

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 8TH DAY OF JUNE 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
Brad Ruthrauff	Vice-Chair
Adam Schiestel	Commissioner, Place 2
Robert Rawson	Commissioner, Place 3
Philip Del Vecchio	Commissioner, Place 5
Thomas Pickering	Commissioner, Place 7
Robert Cox	Commissioner, Place 8
Timothy Fink	Commissioner, Place 9

Constituting a quorum with the following members absent:

Laura Dillon	Commissioner, Place 6
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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
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 MEETING TO ORDER: 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

None

D. FUTURE AGENDA ITEMS

1. None

E. DIRECTOR'S REPORT

1. Administrative Updates

F. REGULAR ITEMS

- 1. Consider approval of the minutes of the May 11, 2020, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Vice-Chair Ruthrauff moved to approve the minutes of May 11, 2020. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Rawson, Del Vecchio, Ruthrauff, Pickering, Cox

NAYS: None

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

- 2. Consider a request for a Site Plan (SP19-0012 – DFW North Distribution Center (Lisanti)) to approve aggregate or inorganic materials in accordance with Section 82-247 of the Land Development Regulations. The property is generally located south of Spinks Road and east of Long Prairie Road.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Maegan Morgan, Lisanti Food Services; Present for questions, no presentation
Victor Sanchez, Lisanti Food Services; Present for questions, no presentation

Commission Deliberation

Vice-Chair Ruthrauff moved to recommend approval of SP19-0012 – DFW North Distribution Center (Lisanti), as presented. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

AYES: Cox, Pickering, Ruthrauff, Del Vecchio, Rawson, Schiestel

NAYS: None

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

- 3. Consider a request for a Replat (RP20-0020 – Lakeside Tower, Lot 1R, Block A) to abandon a lot line and to add and abandon certain easements. The property is generally located south of Edgemere Road and west of Lakeside Parkway.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Jimmy Archie, Realty Capital Management

Commission Deliberation

Commissioner Cox moved to approve RP20-0020 – Lakeside Tower, Lot 1R, Block A, as presented. Commissioner Rawson seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Rawson, Del Vecchio, Ruthrauff, Pickering, Cox

NAYS: None

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

- 4. Consider a request for a Site Plan (SP19-0028 – Lakeside Villas) to develop attached and detached Townhomes. The property is generally located south of Edgemere Road and west of Lakeside Parkway.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Jimmy Archie, Realty Capital Management

Commission Deliberation

Commissioner Cox moved to approve SP19-0028 – Lakeside Villas, as presented. Commissioner Rawson seconded the motion.

VOTE ON THE MOTION

AYES: Cox, Pickering, Ruthrauff, Del Vecchio, Rawson, Schiestel

NAYS: None

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

- 5. Public Hearing to consider a request for a Master Plan Amendment (MPA19-0005 – Grace Park) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Low Density Residential uses to Medium Density Residential uses. The property is generally located south of Cross Timbers Road and east of Regency Park Court.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Reginald Rembert Jr., Rembert Enterprises, Inc.
Dale Ridinger, Ridinger Associates

Spoke in Favor:

Kent Johnson, 3808 Regency Park Court

Spoke in Opposition:

Bill Duba, 3808 Abron Lane
Arthur Alonzo, 3912 Regency Park Court
James Green, 3812 Regency Park Court
Ray White, 3900 Regency Park Court
Theresa Ragan, 3908 Regency Park Court
Diane Bosworth, 4001 Regency Park Court
Ray Harris, 3808 Nan Lane
Paul O’Leary, 3701 Alberta Lane
Srinivas Kaso, 3805 Nan Lane

In Favor, Did Not Wish To Speak:

None

In Opposition, Did Not Wish To Speak:

Dave Herring, 4000 Regency Park Court
Mark Bosworth, 4001 Regency Park Court
Jason Ragan, 3908 Regency Park Court
Janet Alonzo, 3912 Regency Park Court
Venkat Kondala, 3809 Nan Lane
Sateesh Dendukuri, 3625 Pearl Lane

Commission Deliberation

Commissioner Del Vecchio moved to recommend denial of MPA19-0005 – Grace Park, as presented. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Rawson, Del Vecchio, Ruthrauff, Pickering, Cox

NAYS: None

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

- 6. Public Hearing to consider a request for rezoning (ZPD19-0013 – Grace Park) from Agricultural District (A) to Planned Development District No. 177 (PD-177) with Single-Family District-10 (SF-10) uses, with certain exceptions, waivers and modifications to the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Regency Park Court.

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Reginald Rembert Jr., Rembert Enterprises, Inc.
Dale Ridinger, Ridinger Associates

Spoke in Favor:

Kent Johnson, 3808 Regency Park Court

Spoke in Opposition:

Bill Duba, 3808 Abron Lane
Arthur Alonzo, 3912 Regency Park Court
James Green, 3812 Regency Park Court
Ray White, 3900 Regency Park Court
Theresa Ragan, 3908 Regency Park Court
Diane Bosworth, 4001 Regency Park Court
Ray Harris, 3808 Nan Lane
Paul O'Leary, 3701 Alberta Lane
Srinivas Kaso, 3805 Nan Lane

In Favor, Did Not Wish To Speak:

None

In Opposition, Did Not Wish To Speak:

Dave Herring, 4000 Regency Park Court
Mark Bosworth, 4001 Regency Park Court
Jason Ragan, 3908 Regency Park Court
Janet Alonzo, 3912 Regency Park Court
Venkat Kondala, 3809 Nan Lane
Sateesh Dendukuri, 3625 Pearl Lane

Commission Deliberation

Commissioner Del Vecchio moved to recommend denial of ZPD19-0013 – Grace Park (PD-177), as presented. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

AYES: Cox, Pickering, Ruthrauff, Del Vecchio, Rawson, Schiestel

NAYS: None

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

- 7. Public Hearing to consider an ordinance granting Specific Use Permit No. 462 (SUP20-0004 – Mueller Accessory Dwelling) to permit an accessory dwelling. The property is generally located south of Bay Park Court and east of Bayshore Drive.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Michelle Mueller, 6005 Bay Park Court; Present for questions; no presentation

Spoke in Favor:

None

Spoke in Opposition:

None

In Favor, Did Not Wish To Speak:

None

In Opposition, Did Not Wish To Speak:

None

Commission Deliberation

Commissioner Cox moved to recommend approval of SUP20-0004 – Mueller Accessory Dwelling SUP-462, as presented. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Rawson, Del Vecchio, Ruthrauff, Pickering, Cox

NAYS: None

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

- 8. Public Hearing to consider an ordinance for rezoning (Z20-0002 – The River Walk at Central Park) to amend the River Walk at Central Park Zoning Ordinance No. 05-15, by adding a new concept plan depicting Presbyterian Hospital’s proposed expansion. The property is generally located north of Central Park Avenue and east of Long Prairie Road.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Spencer Turner, President of Texas Health Presbyterian Flower Mound

Spoke in Favor:

None

Spoke in Opposition:

None

In Favor, Did Not Wish To Speak:

None

In Opposition, Did Not Wish To Speak:

None

Commission Deliberation

Vice-Chair Ruthrauff moved to recommend approval of Z20-0002 – The River Walk at Central Park, as presented. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

AYES: Cox, Pickering, Ruthrauff, Del Vecchio, Rawson, Schiestel

NAYS: None

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

G. ADJOURNMENT – REGULAR SESSION 8:43 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant