

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 14TH DAY OF NOVEMBER, 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
Perfecto Solis	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Laile Neal	Commissioner, Place 2
Mike McCall	Commissioner, Place 3
Al Linley	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8
David Johnson	Commissioner, Place 9

Constituting a quorum with the following members absent:

N/A

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
Tommy Dalton	Assistant Town Manager
Doug Powell	Executive Director
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
James Hoefert	Environmental Review Analyst
Poornima Srinarasi	Senior Planner
Richard Brown	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 October 24, 2016, Planning and Zoning Commission Regular Session.

Commission Deliberation

Commissioner McCall moved to approve the October 24, 2016, minutes as presented. Vice Chair Solis seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Linley, Solis, McCall, Neal

NAYS: None

ABSTAIN: Ruthrauff

ABSENT: None

The motion passed with a vote of 5-0-1.

2. Consider a request for a Record Plat (RC16-0007 – Montalcino Estates, Phase 2) to create a residential subdivision. The property is generally located north of Cross Timbers Road and west of Montalcino Boulevard.

Staff Presentation

Richard Brown, Senior Planner

Commission Deliberation

Vice Chair Solis moved to approve RC16-0007 – Montalcino Estates, Phase 2. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, McCall, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

3. Public Hearing to consider a request for a Replat (RP16-0026 – Parkside at Woodlake, Phase 2) to create a residential subdivision. The property is generally located south of Rembert Drive and west of Long Prairie Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

In Favor – None

In Opposition –

Christopher Cleveland, 2607 Spinks, Flower Mound

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to approve RP16-0026 – Parkside at Woodlake, Phase 2.
Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Linley, Solis, McCall, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

4. **Public Hearing to consider a request for a Replat (RP16-0028 – Parker Square Addition) to create two non-residential lots. The property is generally located south of north of Cross Timbers Road and west of Timber Creek Road.**
5. **Consider a request for a Site Plan (SP16-0025 – Parker Square Building 100) to develop a non-residential building. The property is generally located north of Cross Timbers Road and west of Timber Creek Road.**

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Robert Schneeberg, Gonzales & Schneeberg, Plano
Curtis Shore, Parker Assets I, LLC, Grapevine

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation (RP16-0028)

Commissioner Dillon moved to approve RP16-0028 – Parker Square Addition.
Commissioner McCall seconded the motion.

VOTE ON THE MOTION (RP16-0028)

AYES: Ruthrauff, Neal, McCall, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

Commission Deliberation (SP16-0025)

Vice Chair Solis moved to approve SP16-0025 – Parker Square Building 100.
Commissioner McCall seconded the motion.

VOTE ON THE MOTION (SP16-0025)

AYES: Dillon, Linley, Solis, McCall, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

6. Public Hearing to consider a request for rezoning (ZPD16-0008 - Prairie Plaza) from Agricultural District (A) to Planned Development District No. 150 (PD-150) with Office District (O) uses, with an exception to Section 90-423, "Underground utilities," of the Code of Ordinances. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Matthew Peterson, DB Constructors, Fort Worth

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend approval of ZPD16-0008 – Prairie Plaza and requested exception. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, McCall, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

7. Public Hearing to consider approval of an ordinance amending Chapter 94, "Trees", of the Land Development Regulations (LDR16-0006 – Tree Ordinance Amendments) of the Code of Ordinances by amending Section 94-34, entitled "Tree removal permit," and Section 94-37, entitled "Review of application."

Staff Presentation

James Hoefert, Environmental Review Analyst

Comment of an Informational Nature

Carol Kohankie, 4312 Lauren Way, Flower Mound

In Favor –

David Lehde, Dallas Builders Association, Plano

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend approval of LDR16-0006 – Tree Ordinance Amendments. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Solis, McCall, Forest

NAYS: Linley, Neal, Ruthrauff

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 4-3.

8. Public Hearing to consider a request for a Master Plan Amendment (MPA16-0013 – Land Use Definitions) to amend Section 1, Land Use Plan, by modifying the Medium Density and High Density definitions, and by creating two new residential land use categories, “Medium High Density” and “High Density Single-Family Detached.”

Staff Presentation

Doug Powell, Executive Director

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend approval of MPA16-0013 – Land Use Definitions. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Neal, McCall, Solis, Linley, Dillon

NAYS: Ruthrauff

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 5-1.

E. ADJOURNMENT – REGULAR SESSION: 8:04 P.M.

i. CALL TO ORDER – WORK SESSION: 8:04 P.M.

- a. Presentation and discussion regarding Section 3.0, Specific Plans, of the Town’s Master Plan.

Presenter

Doug Powell, Executive Director

The work session was closed at 8:53 p.m.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant