

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 9TH DAY OF OCTOBER, 2017, 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
Mike McCall	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Laile Neal	Commissioner, Place 2
David Johnson	Commissioner, Place 4
Albert Picardi	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Rob Rawson	Commissioner, Place 9

Constituting a quorum with the following members absent:

Heth Kendrick	Commissioner, Place 8
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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:

Fritz Quast	Town Attorney
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Srinarasi	Senior Planner
Richard Brown	Senior Planner
Cindi Price	Executive Assistant

- A. CALL TO ORDER: 6:30 P.M.**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. CITIZENS/VISITORS COMMENTS**

There were none.

- D. ELECTION OF OFFICERS**

a) Chair

Commissioner McCall nominated Perfecto Solis for Chair. Commissioner Johnson seconded the nomination.

VOTE ON THE NOMINATION

AYES: Dillon, Picardi, McCall, Solis, Johnson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The nomination passed with a vote of 7-0.

b) Vice Chair

Chair Solis nominated Mike McCall for Vice Chair. Commissioner Johnson seconded the nomination.

VOTE ON THE NOMINATION

AYES: Ruthrauff, Neal, Johnson, Solis, McCall, Picardi, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The nomination passed with a vote of 7-0.

E. REGULAR ITEMS

- 1. Consider approval of the minutes of the September 25, 2017, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Vice Chair McCall moved to approve the September 25, 2017, minutes as presented. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

- 2. Consider a request for a Record Plat (RC17-0003 – The Villas of Southgate, Phase Three) to create a residential subdivision. The property is generally located south of Lakeside Parkway and east of Gerault Road.**

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Michael Dowdey, Dowdey, Anderson & Associates, Inc., Plano

Commission Deliberation

Commissioner Johnson moved to approve RC17-0003 – The Villas of Southgate, Phase Three with the inclusion of the gas easement once it is established. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

3. Public Hearing to consider a request for rezoning (ZPD17-0011 - Timber Creek Medical Park) to amend Planned Development District-114 (PD-114) with Retail District-2 (R-2) and Office District (O) uses to modify the development standards, and request certain exceptions and modifications to the Code of Ordinances. The property is generally located east of Long Prairie Road and south of College Parkway.

Staff Presentation

Poornima Srinarasi, Senior Planner

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend approval of ZPD17-0011 – Timber Creek Medical Park. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

4. Public Hearing to consider a request for a Master Plan Amendment (MPA17-0006 – Stonecrest Storage) to amend Section 1.0, Land Use Plan, and Section 2.0, Area Plans, of the Master Plan to change the current land use designation from Office or Medium Density Residential to Commercial/Industrial uses on approximately 4.545 acres of land within the Denton Creek District Area Plan. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road.

5. **Public Hearing to consider a request for rezoning (ZPD17-0006 – Stonecrest Storage) from Interim Holding (IH) to Planned Development District No. 155 (PD-155) with Commercial District-1 (C-1) uses and Specific Use Permit No. 450 (SUP-450) to permit a miniwarehouse, with certain exceptions and modifications to the Code of Ordinances. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Bobby Dollak, G & A Consultants, Lewisville

In Favor –

Rich Muller, 3017 Woodhollow Drive, Flower Mound

In Opposition – None**Close Public Hearing****Commission Deliberation (MPA17-0006)**

Commissioner Johnson moved to recommend approval of MPA17-0006 – Stonecrest Storage. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION (MPA17-0006)

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

Commission Deliberation (ZPD17-0006)

Commissioner Johnson moved to recommend approval of ZPD17-0006 – Stonecrest Storage with the addition of a masonry fence along the southern border of Lot 1 east to the railroad tracks. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION (ZPD17-0006)

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

F. ADJOURNMENT: 7:39 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant