



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

FEBRUARY 12, 2018

FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE FOR PUBLIC INSPECTION
ONLINE AT www.flower-mound.com/AgendaCenter
.....

- A. **CALL TO ORDER: 6:30 P.M.** *(or after the conclusion of the SMARTGrowth Commission meeting)*
- B. **INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. **CITIZEN'S COMMENTS**
The purpose of this item is to allow citizens an opportunity to address the Commission on issues that are not the subject of a public hearing. Items requiring a public hearing are clearly marked as such on the agenda, and citizens and visitors will be allowed to speak on those items during the public hearing.
- D. **REGULAR ITEMS**
1. *Minutes of January 22, 2018*
Consider approval of the minutes of the January 22, 2018, Planning and Zoning Commission Regular Session.
 2. *RP17-0016 – Timbercreek Community #10B* *Public Hearing*
Public Hearing to consider a request for a Replat to create a residential lot. The property is generally located north of Cross Timbers Road and east of Morriss Road.
 3. *ZPD17-0019 – Lakeside Crossing* *Public Hearing*
Public Hearing to consider a request for rezoning to amend Planned Development District No. 153 (PD-153) by modifying the minimum building setback for the hotel and by adding conceptual elevations and development standards for the townhomes. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

E. ADJOURNMENT – REGULAR SESSION

i. WORK SESSION

- a. Update on the Southgate development.

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: Feb. 8, 2018, at 2:50 pm, at least 72 hours prior to the scheduled time of said meeting.



Cindi Price, Executive Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at (972) 874-6350.

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 22ND DAY OF JANUARY, 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:

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
Heth Kendrick	Commissioner, Place 8
Rob Rawson	Commissioner, Place 9

Constituting a quorum with the following members absent:

Perfecto Solis	Chair
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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
Doug Powell	Executive Director
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Kashyap	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.

CLOSED/OPEN SESSION

The Commission convened into Closed Session at 6:32 p.m. pursuant to Texas Government Code Section 551.071 for legal consultation with the Town Attorney and reconvened into Open Session at 6:47 p.m.

D. REGULAR ITEMS

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

Commission Deliberation

Commissioner Johnson moved to approve the January 8, 2018, minutes as presented. Commissioner Rawson seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: Ruthrauff

ABSENT: None

The motion passed with a vote of 6-0-1.

2. Consider a request for a Site Plan (SP17-0008 – Texas Health Presbyterian Hospital) to develop a parking lot. The property is generally located east of Long Prairie Road and north of Central Park Avenue.

Staff Presentation

Poornima Kashyap, Senior Planner

Commission Deliberation

Commissioner Johnson moved to approve SP17-0008 – Texas Health Presbyterian Hospital. Commissioner Rawson seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 7-0.

3. Consider a request for a Site Plan (SP17-0019 – Westside Four Professional Building) to develop an office building. The property is generally located west of Long Prairie Road and south of West Windsor Drive.

Staff Presentation

Richard Brown, Senior Planner

Commission Deliberation

Commissioner Johnson moved to approve SP17-0019 – Westside Four Professional Building. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 7-0.

4. Consider a request for a Development Plan (DP18-0001 – Southgate, Northwest Tract) to amend the grading detail for a portion of Phase Two residential. The property is generally located north of Long Prairie Road and west of Gerault Road.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Michael Dowdey, Dowdey, Anderson & Associates, Plano

Commission Deliberation

Commissioner Johnson moved to recommend denial of DP18-0001 – Southgate, Northwest Tract. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 7-0.

5. Public Hearing to consider a request for rezoning (ZPD18-0001 - Canyon Falls) to amend Planned Development District No. 98 (PD-98) to modify the minimum standards set forth in the Single-Family District-10 (SF-10) zoning district regulations by reducing front and side yard setbacks for certain lots located within Village 5 and eliminating the approved setback modifications for Village 4B. The property is generally located north of F.M. 1171 between Interstate 35W and U.S. 377.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Jason White, Newland Communities, Dallas

In Favor –

Jim Engel, 5110 Bayberry Street, Flower Mound

In Opposition – None

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend approval of ZPD18-0001 – Canyon Falls.
Commissioner Rawson seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 7-0.

E. ADJOURNMENT: 7:38 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: February 12, 2018

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP17-0016 – Timbercreek Community #10B) to create one residential lot. The property is generally located north of Cross Timbers Road and east of Morriss Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

This application will require final action by the Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of this replat is to combine two lots into one residential lot, containing a total of 28,494 square feet. One lot is improved with a single family dwelling while the abutting lot (Open Space-Park) was purchased by the applicant in 2000. The property is zoned Single-Family District-10 (SF-10). The plat depicts necessary setbacks and easements, and access to the existing residence continues to be from Wisteria Court.

The existing single family dwelling was constructed in 1985. The property owner has indicated a desire to replat so as to create a larger lot to accommodate a new garage in the rear of the property while simultaneously converting the existing attached garage into habitable floor area.

III. CORRESPONDENCE

Since this property is zoned single-family residential, Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property that also live within the same subdivision. At the time this report was written, staff had received no written correspondence in favor or opposition to the replat. Four area property owners (three by phone; one by email, on behalf of her mother who resides in Timbercreek) contacted staff to gather an explanation as to the intent of the request. None expressed any opposition to the application.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

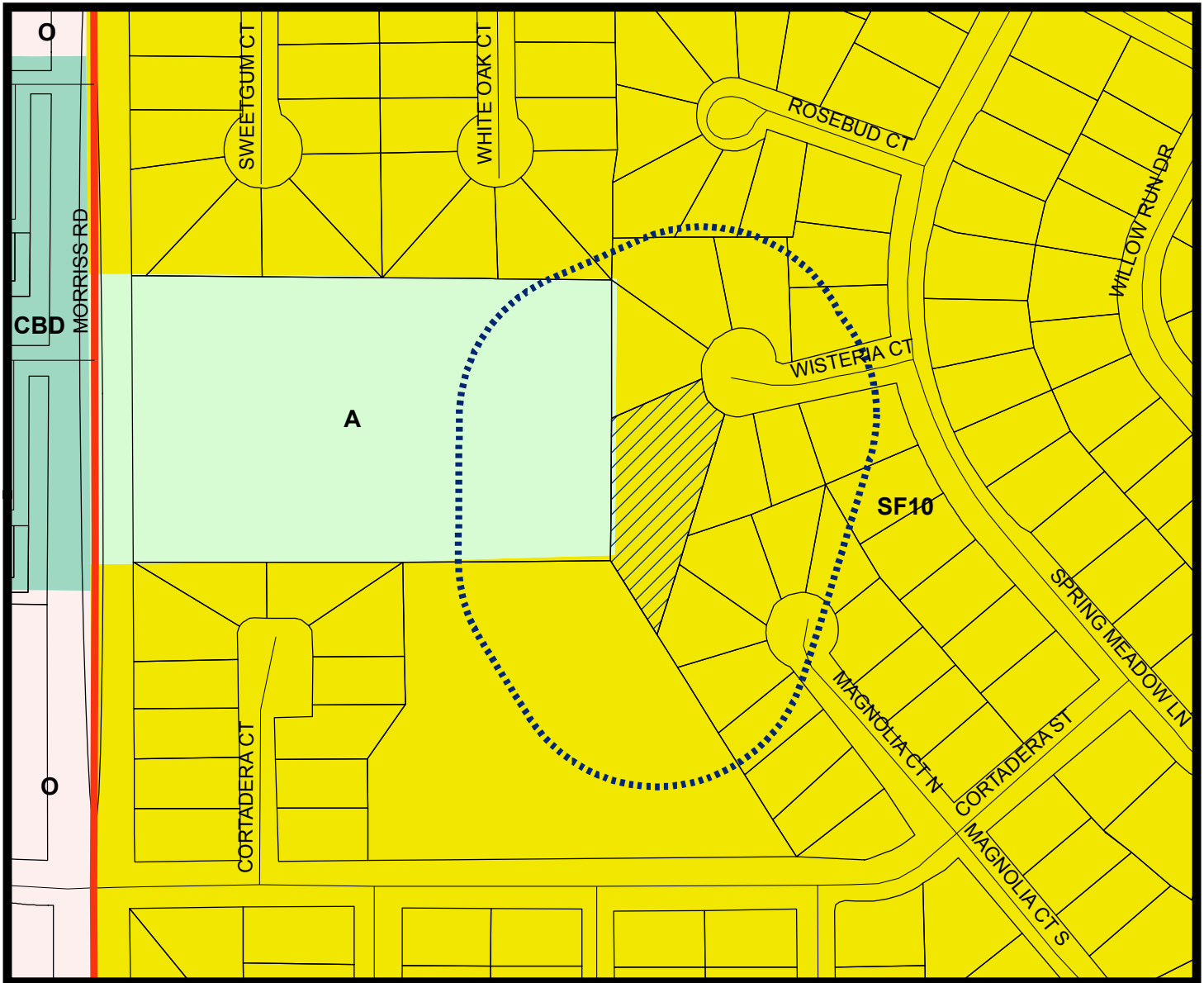
B. Application Details

1. Replat Package



Vicinity Map

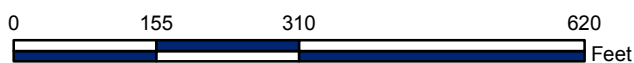
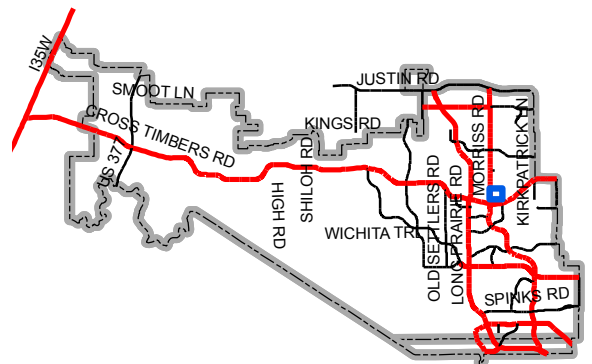
Reference Project: RP17-0016



LEGEND

- Agriculture
- Central Business District
- Office
- Single Family 10

- Subject Property
- 200 ft Notification Buffer around Property



Map Location

Letter of Intent:
Windrose Land Surveying | Platting
220 Elm St. #200, Lewisville, Tx 75067
972-221-9439



December 28, 2017
Doug Powell
Planning Services
Town of Flower Mound
1001 Cross Timbers, Ste. 2330
Flower Mound, Texas 75028

Re: Lot 9R, Block 14, Timber Creek Development Community, Area Ten

Mr. Powell,

Please accept this letter, on behalf of our clients, as an explanation of the proposed application. We are submitting, for review and approval, a Replat Application for all of Lot 9R, Block 14, Timber Creek Development Community, Area Ten, being 0.654 acres of land approximately located at 1915 Wisteria Court. The reason we are proposing this replat is because the owner wishes to incorporate a portion of an existing Open Space – Park area into the boundary of his current Lot. He is the owner of said portion of Open Space – Park area according to deed recorded in Document Number 2001-111038, Deed Records, Denton County, Texas. The purpose of the record plat is to create one (1) platted lot from an existing Lot (Lot 9, Block 1, Timber Creek Development Community, Area Ten), and a portion of the Open Space – Park immediately adjoining Lot 9. The property is currently zoned SF-10. There is no approved conceptual site plan for the subject property. The residence was built in 1985.

Feel free to contact me with any questions or concerns you might have.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark N. Peeples". To the right of the signature, the letters "R.P.L.S." are written in a similar handwritten style.

Mark N. Peeples, R.P.L.S.



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: February 12, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD17-0019 – Lakeside Crossing) to amend Planned Development District No. 153 (PD-153) by modifying the minimum building setback for the Hotel and by adding conceptual elevations and development standards for the townhomes. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There is a request for a modification to the Town's regulations which necessitates special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

On July 17, 2017, the Town Council approved the ordinance establishing Planned Development District-153 (PD-153) for Lakeside Crossing consisting of both residential and non-residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan.

The purpose of this amendment is to add conceptual elevations and written standards for the townhomes. The approved concept plan depicts 15 townhomes facing Northwood Drive. Elevations for the townhomes were not included initially, but language in the PD required the applicant to submit conceptual elevations and written standards prior to record platting the residential portion. Development standards in terms of permitted uses, specific uses, temporary uses, dimensional regulations, open space requirements and landscape standards were included in the original PD and remain unchanged. Section G for Townhome Elevations will now read as:

G. TOWNHOME ELEVATIONS.

~~Prior to the submittal of a plat application for the residential portion, approval of an amendment to the Townhome District – Single Family Attached (SF-A) section of this Planned Development District shall be required. The said amendment shall provide written standards and conceptual elevations for the Townhomes.~~

The following architectural standards shall apply to areas designated on Exhibit "C" as Townhome District:

1. The architecture of the townhomes shall be consistent with the attached Conceptual Elevations of the Townhomes, Exhibit "A".
2. Primary building materials shall consist of a minimum of 80% of each exterior façade and shall consist of the following materials:
 - a. Stone
 - b. Stucco
3. Roofs materials shall consist of concrete (or similar) tile.
4. Each unit shall have a covered balcony with metal railing.

The choice of colors, materials and architectural style of the proposed townhomes complement the existing neighboring Lakeside DFW development. The applicants' letter of intent provides a detailed explanation of townhome elevations and is included in the packet as Attachment (A(2)).

Modification Request:

The amendment also includes a request to modify the standards associated with minimum front yard setback for the Campus Commercial District portion of this PD. The current standard requires a minimum 60-foot front yard setback for all buildings along Long Prairie Road. With the current design of the hotel, a portion of the porte-cochere encroaches upon the required 60-foot setback. Hence the applicant is requesting to reduce the front setback to 40 feet for the hotel building only. All other development standards will remain the same. The proposed modification is written in red below:

D. DIMENSIONAL REGULATIONS. The dimensional regulations listed for Campus Commercial District (CC) in the Town's Zoning Ordinance shall be required for this Planned Development except as otherwise listed herein:

1. Minimum front yard. There shall be a minimum front yard of 60 feet along major thoroughfares in the Campus Commercial District (CC) areas, **except that the hotel shall have a minimum front yard of 40 feet**, and parking may be permitted in the front yard. There shall be no minimum front yard requirement along all other roadways.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

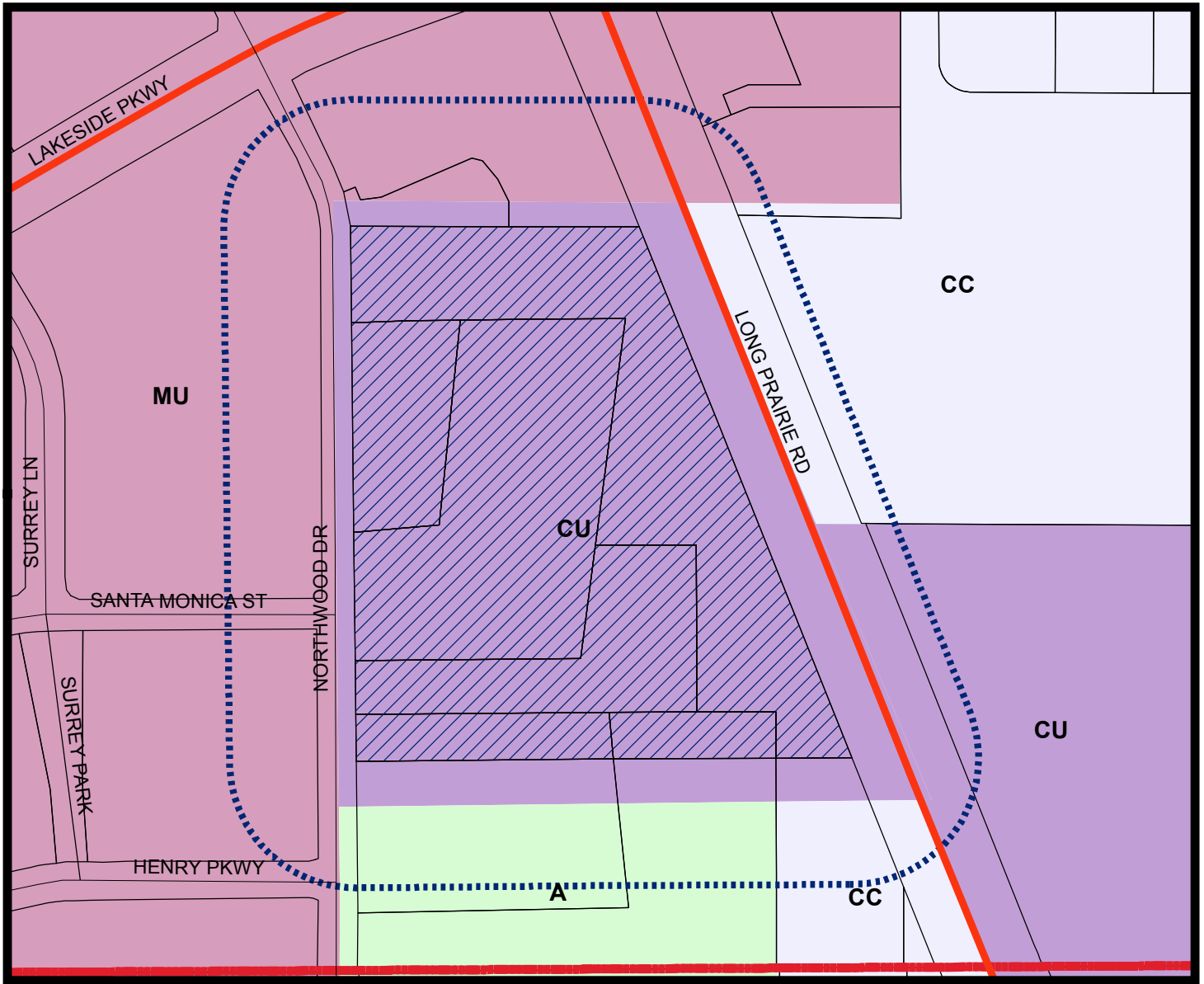
B. Application Details

1. Zoning Planned Development Exhibit

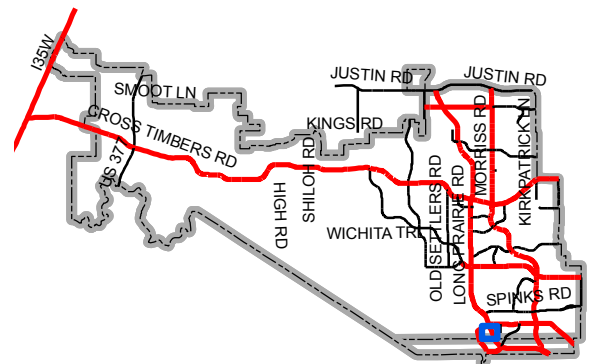
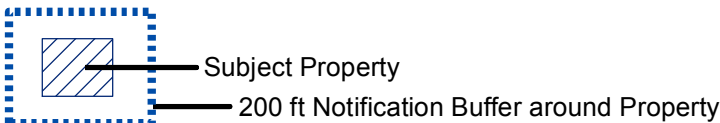


Vicinity Map

Reference Project: ZPD17-0019



LEGEND



Map Location



February 6, 2018

Mr. Doug Powell
Executive Director of Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: Zoning Change Request – Lakeside Crossing PD-153 Amendment
Letter of Intent
G&A Job No. 16326B**

Mr. Powell:

Please accept this letter, on behalf of Newstream Commercial, as an explanation of the proposed amendment to PD-153 for Lakeside Crossing which was recently approved in July of this year.

Lakeside Crossing has planned for 15, rear-entry townhomes that front onto Northwood Drive and back up to the central open space area. These townhomes were included on the approved Concept Plan and the PD stipulated that Conceptual Elevations would be provided in the future. As you may recall, the architectural style of Lakeside Crossing is very distinct and is considered meritorious. We refer to this type of architecture as Contemporary Vernacular. The neighboring development, Lakeside DFW, consists of a different architectural style that is somewhat Mediterranean. In order to make Lakeside Crossing more compatible with Lakeside DFW, the choice of colors of the façade materials was important. We worked with the Town and our team's architect to select complementary colors in order to make the two projects architecturally cohesive. The proposed architecture of the townhomes will enhance the compatibility between the two developments by blending both architectural styles in a very appealing way. The purpose of this PD amendment is to provide the Conceptual Elevations and development standards for the townhomes.

The Conceptual Elevations are attached to this letter. The primary materials include stone and stucco with some siding and wood accents, which complies with the Town's Urban Design Plan. Roofs will be pitched and consist of concrete tile to tie into the roof materials in Lakeside DFW. The units are planned to be three stories and will have rear-entry garages from the alley along the east side. The front facades will face Northwood Drive.

Lakeside Crossing – Townhome PD Amendment

February 6, 2018

Page 2 of 2

This PD amendment also includes a revision in the development standards to allow for a reduced front building line along FM 2499 for the Unscripted Hotel. The front of hotel building encroaches into the required 60' front building line by less than 20'. Therefore, we are requesting to modify the front building line to be 40' for only the hotel.

Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

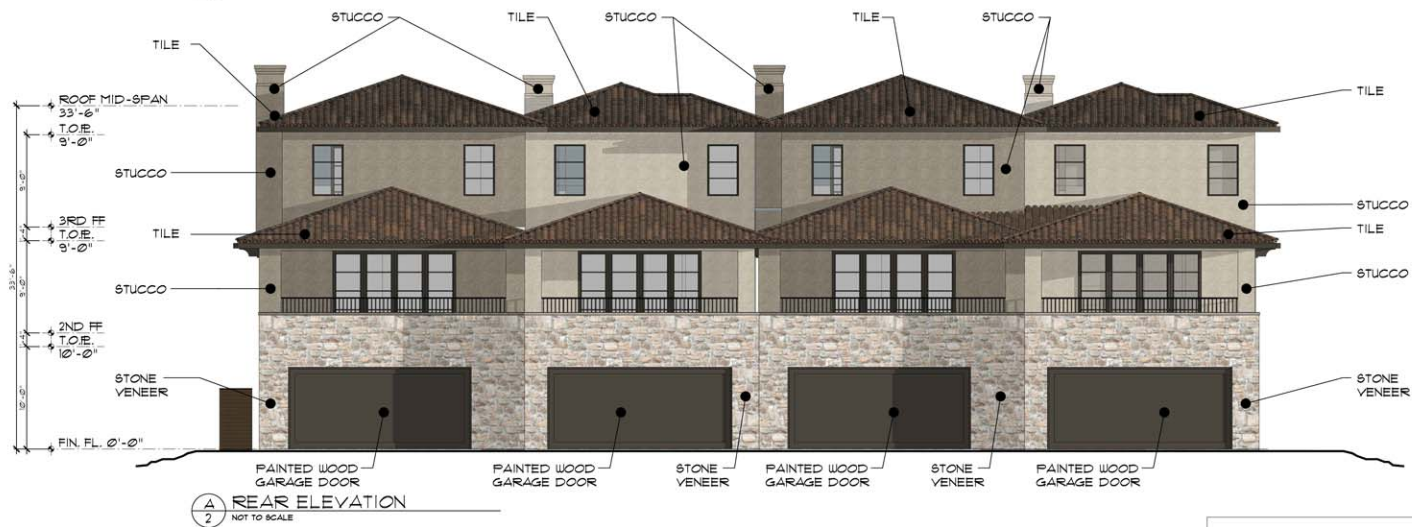


Randi L. Rivera, AICP

cc: Troy Lewis, Vice President, Newstream Commercial

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Exhibit "A"



LAKESIDE TOWNHOMES

Attachment B(1): Zoning Planned Development Exhibit



STONE
CORONADO FRENCH COUNTRY VILLA OR SIMILIAR



TILE ROOF
BORAL ROOFINC RUSTIC MADERA OR SIMILIAR



STUCCO/EIFS
CAVERN



STUCCO/EIFS
MOONSTONE



BRONZE
WINDOW, DOOR, GUTTER AND
RAILING

AREA TABULATION:		
	FRONT	REAR
PRIMARY MASONRY TOTAL	961 S.F. (31%)	720 S.F. (31%)
STONE S.F.	961 S.F. (31%)	720 S.F. (31%)
SECONDARY MASONRY TOTAL	1113 S.F. (63%)	1017 S.F. (63%)
STUCCO S.F.	1113 S.F. (60%)	1017 S.F. (60%)
DOOR/WINDOW S.F.	729 S.F.	982 S.F.
TOTAL FACADE S.F.	2803 S.F.	2719 S.F.