

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 27TH 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 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
Poornima Srinarasi	Senior Planner
Cindi Price	Executive Assistant

- A. CALL TO ORDER: 6:30 P.M.**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. CITIZENS/VISITORS COMMENTS**

Jim Engel, 5110 Bayberry, Flower Mound  
 Sandeep Sharma, 2504 Stillwater, Flower Mound  
 Stuart Kissner, 1905 Ring Teal, Flower Mound  
 Bobby White, 2012 Canvasback, Flower Mound  
 Renee Doyle, 920 Drake, Flower Mound  
 Paul Stone, 709 Lake Bluff, Flower Mound

- D. REGULAR ITEMS**

1. Consider approval of the minutes of the February 13, 2017, Planning and Zoning Commission Regular Session and Work Session.

#### Commission Deliberation

Vice Chair Solis moved to approve the February 13, 2017, minutes as presented. Commissioner McCall seconded the motion.

#### VOTE ON THE MOTION

**AYES:** Dillon, Linley, Solis, McCall, Neal, Johnson

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Ruthrauff

The motion passed with a vote of 6-0.

2. Consider a request for a Record Plat (RC16-0009 - Creekside at Heritage Park, Phase Three) to create a residential subdivision. The property is located generally west of Garden Ridge Road and south of Flower Mound Road.

#### Staff Presentation

Poornima Srinarasi, Senior Planner

#### Commission Deliberation

Vice Chair Solis moved to approve RC16-0009 – Creekside at Heritage Park, Phase Three. Commissioner McCall seconded the motion.

#### VOTE ON THE MOTION

**AYES:** Johnson, Neal, McCall, Solis, Linley, Dillon

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Ruthrauff

The motion passed with a vote of 6-0.

3. Consider a request for a Record Plat (RC16-0017 - Canyon Falls, Village 10B) to create a residential subdivision. The property is generally located north of Canyon Falls Drive and east of Prairie Ridge Road.

#### Staff Presentation

Poornima Srinarasi, Senior Planner

**Commission Deliberation**

Vice Chair Solis moved to approve RC16-0017 – Canyon Falls, Village 10B. Commissioner McCall seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Dillon, Linley, Solis, McCall, Neal, Johnson

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Ruthrauff

The motion passed with a vote of 6-0.

4. Consider a request for a Record Plat (RC16-0013 - The Villas at Southgate, Phase One) to create a residential subdivision. The property is generally located at the northwest corner of Long Prairie Road and Gerault Road.

**Staff Presentation**

Poornima Srinarasi, Senior Planner

**Applicant Presentation**

Michael Dowdey, Dowdey, Anderson & Associates

**Commission Deliberation**

Vice Chair Solis moved to approve RC16-0013 – The Villas at Southgate, Phase One. Commissioner McCall seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Johnson, Neal, McCall, Solis, Linley, Dillon

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Ruthrauff

The motion passed with a vote of 6-0.

5. Consider a request (MISC17-0002 - Victory Retail Parking Deviation) for a deviation to the required parking spaces in excess of 20 percent as outlined in Section 82-73, Computing parking and loading requirements, of the Code of Ordinances. The property is generally located north of Flower Mound Road and east of Morriss Road. *(This item was tabled at the January 23, 2017, meeting.)*

**Staff Presentation**

Chuck Russell, Town Planner

**Applicant Presentation**

Patrick Filson, Kirkman Engineering, Grapevine

**Commission Deliberation**

Commissioner Johnson moved to recommend denial of MISC17-0002 - Victory Retail Parking Deviation. Commissioner McCall seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Dillon, Linley, Solis, McCall, Neal, Johnson

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Ruthrauff

The motion passed with a vote of 6-0.

6. **Public Hearing to consider a request for a Master Plan Amendment (MPA17-0005 – Senior Housing Provisions) to amend Section 1, Land Use Plan, by adding provisions related to high quality retirement or active residential facilities designed for persons 55 years of age or older.**

**Staff Presentation**

Tommy Dalton, Assistant Town Manager

**Public Comment** *[Generally In Favor of Policy Statement, but In Opposition to some Location and Incentive options under consideration]*

Paul Stone, 709 Lake Bluff, Flower Mound  
Jim Engel, 5110 Bayberry, Flower Mound  
Sandeep Sharma, 2504 Stillwater Ct., Flower Mound

**Submitted a card In Opposition, but did not wish to speak:**

Renee Doyle, 920 Drake, Flower Mound  
Stuart Kissner, 1905 Ring Teal, Flower Mound  
Bobby White, 2012 Canvasback, Flower Mound

**Close Public Hearing****Commission Deliberation**

Vice Chair Solis moved to recommend approval of a request for a Master Plan Amendment (MPA17-0005 – Senior Housing Provisions) to amend Section 1, Land Use Plan, by adding provisions related to high quality retirement or active residential facilities designed for persons 55 years of age or older, specifically, to recommend the following components: the policy statement as presented; the types of senior housing as age-restricted, for-rent, multifamily, independent senior living facilities; the location to include Eastern Flower Mound, generally the Long Prairie District and all points south including the Lakeside Business District; and also encouraging development by including the incentives as presented. Commissioner Dillon seconded the motion.

**VOTE ON THE MOTION****AYES: Johnson, Neal, McCall, Solis, Linley, Dillon****NAYS: None****ABSTAIN: None****ABSENT: Ruthrauff****The motion passed with a vote of 6-0.****E. ADJOURNMENT: 8:49 P.M.****TOWN OF FLOWER MOUND, TEXAS**

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**DOUGLAS S. POWELL, AICP**  
**Executive Director, Development Services****ATTEST:**

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**Cindi Price, Executive Assistant**