, Parkway C&A
- c. Discussion of SUP19-0001 – RaceTrac SUP-456
  - Staff Presentation: Chuck Russell, Town Planner
  - Applicant Presentation: Drew Cunningham, RaceTrac

*The work session was closed at 11:38 P.M.*

**TOWN OF FLOWER MOUND, TEXAS**

**Lexin Murphy, Director of Planning Services**

**ATTEST:**

**LauriAnn Cash, Executive Assistant**