

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 28TH 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
Sandeep Sharma	Commissioner, Place 2
Mike McCall	Commissioner, Place 3
Brian Smiley	Commissioner, Place 6
Perfecto Solis	Commissioner, Place 7
Brad Ruthrauff	Commissioner, Place 9

Constituting a quorum with the following members absent:

Emily Strittmatter	Commissioner, Place 5
Vacant	Commissioner, Place 8

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
Cindi Price	Executive Assistant

- A. CALL TO ORDER: 6:31 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 March 14, 2016, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Vice Chair McDaniel moved to approve the March 14, 2016, minutes as presented. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Smiley, McDaniel, McCall

NAYS: None

ABSTAIN: Solis, Sharma, Ruthrauff

ABSENT: Strittmatter

The motion passed with a vote of 3-0-3.

2. Consider a request for a Record Plat (RC16-0003 – Stryker-Silveron Addition) to create a nonresidential subdivision. The property is generally located south of Lakeside Parkway and east of Lake Forest Boulevard.
3. Consider a request for a Site Plan (SP15-0029 – Stryker-Silveron Addition) to develop one nonresidential building. The property is generally located south of Lakeside Parkway and east of Lake Forest Boulevard.

Staff Presentation

Chuck Russell, Town Planner

Commission Deliberation (RC16-0003)

Commissioner Sharma moved to approve RC16-0003 – Stryker-Silveron Addition. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (RC16-0003)

AYES: Ruthrauff, Sharma, McCall, McDaniel, Smiley, Solis

NAYS: None

ABSTAIN: None

ABSENT: Strittmatter

The motion passed with a vote of 6-0.

Commission Deliberation (SP15-0029)

Commissioner Sharma moved to approve SP15-0029 – Stryker-Silveron Addition. Commissioner Solis seconded the motion.

VOTE ON THE MOTION (SP15-0029)

AYES: Solis, Smiley, McDaniel, McCall, Sharma, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: Strittmatter

The motion passed with a vote of 6-0.

- 4. Public Hearing to consider a request for a Master Plan Amendment (MPA16-0001 – Hawks Hill QT) to amend Section 3.0, Specific Plans, and Section 4.0, Urban Design Plan, by amending the roof and parapet standards for Specific Plan Area 5 (SPA 5) that apply to the subject property. The property is generally located west of Long Prairie Road and south of Waketon Road.**
- 5. Public Hearing to consider a request for a Specific Use Permit No. 443 (SUP16-0001 - Hawks Hill QT) to permit a convenience store with gasoline sales. The property is generally located west of Long Prairie Road and south of Waketon Road.**

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

J.D. Dudley, QuikTrip Corporation

Spoke In Favor:

Faith Heckman, 4812 Pacer Way, Flower Mound
Eddie White, 3104 Beaver Creek, Flower Mound
William Maddie, 1004 Forest Vista, Flower Mound
Kevin Cummings, 2728 Skinner, Flower Mound
David Johnson, 3617 San Paula, Flower Mound
Carol Kohankie, 4312 Lauren Way, Flower Mound
Al Picardi, 1525 Lindby, Flower Mound
Patsy Mizeur, 1821 Castle Court, Flower Mound
Jody Smith, 3705 Sarah Springs Trail, Flower Mound

Submitted a card in favor, but did not wish to speak:

Dennis Heckman, 4812 Pacer Way, Flower Mound
Janet Jones, 2113 Columbia, Flower Mound

Spoke In Favor of Specific Use and Made Comments on Franchise Architecture:

Paul Stone, 709 Lakebluff, Flower Mound

Spoke In Favor of Specific Use, but In Opposition to MPA:

Jim Engel, 5110 Bayberry, Flower Mound

Close Public Hearings

Commission Deliberation (MPA16-0001)

Vice Chair McDaniel moved to recommend approval of MPA16-0001 – Hawks Hill QT as presented, but limiting the exception to this site specifically. Commissioner Solis seconded the motion.

VOTE ON THE MOTION (MPA16-0001)

AYES: Ruthrauff, McCall, McDaniel, Smiley, Solis

NAYS: Sharma

ABSTAIN: None

ABSENT: Strittmatter

The motion passed with a vote of 5-1.

Commission Deliberation (SUP16-0001)

Vice Chair McDaniel moved to recommend approval of SUP16-0001 – Hawks Hill QT with the addition of enhanced screening around the dumpster area. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (SUP16-0001)

AYES: Solis, Smiley, McDaniel, McCall, Ruthrauff

NAYS: Sharma

ABSTAIN: None

ABSENT: Strittmatter

The motion passed with a vote of 5-1.

E. ADJOURNMENT: 8:08 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant