

Minutes
Planning and Zoning Commission
April 11, 2018

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, April 11, 2018 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: Chair Jim Strange, Commissioners: Alfredo Sanchez, Larry Beck, Andrew Rozell, Steve Sullivan, Margie Ellis, and Tim Smith.

ABSENT: None.

STAFF: Athenia Green, Cindy Jackson, Shandrian Jarvis, Hayley Zagurski, Scott McDonald, Ron Menguita, Richard Cannone, and Victor Flores.

[WORK SESSION](#)

Chair Strange called the Work Session to order at 5:00 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.](#)

Commissioner Ellis questioned the vehicle generation table for Consent Agenda Item 3C. Hayley Zagurski, Senior Planner, stated those are standard trip generation numbers based on the type of use. There were no other questions regarding the Consent Agenda Items.

Hayley Zagurski, Senior Planner, presented Item for Individual Consideration 4A. Staff is recommending approval of this request.

Chair Strange recused himself from Item for Individual Consideration 4B. Vice-Chair Rozell served as Chair during his absence. Hayley Zagurski, Senior Planner, presented this item. Staff is recommending approval of this request.

Richard Cannone, Interim Planning Director, stated Public Hearing Item 5A has been withdrawn by staff and will be brought back before this Commission in the future.

Chair Strange returned to the meeting.

Cindy Jackson, Senior Planner, presented Public Hearing Item 5B. Staff is recommending approval of this request. Commissioner Smith questioned why this portion of the property was not

1 considered when the northern portion of the property was approved. Jackson stated it was not
2 annexed into the City until April 10, 2018. There was no further discussion.

3
4 Hayley Zagurski, Senior Planner, presented Public Hearing Item 5C. Staff is recommending
5 approval of this request. There was no discussion.

6
7 2. [Work Session Reports](#)

8
9 A. [Receive an update from staff regarding the Development Code Review Committee.](#)

10
11 Scott McDonald, Director of Development Services, provided a brief updated on this item. He
12 stated there are six (6) members that make up the Committee. Three (3) of which are City Council
13 members, and three (3) are Planning and Zoning Commissioners. Two of the City Council
14 members are needed to make up a quorum. Commissioner Rozell questioned who the third Council
15 member is on the Committee. McDonald stated Mayor Pro Tem Bagheri will no longer serve on
16 the Committee, City Council voted Mayor Watts to serve in her place.

17
18 Ron Menguita, Principal Planner, provided an update of the content discussed at the meeting.

19
20 Chair Strange called a recess from 5:53 p.m. to 6:01 p.m. Menguita continued his presentation.
21 Chair Strange closed the Work Session at 6:29 p.m.

22
23 [REGULAR MEETING](#)

24
25 Chair Strange called the Regular Meeting to order at 6:36 p.m.

26
27 The Planning and Zoning Commission convened in a Regular Meeting on **Wednesday, April 11,**
28 **2018 at 6:30 p.m.** in the City Council Chambers at City Hall, 215 E. McKinney at which time the
29 following items were considered:

30
31 1. [PLEDGE OF ALLEGIANCE:](#)

- 32
33 A. U.S. Flag
34 B. Texas Flag

35
36 2. [CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION](#)
37 [MINUTES FOR:](#)

- 38
39 A. March 21, 2018

40
41 Commissioner Tim Smith motioned, Commissioner Larry Beck seconded to approve the March
42 21, 2018 meeting minutes. **Motion approved (5-0-2).** Commissioner Alfredo Sanchez "aye",
43 Commissioner Larry Beck "aye", Commissioner Andrew Rozell "aye", Chair Jim Strange "aye",
44 and Commissioner Tim Smith "aye". Commissioner Margie Ellis and Commissioner Steve
45 Sullivan abstained.

46

1 3. CONSENT AGENDA:

- 2
- 3 A. Consider a request by Paage, Ltd. for approval of a Final Plat of Paage Crossing, Lot 1, Block A. The 0.72 acre site is generally located east of U.S. Highway 288 and north of Mingo Road, along Sirius Road in the City of Denton, Denton County, Texas. (FP17-0033, Paage Crossing, Lot 1, Shandrian Jarvis Ugwoke).
- 7
- 8 B. Consider a request by University Drive Storage, LLC for approval of a Preliminary Plat of the University Drive Storage Addition, Lot 1, Block A. The 4.87 acre site is generally located on W. University Drive, between Cindy Lane and Marshall Road in the City of Denton, Denton County, Texas. (PP17-0025, University Drive Storage, Shandrian Jarvis Ugwoke).
- 13
- 14 C. Consider a request by Texas Oncology Properties, LLC for approval of a Preliminary Plat of Lot 1, Block 1, Texas Oncology Addition. The 3.0 acre site is generally located at the northwest corner of Scripture Street and the future extension of Heritage Trail in the City of Denton, Denton County, Texas. (PP17-0022, Texas Oncology, Hayley Zagurski).
- 19

20 Commissioner Larry Beck motioned, Commissioner Tim Smith seconded to approve the Consent
21 Agenda. **Motion approved (7-0).** Commissioner Alfredo Sanchez "aye", Commissioner Larry
22 Beck "aye", Commissioner Andrew Rozell "aye", Chair Jim Strange "aye", Commissioner Tim
23 Smith "aye", Commissioner Margie Ellis, "aye", and Commissioner Steve Sullivan, "aye".

24

25 4. ITEMS FOR INDIVIDUAL CONSIDERATION:

- 26
- 27 A. Consider a request by Zimmerer Denton, LLC for approval of an Alternative Development Plan for a proposed equipment dealership on 5.38 acres located on the west side of the I-35 frontage road, approximately 720 feet north of Schuyler Road in the City of Denton, Denton County, Texas. The property is currently zoned Regional Center Commercial Downtown (RCC-D). The purpose of the Alternative Development Plan is to deviate from Section 35.13.9 Perimeter Fences and Screening Requirements and from Section 35.13.10 Access, Parking and Circulation Requirements of the Denton Development Code. (ADP17-0004, Tractor Dealership and Repair Facility, Hayley Zagurski).
- 36
- 37

38 Hayley Zagurski, Senior Planner, presented this request. Staff recommends approval of the
39 request. The applicant is present.

40

41 Richard Mason, Applicant, 1405 W. Chapman Road, Sanger, Texas, stated they are ready to
42 relocate to a larger site as well as a newer building. Mason did not have a presentation, he was
43 available for questions.

44

45 There was no further discussion. Chair Strange stated he was glad to see this business stay located
46 within Denton.

1 Commissioner Margie Ellis motioned, Commissioner Larry Beck seconded to approve this
2 request. **Motion approved (7-0)**. Commissioner Alfredo Sanchez "aye", Commissioner Larry
3 Beck "aye", Commissioner Andrew Rozell "aye", Chair Jim Strange "aye", Commissioner Tim
4 Smith "aye", Commissioner Margie Ellis, "aye", and Commissioner Steve Sullivan, "aye".

- 5
6 B. [Consider a request by Prime Denton Properties LLC for approval of a Site Plan for](#)
7 [a medical office building to be constructed within the Rayzor Ranch South Mixed](#)
8 [Use District located on a portion of Lot 1, Block 4, of the Rayzor Ranch South](#)
9 [Addition. The approximately 4.095 acre property is generally located along the I-](#)
10 [35 Frontage Road between Scripture Street and Panhandle Drive. \(SP18-0001,](#)
11 [Medical Office inside Rayzor Ranch, Hayley Zagurski\)](#)

12
13 Chair Strange informed the audience that Public Hearing Item 5A has been withdrawn by staff and
14 will be brought back before this Commission in the future. Chair Strange recused himself from
15 this item. Vice-Chair Rozell took over as Chair.

16
17 Hayley Zagurski, Senior Planner, presented this request. Staff recommends approval of the
18 request. Commissioner Ellis questioned if the applicant will come back before the Commission
19 with a site plan when they are ready to develop the other site. Zagurski confirmed. There was no
20 further discussion.

21
22 Commissioner Tim Smith motioned, Commissioner Margie Ellis seconded to approve this request.
23 **Motion approved (6-0-1)**. Commissioner Alfredo Sanchez "aye", Commissioner Larry Beck
24 "aye", Commissioner Andrew Rozell "aye", Commissioner Tim Smith "aye", Commissioner
25 Margie Ellis, "aye", and Commissioner Steve Sullivan, "aye". Chair Jim Strange recused.

26
27 5. [PUBLIC HEARINGS:](#)

- 28 A. [Hold a public hearing and consider making a recommendation to City Council](#)
29 [regarding a request by 518 Acme Ltd. and Kelsoe Construction & Development,](#)
30 [Inc. for a zoning change from Downtown Residential 1 \(DR-1\) zoning district to](#)
31 [Downtown Commercial General \(DC-G\) zoning district. The four parcels](#)
32 [comprising of 1.057 acres are generally located at the northwest corner of the](#)
33 [intersection of W. Eagle Drive and Myrtle Street, the west side of Myrtle Street,](#)
34 [and the southeast corner of Maple Street and Pacific Street, in the City of Denton,](#)
35 [Denton County, Texas. \(Z18-0004. Access Bank, Cindy Jackson\)](#)

36
37 This item has been withdrawn by staff. There was no discussion.

- 38
39 B. [Hold a public hearing and consider making a recommendation to City Council](#)
40 [regarding a request by FBA Properties for assignment of an initial zoning](#)
41 [designation of Community Mixed Use General \(CM-G\) Zoning District. The 0.30](#)
42 [acre site is generally located on the east side of Old Alton Road, south of the](#)
43 [intersection of Old Alton Road and Teasley Lane, in the City of Denton, Denton](#)
44 [County, Texas. \(Z17-0033, FBA Properties, Cindy Jackson\).](#)

45

1 Cindy Jackson, Senior Planner, presented this item. Staff recommends approval of this request.
2 Chair Strange returned to the meeting. Chair Strange opened the Public Hearing. There were no
3 questions for staff. There was no one to speak on the item. Chair Strange closed the Public Hearing.
4

5 Commissioner Tim Smith motioned, Commissioner Andrew Rozell seconded to approve this
6 request. **Motion approved (7-0).** Commissioner Alfredo Sanchez "aye", Commissioner Larry
7 Beck "aye", Commissioner Andrew Rozell "aye", Chair Jim Strange "aye", Commissioner Tim
8 Smith "aye", Commissioner Margie Ellis, "aye", and Commissioner Steve Sullivan, "aye".
9

- 10 C. [Hold a public hearing and consider making a recommendation to City Council](#)
11 [regarding a proposed revision to the Denton Development Code; specifically to](#)
12 [remove Limitation 34 in Subchapter 5 Zoning Districts and Limitations related to](#)
13 [the square footage and number of truck bays for the Distribution](#)
14 [Center/Warehouse, General and Warehouse, Retail uses in the Employment Center](#)
15 [Districts. \(DCA18-0002, Limitation 34, Hayley Zagurski\).](#)
16

17 Chair Strange opened the Public Hearing. Hayley Zagurski, Senior Planner presented the request.
18 Staff recommends approval of the request.
19

20 Commissioner Ellis questioned if staff considered the screening requirements. Zagurski stated
21 there are requirements with buffering between uses, and loading dock requirements not to be
22 placed within street frontages. The language was redundant within the code.
23

24 There was no further discussion. There was no one to speak. Chair Strange closed the Public
25 Hearing.
26

27 Commissioner Tim Smith motioned, Commissioner Larry Beck seconded to approve this request.
28 **Motion approved (7-0).** Commissioner Alfredo Sanchez "aye", Commissioner Larry Beck "aye",
29 Commissioner Steve Sullivan "aye", Commissioner Andrew Rozell "aye", Chair Jim Strange
30 "aye", Commissioner Margie Ellis "aye", and Commissioner Tim Smith "aye".
31

32 6. [PLANNING & ZONING COMMISSION PROJECT MATRIX](#)

33 A. Matrix

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35
36 Commissioner Ellis referred to the sign posting error that occurred with one of the agenda items;
37 she questioned who verifies that the signs are posted, or who enforces sign postings. Richard
38 Cannone, Interim Planning Director, stated the applicant is required to provide an affidavit
39 confirming that the sign was posted on the subject site. He stated he will meet with staff to discuss
40 further requirements going forward, and specifications that will inform the applicant specifically
41 where the sign needs to be placed on the subject site.
42

43 There was no further discussion. Chair Strange adjourned the Regular Meeting at 7:10 p.m.
44