

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 22ND DAY OF AUGUST, 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
Mike McCall	Commissioner, Place 3
Emily Strittmatter	Commissioner, Place 5
Brian Smiley	Commissioner, Place 6
Al Linley	Commissioner, Place 8
Brad Ruthrauff	Commissioner, Place 9

Constituting a quorum with the following members absent:

Vacant	Commissioner, Place 1
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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
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Matthew Hotelling	Traffic Engineer
Richard Brown	Senior Planner
Cindi Price	Executive Assistant

A. CALL TO ORDER: 6:33 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 August 8, 2016, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner Sharma moved to approve the August 8, 2016, minutes as presented. Commissioner Smiley seconded the motion.

VOTE ON THE MOTION

AYES: Linley, Smiley, Sharma, Strittmatter

NAYS: None

ABSTAIN: Solis, McCall

ABSENT: None

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

[Chair Forest called for a 10-minute break to allow time for commissioners to review the additional correspondence.]

Commissioner Ruthrauff recused himself from Items 2 and 3 and left Council Chambers.

2. **Public Hearing to consider a request for a Master Plan Amendment (MPA16-0004 – Bradford Park) to amend Section 1.0, Land Use Plan, and Section 3.0, Specific Plans, to change the land use designation from Low Density Residential and Village Retail to Medium Density Residential, High Density Residential, and Village Retail within Specific Plan Area 5 (SPA 5), and to amend certain development controls outlined within SPA 5 that apply to the subject property. The property is generally located south and west of the intersection of Waketon Road and Rippy Road.**
3. **Public Hearing to consider a request for rezoning (ZPD16-0006 – Bradford Park) from Agricultural District (A) and Planned Development District No. 89 (PD-89) with Retail District-2 (R-2) uses to Planned Development District No. 148 (PD-148) with Single-Family District-10 (SF-10) and Single-Family District-5 (SF-5) uses with certain modifications to the Code of Ordinances. The property is generally located south and west of the intersection of Waketon Road and Rippy Road.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Kendra Stephenson, Portmanteau Consulting
Jay Volk, J. Volk Consulting
Curtis Young, Sage Group, Southlake

Spoke In Favor:

Don Parks, 3433 Waketon, Flower Mound
Rick Cain, 5401 Waketon, Flower Mound
Keary Turner, 4600 Manor Way, Flower Mound
Jeff Ramsey, 5100 Clear Creek, Flower Mound
Paul Stone, 709 Lake Bluff, Flower Mound
Russ Webb, 4112 Marbella, Flower Mound
David Johnson, 3617 San Paula, Flower Mound
George Beach, 4717 Youpon, Flower Mound
Patsy Mizeur, 1821 Castle Court, Flower Mound

Spoke In Opposition:

Cindy Spilberg, 5204 Bayberry, Flower Mound
Tom Konicke, 5117 Bayberry, Flower Mound
Pat Spradlin, 5321 Wildwood, Flower Mound
Brenda Berndt, 5530 Wildwood, Flower Mound
Marsha Gavitt, 6501 Meadowcrest, Flower Mound
Susan Johnson, 5300 Singing Brook, Flower Mound
Irene Hanson, 5431 Wildwood, Flower Mound
Eric Welke, 5500 Wildwood, Flower Mound
Ann Irish, 3405 Pecan Meadows, Flower Mound
James Smith, 5000 Bayberry, Flower Mound
Kelly James, 5113 Bayberry, Flower Mound
Siobhan O'Brien, 5312 Red Bud Cove, Flower Mound
Gale David, 5317 Wildwood, Flower Mound
Jim Engel, 5110 Bayberry, Flower Mound
Lisa Malone, 5025 Bayberry, Flower Mound
John Shenko, 5001 Rippy, Flower Mound
Shyron Shenko, 5001 Rippy, Flower Mound
Patrick McUmbert, 3204 Pecan Meadows, Flower Mound
Selina McUmbert, 3204 Pecan Meadows, Flower Mound

Submitted a card to Speak In Opposition, but donated their 3 minutes to another speaker:

Katie Lowe, 3113 Springwood, Flower Mound
Tom Kline, 5104 Singing Brook, Flower Mound
Norma Kline, 5104 Singing Brook, Flower Mound
Naomi Lyons, 5121 Bayberry, Flower Mound

Submitted a card to speak In Opposition, but did not come forward when called:

Doug Lemaster, 5312 Bayberry, Flower Mound

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

Kammi Petersheim, 5112 Singing Brook, Flower Mound
Beverly Meador, 3301 Juniper, Flower Mound
Mark Malone, 5025 Bayberry, Flower Mound

Eddie Wynne, 4841 Rippy Road, Flower Mound
Judy Cortinas, 3301 Pecan Meadows, Flower Mound
Rudy Cortinas, 3301 Pecan Meadows, Flower Mound
Michelle Ward, 3200 Pecan Meadows, Flower Mound

Close Public Hearings

Commission Deliberation (MPA16-0004)

Commissioner Strittmatter moved to recommend denial of MPA16-0004 – Bradford Park. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION (MPA16-0004)

AYES: Strittmatter, Sharma, McCall, Smiley

NAYS: Solis, Linley

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 4-2.

Commission Deliberation (ZPD16-0006)

Commissioner Strittmatter moved to recommend denial of ZPD16-0006 – Bradford Park. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION (ZPD16-0006)

AYES: Smiley, McCall, Sharma, Strittmatter

NAYS: Linley, Solis

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 4-2.

E. ADJOURNMENT: 10:20 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant