

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 9TH DAY OF NOVEMBER 2020, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:47 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
David Johnson	Commissioner, Place 4
Philip Del Vecchio	Commissioner, Place 5
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:

None

*(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
Tiffany Bruce	Executive Director of Public Works
Brian Waltenburg	Assistant Director of Engineering
Robert Pegg	Assistant Director of Engineering
Chuck Russell	Principal Planner
Claire Barnes	Planner
LauriAnn Cash	Executive Assistant

**A. CALL REGULAR SESSION TO ORDER (Council Chambers): 6:47 P.M.**

**B. PUBLIC COMMENT**

None

**C. FUTURE AGENDA ITEMS**

None

**D. DIRECTOR'S REPORT**

1. Development Process Review and Ordinance Updates

Commissioner Johnson asked if future fee amendments associated with the Development Process Review will come before the Planning and Zoning Commission as part of the approval process. Chuck Russell, Principal Planner, said

that any proposed amendments to the development code would be presented to the Planning and Zoning Commission for recommendation to the Town Council.

**E. CONSENT ITEMS**

1. Consider approval of the minutes of the October 26, 2020, Planning and Zoning Commission Regular Session.
2. Consider a request for a Replat (RP20-0006 – Wildwood Estates Lots 13R & 14R) to relocate a lot line. The property is generally located south of Red Bud Cove and east of Wildwood Drive.

**Commission Deliberation**

Commissioner Johnson moved to approve Consent Items 1 and 2 as presented. Vice-Chair Rawson seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Fink, Gilmore, Rawson, Del Vecchio, Johnson, Schiestel

**NAYS:** None

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

**F. NON-DISCRETIONARY ITEMS**

3. Consider a request for a Record Plat (RC20-0005 – Whyburn Medical Addition Lot 1, Block A) to create one non-residential lot. The property is generally located north of Waketon Road and west of Long Prairie Road.

**Staff Presentation**

Claire Barnes, Planner

**Applicant Presentation**

Kiew Kam, Triangle Engineering; present for questions, no presentation

**Commission Deliberation**

Commissioner Johnson moved to approve RC20-0005 – Whyburn Medical Addition Lot 1, Block A, as presented. Vice-Chair Rawson seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Schiestel, Johnson, Del Vecchio, Rawson, Gilmore, Fink

**NAYS:** None

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

4. **Consider a request for a Site Plan (SP20-0012 – Whyburn Medical Office) to develop a medical office building. The property is generally located north of Waketon Road and west of Long Prairie Road.**

**Staff Presentation**

Claire Barnes, Planner

**Applicant Presentation**

Kiew Kam, Triangle Engineering; present for questions, no presentation

**Commission Deliberation**

Commissioner Johnson moved to approve SP20-0012 – Whyburn Medical Office, as presented. Commissioner Fink seconded the motion.

**VOTE ON THE MOTION**

**AYES: Fink, Gilmore, Rawson, Del Vecchio, Johnson, 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 amending Section 8.0 Water Plan of the Master Plan (MPA20-0002 – Water Plan) to adopt amendments and additions to the 2009 Water Master Plan Update as a component of the Master Plan.**

**Staff Presentation**

Brian Waltenburg, Assistant Director of Engineering

**Applicant Presentation**

Anthony Samarripas, Kimley-Horn  
Kyle Sanderson, Kimley-Horn

**Spoke in Favor:**

None

**Spoke in Opposition:**

None

**Commission Deliberation**

Commissioner Gilmore moved to recommend approval of MPA20-0002 – Water Plan, as presented. Commissioner Johnson seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Schiestel, Johnson, Del Vecchio, Rawson, Gilmore, Fink

**NAYS:** None

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

- 6. Public Hearing to consider an ordinance amending Section 9.0 Wastewater Plan of the Master Plan (MPA20-0003 – Wastewater Plan) to adopt amendments to the 2009 Wastewater Master Plan Update as a component of the Master Plan.**

**Staff Presentation**

Brian Waltenburg, Assistant Director of Engineering

**Applicant Presentation**

Anthony Samarripas, Kimley-Horn  
Kyle Sanderson, Kimley-Horn

**Spoke in Favor:**

None

**Spoke in Opposition:**

None

**Commission Deliberation**

Commissioner Gilmore moved to recommend approval of MPA20-0003 – Wastewater Plan, as presented. Commissioner Johnson seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Fink, Gilmore, Rawson, Del Vecchio, Johnson, Schiestel

**NAYS:** None

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

- 7. Consider a request for a Development Plan (DP20-0004 – Grace Park) to develop a residential subdivision, with an exception to Section IV.C.5. of the Town’s Engineering Design Criteria requirement to provide a wet retention pond, and an exception to the access management policy and criteria, regarding driveway spacing, contained in the Town’s Engineering Design Criteria and Construction Standards adopted through Chapter 32 of 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, Rembert Enterprises; present for questions, no presentation

**Commission Deliberation**

Commissioner Johnson moved to recommend approval of DP20-0004 – Grace Park, as presented. Vice-Chair Rawson seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Johnson, Del Vecchio, Rawson, Gilmore, Fink

**NAYS:** Schiestel

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

8. **Public Hearing to consider an ordinance amending the zoning (ZPD20-0005 – Niagara Conservation) from an Agricultural (A) Zoning district to Planned Development District No. 179 (PD-179) with Campus Industrial uses, with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located north of Enterprise Road and east of Old Gerault Road.**

**Staff Presentation**

Chuck Russell, Principal Planner

**Applicant Presentation**

John Walsh, 4015 University, Dallas; present for questions, no presentation

**Spoke in Favor:**

None

**Spoke in Opposition:**

Tony Schneiderjohn, 1111 Lexington Avenue

**Commission Deliberation**

Commissioner Schiestel moved to recommend approval of ZPD20-0005 – Niagara Conservation, as presented and with the recommendation to deny the exception for overhead utility lines. Commissioner Fink seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Fink, Gilmore, Rawson, Del Vecchio, Johnson, Schiestel

**NAYS:** None

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

**I. ADJOURNMENT – REGULAR SESSION 8:47 P.M.**

**TOWN OF FLOWER MOUND, TEXAS**

**Lexin Murphy, Director of Planning Services**

**ATTEST:**

**LauriAnn Cash, Executive Assistant**