

Minutes
Planning and Zoning Commission
October 25, 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, October 25, 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: Chair Jim Strange, Commissioners: Alfredo Sanchez, Larry Beck, and Andrew Rozell, Margie Ellis, Steve Sullivan, and Tim Smith.

ABSENT: None.

STAFF: Athenia Green, Jim Jenks, Julie Wyatt, Ron Menguita, Richard Cannone, Jennifer DeCurtis, and Scott McDonald.

WORK SESSION

Chair Strange called the Work Session to order at 5:05 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.

Richard Cannone, Interim Planning Director, stated Consent Agenda Item 3C will move from the Consent Agenda to be heard as Item for Individual Consideration 4B. Hayley Zagurski, Senior Planner, provided a brief description as to why the item was moving to the Items for Individual Consideration portion of the agenda. She stated the applicant was unable to file their Hold Harmless Agreement prior to this meeting. The item will be conditionally approved based on the condition that the applicant file the Hold Harmless Agreement or receive approval of their TXDOT permit.

Hayley Zagurski, Senior Planner, presented Consent Agenda Items 3A and 3B. There were no questions from the Commission.

Julie Wyatt, Senior Planner, presented Consent Agenda Item 3D. Chair Strange questioned why this Commission is reviewing this item if it is located within the extraterritorial jurisdiction. Wyatt stated the City is required to review the platting, however, the City does not review the building permit. There was no further discussion.

Julie Wyatt, Senior Planner, presented Consent Agenda Item 3E. The plat is to accommodate a single-family residential neighborhood. Chair Strange questioned if it would include a certain type

1 of home like previous Robson Ranch requirements. Wyatt stated it is not for the villas. She stated
2 it would depend on the lot size and how they are classified. There was no further discussion.

3
4 Julie Wyatt, Senior Planner, presented Items for Individual Consideration 4A. The applicant is
5 proposing to deviate from Section 35.13.10.B.1.d of the Denton Development Code which requires
6 permeable paving for those parking spaces that exceed the number of parking spaces required. The
7 proposed structure would be a 4,350 square foot law office, with one parking space required per
8 450 square foot. There are 10 spaces required, the applicant is proposing 15 parking spaces.

9
10 Commissioner Beck stated he feels the cost to add five additional impervious parking spaces would
11 be a bit more than gravel spaces. Wyatt stated gravel spaces would not be allowed in this area due
12 to the zoning requirements. It would have to be pervious concrete or brick.

13
14 Commissioner Sullivan questioned if a soil survey has been completed. Wyatt stated she is unsure
15 at this time, she stated that is something the Engineering Department would review.

16
17 Wyatt stated the final point of analysis is the street parking along Woodrow Lane, she stated
18 parking is not permitted along that street. Staff recommends approval of this request based on the
19 following conditions: **a.** Construct a grass channel stormwater control designated to treat
20 approximately 972 square feet of drainage area during an event generating 1.5 inches of rain or
21 less as depicted on the attached Landscape Plan and Drainage Area Map. **b.** Line the channel with
22 dense types of grasses to reduce the flow velocity and further increase the treatment residence time
23 as depicted on the attached Landscape Plan.

24
25 Commissioner Rozell questioned if the applicant already planned to put in the drainage control,
26 and do they agree with the conditions. Wyatt stated she would recommend receiving clarification
27 from the applicant during the Regular Meeting.

28
29 Commissioner Rozell referred to the parking spaces, he questioned if the building size were to
30 increase then an Alternative Development Plan (ADP) would not be required. Wyatt confirmed.

31
32 Commissioner Sanchez stated this process seems like a lot of work to add additional parking
33 spaces. He stated if the applicant has not met the 80% of maximum lot coverage this process should
34 not be required to develop additional parking spaces.

35
36 Commissioner Ellis referred to Commissioner Sanchez's comments, she questioned if the code
37 limits this Commission from being able to negate a certain amount. Wyatt stated the request is still
38 required to come before this Commission. Commissioner Ellis questioned if the Commission could
39 say they do have to follow this requirement because they have not met the lot coverage. Wyatt
40 stated staff does not have that authority.

41
42 Commissioner Ellis stated this topic is something to consider in the future with the Denton
43 Development code rewrite. Richard Cannone, Interim Planning Director, agreed.

44
45 Jennifer DeCurtis, Deputy City Attorney, stated when an ADP is reviewed, staff allows them to
46 supplement something they would normally be allowed to do in exchange for something else, and

1 if they were not changing things it would be a variance. This is the reason for the requirement.
2 Chair Strange stated the reminder of this item can be discussed during the Regular Meeting.

3
4 Hayley Zagurski, presented Item for Individual Consideration 4B, which was formerly Consent
5 Agenda Item 3C. There were no questions from the Commission.

6
7 Chair Strange stated Public Hearing Items 4A and 4B have been postponed.

8
9 Julie Wyatt, Senior Planner, presented Public Hearing Item 5C. There were no questions from the
10 Commission.

11
12 Julie Wyatt, Senior Planner, presented Public Hearing Item 5D. She stated the parcel is partially
13 located within the City and partially within the extraterritorial jurisdiction. The applicant is
14 proposing to subdivide the parcel into two lots, with an access easement on the rear of the property
15 for residential development.

16
17 Commissioner Beck questioned if the proposed six-lane major arterial is proposed to be developed
18 within this area. Wyatt confirmed. There were no further discussion.

19
20 Hayley Zagurski, Senior Planner, presented Public Hearing Item 5E. The applicant is proposing to
21 split the existing single lot into two lots, Lot 2 has an industrial use developed on it currently. She
22 stated Lot 1 is currently undeveloped. There were no questions from the Commission.

23
24 Hayley Zagurski, Senior Planner, presented Public Hearing Item 5F. Commissioner Beck
25 questioned if the City foresees any problems with the proposal. Zagurski stated not at this time.
26 The intent is to develop single-family homes. Once the applicant gets to the platting stage then
27 staff would review the infrastructure along Mills Road.

28
29 Commissioner Beck questioned the timeline for the widening along Mayhill Road. Jim Jenks,
30 Interim Development Review Engineering Manager, stated the overall Mayhill Road upgrade
31 should be completed around summer of 2019.

32
33 Commissioner Smith questioned if any of the streets that feed onto Mayhill Road are proposed to
34 change, such as Mills Road. Jenks stated the Mobility Plan still reflects Mills Road as a collector.
35 The intersection right-of-way dedication acquisition is shown on the applicant's initial submittal.
36 Jenks stated he doesn't believe the City has any plans for Capital Improvement Projects. Jenks
37 stated staff has mentioned to the applicant that staff will need to see their trip generation numbers.
38 There was no further discussion.

39
40 Chair Strange closed the Work Session at 5:45 p.m.

41
42 [REGULAR MEETING](#)

43
44 The Planning and Zoning Commission convened in a Regular Meeting on **Wednesday, October**
45 **25, 2017 at 6:30 p.m.** in the City Council Chambers at City Hall, 215 E. McKinney at which time

1 the following items were considered:
2

3 Chair Strange called the Regular Meeting to order at 6:30 p.m.
4

5 1. PLEDGE OF ALLEGIANCE:
6

- 7 A. U.S. Flag
 - 8 B. Texas Flag
- 9

10 2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION
11 MINUTES FOR:
12

- 13 A. September 27, 2017
14

15 Commissioner Tim Smith motioned, Commissioner Larry Beck seconded to approve the
16 September 27, 2017, meeting minutes. Motion approved 7-0. Commissioner Larry Beck "aye",
17 Commissioner Steve Sullivan "aye", Commissioner Andrew Rozell "aye", Chair Jim Strange
18 "aye", Commissioner Margie Ellis "aye", Commissioner Tim Smith "aye", and Commissioner
19 Alfredo Sanchez "aye".
20

- 21 B. October 11, 2017
22

23 Commissioner Tim Smith motioned, Commissioner Margie Ellis seconded to approve the October
24 11, 2017, meeting minutes. Motion approved 7-0. Commissioner Larry Beck "aye", Commissioner
25 Steve Sullivan "aye", Chair Jim Strange "aye", Commissioner Margie Ellis "aye", Commissioner
26 Tim Smith "aye", and Commissioner Alfredo Sanchez "aye". Commissioner Andrew
27 Rozell abstained.
28

29 3. CONSENT AGENDA:
30

- 31 A. Consider a request by Key Ventures for approval of a Final Plat of Lots 1-4
32 and CA-1, Block A of the Mission Street Offices Addition. The 2.05 acre site
33 is generally located at the southeast corner of the East Mission Street and
34 Fort Worth Drive intersection. (FP17-0016, Mission Street Offices, Hayley
35 Zagurski).
36
- 37 B. Consider a request by Denton Commons LLC and Wind River Lodging Ltd
38 for approval of a Final Plat of Lots 1 and 2, Block A of the Denton Commons
39 Addition. The 3.73 acre site is generally located west of the I-35E Service
40 Road, approximately 405 feet north of Wind River Lane. (FP17-0015, Denton
41 Commons, Hayley Zagurski).
42
- 43 C. Consider a request by Blue Horseshoe Ltd for approval of a Final Plat of Lots
44 1 and 2, Block A of the Duluth Trading Co. - Northern Tool Addition. The
45 approximately 5.21 acre site is generally located on the west side of the

1 I-35 service road approximately 1,000 feet south of West University Drive.
2 (FP17-0021, Duluth and Northern Tool, Hayley Zagurski).
3

4 This item was removed from the Consent Agenda and heard as Item for Individual Consideration
5 4B.

6 D. [Consider a request by Walter N. Warschun, Trustee for approval of a Final Plat](#)
7 [of the Walter Warschun Ranch Addition, Lot 1, Block A. The 2 acre site is](#)
8 [generally located approximately 2,100 feet northwest of the intersection of Gribble](#)
9 [Springs Road and Warschun Road. \(FP17-0009, Walter Warschun Ranch](#)
10 [Addition, Julie Wyatt\).](#)

11
12 E. [Consider a request by Robson Denton Development, LP for approval of a](#)
13 [Final Plat of Robson Ranch, Unit 18-1. The approximately 39.23 acre site is](#)
14 [generally located on the east side of Yarbrough Way, approximately 3,100](#)
15 [feet north of Robson Ranch Road. \(FP17-0005, Robson Ranch Unit 18-1, Julie](#)
16 [Wyatt\)](#)

17
18 Hayley Zagurski, Senior Planner, stated Consent Agenda Item 3C would be heard as an Item for
19 Individual Consideration. She provided a brief description as to why the item was moving to Items
20 for Individual Consideration. She stated the applicant was unable to file their Hold Harmless
21 Agreement prior to this meeting. The item will be conditionally approved based on the condition
22 that the applicant file the Hold Harmless Agreement or receive approval of their TXDOT permit.
23

24 Commissioner Tim Smith motioned, Commissioner Steve Sullivan seconded to move Consent
25 Agenda Item 3C to Item for Individual Consideration 4B. Motion approved 7-0. Commissioner
26 Larry Beck "aye", Commissioner Steve Sullivan "aye", Commissioner Andrew Rozell "aye", Chair
27 Jim Strange "aye", Commissioner Margie Ellis "aye", Commissioner Tim Smith "aye", and
28 Commissioner Alfredo Sanchez "aye".
29

30 Commissioner Tim Smith motioned, Commissioner Andrew Rozell seconded to approve Consent
31 Agenda Items 3A, 3B, 3D, and 3E. Motion approved 7-0. Commissioner Larry Beck "aye",
32 Commissioner Steve Sullivan "aye", Commissioner Andrew Rozell "aye", Chair Jim Strange
33 "aye", Commissioner Margie Ellis "aye", Commissioner Tim Smith "aye", and Commissioner
34 Alfredo Sanchez "aye".
35

36 4. [ITEMS FOR INDIVIDUAL CONSIDERATION:](#)

37
38 A. [Consider a request for approval of an Alternative Development Plan for a proposed](#)
39 [office development on approximately 0.56 acres located on the east side of South](#)
40 [Woodrow Lane, approximately 275 feet south of East McKinney Street. The](#)
41 [property is currently zoned Community Mixed Use General \(CM-G\) District. The](#)
42 [purpose of the Alternative Development Plan is to deviate from Section](#)
43 [35.13.10.B.1.d of the Denton Development Code which requires permeable paving](#)
44 [for those parking spaces that exceed the number of parking spaces](#)
45 [required. \(ADP17-0002, Ross Law Office, Julie Wyatt\).](#)
46

1 Julie Wyatt, Senior Planner, provided the backup materials for this request. The applicant is
2 proposing to deviate from Section 35.13.10.B.1.d of the Denton Development Code which requires
3 permeable paving for those parking spaces that exceed the number of parking spaces required. The
4 proposed structure would be a 4,350 square foot law office, with one parking space required per
5 450 square foot. There are 10 spaces required, the applicant is proposing 15 parking spaces. Staff
6 recommends approval of this request based on the following conditions: **a.** Construct a grass
7 channel stormwater control designated to treat approximately 972 square feet of drainage area
8 during an event generating 1.5 inches of rain or less as depicted on the attached Landscape Plan
9 and Drainage Area Map. **b.** Line the channel with dense types of grasses to reduce the flow velocity
10 and further increase the treatment residence time as depicted on the attached Landscape Plan.

11
12 Commissioner Rozell questioned if this Commission could approve the request without the
13 conditions. Wyatt deferred to DeCurtis. Jennifer DeCurtis, Deputy City Attorney, stated the
14 conditions are normally tied to the plan since this is an Alternative Development Plan.

15
16 Commissioner Rozell stated he feels that the proposed development is substantially under the lot
17 coverage requirements. He stated he feels it would be more productive if the applicant were present
18 to speak.

19
20 Applicant, John A. Ross Jr., 121 N. Woodrow Ln, Suite 20, Denton, Texas 76205.

21
22 Commissioner Rozell questioned Ross if they are in favor of the conditions or if they have any
23 comments regarding the conditions. Ross stated they agree with the conditions. Ross stated if the
24 proposed parking spaces are approved, they do not plan to add any additional parking spaces in
25 the future.

26
27 Commissioner Sanchez questioned if the drainage channel would pick up or stop pollutants. He
28 questioned if there would be any effect on the vegetation, and if there is a mechanism in place for
29 the drainage monitoring. Wyatt stated there is not a mechanism to monitor drainage after
30 development. If the channel were to get clogged or impact the adjacent properties, then the City
31 would have to get involved.

32
33 Chair Strange questioned Ross how long the review process has taken. Ross stated approximately
34 one and a half years, the ADP was started approximately three to four months back. Chair Strange
35 questioned the estimated cost this process has taken. Ross stated approximately \$10,000 - \$15,000.

36
37 Chair Strange and Commissioner Rozell stated they would like staff to visit this topic during the
38 Denton Development Code rewrite.

39
40 Commissioner Rozell motioned to approve this request based on staff's conditions. The lot
41 coverage is exceptionally lower than required. Commissioner Smith seconded.

42
43 Commissioner Sanchez agreed with Commissioner Rozell. He stated this process puts a large
44 burden on the applicant.

45

1 Commissioner Andrew Rozell motioned, Commissioner Tim Smith seconded to approve this
2 request based on the following conditions: **a.** Construct a grass channel stormwater control
3 designated to treat approximately 972 square feet of drainage area during an event generating 1.5
4 inches of rain or less as depicted on the attached Landscape Plan and Drainage Area Map. **b.** Line
5 the channel with dense types of grasses to reduce the flow velocity and further increase the
6 treatment residence time as depicted on the attached Landscape Plan. Motion approved 7-0.
7 Commissioner Larry Beck "aye", Commissioner Steve Sullivan "aye", Commissioner Andrew
8 Rozell "aye", Chair Jim Strange "aye", Commissioner Margie Ellis "aye", Commissioner Tim
9 Smith "aye", and Commissioner Alfredo Sanchez "aye".

10
11 5. PUBLIC HEARINGS:

- 12
13 A. Hold a public hearing and consider adoption of an ordinance approving an
14 amendment to the Denton Development Code, Subchapter 35.16, Sections 35.16.6
15 and 35.16.20, by clarifying agreements required for plat approvals and building
16 permits. (DCA17-0010, Development Contracts, Jim Jenks). THIS ITEM HAS
17 BEEN POSTPONED INDEFINITELY.

18
19 Chair Strange opened the Public Hearing. He stated this item has been postponed. Commissioner
20 Smith questioned if there is a timeframe for the item being postponed. Jim Jenks, Interim
21 Development Review Engineering Manager, stated he believes it should come back before this
22 Commission in November or December of 2017. Chair Strange closed the Public Hearing.

23
24 Commissioner Andrew Rozell motioned, Commissioner Tim Smith seconded to postpone this item
25 indefinitely. Motion approved 7-0. Commissioner Larry Beck "aye", Commissioner Steve Sullivan
26 "aye", Commissioner Andrew Rozell "aye", Chair Jim Strange "aye", Commissioner Margie Ellis
27 "aye", Commissioner Tim Smith "aye", and Commissioner Alfredo Sanchez "aye".

- 28
29 B. Hold a public hearing and consider a request by CDI 2499, LLC to for an initial
30 zoning of Community Mixed Use General (CM-G) District on approximately 6
31 acres. The property is generally located on the east side of the future FM 2499
32 alignment, approximately 1,400 feet south of Robinson Road. (Z17-0022, Eastside
33 at Oakmont, Julie Wyatt). THE APPLICANT HAS AMENDED THE REQUEST;
34 THEREFORE, THIS ITEM HAS BEEN POSTPONED TO THE NOVEMBER 8,
35 2017 PLANNING AND ZONING COMMISSION MEETING.

36
37 Chair Strange opened the Public Hearing. The Public Hearing was left open.

38
39 Commissioner Tim Smith motioned, Commissioner Larry Beck seconded to continue this item to
40 a date certain of November 8, 2017. Motion approved 7-0. Commissioner Larry Beck "aye",
41 Commissioner Steve Sullivan "aye", Commissioner Andrew Rozell "aye", Chair Jim Strange
42 "aye", Commissioner Margie Ellis "aye", Commissioner Tim Smith "aye", and Commissioner
43 Alfredo Sanchez "aye".

- 44
45 C. Hold a public hearing and consider a request by Not Quite 4A Properties, L.P. for
46 approval of a Final Plat of Lots 6R-1 and 6R-2 of the Emily J. Fry Addition; being

1 [a replat of Lot 6R of the Emily J. Fry Addition. The approximately 4.67 acre](#)
2 [property is generally located west of Duncan Street, approximately 100 feet south](#)
3 [of Smith Street. \(FR17-0021, Emily J. Fry Addition, Julie Wyatt\).](#)
4

5 Chair Strange opened the Public Hearing. Julie Wyatt, Senior Planner, provided a brief
6 presentation for this request. There was no one to speak on this item. Chair Strange closed the
7 Public Hearing.
8

9 Commissioner Larry Beck motioned, Commissioner Margie Ellis seconded to approve this
10 request. Motion approved 7-0. Commissioner Larry Beck "aye", Commissioner Steve Sullivan
11 "aye", Commissioner Andrew Rozell "aye", Chair Jim Strange "aye", Commissioner Margie Ellis
12 "aye", Commissioner Tim Smith "aye", and Commissioner Alfredo Sanchez "aye".
13

14 D. [Hold a public hearing and consider a request by Glenn Laughlin and Fontaine D.](#)
15 [Laughlin for approval of a Final Plat of Lots 1R and 2R, Block A of the Texas 380](#)
16 [RV Addition; being a replat of Lot 1, Block A of the Texas 380 RV Addition. The](#)
17 [approximately 8.90 acre property is generally located south of East University](#)
18 [Drive, approximately 1,025 feet east of North Trinity Road. \(FR17-0013, Texas](#)
19 [380 RV Addition, Julie Wyatt\).](#)
20

21 Chair Strange opened the Public Hearing. Julie Wyatt, Senior Planner, provided a brief
22 presentation for this request.
23

24 The following individual spoke during the Public Hearing:
25

26 Mignon Laughlin, 630 Lakeshore Boulevard, Oak Point, Texas. Laughlin stated she is the
27 mother of one of the applicants, the property owners are going through a divorce and need to divide
28 the property into two lots. She stated there are no development changes proposed for the lots.
29

30 There was no further discussion. Chair Strange closed the Public Hearing.
31

32 Commissioner Andrew Rozell motioned, Commissioner Tim Smith seconded to approve this
33 request. Motion approved 7-0. Commissioner Larry Beck "aye", Commissioner Steve Sullivan
34 "aye", Commissioner Andrew Rozell "aye", Chair Jim Strange "aye", Commissioner Margie Ellis
35 "aye", Commissioner Tim Smith "aye", and Commissioner Alfredo Sanchez "aye".
36

37 E. [Hold a public hearing and consider a request by NL Ventures X Dakota LLC for](#)
38 [approval of a Final Replat of Ryan Companies Addition, Lots 1R and 2R, Block B,](#)
39 [being a replat of Ryan Companies Addition, Lot 1, Block B. The approximately](#)
40 [33.59 acre property is generally located on Dakota Lane approximately 850 feet](#)
41 [south of Airport Road and within the Robert Chowning Survey, Abstract Number](#)
42 [266 and within the O.S. Brewster Survey, Abstract Number 56. \(FR17-0018, Ryan](#)
43 [Companies Addition, Hayley Zagurski\)](#)
44

45 Chair Strange opened the Public Hearing. Hayley Zagurski, Senior Planner, provided a brief
46 presentation for this request. There was no one to speak. Chair Strange closed the Public Hearing.

1
2 Commissioner Larry Beck motioned, Commissioner Tim Smith seconded to approve this request.
3 Motion approved 7-0. Commissioner Larry Beck "aye", Commissioner Steve Sullivan "aye",
4 Commissioner Andrew Rozell "aye", Chair Jim Strange "aye", Commissioner Margie Ellis "aye",
5 Commissioner Tim Smith "aye", and Commissioner Alfredo Sanchez "aye".
6

- 7 F. [Hold a public hearing and consider a request by Cope Equities LLC for an initial](#)
8 [zoning of Neighborhood Residential 6 \(NR-6\) District on approximately 16.39](#)
9 [acres. The property is generally located at the northeast corner of Mayhill Road and](#)
10 [Mills Road. \(Z17-0023, Cope Addition, Hayley Zagurski\).](#)
11

12 Chair Strange opened the Public Hearing. Hayley Zagurski, Senior Planner, provided a brief
13 presentation for this request. She stated staff recommends approval of this request.
14

15 Commissioner Smith questioned if the mobility expansion would be decided during the platting
16 process. Zagurski confirmed.
17

18 The following individuals spoke during the Public Hearing:
19

20 William Butler, 4923 Mills Road, Denton, Texas. Butler stated he resides adjacent to the
21 subject property and did not receive a notice of public hearing. He stated he feels the proposal will
22 have an impact on the existing properties. This will set the tone for the rest of the surrounding
23 properties and area. Butler stated Mills Road dead-ends, he stated he is under the impression that
24 the ingress and egress for the subject site will be off of Mayhill Road. Chair Strange stated some
25 of those items will be determined during the platting process, not during the zoning request.
26

27 Commissioner Smith stated it will be hard for this Commission to discuss density since that portion
28 of the review will be done during the platting process. He stated the use does fit the Future Land
29 Use Map and the Denton Plan 2030. Commissioner Smith informed Mr. Butler that his objections
30 and concerns are valuable, however, they would need to come back before this Commission during
31 the platting process.
32

33 Butler stated he is not against residential development, he stated in some ways he would prefer it
34 over commercial development. He stated he is opposed to the density.
35

36 Commissioner Smith questioned if staff could do some zoning comparisons. Zagurski provided
37 details regarding density within other zoning districts.
38

39 Kenneth Stout, 4608 Mills Road, Denton, Texas. Stout stated it will be difficult to add
40 anything to this area, there is a lot of through traffic already within the area. He stated he is
41 concerned with the traffic, water and sewer in the area. There are a lot of busses that travel through
42 this route.
43

44 Commissioner Rozell questioned Mr. Stout how long he has resided in the area. Stout stated he
45 wife has lived on Mills Road since 1946. Commissioner Rozell encouraged Mr. Stout to come

1 back during the platting process and provide his feedback. He stated more information on the
2 proposed development would be provided during that time.

3
4 David Shelton, 5050 Mills Road, Denton, Texas. Shelton stated he has concerns with the
5 traffic and roads within the area. He questioned the number of houses that will be developed. Chair
6 Strange stated that is not determined at this time, it will be determined during the platting process.
7 Shelton stated the current roads cannot handle the amount of traffic that would be added to the
8 area.

9
10 George Carroll, 5200 Mills Road, Denton, Texas. Carroll stated he agrees with the
11 comments made by his neighbors. There are a lot of houses in the area. He would like to see the
12 area stay the way it is currently.

13
14 Tina Crawford, 520 Fox Creek Court, Denton, Texas. Crawford stated she is opposed to
15 the Neighborhood Residential-6 (NR-6) proposed zoning district. She stated there are too many
16 houses proposed. Crawford stated she received three notices in the mail for this request.

17
18 Sandy Butler, 4923 Mills Road, Denton, Texas. Butler stated she is representing her family
19 members that also reside near the property. She stated they did not receive the notice for this
20 request. She stated it would be nice if the notices went to the individuals that pay taxes. Jennifer
21 DeCurtis, Deputy City Attorney stated the notices are only sent to property owners within the City
22 of Denton. Zagurski stated some of these properties were listed as extraterritorial jurisdiction.

23
24 There was no one else to speak on this item. Chair Strange closed the Public Hearing.

25
26 Chair Strange stated there are a number of individuals that have spoken in opposition of this
27 request, he stated he is not sure if that would require a supermajority vote. DeCurtis stated not
28 during this meeting, if it does meet the 20%, then a supermajority vote would be required during
29 City Council.

30
31 Commissioner Sanchez stated a lot of the feedback received is regarding the current status of Mills
32 Road. He stated he feels long term the area will develop. He would like to see this Commission
33 work with the City to ensure that these roads in the area get redeveloped. There are a lot of students
34 that commute through this area.

35
36 Commissioner Smith stated he agrees that Mills Road is in need of repair. He stated he would like
37 to see the citizens come back and speak during the platting request.

38
39 DeCurtis stated notices are not sent out for the platting process, therefore, they would need to
40 check the upcoming agendas to see if the item is scheduled to come back as a plat request.

41
42 Commissioner Beck thanked the individuals for speaking and encouraged them to attend during
43 the platting request to provide their feedback as well.

44
45 Commissioner Rozell stated he feels that NR-6 zoning is appropriate for this land.

46

1 Commissioner Ellis thanked the individuals to attending and speaking. She stated she feels NR-6
2 makes sense for this piece of land.

3
4 Commissioner Sanchez thanked the individuals for attending and speaking.

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

10
11 6. [PLANNING & ZONING COMMISSION PROJECT MATRIX](#)

12
13 A. [Planning and Zoning Commission project matrix.](#)

14
15 Chair Strange stated he would like to add the public notices topic to the matrix as a point of
16 discussion. He stated this Commission and staff might want to consider sending notices to property
17 owners within the extraterritorial jurisdiction (ETJ) that are adjacent to subject properties. Jennifer
18 DeCurtis, Deputy City Attorney, stated a courtesy notice could be considered for properties within
19 the ETJ, since the 200 foot notices are properties within the city limits per state statutes.

20
21 Commissioner Rozell questioned which applications would receive the new public notification
22 requirements. Richard Cannone, Interim Planning Director, stated any project submitted after
23 October 1, 2017.

24
25 Commissioner Rozell questioned if there will be an upcoming joint Planning and Zoning
26 Commission and City Council meeting. DeCurtis questioned if there is an item for discussion.
27 Commissioner Rozell stated the tree ordinance and potentially another item.

28
29 Commissioner Sullivan requested the public notices map to be compiled with an actual aerial view
30 map. Cannone stated he had the same concerns regarding the map. Those changes will be updated
31 before the next meeting.

32
33 There was no further discussion. Chair Strange adjourned the Regular Meeting at 8:00 p.m.
34