

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 23RD DAY OF MAY, 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
Perfecto Solis	Vice Chair
Sandeep Sharma	Commissioner, Place 2
Emily Strittmatter	Commissioner, Place 5
Al Linley	Commissioner, Place 8
Brad Ruthrauff	Commissioner, Place 9

Constituting a quorum with the following members absent:

Mike McCall	Commissioner, Place 3
Brian Smiley	Commissioner, Place 6
Vacant	Commissioner, Place 1

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
Richard Brown	Senior Planner
Matt Woods	Director of Environmental Services
James Hoefert	Environmental Review Analyst
Cindi Price	Executive Assistant

A. CALL TO ORDER: 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZENS/VISITORS COMMENTS

David Johnson, 3617 San Paula, Flower Mound

D. ELECTION OF VICE CHAIR

Commissioner Strittmatter nominated Perfecto Solis for Vice Chair. Commissioner Sharma seconded the nomination.

Close Nominations**VOTE ON THE NOMINATION**

AYES: Solis, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The nomination passed with a vote of 3-0.

E. REGULAR ITEMS

1. Consider approval of the minutes of the May 9, 2016, Planning and Zoning Commission Regular Session.

Commission Deliberation

Commissioner Sharma moved to approve the May 9, 2016, minutes as presented. Vice Chair Solis seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Sharma, Linley, Solis, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The motion passed with a vote of 5-0.

Vice Chair Solis announced that he was recusing himself from the discussion of Item 2 and left the Council Chambers.

2. Consider a request for a Site Plan (SP15-0021 - Lakeside Tower) to develop a condominium tower. The property is generally located south of Edgemere Road and west of Lakeside Parkway. *(This item was tabled at the May 9, 2016, Planning and Zoning Commission meeting.)*

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Jimmy Archie, Realty Capital Management

Commission Deliberation

Commissioner Strittmatter moved to approve SP15-0021 – Lakeside Tower. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Linley, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley, Solis

The motion passed with a vote of 4-0.

Vice Chair Solis returned to the Council Chambers.

- 3. Public Hearing to consider a request for a Replat (RP16-0012 – Estates of Tour 18, Section Two) to create two residential lots. The property is generally located north of Doral Court and east of Lighthouse Drive.**

Staff Presentation

Poornima Srinarasi, Senior Planner

Response of an Informational Nature

Michael Rendon, Representative of the Estates of Tour 18 HOA

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to approve RP16-0012 – Estates of Tour 18, Section Two. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Sharma, Linley, Solis, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The motion passed with a vote of 5-0.

4. Consider a request for a Record Plat (RC16-0004 – Lakeside DFW-Greystar Phase III) to create a mixed use subdivision. The property is generally located on the east side of Lakeside Parkway, south of Henry Parkway.
5. Consider a request for a Site Plan (SP16-0003 - Lakeside DFW-Greystar Phase III) to develop a mixed use development. The property is generally located on the east side of Lakeside Parkway, south of Henry Parkway.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Lance Hanna, Greystar Real Estate Partners

Commission Deliberation (RC16-0004)

Vice Chair Solis moved to approve RC16-0004 – Lakeside DFW-Greystar Phase III. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION (RC16-0004)

AYES: Ruthrauff, Solis, Linley, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The motion passed with a vote of 5-0.

Commission Deliberation (SP16-0003)

Vice Chair Solis moved to approve SP16-0003 - Lakeside DFW-Greystar Phase III. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION (SP16-0003)

AYES: Strittmatter, Sharma, Linley, Solis, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The motion passed with a vote of 5-0.

6. Consider a request for a Site Plan (SP16-0015 - 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

Commission Deliberation

Vice Chair Solis moved to approve SP16-0015 – River Walk Retail. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Solis, Linley, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The motion passed with a vote of 5-0.

7. Public Hearing to consider a request for rezoning (ZPD16-0004 – The Pines of Flower Mound) to amend Planned Development District No. 82 (PD-82) with Retail District-2 (R-2) uses, by amending the Development Standard(s) to amend the Comprehensive Sign Package. The property is generally located south of Flower Mound Road and west of Gerault Road.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Bill Hanks, Rosebriar Flower Mound

In Favor –

David Johnson, 3617 San Paula, Flower Mound

In Opposition – None**Close Public Hearing****Commission Deliberation**

Vice Chair Solis moved to recommend approval of ZPD16-0004 – The Pines of Flower Mound. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Sharma, Linley, Solis, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The motion passed with a vote of 5-0.

8. Consider a request for a Record Plat (RC16-0006 – Prairie Commons) to create a non-residential subdivision. The property is generally located north of Sagebrush Drive and west of Yucca Drive.

9. Consider a request for a Site Plan (SP16-0005 - Prairie Commons) to develop a retail and office center. The property is generally located west of Yucca Drive and north of Sagebrush Drive.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Monica Concien, G & A Consultants

Commission Deliberation (RC16-0006)

Vice Chair Solis moved to approve RC16-0006 – Prairie Commons. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION (RC16-0006)

AYES: Ruthrauff, Solis, Linley, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The motion passed with a vote of 5-0.

Commission Deliberation (SP16-0005)

Vice Chair Solis moved to approve SP16-0005 – Prairie Commons. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION (SP16-0005)

AYES: Strittmatter, Sharma, Linley, Solis, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The motion passed with a vote of 5-0.

[Chair Forest called for a 10-minute break.]

10. Consider a request for a Site Plan (SP16-0013 - Crossfire) to develop an indoor shooting range. The property is generally located north of Long Prairie Road and east of Gerault Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Kendra Stephenson, Portmanteau Consulting
David Vaught, Crossfire

Commission Deliberation

Vice Chair Solis moved to approve SP16-0013 - Crossfire. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Solis, Linley, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The motion passed with a vote of 5-0.

11. Public Hearing to consider approval of an ordinance amending Chapter 94, "Trees", of the Land Development Regulations (LDR16-0002 – Tree Ordinance Amendments) of the Code of Ordinances by amending Section 94-22, entitled "Protected tree lists," Section 94-23, entitled "Tree survey; development projects," Section 94-32, entitled "Trees located in buildable area," Section 94-39, entitled "Mitigation requirements for authorized tree removal," Section 94-40, entitled "Incentives for preservation of protected, specimen, and historic trees," Section 94-51, entitled "Enumeration," Section 94-65, entitled "Residential lots," Section 94-66, entitled "Approved tree planting lists," Section 94-81, entitled "Exceptions," and deleting Section 94-67, entitled "Landscape credit for large trees." *(The Environmental Conservation Commission recommended approval by a vote of 6-0 at its May 3, 2016, meeting.)*

Staff Presentation

Jimmy Hoefert, Environmental Review Analyst
Matt Woods, Director of Environmental Services

Spoke In Favor:

Paul Stone, 709 Lake Bluff Drive, Flower Mound

Spoke In Opposition:

David Lehde, Dallas Builders Association, Plano
Reginald Rembert, 3625 Bonanza, Flower Mound

Expressed Concerns:

David Johnson, 3617 San Paula, Flower Mound
Kendra Stephenson, 2321 Roadrunner, Flower Mound
Ron Stewart, Environs Group, Lewisville

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend approval of LDR16-0002 – Tree Ordinance Amendments as presented, with the caveat that there be a presentation and better understanding of the cost impacts associated with acceptance of these tree amendments when presented to the Town Council. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Sharma, Linley, Solis, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: McCall, Smiley

The motion passed with a vote of 5-0.

F. ADJOURNMENT: 9:41 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant