

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 22ND DAY OF JULY, 2019, 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	Commissioner, Place 1
David Johnson	Commissioner, Place 4
Albert Picardi	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Robert Cox	Commissioner, Place 8

Constituting a quorum with the following members absent:

Perfecto Solis	Chair
Laile Neal	Vice Chair
Robert Rawson	Commissioner, Place 3
Thomas Pickering	Commissioner, Place 9

(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:

Betsy Elam	Town Attorney
Lexin Murphy	Director of Planning Services
Robert Pegg	Assistant Director of Engineering
Poornima Kashyap	Senior Planner
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER (Council Chambers): 6:30 P.M.

SELECTION OF ACTING CHAIR

Commissioner Cox nominated Commissioner Johnson to serve as Chair Pro Tempore. Commissioner Ruthrauff seconded the nomination.

VOTE ON THE NOMINATION

AYES: Ruthrauff, Johnson, Picardi, Dillon, Cox
NAYS: None
ABSENT: Solis, Neal, Rawson, Pickering

The nomination passed with a vote of 5-0.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

Adam Schiestel, 2205 Waterford Drive (spoke regarding SP19-0011)
Rick Medinis, 2949 Sagebrush (spoke regarding SP19-0011)

D. FUTURE AGENDA ITEMS

None

E. DIRECTOR'S REPORT

1. Upcoming Ordinance Amendments

F. CONSENT ITEMS

1. Consider approval of the minutes of the July 8, 2019, Planning and Zoning Commission Regular Session.
2. Consider a request for a Record Plat (RC18-0014 – Townlake Phase Four) to create a residential subdivision. The property is generally located south of Cross Timbers Road and east of Flower Mound Road.

Commission Deliberation

Commissioner Picardi moved to approve Consent Items 1-2 as presented in the agenda caption identified above. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Johnson, Picardi, Dillon, Cox

NAYS: None

ABSTAIN: None

The motion to approve passed with a vote of 5-0-0.

G. REGULAR ITEMS

3. (Originally Regular Item 5; Chair Pro Tempore Johnson moved this to Regular Item 3)
Consider a request for a Site Plan (SP19-0011 - Eastgroup Flower Mound, Phase 1) to develop five warehouse buildings. The property is generally located south of the intersection of Long Prairie Road and Gerault Road.

At 6:33 P.M. the Planning and Zoning Commission convened into closed session pursuant to Section 551.071 of the Texas Government Code, the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on the July 22, 2019, agenda.

At 6:58 P.M., the Planning and Zoning Commission reconvened into regular session.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Reid Dunbar, Eastgroup

Commission Deliberation

Commissioner Ruthrauff moved to approve SP19-0011 – Eastgroup Flower Mound, Phase 1, as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Cox, Dillon, Picardi, Johnson, Ruthrauff

NAYS: None

The motion to approve passed with a vote of 5-0.

4. *(Originally Regular Item 3; Chair Pro Tempore Johnson moved this to Regular Item 4)*
Public Hearing to consider a request for a Replat (RP19-0006 – Canyon Falls Middle School Lot 1, Block A) to dedicate right-of-way and add certain easements. The property is generally located south of Canyon Falls Drive between Denton Creek Boulevard and Stonecrest Road.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Keith Cummings, Corgan
Robert Howman, Glenn Engineering

Spoke in Favor:

None

Spoke in Opposition:

None

Commission Deliberation

Commissioner Picardi moved to approve RP19-0006 – Canyon Falls Middle School Lot 1, Block A, as presented. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Johnson, Picardi, Dillon, Cox

NAYS: None

The motion to approve passed with a vote of 5-0.

5. *(Originally Regular Item 4; Chair Pro Tempore Johnson moved this to Regular Item 5)*
Consider a request for a Site Plan (SP19-0004 – Argyle ISD High School, Phase 2) to develop a secondary school, with an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances and a request for additional height pursuant to Section 98-1031(d) Additional height, of the Code of Ordinances. The property is generally located south of Canyon Falls Drive between Denton Creek Boulevard and Stonecrest Road.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Keith Cummings, Corgan
Robert Howman, Glenn Engineering

Commission Deliberation

Commissioner Cox moved to recommend approval of SP19-0004 – Argyle ISD High School, Phase 2, and denial of the compatibility buffer exception request by requiring the applicant to install the required 6-foot tubular steel iron fence along the southern property line, and install the required landscaping within a 75-foot compatibility buffer along the entire length of the southern property line. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Cox, Dillon, Ruthrauff

NAYS: Picardi, Johnson

The motion to recommend approval passed with a vote of 3-2.

6. **Public Hearing to consider a request for a Master Plan Amendment (MPA19-0002 – Canyon Falls) to amend Section 1.0, Land Use Plan and Section 2.0, Area Plans, of the Master Plan by changing the current land use designation of Canyon Falls development within the Denton Creek District Area Plan from Medium Density Residential uses to Open Space and from Open Space to Medium Density Residential uses on certain tracts of land, located between and around Village 10B and Village 12. The property is generally located north of Cross Timbers Road and between Interstate 35W and U.S. 377.**

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Tom Dayton, J. Volk Consulting (Available to answer questions)
Jason Wight, Newland

Spoke in Favor:

None

Spoke in Opposition:

Alison Mosely, 10925 Smoky Oak Trail
Christie Fowler, 11116 Smoky Oak Court
Terrance Scanlon, 11112 Smoky Oak Court
Brian Hargrove, 6713 Canyon Oak Court
Jeff Brown, 6709 Canyon Oak Court
David Lopez, 11125 Smoky Oak Court
Robert McCarroll, 11100 Fallingleaf Trail
Marie Brown, 6709 Canyon Oak Court

Commission Deliberation

Commissioner Cox moved to recommend denial of MPA19-0002 – Canyon Falls, as presented. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Johnson, Picardi, Dillon, Cox

NAYS: None

The motion to recommend denial passed with a vote of 5-0.

7. Public Hearing to consider a request for rezoning (ZPD19-0007 - Canyon Falls) to amend Planned Development District No. 98 (PD-98) to add additional lots by changing the zoning from Single-Family District-10 (SF-10) uses to Open Space and from Open Space to Single-Family District-10 (SF-10) on certain tracts of land located between and around Village 10B and Village 12, and to modify the minimum standards set forth in the Single-Family District-10 (SF-10) zoning district regulations by reducing certain front, side and rear yard setbacks. The property is generally located north of Cross Timbers Road and between Interstate 35W and U.S. 377.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Tom Dayton, J. Volk Consulting (Available to answer questions)
Jason Wight, Newland

Spoke in Favor:

None

Spoke in Opposition:

Alison Mosely, 10925 Smoky Oak Trail
Christie Fowler, 11116 Smoky Oak Court
Terrance Scanlon, 11112 Smoky Oak Court
Brian Hargrove, 6713 Canyon Oak Court
Jeff Brown, 6709 Canyon Oak Court
David Lopez, 11125 Smoky Oak Court
Robert McCarroll, 11100 Fallingleaf Trail
Marie Brown, 6709 Canyon Oak Court

Commission Deliberation

Commissioner Cox moved to recommend denial of ZPD19-0007 – Canyon Falls PD-98, as presented. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Cox, Dillon, Picardi, Johnson, Ruthrauff

NAYS: None

The motion to recommend denial passed with a vote of 5-0.

H. ADJOURNMENT – REGULAR SESSION 9:14 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant