

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 9TH DAY OF SEPTEMBER, 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 |
|----------------|-------|

*(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                     |
| Lexin Murphy     | Director of Planning Services     |
| Chuck Russell    | Town Planner                      |
| Robert Pegg      | Assistant Director of Engineering |
| 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. FUTURE AGENDA ITEMS**

1. Commissioner Cox would like to revisit idea of different uses in Town based off the Town Council Strategic Planning Session.
2. Commissioner Johnson would like to continue to promote the new Transportation model for the Town and have it presented once approved by Town Council.

**E. DIRECTOR'S REPORT**

1. Updating Notification Processes.
  - a. Commissioner Dillon voiced support for Staff's efforts to update notification processes, and recommend prioritizing Staff's review of potential zoning sign improvements.

**F. CONSENT ITEMS**

1. Consider approval of the minutes of the August 26, 2019, Planning and Zoning Commission Regular Session.
2. Consider a request for a Record Plat (RC19-0007 – Magnolia Court) to develop a residential subdivision. The property is generally located north of Spinks Road and west of Gerault Road.

**Commission Deliberation**

Commissioner Johnson moved to approve Consent Items 1-2 as presented in the agenda caption identified above. Commissioner Pickering seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Ruthrauff, Rawson, Johnson, Picardi, Neal, Dillon, Pickering

**NAYS:** None

**ABSTAIN:** None

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

**G. REGULAR ITEMS**

3. Consider a request for a Site Plan (SP19-0017 – Valley Creek Church Parking Lot Expansion) to develop a parking lot addition with a request for a deviation to the required parking standard pursuant to Section 82-73 of the Code of Ordinances. The property is generally located south of Dixon Lane and east of Long Prairie Road.

**Staff Presentation**

Poornima Kashyap, Senior Planner

**Applicant Presentation**

Josh Barton, G&A McAdams

**Commission Deliberation**

Commissioner Johnson moved to recommend approval of SP19-0017 – Valley Creek Church Parking Lot Expansion, as presented. Commissioner Dillon seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Pickering, Dillon, Neal, Picardi, Johnson, Rawson, Ruthrauff

**NAYS:** None

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

- 4. Consider a request for a Site Plan (SP19-0018 – Lisanti Cell Tower) to develop a communication tower. The property is generally located south of Spinks Road and east of Long Prairie Road.**

**Staff Presentation**

Chuck Russell, Town Planner

**Applicant Presentation**

No presentation, available for questions

**Commission Deliberation**

Commissioner Johnson moved to approve SP19-0018 – Lisanti Cell Tower, as presented. Commissioner Ruthrauff seconded the motion.

**VOTE ON THE MOTION**

**AYES: Ruthrauff, Rawson, Johnson, Picardi, Neal, Dillon, Pickering**

**NAYS: None**

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

- 5. Public Hearing to consider a request for rezoning (ZPD19-0010 – Parker Square CSP Building 700) to amend the Comprehensive Sign Standards within Planned Development District No. 24 (PD-24) by allowing certain attached office tenant signs for Building 700. The property is located north of Cross Timbers Road at 700 Parker Square Road.**

**Staff Presentation**

Chuck Russell, Town Planner

**Applicant Presentation**

Bill Gravitt, Gallery Custom Signs

**Spoke in Favor:**

None

**Spoke in Opposition:**

None

**Commission Deliberation**

Commissioner Johnson moved to recommend approval of ZPD19-0010 – Parker Square CSP Building 700, with the requirement that the panels be satin black with white lettering. Commissioner Ruthrauff seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS:** Pickering

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

- 6. Public Hearing to consider an ordinance granting Specific Use Permit No. 456 (SUP19-0001 - RaceTrac) to permit a convenience store with gasoline sales, 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, an exception to Section IV.C.5. of the Town's Engineering Design Criteria regarding the requirement for a wet detention pond, 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 regarding roof pitch. The property is generally located east of Long Prairie Road and south of Spinks Road.**

**Staff Presentation**

Chuck Russell, Town Planner

**Applicant Presentation**

Drew Cunningham, RaceTrac

**Spoke in Favor:**

None

**Spoke in Opposition:**

Dhanashri Kondap, 1404 Meandering Creek Path  
Madhuri Vyakaranam, 2001 Foxborough Trail

**Commission Deliberation**

Vice-Chair Neal moved to recommend denial of SUP19-0001 - RaceTrac, as presented. Commissioner Johnson seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Ruthrauff, Rawson, Johnson, Neal

**NAYS:** Picardi, Dillon, Pickering

The motion to recommend denial passed with a vote of 4-3.

**7. Presentation by Commissioner Picardi to the Planning & Zoning Commission on his August 22-23, 2019 NCTCOG training.**

**Commissioner Presentation**

Albert Picardi, Commissioner, Place 5

**H. WORK SESSION**

Discussion of Short-Term Rental Ordinance

- Staff Presentation: Lexin Murphy, Director of Planning Services

**I. CLOSED MEETING**

The Planning & Zoning Commission convened into a closed meeting at 9:36 p.m. on September 9, 2019, pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087 for consultation with attorney, and to discuss matters as follows:

- a. Consultation with Attorney
  1. Legislative activity and processes

**J. RECONVENE TO REGULAR MEETING**

The Planning & Zoning Commission reconvened into an open meeting at 10:23 p.m. on September 9, 2019.

**K. ADJOURNMENT – REGULAR SESSION 10:23 P.M.**

**TOWN OF FLOWER MOUND, TEXAS**

**\_\_\_\_\_  
Lexin Murphy, Director of Planning Services**

**ATTEST:**

**\_\_\_\_\_  
LauriAnn Cash, Executive Assistant**