

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 10TH DAY OF DECEMBER, 2018, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:00 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
Laura Dillon	Commissioner, Place 6
Robert Cox	Commissioner, Place 8
Thomas Pickering	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:

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): 6:00 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. DIRECTOR'S REPORT

D. PUBLIC COMMENT

None

E. REGULAR ITEMS

1. Consider approval of the minutes of the November 12, 2018, Planning and Zoning Commission Regular Session.

Commission Deliberation

Vice-Chair Neal moved to approve the November 12, 2018, minutes as written. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

The motion passed with a vote of 6-0.

2. Public Hearing to consider a request for a Replat (RP18-0013 – RES High School) to create three non-residential lots. The property is located at the southeast corner of the intersection of Cross Timbers Road and Flower Mound Road.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Josh Barton, G&A McAdams
Terry Wright, Wright Group Architects-Planners, PLLC

Spoke In Favor:

None

Spoke In Opposition:

None

Close Public Hearing**Commission Deliberation**

Vice-Chair Neal moved to approve RP18-0013 – RES High School, as presented. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion passed with a vote of 6-0.

- 3. Consider a request for a Site Plan (SP18-0015 – RES High School) to develop a high school. The property is generally located at the southeast corner of the intersection of Cross Timbers Road and Flower Mound Road.**

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Josh Barton, G&A McAdams
Terry Wright, Wright Group Architects-Planners, PLLC

Commission Deliberation

Commissioner Johnson moved to approve SP18-0015 – RES High School as presented. Vice-Chair Neal seconded the motion (with the addendum to have Engineering review and evaluate the southwest exit at building permit stage)

VOTE ON THE MOTION

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

NAYS: None

The motion passed with a vote of 6-0.

- 4. Consider a request for a Record Plat (RC18-0009 – Alpha Warehouse Park) to create one non-residential lot. The property is generally located south of Justin Road and west of Meadow View.**

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Bill Peck, William Peck & Associates Architects
Josh Barton, G&A McAdams

Commission Deliberation

Vice-Chair Neal moved to approve RC18-0009 – Alpha Warehouse Park as presented. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion passed with a vote of 6-0.

5. Consider a request for a Site Plan (SP18-0013 – Alpha Warehouse Park) to develop three office/warehouse buildings. The property is generally located south of Justin Road and west of Meadow View.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Bill Peck, William Peck & Associates Architects
Josh Barton, G&A McAdams

Commission Deliberation

Commissioner Johnson moved to recommend approval of SP18-0013 – Alpha Warehouse Park as presented. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Rawson, Johnson, Solis (to break tie)

NAYS: Neal, Picardi, Dillon

The motion passed with a vote of 4-3.

6. Consider a request for a Site Plan (SP18-0021 – Vickery Elementary School) to develop a 10-classroom building addition. The property is generally located west of Wager Road and south of Kirkpatrick Lane.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Robert Howman, Glenn Engineering

Commission Deliberation

Commissioner Johnson moved to approve SP18-0021 – Vickery Elementary School as presented. Vice-Chair Neal seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Neal, Johnson, Rawson, Ruthrauff

NAYS: None

ABSTAIN: Picardi

The motion passed with a vote of 5-0.

7. Consider a request for a Site Plan (SP18-0016 – Cross Timbers Addition Lot 1, Block A) to develop one non-residential building. The property is generally located south of Cross Timbers Road and west of Bruton Orand Boulevard.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

L.J. Erickson, Duggan Realty Advisors LLC

Commission Deliberation

Vice-Chair Neal moved to approve SP18-0016 – Cross Timbers Addition Lot 1, Block A as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion passed with a vote of 6-0.

8. Public Hearing to consider a request for a Specific Use Permit (SUP 18-0018 – Cross Timbers Addition Lot 3, Block A, SUP-455) to permit a restaurant with drive-through window. The property is generally located south of Cross Timbers Road and west of Bruton Orand Boulevard.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

L.J. Erickson, Duggan Realty Advisors LLC

Spoke In Favor:

None

Spoke In Opposition:

None

Had Question of Informational Nature:

Paul Stone, 4100 Broadway Avenue (question was answered by applicant presentation)

Close Public Hearing**Commission Deliberation**

Commissioner Johnson moved to recommend approval of SUP18-0018 – Cross Timbers Addition Lot 3, Block A, SUP-455, as presented and with the request of adding a condition in the SUP ordinance to limit the number of drive-thru lanes to one as depicted on the concept plan. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion passed with a vote of 6-0.

9. Consider a request for a Site Plan (SP18-0017 – Cross Timbers Addition Lot 3, Block A) to develop one non-residential building. The property is generally located south of Cross Timbers Road and west of Bruton Orand Boulevard.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

L.J. Erickson, Duggan Realty Advisors LLC

Commission Deliberation

Commissioner Johnson moved to recommend approval of SP18-0017 – Cross Timbers Addition Lot 3, Block A as presented. Vice-Chair Neal seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion passed with a vote of 6-0.

10. Public Hearing to consider a request for rezoning (Z18-0001 – Whyburn Medical Offices) from Agricultural District (A) uses to Office District (O) uses. The property is generally located north of Waketon Road, west of Long Prairie Road.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

James Bullington, Freedom Realty

Spoke In Favor:

John Baen, Whyburn Estate Representative
Dr. Wasim Haque, North Texas Diabetes & Endocrinology

Spoke In Opposition:

Kendra Stephenson, 3505 Roadrunner Drive

Close Public Hearing

Commission Deliberation

After Commission deliberation and before a motion was made, the applicant decided to withdraw the request. No action was needed by the Commission.

F. ADJOURNMENT – REGULAR SESSION 8:22pm

TOWN OF FLOWER MOUND, TEXAS

Chuck Russell, Town Planner

ATTEST:

LauriAnn Cash, Executive Assistant