

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 26TH DAY OF APRIL 2021, 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:

Brad Ruthrauff	Chair
Robert Rawson	Vice-Chair
Adam Schiestel	Commissioner, Place 2
James Naylor	Commissioner, Place 4
Philip Del Vecchio	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Robert Cox	Commissioner, Place 8
Janvier Werner	Commissioner, Place 9

Constituting a quorum with the following members absent:

Tim Fink	Commissioner, Place 7
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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:

Alicia Kreh	Town Attorney
Tommy Dalton	Assistant Town Manager
Lexin Murphy	Director of Planning Services
Robert Pegg	Assistant Director of Engineering
Chuck Russell	Principal Planner
LauriAnn Cash	Executive Assistant

- A. **CALL REGULAR SESSION TO ORDER: 6:30 P.M.**
- B. **INVOCATION**
- C. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. **PUBLIC COMMENT**  
None
- E. **FUTURE AGENDA ITEMS**  
None
- F. **DIRECTOR'S REPORT**

1. Legislative Activity
2. NCTCOG Presentation

**G. CONSENT ITEMS**

1. **Consider approval of the minutes of the April 12, 2021, Planning and Zoning Commission Regular Session.**

**Commission Deliberation**

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

**VOTE ON THE MOTION**

**AYES:** Schiestel, Naylor, Del Vecchio, Rawson, Gilmore  
**NAYS:** None  
**ABSTAIN:** Cox

The motion to approve passed by a vote of 5 to 0 to 1.

**H. NON-DISCRETIONARY ITEMS**

2. **Consider a request for a Record Plat (RC20-0015 – Long Prairie Plaza Lots 1 & 2, Block A) to create a non-residential subdivision. The property is generally located south of Sherri Lane and east of Long Prairie Road.**

**Staff Presentation**

Chuck Russell, Principal Planner

**Applicant Presentation**

Jason Kilpatrick, Ridinger Associates, Inc. (present for questions; no presentation)  
 Edmond Elias, Developer (present for questions; no presentation)

**Commission Deliberation**

Commissioner Cox moved to approve of RC20-0015 – Long Prairie Plaza Lots 1 & 2, Block A, as presented. Commissioner Schiestel seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Cox, Gilmore, Rawson, Del Vecchio, Naylor, Schiestel  
**NAYS:** None

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

3. **Consider a request for a Site Plan (SP20-0027 – Long Prairie Plaza) to develop two retail buildings. The property is generally located south of Sherri Lane and east of Long Prairie Road.**

**Staff Presentation**

Chuck Russell, Principal Planner

**Applicant Presentation**

Jason Kilpatrick, Ridinger Associates, Inc. (present for questions; no presentation)  
Edmond Elias, Developer (present for questions; no presentation)

**Commission Deliberation**

Commissioner Cox moved to approve of SP20-0027 – Long Prairie Plaza, as presented. Commissioner Gilmore seconded the motion.

**VOTE ON THE MOTION**

**AYES: Schiestel, Naylor, Del Vecchio, Rawson, Gilmore, Cox**

**NAYS: None**

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

**I. REGULAR ITEMS**

- 4. Public Hearing to consider an ordinance for rezoning (ZPD21-0001 – Brightstar PD-83 Amendment) to amend Planned Development No. 83 (PD-83) with non-residential uses to modify Exhibit C, Section C.8.h. “Parking Lot Landscaping,” and a request for a deviation to the required parking standard pursuant to Section 82-73 of the Code of Ordinances. The property is generally located north of Lakeside Parkway and east of Garden Ridge Boulevard.**

**Staff Presentation**

Chuck Russell, Principal Planner

**Applicant Presentation**

Jeff Thornton, Duke Realty  
Jeff Langston, Duke Realty

**Spoke In Favor:**

None

**Spoke In Opposition:**

None

**Commission Deliberation**

Commissioner Schiestel moved to recommend approval of ZPD21-0001 as presented. Commissioner Cox seconded the motion.

**VOTE ON THE MOTION**

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

**NAYS: Del Vecchio**

**The motion to recommend approval passed by a vote of 5 to 1.**

**J. ADJOURNMENT – REGULAR SESSION 7:58 P.M.**

**i. CALL TO ORDER – WORK SESSION: 7:59 P.M.**

- a. Model Home Ordinance Update
  - Staff Presentation: Tommy Dalton, Assistant Town Manager
- b. Informational Construction Signage
  - Staff Presentation: Tommy Dalton, Assistant Town Manager
- c. Future Street Extension Signage
  - Staff Presentation: Tommy Dalton, Assistant Town Manager

*The work session was closed at 8:35 P.M.*

**TOWN OF FLOWER MOUND, TEXAS**

**Lexin Murphy, Director of Planning Services**

**ATTEST:**

**LauriAnn Cash, Executive Assistant**