

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 22ND 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 and work session with the following members present:

Claudio Forest	Chair
Don McDaniel	Vice Chair
Sandeep Sharma	Commissioner, Place 2
Mike McCall	Commissioner, Place 3
Emily Strittmatter	Commissioner, Place 5
Brian Smiley	Commissioner, Place 6
Freddie Guerra	Commissioner, Place 8

Constituting a quorum with the following members absent:

Perfecto Solis	Commissioner, Place 7
Brad Ruthrauff	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:

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

Gerald Robinson, 6920 Hidden Valley Road, Flower Mound

D. REGULAR ITEMS

- 1. Consider approval of the minutes of the February 8, 2016, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Vice Chair McDaniel moved to approve the February 8, 2016, minutes as presented. Commissioner Guerra seconded the motion.

VOTE ON THE MOTION

AYES: Guerra, Smiley, McDaniel, Strittmatter

NAYS: None

ABSTAIN: Sharma, McCall

ABSENT: Solis

The motion passed with a vote of 4-0-2.

2. Consider a request for a Record Plat (RC15-0016 – Southgate, Phase 1 – Northeast Tract) to create one open space lot, one non-residential lot, and dedicate certain rights-of-way and easements. The property is generally located north of Long Prairie Road and east of Gerault Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Scott Minnis, G & A Consultants

Commission Deliberation

Vice Chair McDaniel moved to approve RC15-0016 – Southgate, Phase 1 – Northeast Tract. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Sharma, McCall, McDaniel, Smiley, Guerra

NAYS: None

ABSTAIN: None

ABSENT: Solis

The motion passed with a vote of 6-0.

3. Public Hearing to consider a request for rezoning (ZPD15-0014 – Red Hawk) from Agricultural District (A) uses to Planned Development District No. 144 (PD-144) with Single-Family Estate (SF-E) uses, with certain modifications, exceptions and waivers to the Code of Ordinances. The property is generally located west of Simmons Road and south of Wichita Trail.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Steve Homeyer, Homeyer Engineering

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Commissioner Sharma moved to recommend approval of ZPD15-0014 – Red Hawk. Vice Chair McDaniel seconded the motion.

VOTE ON THE MOTION

AYES: Guerra, Smiley, McDaniel, McCall, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: Solis

The motion passed with a vote of 6-0.

4. Public Hearing to consider a request for rezoning (ZPD16-0003 – Hillside of Flower Mound) to amend Planned Development District No. 143 (PD-143) for a cluster development to modify the exception to Section 98-147, "Topographical Slope Protection." The property is generally located south of Cross Timbers Road and west of Shiloh Road.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Reginald Rembert, Rembert Builders

In Favor – None

In Opposition –

Janvier Scott, 2829 Bob White Lane, Flower Mound

Close Public Hearing

Commission Deliberation**CLOSED/OPEN SESSION**

The Commission convened into Closed Session at 7:14 p.m. pursuant to Texas Government Code Section 551.071 for legal consultation with the Town Attorney and reconvened into Open Session at 7:21 p.m.

Vice Chair McDaniel moved to recommend denial of ZPD16-0003 – Hillside of Flower Mound. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Sharma, McCall, McDaniel, Smiley, Guerra

NAYS: None

ABSTAIN: None

ABSENT: Solis

The motion passed with a vote of 6-0.

5. Public Hearing to consider a request to amend the Land Development Regulations (LDR16-0001) by amending Section 98-2, entitled "Definitions," and Section 98-980, entitled "Farmer's market," of the Town's Code of Ordinances to allow a farmer's market to operate on any Town-owned property and to provide that all farmer's markets must abide by Town regulations and applicable provisions of state law.

Staff Presentation

Doug Powell, Executive Director

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair McDaniel moved to recommend approval of LDR16-0001 – Farmer's Market. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION

AYES: Guerra, Smiley, McDaniel, McCall, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: Solis

The motion passed with a vote of 6-0.

E. ADJOURNMENT – REGULAR SESSION: 7:33 P.M.

i. CALL TO ORDER – WORK SESSION: 7:33 P.M.

- a. Presentation and discussion regarding the Flower Mound Board and Commission Input Process, to include an exchange of ideas and discussion on planning and zoning related initiatives for the Town Council to consider for the next fiscal year strategic plan. Discussion may include land use, land development regulations, architectural standards, landscape standards, Town infrastructure (transportation, water, and wastewater master plans), SMARTGrowth, development processes, growth, and housing.**

Presenters

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

The work session was closed at 8:38 p.m.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant