

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 13TH DAY OF FEBRUARY, 2017, 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
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:

Brad Ruthrauff	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
Tommy Dalton	Assistant Town Manager
Doug Powell	Executive Director
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Chuck Jennings	Parks and Recreation Director
Poornima Srinarasi	Senior Planner
Richard Brown	Senior Planner
John Habern	Parks, Trails and Landscape Specialist

A. CALL TO ORDER: 6:32 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZENS/VISITORS COMMENTS

Sandeep Sharma, 2504 Stillwater Court, Flower Mound
Jim Engel, 5110 Bayberry, Flower Mound
Emily Strittmatter, 4816 Mesquite, Flower Mound

D. REGULAR ITEMS

1. Consider approval of the minutes of the January 23, 2017, Planning and Zoning Commission Regular Session.

Commission Deliberation

Vice Chair Solis moved to approve the January 23, 2017, minutes as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Kendrick, Neal, Solis, Linley, Dillon

NAYS: None

ABSTAIN: McCall

ABSENT: Ruthrauff

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

2. Consider a request for a Site Plan (SP16-0026 – 151 Coffee) to develop a coffee shop with drive-through window. The property is generally located on the west side of Long Prairie Road and south of Churchill Drive.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Mark Wattles, 151 Coffee

Commission Deliberation

Vice Chair Solis moved to approve SP16-0026 – 151 Coffee. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

3. Public Hearing to consider a request for a Replat (RP16-0031 – North Point Center, Lots 1-A & 1-B) to create two non-residential lots. The property is generally located north of Rippy Road and west of Long Prairie Road.

4. Consider a request for a Site Plan (SP16-0024 – Bank of the West) to develop a bank building. The property is generally located north of Rippy Road and west of Long Prairie Road.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Jim Dewey, JDJR Engineers

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation (RP16-0031)

Vice Chair Solis moved to approve RP16-0031 – North Point Center, Lots 1-A & 1-B. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (RP16-0031)

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

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

Commission Deliberation (SP16-0024)

Vice Chair Solis moved to approve SP16-0024 – Bank of the West. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (SP16-0024)

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

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

Vice Chair Solis recused himself from Item 5 and left Council Chambers.

5. **Public Hearing to consider a request for rezoning (MU17-0001 – Lakeside DFW) to amend the Lakeside DFW Development Code by amending Section 7.1.B(2), “Unrestricted Materials,” to add EIFS as an Unrestricted Material applicable only to the Lakeside Tower development, and by amending Section 8, “Signage Standards,” to allow for signs on construction cranes located within the MU-TEN and MU-C(3) Subzones, as well as amending certain wall sign regulations. The property is generally located west of Long Prairie Road along both sides of Lakeside Parkway.**

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Alexander Brown, Realty Capital
Mike Boyd, Boyd Consulting Group

Spoke In Opposition:

Guy McKee, 653 Surrey Lane, Flower Mound

Submitted a card to Speak In Opposition, but donated their time to Mr. McKee:

Amber Ansari, 705 Northwood Drive, Flower Mound
Todd Marsh, 305 Hathaway Street, Flower Mound
Andrew Alderson, 2634 Exall Street, Flower Mound
Edwardo Sobrino, 713 Northwood Drive, Flower Mound
Barbara Argabright, 316 Loma Alta Drive, Flower Mound
Leslie Garner, 312 Loma Alta Drive, Flower Mound

Spoke In Favor:

Ken Hodge, 1213 Noble Way, Flower Mound

Close Public Hearing**Commission Deliberation**

Commissioner Neal moved to recommend approval of MU17-0001 – Lakeside DFW as written, except to exclude the lighting to the crane sign and to make the wall sign variance applicable only for the building mentioned in the application located at 901 Long Prairie Road. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Kendrick, Neal, McCall, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff, Solis

The motion passed with a vote of 5-0.

Vice Chair Solis returned to Council Chambers.

6. Public Hearing to consider a request for a Master Plan Amendment (MPA17-0003 – Urban Design – Roofs and Parapets) to amend Section 4, Urban Design Plan, by modifying the Roofs and Parapets Standards regarding applicability and waiver process and criteria.

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 MPA17-0003 – Urban Design – Roofs and Parapets. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

7. Public Hearing to consider a request for rezoning (ZPD16-0011 - Timber Creek Medical Park) to amend Planned Development District-114 (PD-114) with Retail District-2 (R-2) and Office District (O) uses to include additional land, modify the conceptual elevations and plans, modify the development standards, and request certain exceptions and modifications to the Code of Ordinances. The property is generally located east of Long Prairie Road and south of College Parkway.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Randi Rivera, G&A Consultants

Question / Comment of an Informational Nature

Jim Engel, 5110 Bayberry, Flower Mound

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend approval of ZPD16-0011 – Timber Creek Medical Park. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

8. Public Hearing to consider a request for a Master Plan Amendment (MPA16-0008 – Parks and Trails Plan) by deleting existing Section 5.0, Parks and Trails Plan, and replacing said section with a new Section 5.0, Parks and Trails Plan, and adopting the 2017 Parks and Recreation Master Plan Update.

Staff Presentation

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

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend approval of MPA16-0008 – Parks and Trails Plan. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

E. ADJOURNMENT – REGULAR SESSION: 10:05 P.M.

Chair Forest called for a 10-minute break.

i. CALL TO ORDER – WORK SESSION: 10:15 P.M.

- a. Presentation and discussion regarding possible amendments to the Town's Land Development Regulations to incorporate standards regarding the use of aggregate materials within the landscape.**

Presenter

John Habern, Parks, Trails and Landscape Specialist

- b. Presentation and discussion regarding the senior housing overlay.**

Presenter

Tommy Dalton, Assistant Town Manager

The work session was closed at 11:23 p.m.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant