THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 13TH DAY OF MARCH, 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 with the following members present:

Claudio Forest	Chair
Brad Ruthrauff	Commissioner, Place 1
Laile Neal	Commissioner, Place 2
Mike McCall	Commissioner, Place 3
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8
David Johnson	Commissioner, Place 9

Constituting a quorum with the following members absent:

Perfecto Solis	Vice Chair
Al Linley	Commissioner, Place 5

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
Brent Anderson	Senior Project Engineer
Poornima Srinarasi	Senior Planner
Richard Brown	Senior Planner
John Habern	Parks, Trails and Landscape Specialist
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 February 27, 2017, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner McCall moved to approve the February 27, 2017, minutes as presented. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

AYES: **Dillon, Kendrick, Johnson, McCall, Neal**

NAYS: **None**

ABSTAIN: **Ruthrauff**

ABSENT: **Solis, Linley**

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

2. **Consider a request for a Record Plat (RC16-0019 – Canyon Falls Retail) to create a non-residential lot and an open space lot. The property is generally located east of Canyon Falls Drive and south of Denton Creek Boulevard.**

Staff Presentation

Poornima Srinarasi, Senior Planner

Commission Deliberation

Commissioner McCall moved to approve RC16-0019 – Canyon Falls Retail. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

AYES: **Ruthrauff, Neal, McCall, Johnson, Kendrick, Dillon**

NAYS: **None**

ABSTAIN: **None**

ABSENT: **Solis, Linley**

The motion passed with a vote of 6-0.

3. **Consider a request for a Site Plan (SP16-0016 – River Walk Medical Park Parking Garage) to develop a parking garage. The property is generally located north of Central Park Avenue and east of Long Prairie Road.**

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Bobby Dollak, G&A Consultants

Commission Deliberation

Commissioner Johnson moved to approve SP16-0016 – River Walk Medical Park Parking Garage. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: **Dillon, Kendrick, Johnson, McCall, Neal, Ruthrauff**

NAYS: **None**

ABSTAIN: **None**

ABSENT: **Solis, Linley**

The motion passed with a vote of 6-0.

4. **Public Hearing to consider a request for a Specific Use Permit No. 449 (SUP17-0002 – Zoom Dry Cleaning) to permit a cleaning/laundry facility with on-site plant. The property is generally located north of Flower Mound Road and East of Morriss Road.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Kris Ramji, Zoom Dry Cleaning and Victory Retail @ 3040, LLC
Kelvin Grimes, Business Owner

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend approval of SUP17-0002 – Zoom Dry Cleaning, subject to the conditions recommended by staff, with the change of a double door in the rear in lieu of the 4 x 8 rollup door, and keeping the 8 x 8 rollup door for service only. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: **Ruthrauff, Neal, McCall, Johnson, Dillon**

NAYS: **Kendrick**

ABSTAIN: **None**

ABSENT: Solis, Linley

The motion passed with a vote of 5-1.

5. **Public Hearing to consider a request to amend the Land Development Regulations (LDR17-0001 - Landscaping) by amending Chapter 82, Article V, Division 2, entitled "Landscaping," of the Town's Code of Ordinances to allow for the use of aggregates and inorganic materials as ground cover.**

Staff Presentation

John Habern, Parks, Trails and Landscape Specialist
Doug Powell, Executive Director

Spoke In Favor and Provided Comment / Recommendations –

Bobby Dollak, G&A Consultants, on behalf of Ron Stewart, Environs Group

Spoke In Opposition – None

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend approval of LDR17-0001 – Landscaping as presented in the exhibit from the audience, with the following exceptions; change 1(a) to exclude trails and pathways from the 20% calculation; keep 1(d) with the provision about artificial turf; and leave "washed" in 2(e), but change "and" to "or." Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Kendrick, Johnson, McCall, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: Solis, Linley

The motion passed with a vote of 6-0.

E. ADJOURNMENT: 8:17 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

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Cindi Price, Executive Assistant