

MINUTES
PLANNING AND ZONING COMMISSION
July 26, 2017

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Work Session on Wednesday, July 26, 2017 at 5:00 p.m. in the City Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which time the following items were considered:

PRESENT: Commissioner Larry Beck, Commissioner Steve Sullivan, Commissioner Andrew Rozell, Chair Jim Strange, and Commissioner Margie Ellis.

ABSENT: Vice-Chair Devin Taylor.

STAFF: Munal Mauladad, Bob Makowski, Julie Wyatt, Hayley Zagurski, Muzaib Riaz, Jim Jenks, Jennifer DeCurtis, John Davis, and Cathy Welborn.

WORK SESSION

Chair Strange called the Work Session to order at 5:02 p.m.

1. Clarification of agenda items listed on the agenda for this meeting. This is an opportunity for Commissioners to ask questions of staff on the Consent and Regular Agenda items, which may include a full briefing on an item in the order it appears on the regular session agenda. Any such briefing will be repeated in regular session.

Munal Mauladad, Director of Development Services, asked the Commission if they had any questions regarding the Consent Agenda.

Commissioner Rozell questioned if Consent Agenda item C needed to be attached to a road. Hayley Zagurski, Senior Planner, stated the lot is landlocked by previously platted properties. Zagurski stated there is access to the property by an access easement.

Commissioner Ellis referred to agenda items 2A and 2D, she questioned why the Geesling Industrial Park has a preliminary plat for two lots and final plat for only one lot. Muzaib Riaz, Associate Planner, stated the applicant is required to preliminary plat the whole site, but can final plat one lot. Riaz continued to state Lot 2 will be final platted within two years of the approval of the preliminary plat.

Commissioner Beck questioned if the trees are going to be impacted by the development. Riaz stated it will depend on the development, but the applicant will have to meet the tree code requirements.

2. Work Session Reports

A. Receive a report, hold a discussion, and provide staff direction regarding amendments to the City of Denton Water and Wastewater Criteria Manual and the Construction Criteria Manual in order to update the standards associated with those criteria and receive information from staff regarding the procedure for such amendments.

Munal Mauladad, Director of Development Services, introduced John Davis, Engineering Services Division Manager.

Davis provided an update to the City of Denton Water & Wastewater criteria manual and the Construction Criteria Manual.

Davis stated the Development Criteria Manual Procedures are as follows: 1. Prepare proposed amendments 2. Present proposed amendments to P&Z at work session for suggestions or recommendations 3. Post proposed amendments on City website and at City Hall for not less than 30 days 4. Receive public comments 5. Attempt to resolve all protests or request for review received during the comment period. 6. If resolved, amendment becomes final 7. If not resolved, the amendment will be processed as an ordinance using the re-zoning procedure.

Commissioner Ellis questioned who is in the TRAKiT system. Davis stated it includes contractors and developers registered with the City of Denton.

Chair Strange called a recess at 6:06 p.m.

Chair Strange reconvened the Work Session at 6:10 p.m.

Davis continued going over the changes to the Water & Wastewater Criteria Manual.

Chair Strange stated for the record the public is able to access the manuals online, and over the next thirty days Staff will be looking for the public's feedback regarding the changes.

Chair Strange closed the Work Session at 6:26 p.m.

REGULAR MEETING

The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, July 26, 2017 at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney at which time the following items were considered:

Chair Strange opened the Regular Meeting at 6:36 p.m.

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag B. Texas Flag

2. CONSENT AGENDA

A. Consider a request by Randy Smith for approval of a Preliminary Plat of the Geesling Industrial Park. The 43.05 acre site is located at the southwest corner of the intersection of East University Drive and Geesling Road. (PP16-0023, Geesling Industrial Park, Muzaib Riaz).

B. Consider a request by Allcol Investments LLC for approval of a Final Plat of Lot 1, Block A Meyer Time Addition. The 2 acre site is generally located approximately 1,000 feet southeast of the Teasley Lane and Old Alton Road intersection. (FP17-0006, Myer Time Addition, Hayley Zagurski).

C. Consider a request by Randall Smith for approval of a Final Plat of Lot 1, Block 1 and Lots 2 and 3, Block 2, North Elm Street Addition. The 12.97 acre site is generally located on the western side of the Riney Road and North Elm Street intersection. (FP17-0003, Discovery Park Apartments, Hayley Zagurski).

D. Consider a request by Randy Smith for approval of a Final Plat of Lot 1, Block A, Geesling Industrial Park Addition. The 17.78 acre site is generally located south of East University Drive, approximately 375 feet west of Geesling Road. (FP17-0001, Geesling Industrial Park Addition, Julie Wyatt).

Commissioner Larry Beck motioned. Commissioner Andrew Rozell seconded to approve the Consent Agenda. Motion approved (5-0). Commissioner Larry Beck "aye", Commissioner Steve Sullivan "aye", Commissioner Andrew Rozell "aye", Chair Jim Strange "aye", and Commissioner Margie Ellis "aye".

3. PLANNING & ZONING COMMISSION PROJECT MATRIX

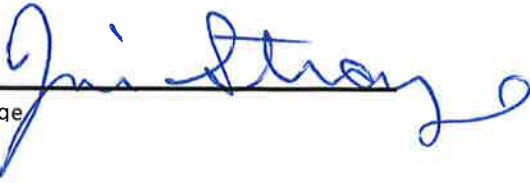
A. PZ17-122 Planning and Zoning Commission project matrix.

Commissioner Beck questioned what is delaying the new notification process. Munal Mauladad, Director of Development Services, stated staff presented the notification procedures to City Council and have implemented the process. Commissioner Beck asked when the Planning and Zoning Commissioner would be notified of the new process. Mauladad stated staff can prepare a Work Session item or provide a memo for the Planning and Zoning Commission. Chair Strange questioned if it would be better for staff to wait on the notification process Work Session until the new Commissioners have been sworn in. Mauladad stated it would be the Commission's decision. There was no further discussion.

Chair Strange closed the Regular Meeting at 6:40 p.m.

X

Jim Stranqe
Chair



X

Catherine Welborn
Administrative Assistant III

