

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 12TH DAY OF DECEMBER, 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
Doug Powell	Executive Director, Development Services
Gary Sims	Executive Director, Community Services
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Chuck Jennings	Director of Parks and Recreation
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**

Paul Stone, 709 Lake Bluff, Flower Mound
- D. REGULAR ITEMS**

1. Consider approval of the minutes of the November 14, 2016, Planning and Zoning Commission Regular Session and Work Session.

Commission Deliberation

Commissioner McCall moved to approve the November 14, 2016, minutes as presented. Commissioner Solis 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.

2. Public Hearing to consider a request for a Replat (RP16-0027 – CMP Family Addition, Lots 2R, 3, and 4, Block A) to create three residential lots. The property is generally located north of Kensington Court and east of Scenic Drive.

Staff Presentation

Richard Brown, Senior Planner

In Favor –

Donald Gilmore, 5300 Kensington Court, Flower Mound

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to approve RP16-0027 – CMP Family Addition, Lots 2R, 3, and 4, Block A. 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. Consider a request for a Site Plan (SP16-0018 – Lakeside Office Building) to develop an office building. The property is generally located at the southeast corner of Lakeside Parkway and Long Prairie Road.

Staff Presentation

Richard Brown, Senior Planner

Commission Deliberation

Vice Chair Solis moved to approve SP16-0018 – Lakeside Office Building. 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.

Commissioner Ruthrauff recused himself from Item 4 and left Council Chambers.

4. Public Hearing to consider a request for a Development Plan (DP16-0003 – Bradford Park) to develop a residential subdivision, with an exception to Section 90-423, "Underground utilities," of the Code of Ordinances. The property is generally located south and west of the intersection of Rippy Road and Waketon Road.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Jay Volk, J. Volk Consulting, Inc.

In Favor – None

In Opposition –

Jim Engel, 5110 Bayberry, Flower Mound

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend approval of DP16-0003 – Bradford Park, and requested exception. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Neal, McCall, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 5-0.

Commissioner Ruthrauff returned to Council Chambers.

5. **Public Hearing to consider a request for a Specific Use Permit No. 448 (SUP16-0013 - Enterprise Storage) to permit a mini-warehouse facility, with an exception to the access management policy and criteria regarding driveway spacing contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located west of Enterprise Drive and north of Long Prairie Road.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Dee Baron, Texas Land Planning & Management Services, Trophy Club

In Favor –

Paul Stone, 709 Lake Bluff, Flower Mound

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

Vice Chair Solis moved to recommend approval of SUP16-0013 – Enterprise Storage, and requested exception. Commissioner Dillon 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.

- 6. Public Hearing to consider a request for a Specific Use Permit No. 445 (SUP16-0003 – River Walk Amphitheater and Splash Pad) to permit an outdoor amusement and recreation use. The property is generally located south of Royal Crescent Drive North and east of River Walk Drive.**
- 7. Consider a request for a Site Plan (SP16-0009 – River Walk Amphitheater) to develop an outdoor amusement and recreation building. The property is generally located south of Royal Crescent Drive North and east of River Walk Drive.**

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Bobby Dollak, G&A Consultants

In Favor –

Paul Stone, 709 Lake Bluff, Flower Mound

In Opposition – None

Close Public Hearing

Commission Deliberation (SUP16-0003)

Vice Chair Solis moved to recommend approval of SUP16-0003 – River Walk Amphitheater and Splash Pad. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (SUP16-0003)

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

Commission Deliberation (SP16-0009)

Vice Chair Solis moved to recommend approval of SP16-0009 – River Walk Amphitheater. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (SP16-0009)

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

8. Public Hearing to consider a request for a Master Plan Amendment (MPA16-0014 – Specific Plan Areas) to delete Section 3, Specific Plans, in its entirety and to amend Section 1, Land Use Plan, by removing the summary description of Specific Plan Areas and by adopting a revised Land Use Map which replaces the white SPA boundary overlays with colors of the existing land use designations.

Staff Presentation

Doug Powell, Executive Director

In Favor –

Paul Stone, 709 Lake Bluff, Flower Mound

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

Commissioner Dillon moved to recommend approval of MPA16-0014 – Specific Plan Areas. 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.

E. ADJOURNMENT – REGULAR SESSION: 8:27 P.M.

Chair Forest called for a 5-minute break.

i. CALL TO ORDER – WORK SESSION: 8:36 P.M.

- a. **Presentation and discussion regarding proposed updates to Section 5.0, Parks and Trails Plan, of the Town's Master Plan.**

Presenters

Chuck Jennings, Director of Parks and Recreation
Mike Svetz, Pros Consulting, Inc.

The work session was closed at 10:18 p.m.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant