

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 24TH DAY OF SEPTEMBER, 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 work session and regular session with the following members present:

Perfecto Solis	Chair
Laile Neal	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
David Johnson	Commissioner, Place 4
Albert Picardi	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8
Rob Rawson	Commissioner, Place 9

Constituting a quorum with the following members absent:

Vacant	Commissioner, Place 3
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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
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Kashyap	Senior Planner
Richard Brown	Senior Planner
Cindi Price	Executive Assistant

***i. WORK SESSION (Executive Conference Room): 6:00 P.M.***

*a. Update regarding public email communication process.*

**A. CALL REGULAR SESSION TO ORDER (Council Chambers): 6:30 P.M.**

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. PUBLIC COMMENT**

There were none.

**D. REGULAR ITEMS**

- 1. Consider approval of the minutes of the August 27, 2018, Planning and Zoning Commission Regular Session.**

**Commission Deliberation**

Commissioner Johnson moved to approve the August 27, 2018, minutes as written. Vice Chair Neal seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS:** None

**ABSTAIN:** Rawson

**ABSENT:** None

The motion passed with a vote of 5-0-1.

2. Public Hearing to consider a request for a Specific Use Permit No. 452 (SUP18-0001 - Tidal Wave Car Wash) to permit an automatic car wash, with an exception to Section 82-242, "Street buffer landscaping," of the Code of Ordinances, and a waiver to certain Architectural Standards in the Town's Urban Design Plan. The property is generally located south of Flower Mound Road and east of Gerault Road.

**Staff Presentation**

Richard Brown, Senior Planner

**Applicant Presentation**

Martie Murphy, SHJ Construction Group  
Matt Moore, Clay Moore Engineering

**In Support:**

Vaughn Miller, 25 Highland Park Village, Dallas

**In Opposition:**

Kier Johnson, 1301 Paprika, Flower Mound

**Close Public Hearing****Commission Deliberation**

Commissioner Picardi moved to recommend approval of SUP18-0001 – Tidal Wave Car Wash as presented. Commissioner Johnson seconded the motion, with the stipulation that either the applicant or the Town provide a measured noise study at the time of Certificate of Occupancy.

**VOTE ON THE MOTION**

**AYES:** Johnson, Picardi

**NAYS:** Ruthrauff, Rawson, Neal, Dillon

**ABSTAIN: None**

**ABSENT: None**

**The motion failed with a vote of 2-4.**

- 3. Public Hearing to consider a request for rezoning (ZPD18-0006 – Townlake East) from Agricultural District (A) to Planned Development District No. 166 (PD-166) for a cluster development with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Flower Mound Road.**
- 4. Consider a request for a Development Plan (DP18-0005 – Townlake East) to develop a residential subdivision. The property is generally located south of Cross Timbers Road and east of Flower Mound Road.**

### **Staff Presentation**

Chuck Russell, Town Planner

### **Applicant Presentation**

Mike Boswell, Toll Brothers

### **In Support:**

Nancy Kleckner, 2608 Wisdom Creek, Flower Mound  
Jim Linker, 2504 Cross Haven, Flower Mound  
Katie Mayer, 3612 Burlington, Flower Mound

### **Submitted a card In Support, but chose not to speak:**

Robert Stanley, 4504 Darlington, Flower Mound

### **In Opposition:**

William Canova, 4600 Darlington, Flower Mound  
Alan Magill, 4508 Caddo Maple Way, Flower Mound  
Amy Canova, 4600 Darlington, Flower Mound

### **Submitted a card In Opposition, but did not wish to speak:**

Robert Redden, 4604 Darlington, Flower Mound  
Robyn Redden, 4604 Darlington, Flower Mound  
Srikanth Katuru, 4504 Blackjack, Flower Mound  
Hemanth Kumar Kamalanathan, 4505 Blackjack, Flower Mound

### **Questions of an Informational Nature:**

Paul Stone, 4100 Broadway, Flower Mound

### **Close Public Hearing**

**Commission Deliberation (ZPD18-0006)**

Commissioner Johnson moved to recommend approval of ZPD18-0006 – Townlake East as presented. Vice Chair Neal seconded the motion.

**VOTE ON THE MOTION (ZPD18-0006)**

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

**The motion passed with a vote of 6-0.**

**Commission Deliberation (DP18-0005)**

Commissioner Johnson moved to recommend approval of DP18-0005 – Townlake East as presented. Commissioner Ruthrauff seconded the motion.

**VOTE ON THE MOTION (DP18-0005)**

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

**The motion passed with a vote of 6-0.**

*[Chair called for a 10-minute break.]*

- 5. Public Hearing to consider a request for rezoning (ZPD17-0003 - NEM Senior Living) from Retail District-1 (R-1) to Planned Development District No. 154 (PD-154) with age-restricted, high-density residential use, and with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Rippy Road and east of Long Prairie Road.**

**Staff Presentation**

Poornima Kashyap, Senior Planner

**Applicant Presentation**

Randi Rivera, G & A McAdams

**In Support:**

Paul Stone, 4100 Broadway, Flower Mound

**In Opposition – None**

**Close Public Hearing**

**Commission Deliberation**

Vice Chair Neal moved to recommend approval of ZPD17-0003 – NEM Senior Living as presented. Commissioner Johnson seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS: Ruthrauff**

**ABSTAIN: None**

**ABSENT: None**

**The motion passed with a vote of 5-1.**

- 6. Consider a request for a Development Plan (DP18-0003 – Sunset Point at Twin Coves, previously Ridge Bluff Estates) to develop a residential subdivision. The property is generally located west of Simmons Road and south of Holly Lane.**

**Staff Presentation**

Poornima Kashyap, Senior Planner

**Applicant Presentation**

Peter Edwards, Development Design Consultants

**Commission Deliberation**

Vice Chair Neal moved to recommend approval of DP18-0003 – Sunset Point at Twin Coves as presented. Commissioner Johnson seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS: None**

**ABSTAIN: None**

**ABSENT: None**

**The motion passed with a vote of 6-0.**

**E. ANNOUNCEMENT FROM CHAIR**

Chair Solis and the commissioners offered their congratulations and best wishes to Cindi Price on her retirement. Chuck Russell presented her with a gift.

**F. ADJOURNMENT: 10:57 P.M.**

**TOWN OF FLOWER MOUND, TEXAS**

**Chuck Russell, Town Planner**

**ATTEST:**

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**Cindi Price, Executive Assistant**