

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 14TH DAY OF MARCH, 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
Mike McCall	Commissioner, Place 3
Emily Strittmatter	Commissioner, Place 5
Brian Smiley	Commissioner, Place 6

Constituting a quorum with the following members absent:

Sandeep Sharma	Commissioner, Place 2
Perfecto Solis	Commissioner, Place 7
Freddie Guerra	Commissioner, Place 8
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
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Srinarasi	Senior Planner
Gina Costanza-Grant	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.

- D. REGULAR ITEMS**

- 1. Consider approval of the minutes of the February 22, 2016, Planning and Zoning Commission Regular Session and Work Session.**

Commission Deliberation

Commissioner McCall moved to approve the February 22, 2016, minutes as presented. Vice Chair McDaniel seconded the motion.

VOTE ON THE MOTION

AYES: Smiley, McDaniel, McCall, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: Solis, Sharma

The motion passed with a vote of 4-0.

2. Public Hearing to consider a request for a Replat (RP15-0013 – Parkmont Place) to create a residential subdivision. The property is generally located south of Central Park Avenue and west of River Walk Drive.

Staff Presentation

Poornima Srinarasi, Senior Planner

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair McDaniel moved to approve RP15-0013 – Parkmont Place. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, McCall, McDaniel, Smiley

NAYS: None

ABSTAIN: None

ABSENT: Solis, Sharma

The motion passed with a vote of 4-0.

3. Consider a request for a Site Plan (SP15-0009 - Coram Deo Academy) to develop a multi-purpose building. The property is generally located north of Wichita Trail and west of Skillern Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Josh Barton, G & A Consultants

Commission Deliberation

Vice Chair McDaniel moved to approve SP15-0009 – Coram Deo Academy. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Smiley, McDaniel, McCall, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: Solis, Sharma

The motion passed with a vote of 4-0.

4. Public Hearing to consider a request for rezoning (ZPD16-0002 – Home Depot/Silveron Addition) to amend Specific Use Permit No. 245 (SUP-245) within Planned Development District No. 31 (PD-31) to allow for temporary or seasonal sales. The property is generally located south of Lakeside Parkway and east of Long Prairie Road.

Staff Presentation

Gina Costanza-Grant, Senior Planner

Applicant Presentation

Scott Mommer, representing Home Depot

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair McDaniel moved to recommend approval of ZPD16-0002 – Home Depot/Silveron Addition. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, McCall, McDaniel, Smiley

NAYS: None

ABSTAIN: None

ABSENT: Solis, Sharma

The motion passed with a vote of 4-0.

5. **Public Hearing to consider a request for rezoning (ZPD15-0018 – Lakeside Ranch Business Park) to amend Planned Development District No. 83 (PD-83) with Campus Industrial District (CI) uses, by amending the Development Standard(s) to add “Miniwarehouse” as a use that may be permitted upon approval of a Specific Use Permit on certain tract of land, and to consider a request for a Specific Use Permit No. 446 (SUP-446) to permit a Miniwarehouse with certain modifications, exceptions and waivers to the Code of Ordinances. The property is generally located north of Lakeside Parkway and east of Gerault Road.**

Staff Presentation

Gina Costanza-Grant, Senior Planner

Applicant Presentation

Rick Jones, Advantage Storage, McKinney

Submitted a card In Favor, but did not wish to speak:

Dennis Heckman, 4812 Pacer Way, Flower Mound

Faith Heckman, 4812 Pacer Way, Flower Mound

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair McDaniel moved to recommend approval of ZPD15-0018 – Lakeside Ranch Business Park. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Smiley, McDaniel, McCall, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: Solis, Sharma

The motion passed with a vote of 4-0.

6. **Public Hearing to consider a request for a Master Plan Amendment (MPA15-0013 – Parkside at Woodlake, Phase 2) to amend Section 1.0, Land Use Plan,**

of the Master Plan to change the current land use designation from Medium Density Residential to High Density Residential on approximately 1.0 acre of land. The property is generally located south of Rembert Drive and west of Long Prairie Road.

7. Public Hearing to consider a request for rezoning (ZPD15-0020 – Parkside at Woodlake, Phase 2) to amend Planned Development District No. 132 (PD-132) with Single-Family District-5 (SF-5) uses to include additional land, modify the development standards, and request certain exceptions and modifications to the Code of Ordinances. The property is generally located south of Rembert Drive and west of Long Prairie Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Reginald Rembert, Rembert Builders

In Favor – None

In Opposition –

Jim Engel, 5110 Bayberry, Flower Mound
Janvier Scott, 2829 Bob White, Flower Mound

Close Public Hearings

Commission Deliberation (MPA15-0013)

Vice Chair McDaniel moved to recommend approval of MPA15-0013 – Parkside at Woodlake, Phase 2. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (MPA15-0013)

AYES: McCall, McDaniel

NAYS: Strittmatter, Smiley, Forest

ABSTAIN: None

ABSENT: Solis, Sharma

The motion failed with a vote of 2-3.

Commission Deliberation (ZPD15-0020)

[Since the motion to recommend approval of the Master Plan amendment failed, there was no cause for a recommendation with respect to the rezoning request.]

E. ADJOURNMENT: 7:27 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant