

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 26TH DAY OF OCTOBER 2020, 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:

Brad Ruthrauff	Chair
Robert Rawson	Vice-Chair
Adam Schiestel	Commissioner, Place 2
David Johnson	Commissioner, Place 4
Philip Del Vecchio	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Tim Fink	Commissioner, Place 7
Robert Cox	Commissioner, Place 8
Janvier Werner	Commissioner, Place 9

Constituting a quorum with the following members absent:

None

*(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:

Alicia Kreh	Town Attorney
Lexin Murphy	Director of Planning Services
Robert Pegg	Assistant Director of Engineering
Chuck Russell	Principal Planner
Poornima Kashyap	Principal 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**

None

**E. DIRECTOR'S REPORT**

1. Coordination of Calendars

Commissioner Cox asked if there would be a Work Session in November regarding Uses. Lexin Murphy, Director of Planning Services, communicated that on November 19 there would be a Town Council only Work Session to discuss Uses.

**F. CONSENT ITEMS**

1. **Consider approval of the minutes of the October 12, 2020, Planning and Zoning Commission Regular Session.**
2. **Consider a request for a Record Plat (RC20-0006 – Heritage West) to create a residential subdivision. The property is generally located north of Spinks Road and west of Gerault Road.**

**Commission Deliberation**

Vice-Chair Rawson moved to approve Consent Item 1 as presented in the agenda caption. Commissioner Johnson seconded the motion.

LauriAnn Cash, Executive Assistant, inquired if the Commission would like to consider making a motion to include both Consent Items.

Vice-Chair Rawson amended his motion to approve Consent Items 1 and 2 as presented in the agenda caption. Commissioner Johnson amended his motion to second Vice-Chair Rawson's amended motion.

**VOTE ON THE MOTION**

**AYES: Schiestel, Johnson, Del Vecchio, Gilmore, Fink, Rawson**

**NAYS: None**

**The motion to approve passed by a vote of 6 to 0.**

**G. NON-DISCRETIONARY ITEMS**

3. **Consider a request for a Site Plan (SP20-0018 – The Brokerage Addition) to develop an addition to an existing office building. The property is generally located east of Stone Hill Farms Parkway and north of Stone Bend Lane.**

**Staff Presentation**

Chuck Russell, Principal Planner

**Applicant Presentation**

Michael Bates, Bates Martin Architects; present for questions, no presentation

**Commission Deliberation**

Commissioner Johnson moved to approve SP20-0018 – The Brokerage Addition, as presented. Commissioner Del Vecchio seconded the motion.

**VOTE ON THE MOTION**

**AYES: Rawson, Fink, Gilmore, Del Vecchio, Johnson, Schiestel**

**NAYS: None**

**The motion to approve passed by a vote of 6 to 0.**

**H. REGULAR ITEMS**

- 4. Consider a request for a Site Plan (SP20-0016 – River Walk Chapel) to amend the previously approved elevations to eliminate stained glass windows. The property is generally located north of 1<sup>st</sup> Avenue and east of River Walk Drive.**

**Staff Presentation**

Poornima Kashyap, Principal Planner

**Applicant Presentation**

Michael Beaty, MRW Investors, LLC  
Ralph Bush, Katmo Venues

**Commission Deliberation**

Commissioner Johnson moved to recommend denial of SP20-0016 – River Walk Chapel), as presented. Commissioner Del Vecchio seconded the motion.

**VOTE ON THE MOTION**

**AYES: Schiestel, Johnson, Del Vecchio, Gilmore, Fink, Rawson**

**NAYS: None**

**The motion to recommend denial passed by a vote of 6 to 0.**

- 5. Public Hearing to consider an ordinance amending the Land Development Regulations (LDR20-0004 – Nonconforming Uses) by amending Chapter 78 entitled “Administration,” of the Town’s Code of Ordinances to update the definitions and processes related to nonconformities within the Town of Flower Mound, as well as to update the standards for submitting appeals to the Board of Adjustment, in order to comply with new state requirements.**

**Staff Presentation**

Lexin Murphy, Director of Planning Services

**Spoke in Favor:**

None

**Spoke in Opposition:**

None

**Commission Deliberation**

Vice-Chair Rawson moved to recommend approval of LDR20-0004 – Nonconforming Uses, as presented. Commissioner Johnson seconded the motion.

**VOTE ON THE MOTION**

**AYES: Rawson, Fink, Gilmore, Del Vecchio, Johnson, Schiestel**

**NAYS: None**

The motion to recommend approval passed by a vote of 6 to 0.

**I. ADJOURNMENT – REGULAR SESSION 7:54 P.M.**

**TOWN OF FLOWER MOUND, TEXAS**

Lexin Murphy, Director of Planning Services

**ATTEST:**

LauriAnn Cash, Executive Assistant