

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 24TH DAY OF FEBRUARY 2020, 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:

David Johnson	Chair
Adam Schiestel	Commissioner, Place 2
Robert Rawson	Commissioner, Place 3
Philip Del Vecchio	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Robert Cox	Commissioner, Place 8
Timothy Fink	Commissioner, Place 9

Constituting a quorum with the following members absent:

Brad Ruthrauff	Vice-Chair
Thomas Pickering	Commissioner, Place 7

(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
Lexin Murphy	Director of Planning Services
Robert Pegg	Assistant Director of Engineering
Chuck Russell	Principal Planner
Poornima Kashyap	Principal Planner
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER (Council Chambers): 6:30 P.M.

B. PUBLIC COMMENT

None

C. FUTURE AGENDA ITEMS

1. Commissioner Cox would like to revisit temporary buildings for Flower Mound High School during their building improvement. Lexin Murphy communicated that Staff received direction from Council to pursue options and are actively working on Council's request.

D. DIRECTOR'S REPORT

1. Status of Short-Term Rental Discussion
2. Development Services Online Resources

E. CONSENT ITEMS

1. Consider approval of the minutes of the February 10, 2020, Planning and Zoning Commission Regular Session
2. Consider a request for a Record Plat (RC19-0011 – Canyon Falls – Village 15B) to create a residential subdivision. The property is generally located north of Canyon Falls Drive and west of Prairie Ridge Road.

Commissioner Dillon moved to approve Consent Items 1 and 2 as presented in the agenda caption as identified above. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Rawson, Del Vecchio, Dillon, Cox, Fink

NAYS: None

The motion to approve passed with a vote of 6-0.

F. REGULAR ITEMS

3. **Public Hearing to consider a request for a Replat (RP19-0015 – Stone Hill Farms Retail Addition No. 2) to create a non-residential subdivision. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Steve Homeyer, Homeyer Engineering

Spoke in Favor:

None

Spoke in Opposition:

None

Had Question of Informational Nature:

Edwena Potter, 5804 Valencia Drive

Commission Deliberation

Commissioner Cox moved to approve RP19-0015 – Stone Hill Farms Retail Addition No. 2, as presented. Commissioner Fink seconded the motion.

VOTE ON THE MOTION

AYES: Fink, Cox, Dillon, Del Vecchio, Rawson, Schiestel

NAYS: None

The motion to approve passed with a vote of 6-0.

- 4. Public Hearing to consider a request for a Master Plan Amendment (MPA19-0004 – Mustang Creek Assisted Living) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Flood Plain to Low Density Residential uses. The property is generally located north of College Parkway, east of Timberland Parkway and south of Locke Drive.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Joe Helmberger, Kimley-Horn
Renee Ramsey, Mustang Creek Estates
Jennifer Alford, Cross Timbers Architects

Spoke in Favor:

Bill Jander, 5108 Timber Haven Court, Flower Mound
Cindi Neander, 3004 High Chaparral Drive, Flower Mound
Bob Neander, 3004 High Chaparral Drive, Flower Mound
Doug Fulmer, 5313 Townsend Drive, Flower Mound
Angie Cox, 7616 Emerson Lane, Flower Mound

Spoke in Opposition:

Bill Elton, 5228 Timber Park Drive, Flower Mound
Joni Harrison, 5300 Timber Park Drive, Flower Mound

In Opposition, Did Not Wish To Speak:

KC Walsh, 3525 High Road, Flower Mound

Had Question of Informational Nature:

Janvier Warner, 2829 Bob White Lane
Jeff Weiler, 5001 Timberland Parkway, Flower Mound
Allison Weiler, 5001 Timberland Parkway, Flower Mound

Commission Deliberation

Commissioner Cox moved to recommend approval of MPA19-0004 – Mustang Creek Assisted Living, as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Rawson, Del Vecchio, Dillon, Cox, Fink

NAYS: None

The motion to recommend approval passed with a vote of 6-0.

- 5. Public Hearing to consider a request for rezoning (ZPD19-0012 – Mustang Creek Assisted Living) from Planned Development District-49 (PD-49) with Single Family Detached (Medium Density) (SFDM) uses to Planned Development District-176 (PD-176) with Single Family Estate (SF-E) uses and a nursing or congregate care facility, with a request for an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances, and with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located north of College Parkway, east of Timberland Parkway and south of Locke Drive.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Joe Helmberger, Kimley-Horn
Renee Ramsey, Mustang Creek Estates
Jennifer Alford, Cross Timbers Architects

Spoke in Favor:

Bill Jander, 5108 Timber Haven Court, Flower Mound
Cindi Neander, 3004 High Chaparral Drive, Flower Mound
Bob Neander, 3004 High Chaparral Drive, Flower Mound
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Angie Cox, 7616 Emerson Lane, Flower Mound

Spoke in Opposition:

Bill Elton, 5228 Timber Park Drive, Flower Mound
Joni Harrison, 5300 Timber Park Drive, Flower Mound

In Opposition, Did Not Wish To Speak:

KC Walsh, 3525 High Road, Flower Mound

Had Question of Informational Nature:

Janvier Warner, 2829 Bob White Lane
Jeff Weiler, 5001 Timberland Parkway, Flower Mound
Allison Weiler, 5001 Timberland Parkway, Flower Mound

Commission Deliberation

Commissioner Cox moved to recommend approval of ZPD19-0012 – Mustang Creek Assisted Living PD-176, as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Fink, Cox, Dillon, Del Vecchio, Rawson
NAYS: Schiestel

The motion to recommend approval passed with a vote of 5-1.

G. ADJOURNMENT – REGULAR SESSION 8:41 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant