

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 22ND DAY OF OCTOBER, 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
Laile Neal	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Robert Rawson	Commissioner, Place 3
David Johnson	Commissioner, Place 4
Albert Picardi	Commissioner, Place 5 (arrived at 6:41 P.M.)
Laura Dillon	Commissioner, Place 6
Robert Cox	Commissioner, Place 8
Thomas Pickering	Commissioner, Place 9

Constituting a quorum with the following members absent:

N/A

(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
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. REGULAR ITEMS

1. Consider approval of the minutes of the October 8, 2018, Planning and Zoning Commission Regular Session.

Commission Deliberation

Vice-Chair Neal moved to approve the October 8, 2018, minutes as written. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Neal, Johnson, Rawson, Ruthrauff

NAYS: None

ABSENT: Picardi

The motion passed with a vote of 5-0.

2. Consider a request for a Record Plat (RC17-0007 – The Villas at Southgate, Phase Two) to create a residential subdivision. The property is generally located south of Lakeside Parkway and east of Gerault Road.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Applicant in attendance, did not have presentation, and was available for questions

Commission Deliberation

Vice-Chair Neal moved to approve RC17-0007 – The Villas at Southgate, Phase Two as presented. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Rawson, Neal, Dillon

NAYS: None

ABSTAIN: Johnson, Picardi

The motion passed with a vote of 4-0-2.

3. Public Hearing to consider a request for a Master Plan Amendment (MPA18-0004 – Balekian Addition / CVS) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Estate Residential to Retail use on approximately 2.48 acres of land within the Cross

Timbers Protection Area. The property is generally located north of Cross Timbers Road and east of Lusk Lane.

- 4. Public Hearing to consider a request for rezoning (ZPD18-0004 – Balekian Addition / CVS) from Agricultural District (A) to Planned Development District No. 164 (PD-164) with Single-Family Estate District (SF-E) and Retail District-1 (R-1) uses, with certain modifications and exceptions to the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of Lusk Lane.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Bobby Dollak, G&A McAdams

Spoke In Favor:

None

Submitted a card In Favor, but did not wish to speak::

None

Spoke In Opposition:

James Breeding, 4721 Amble Way
Carolyn Costanza, 4500 Saddlewood Drive
Stacey Breeding, 4721 Amble Way
Jacquelyn Narrell, 4801 Lusk Lane, 4800 Fairbank Lane
Jay Estabrook, 4700 Hampshire Drive
Dawn Bir, 4716 Clydesdale Drive
Kent Nunn, 4909 Kingswood Drive
Kathy Blair, 5113 Forest Hill Drive
Roy Plhak, 4720 Clydesdale Drive
Lawrence Pruett, 4705 Clydesdale Drive
Michael Allain, 4709 Clydesdale Drive
Donna Sullivan, 4701 Clydesdale Drive
William Sullivan, 4701 Clydesdale Drive
Ralph Nasca, 4713 Clydesdale Drive
Robert Thomann, 4904 Kingswood Drive, 2409 Creekhaven Drive
Wendy Bryan, 4704 Clydesdale Drive
Logan Boyd, 1105 Homestead Street

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

Nat Pope, 4720 Amble Way
Ciara Berry, 3357 Rolling Hills
Yu-Luen Ma, 4720 Amble Way
Mike Bir, 4716 Clydesdale Drive

Kevin Stoner, 4708 Amble Way
Jack Fuller, 4108 Liberty Court
Dorene Pruett, 4705 Clydesdale Drive
Sandra Fuller, 4108 Liberty Court
Katherine Grote, 165 Double Oaks Drive
Tom & Sara Easton, 4401 Equestrian Way
Laura Blair, 5113 Forest Hill Drive
Larry Narrell, 4800 Fairbank Lane
Ronald Blair, 5113 Forest Hill Drive

Close Public Hearing

Commission Deliberation (MPA18-0004)

Vice-Chair Neal moved to recommend denial of MPA18-0004 – Balekian Addition / CVS as presented. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to recommend denial passed with a vote of 6-0.

Commission Deliberation (ZPD18-0004)

Vice-Chair Neal moved to recommend denial of ZPD18-0004 – Balekian Addition / CVS as presented. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to recommend denial passed with a vote of 6-0

F. ADJOURNMENT – REGULAR SESSION

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

i. CALL TO ORDER – WORK SESSION: 8:42 P.M.

- a. Presentation and discussion of Planning and Zoning Commission agendas, agenda items/staff reports, staff presentations, development review process, and future training topics.***

Presenter

Tommy Dalton, Assistant Town Manager

The work session was closed at 9:30 p.m.

TOWN OF FLOWER MOUND, TEXAS

Chuck Russell, Town Planner

ATTEST:

LauriAnn Cash, Executive Assistant