

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 8TH DAY OF FEBRUARY, 2016, 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:

Claudio Forest	Chair
Don McDaniel	Vice Chair
Emily Strittmatter	Commissioner, Place 5
Brian Smiley	Commissioner, Place 6
Perfecto Solis	Commissioner, Place 7
Freddie Guerra	Commissioner, Place 8
Brad Ruthrauff	Commissioner, Place 9

Constituting a quorum with the following members absent:

Sandeep Sharma	Commissioner, Place 2
Mike McCall	Commissioner, Place 3

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
Tommy Dalton	Director of Strategic Services
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Srinarasi	Senior Planner
Cindi Price	Executive Assistant

A. CALL TO ORDER: 8:01 P.M. *[following SMARTGrowth Commission]*

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZENS/VISITORS COMMENTS

Shyron Shenko, 5001 Rippy Road, Flower Mound
Don McDaniel, 3801 Hide-A-Way Lane, Flower Mound

D. REGULAR ITEMS

1. Consider approval of the minutes of the January 25, 2016, Planning and Zoning Commission Regular Session.

Commission Deliberation

Vice Chair McDaniel moved to approve the January 25, 2016, minutes as presented. Commissioner Solis seconded the motion.

VOTE ON THE MOTION

AYES: Solis, Smiley, McDaniel, Ruthrauff, Strittmatter

NAYS: None

ABSTAIN: Guerra

ABSENT: McCall, Sharma

The motion passed with a vote of 5-0-1.

2. Consider a request for a Record Plat (RC15-0008 – Townlake, Phase 1) to create a residential subdivision. The property is generally located north of River Hill Drive and west of Flower Mound Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Commission Deliberation

Vice Chair McDaniel moved to approve RC15-0008 – Townlake, Phase 1. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Ruthrauff, Guerra, McDaniel, Smiley, Solis

NAYS: None

ABSTAIN: None

ABSENT: McCall, Sharma

The motion passed with a vote of 6-0.

3. Public Hearing to consider a request for a Replat (RP15-0008 - Timber Creek Medical Office) to create two non-residential lots. The property is generally located south of College Parkway and east of Long Prairie Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Kendra Stephenson, Portmanteau Consulting

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair McDaniel moved to approve RP15-0008 - Timber Creek Medical Office. Commissioner Solis seconded the motion.

VOTE ON THE MOTION

AYES: Solis, Smiley, McDaniel, Guerra, Ruthrauff, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: McCall, Sharma

The motion passed with a vote of 6-0.

4. Consider a request for a Site Plan (SP15-0018 -Taco Bueno) to develop a fast food restaurant with a drive-through window. The property is generally located south of College Parkway and east of Long Prairie Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Commission Deliberation

Vice Chair McDaniel moved to approve SP15-0018 – Taco Bueno. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Ruthrauff, Guerra, McDaniel, Smiley, Solis

NAYS: None

ABSTAIN: None

ABSENT: McCall, Sharma

The motion passed with a vote of 6-0.

5. Public Hearing to consider a request for a Replat (RP15-0016 - The River Walk Retail Addition) to create a non-residential subdivision. The property is generally located south of Central Park Avenue and east of Long Prairie Road.

6. Consider a request for a Site Plan (SP15-0027 - River Walk Retail) to develop two non-residential buildings. The property is generally located south of Central Park Avenue and east of Long Prairie Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Monica Concien, G & A Consultants
Scott Minnis, G & A Consultants

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation (RP15-0016)

Vice Chair McDaniel moved to approve RP15-0016 – The River Walk Retail Addition. Commissioner Solis seconded the motion.

VOTE ON THE MOTION (RP15-0016)

AYES: Solis, Smiley, McDaniel, Guerra, Ruthrauff, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: McCall, Sharma

The motion passed with a vote of 6-0.

Commission Deliberation (SP15-0027)

Vice Chair McDaniel moved to approve SP15-0027 – River Walk Retail. Commissioner Solis seconded the motion.

VOTE ON THE MOTION (SP15-0027)

AYES: Strittmatter, Ruthrauff, Guerra, McDaniel, Smiley, Solis

NAYS: None

ABSTAIN: None

ABSENT: McCall, Sharma

The motion passed with a vote of 6-0.

- 7. Consider a request for a Development Plan (DP14-0009 – Hawks Hill) to develop a non-residential subdivision. The property is generally located south of Waketon Road and west of Long Prairie Road.**

Commissioner Strittmatter recused herself from Item 7 and left Council Chambers.

Staff Presentation

Chuck Russell, Town Planner

Commission Deliberation

Vice Chair McDaniel moved to recommend approval of DP14-0009 – Hawks Hill. Commissioner Solis seconded the motion.

VOTE ON THE MOTION

AYES: Solis, Smiley, McDaniel, Guerra, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: McCall, Sharma, Strittmatter

The motion passed with a vote of 5-0.

Commissioner Strittmatter returned to Council Chambers.

- 8. Consider a request for a Site Plan (SP15-0028 - Mi Dia) to develop a restaurant, and a waiver to certain Architectural Standards in the Town's Urban Design Plan. The property is generally located on the west side of Long Prairie Road and south of West Windsor Drive.**

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Drew Martin, DM2, LLC
Tyler Duncan, Duncan Design Group
Doug Weaver, G & A Consultants

Commission Deliberation

Vice Chair McDaniel moved to approve SP15-0028 – Mi Dia, as presented, with the exception of the agreement to add some articulation to the south wall that faces the adjacent property to the south. Commissioner Solis seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Ruthrauff, Guerra, McDaniel, Smiley, Solis

NAYS: None

ABSTAIN: None

ABSENT: McCall, Sharma

The motion passed with a vote of 6-0.

9. Public Hearing to consider a request for a Master Plan Amendment (MPA16-0002 – Land Use Definitions) to amend Section 1, Land Use Plan, by modifying the Medium Density and High Density definitions, and by creating two new residential land use categories, “Medium High Density” and “High Density Single-Family Detached.”

Staff Presentation

Doug Powell, Executive Director
Tommy Dalton, Director of Strategic Services

In Favor – None

In Opposition –

Janvier Scott, 2829 Bob White Lane, Flower Mound
Shyron Shenko, 5001 Rippy Road, Flower Mound
Katie Lowe, 3113 Springwood Road, Flower Mound
Sandy Fambrough, 4105 Spring Meadow Lane, Flower Mound
Sharon Gentry, 2750 Bob White Lane, Flower Mound
Jim Engel, 5110 Bayberry Street, Flower Mound
Paul Stone, 709 Lake Bluff Drive, Flower Mound
Warner Watkins, 2800 London Lane, Flower Mound

Close Public Hearing

Commission Deliberation

Vice Chair McDaniel moved to recommend denial of MPA16-0002 – Land Use Definitions. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: McDaniel, Ruthrauff, Strittmatter, Forest

NAYS: Solis, Smiley, Guerra

ABSTAIN: None

ABSENT: McCall, Sharma

The motion passed with a vote of 4-3.

E. ADJOURNMENT: 10:38 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant