THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 12TH DAY OF JUNE, 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:

Mike McCall	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Laile Neal	Commissioner, Place 2
David Johnson	Commissioner, Place 4
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8
Albert Picardi	Commissioner, Place 9

Constituting a quorum with the following members absent:

Perfecto Solis	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
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
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 May 22, 2017, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner Johnson moved to approve the May 22, 2017, minutes as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, McCall, Johnson, Neal, Ruthrauff

NAYS: None

ABSTAIN: Kendrick

ABSENT: Solis, Linley

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

2. **Consider a request for a Site Plan (SP17-0003 – Prairie Plaza, Phase I) to develop three retail and office buildings. 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

Commission Deliberation

Commissioner Johnson moved to approve SP17-0003 – Prairie Plaza, Phase I. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, Johnson, McCall, 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 (SP17-0006 – 1501 FM 407 LIDL) to develop a super market. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Sara Beth White, Kimley-Horn & Associates

Questions / Comments of an Informational Nature

Edwina Potter, President of Stone Hill Farms HOA

Commission Deliberation

Commissioner Johnson moved to approve SP17-0006 – 1501 FM 407 LIDL with the following additions: removal of five parking spots to allow for a patterned concrete pedestrian walkway off of Stone Hill Farms Parkway; and ask the developer to work closely with the HOA regarding any common issues. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: **Dillon, Kendrick, McCall, Johnson, 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 rezoning (ZPD17-0005 – Hillside of Flower Mound) to amend Planned Development District No. 143 (PD-143) by amending the development standard related to maximum lot coverage. The property is generally located south of Cross Timbers Road and west of Shiloh Road.**

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Reginald Rembert, Rembert Enterprises, Inc.

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend approval of ZPD17-0005 – Hillside of Flower Mound with the change that the accessory building is not to exceed the square-footage of the primary residence. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

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

NAYS: **None**

ABSTAIN: **None**

ABSENT: **Solis, Linley**

The motion passed with a vote of 6-0.

F. ADJOURNMENT: 7:59 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant