

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 22ND DAY OF MARCH 2021, VIA VIRTUAL MEETING (VIDEO CONFERENCE), DUE TO THE COVID-19 PANDEMIC, IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 8:02 PM

The Planning & Zoning Commission met in a regular session via video conference with the following members present:

Brad Ruthrauff	Chair
Robert Rawson	Vice-Chair
Adam Schiestel	Commissioner, Place 2
James Naylor	Commissioner, Place 4
Donald Gilmore	Commissioner, Place 6
Tim Fink	Commissioner, Place 7
Robert Cox	Commissioner, Place 8
Janvier Werner	Commissioner, Place 9

Constituting a quorum with the following members absent:

Philip Del Vecchio	Commissioner, Place 5
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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:

Bryn Meredith	Town Attorney
Lexin Murphy	Director of Planning Services
Robert Pegg	Assistant Director of Engineering
Chuck Russell	Principal Planner
Poornima Kashyap	Principal Planner
Claire Barnes	Planner
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER: 8:02 P.M.

B. PUBLIC COMMENT

None

C. FUTURE AGENDA ITEMS

None

D. DIRECTOR'S REPORT

1. Land Development Regulation Updates
2. Coordination of Calendars

E. CONSENT ITEMS

1. Consider approval of the minutes of the March 8, 2021, Planning and Zoning Commission Regular Session.

Commission Deliberation

Vice-Chair Rawson moved to approve Consent Items 1 as presented. Commissioner Schiestel seconded the motion.

VOTE ON THE MOTION

AYES: Fink, Gilmore, Rawson, Naylor, Schiestel, Cox

NAYS: None

The motion to approve passed by a vote of 6 to 0.

At 8:12 P.M., the Planning and Zoning Commission convened into closed session pursuant to Section 551.071 of the Texas Government Code, the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on the March 22, 2021 agenda.

At 8:37 P.M., the Planning and Zoning Commission reconvened into regular session.

F. NON-DISCRETIONARY ITEMS

2. Consider a request for a replat (RP20-0009 – Unified Addition Lot 1R-A, Block A) to combine two lots to create one non-residential lot. The property is generally located south of Justin Road and west of Meadow View.

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Rob Pruett, Advantage Storage; present for questions, no presentation
Rick Jones, LandDev Engineers; present for question, no presentation

Commission Deliberation

Vice-Chair Rawson moved to approve RP20-0009 as presented. Commissioner Schiestel seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Naylor, Rawson, Gilmore, Fink, Cox

NAYS: None

The motion to approve passed by a vote of 6 to 0.

3. Consider a request for a Site Plan (SP20-0025 – Justin Road Storage Center) to develop a new building and redevelop an existing building as part of an existing

miniwarehouse development. The property is generally located south of Justin Road and west of Meadow View.

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Rob Pruett, Advantage Storage; present for questions, no presentation
Rick Jones, LandDev Engineers; present for question, no presentation

Commission Deliberation

Vice-Chair Rawson moved to approve SP20-0025 as presented. Commissioner Schiestel seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Naylor, Rawson, Gilmore, Fink, Cox

NAYS: None

The motion to approve passed by a vote of 6 to 0.

- 4. Consider a request for a Comprehensive Site Plan (SP19-0022 – Silveron Corners) to develop non-residential uses in accordance with Section III.A. of Planned Development District No. 31 for Campus Commercial District uses. The property is generally located north of International Parkway and east of Silveron Boulevard.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Art Anderson, Winstead PC

Commission Deliberation

Vice-Chair Rawson moved to approve SP19-0022 as presented. Commissioner Schiestel seconded the motion.

VOTE ON THE MOTION

AYES: Cox, Fink, Gilmore, Rawson, Naylor, Schiestel

NAYS: None

The motion to approve passed by a vote of 6 to 0.

G. REGULAR ITEMS

- 5. Public Hearing to consider an ordinance for rezoning (ZPD20-0006 – Lakeside Crossing) to amend Planned Development No. 153 (PD-153) with both residential and non-residential uses to modify approved development standards related to the phasing of this development. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Tim Nystrom, Newstream Corporation
Troy Lewis, Newstream Construction
Scott Minnis, McAdams

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Cox moved to recommend approval ZPD20-0006 with a modification to the intermediate phase to require the applicant to begin the installation of landscape, hardscape, and lighting within Lot 8x, Block A, and the trails including lighting along Lot 8x, Block A prior to the issuance of a building permit for the next building within this development and to complete installation of the above mentioned improvements prior to the issuance of a Certificate of Occupants to the same building. Vice-Chair Rawson seconded the motion.

VOTE ON THE MOTION

AYES: Rawson, Cox

NAYS: Fink, Naylor, Schiestel

ABSTAIN: Gilmore

The motion to recommend approval failed by a vote of 2-3-1.

Commissioner Schiestel moved to recommend approval ZPD20-0006 with modification to the draft ordinance to allow issuance of a Certificate of Occupancy to the first building upon completion of Phase 1 improvements as listed in the draft ordinance; to allow issuance of a Certificate of Occupancy to the second building upon completion of landscape, hardscape, and lighting improvements within Lot 8x, Block A; and to allow issuance of a Certificate of Occupancy to the third building upon completion of installation of trails including lighting along Lot 8x, Block A. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Naylor, Gilmore, Fink

NAYS: Cox, Rawson

The motion to recommend approval passed by a vote of 4-2.

H. ADJOURNMENT – REGULAR SESSION 10:42 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant