

MINUTES  
PLANNING AND ZONING  
November 18, 2020

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, November 18, 2020, at 4:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items were considered:

PRESENT: Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Ronnie Anderson, Brian Beck, Mat Pruneda and Jason Cole.

ABSENT: None

STAFF: Richard Cannone, Cynthia Kirchoff, Julie Wyatt, Hayley Zagurski, Ron Mengueta, Sean Jacobson, Brian Jahn and Selena Dillard.

On the phone: Karina Maldonado and Mark Laird

**Note: Chair Andrew Rozell, and Commissioners Margie Ellis, Ronnie Anderson, Brian Beck, Jason Cole, Mat Pruneda, and Tim Smith participated in the Planning and Zoning meeting via video/teleconference.**

**WORK SESSION**

Chair Andrew Rozell opened the Work Session at 4:30 p.m.

**1. Citizen Comments on Consent Agenda Items**

None

**2. Work Session Reports**

**A. Receive a report and hold a discussion regarding the 2020 Denton Mobility Plan Update.**

Brian Jahn, City Traffic Engineer, presented the report to the Commission. A discussion followed.

**B. Receive a report, hold a discussion, and give staff direction regarding Code amendments related to Subchapter 2 – Administration and Procedures.**

This Work Session item was postponed until the December 2, 2020 Planning and Zoning meeting.

**3. Clarification of agenda items listed on the agenda for this meeting**

Mark Laird, Associate Planner, presented item 3A, FP20-0019a.

Hayley Zagurski, Senior Planner, presented item 3B, PP20-0021

1  
2 Karina Maldonado, Assistant Planner, presented item 3C, FP20-0026b.

3  
4 Julie Wyatt, Senior Planner, presented item 4B, Z19-0012d. A discussion followed.

5  
6 Sean Jacobson, Assistant Planner presented item 5B, S20-0007. A discussion followed.

7  
8 Chair Rozell closed the Work Session at 6:11 p.m.

9  
10 **REGULAR MEETING**

11  
12 The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, November  
13 18, 2020 at 6:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney at which  
14 time the following items were considered:

15  
16  
17 PRESENT: Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Ronnie  
18 Anderson, Brian Beck, Mat Pruneda and Jason Cole.

19  
20 ABSENT: None

21  
22 STAFF: Richard Cannone, Cynthia Kirchoff, Julie Wyatt, Hayley Zagurski, Ron  
23 Menguita, Sean Jacobson, Brian Jahn and Selena Dillard.

24 On the phone: Karina Maldonado and Mark Laird

25  
26 Chair Andrew Rozell opened the Regular Meeting at 6:31 p.m.

27  
28 1. **PLEDGE OF ALLEGIANCE**

29 A. U.S. Flag

30 B. Texas Flag

31  
32  
33 2. **CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES**  
34 **FOR:**

35 A. **Consider the approval of the November 4, 2020 meeting minutes.**

36  
37 Commissioner Tim Smith motioned to approve the November 4, 2020 meeting minutes. Motion  
38 seconded by Commissioner Brian Beck. Motion approved (7-0)

39  
40 AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian  
41 Beck, Mat Pruneda, and Ronnie Anderson.

42 NAYS (0): None.

43 RECUSED (0): None.

44 ABSENT (0): None

45 ABSTAINED (0): None.

1  
2 3. CONSENT AGENDA  
3

- 4 A. Consider approval of Cambridge Brook Addition, Phase 1, being 102 residential lots,  
5 and 4 common Area Lots. The approximately 27.026-acre tract is generally located  
6 along the west line of Bonnie Brae Street and being approximately south 2,580 +/- feet  
7 from the intersection of Bonnie Brae Street and Vintage Boulevard located within City  
8 of Denton, Denton County, Texas. Staff recommends approval of the plat. (FP20-0019  
9 Cambridge Brook Phase 1, Addition, Mark Laird).
- 10
- 11 B. Consider a request by Chris Franke of LEMC, Inc. for a preliminary Plat of The  
12 Woodlands Addition. The approximately 120.08-acre site is generally located on the  
13 north side of E. McKinney Street and on the west side of Trinity Road in the City of  
14 Denton, Denton County, Texas. (PP20-0021, The Woodlands of McKinney, Hayley  
15 Zagurski)
- 16
- 17 C. Consider a request by Scott Scherer of Harris Kocher Smith, on behalf of FNM Jr  
18 Children's Partnership, for approval of a Final Plat of Denton Industrial Office  
19 Addition. The approximately 7.684-acre site is generally located on the northwest  
20 corner of the intersection of Worthington Drive and Schuyler Street, in the City of  
21 Denton, Denton County, Texas. (FP20-0026, Worthington Industrial Office, Karina  
22 Maldonado).
- 23

24 The following individual submitted a virtual comment card:  
25 Dan McQueen, 4415 Mary Lane, Denton, Texas 76208  
26

27 Commissioner Beck motioned to approve the Consent Agenda. Motion seconded by  
28 Commissioner Margie Ellis. Motion approved (7-0)  
29

30 AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian  
31 Beck, Mat Pruneda, and Ronnie Anderson.

32 NAYS (0): None.

33 RECUSED (0): None.

34 ABSENT (0): None

35 ABSTAINED (0): None.  
36

37 4. ITEMS FOR INDIVIDUAL CONSIDERATION  
38

- 39
- 40 A. Consider a request by Lee Allison of Allison Engineering Group, on behalf of NWQ  
41 Teasley Partners, LLC, for a Preliminary Plat of Denton Texas Medical Clinic. The  
42 approximately 1.202-acre property is generally located on the west side of Teasley  
43 Lane, approximately 525 feet north of the intersection of Teasley Lane and Hickory  
44 Creek Road, in the City of Denton, Denton County Texas. Staff is recommending  
45 denial; however, the applicant is requesting an extension to December 2, 2020.  
46 (PP20-0024, Denton Texas Medical Clinic, Sean Jacobson).

Commissioner Smith motioned to approve the extension of the item to a date certain of December 2, 2020. Motion seconded by Commissioner Ronnie Anderson. Motion approved (7-0)

AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian Beck, Mat Pruneda, and Ronnie Anderson.

NAYS (0): None.

RECUSED (0): None.

ABSENT (0): None

ABSTAINED (0): None.

B. Consider making a recommendation to City Council regarding a request by Pundari Pothini for a zoning change from R2 District to R4 District. The request was previously considered by the Planning and Zoning Commission, but the City Council remanded the request to review the revised overlay conditions. The 2.61-acre site is generally located east of Mockingbird Lane, approximately 133 feet south of Audra Lane, in the City of Denton, Denton County, Texas. (Z19-0012d, Mockingbird Single-Family, Julie Wyatt)

Julie Wyatt, Senior Planner, presented item 4B, Z19-0012d.

Aimee Bissett, Applicant, and Pundari Pothini, Property Owner, gave a presentation to the Commission.

Commissioner Anderson was concerned with the proposed housing values compared to the surrounding neighborhood home values. Commissioner Ellis noted that this item had not changed since it was last brought forth to the Commission, and that she did not believe it was compatible with the area. Commissioners Smith and Pruneda stated that they did not have an issue with the density of the proposed property. Chair Rozell believed the density of the proposed number of lots in this location would negatively impact the surrounding lots.

The following individual submitted a virtual comment card:

Aimee Bissett, 100 W Oak, Suite 101, Denton, Texas, 76201

Commissioner Smith motioned to approve the item with staff overlay conditions. Motion seconded by Commissioner Anderson. Motion failed (4-3)

AYES (3): Commissioners: Tim Smith, Mat Pruneda and Ronnie Anderson

NAYS (4): Chair Andrew Rozell, Commissioners: Margie Ellis, Jason Cole, Brian Beck

RECUSED (0): None.

ABSENT (0): None

ABSTAINED (0): None.

Commissioner Ellis motioned to deny the item. Motion seconded by Commissioner Beck. Motion Approved (5-2)

1 AYES (5): Chair Andrew Rozell, Commissioners: Margie Ellis, Jason Cole, Brian Beck and  
2 Ronnie Anderson  
3 NAYS (2): Commissioners: Mat Pruneda and Tim Smith  
4 RECUSED (0): None.  
5 ABSENT (0): None  
6 ABSTAINED (0): None.

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8  
9  
10 C. Consider a request by Dennis J. Koop and McKinney Building, LP for approval of a  
11 Preliminary Plat of Lots 1 and 2, Block 1 o the Denton Grove Addition. The  
12 approximately 17.116-acre property is generally located on the northwest corner of  
13 Duchess Drive and Loop 288, in the City of Denton, Denton County, Texas. Staff  
14 recommends denial of this request; however, the applicant has requested extension to  
15 the December 16, 2020 agenda. (PP20-0023, The Grove, Julie Wyatt)

16 Commissioner Pruneda motioned to approve the extension of the item to a date certain of  
17 December 16, 2020. Motion seconded by Commissioner Jason Cole. Motion approved (7-0)

18  
19 AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian  
20 Beck, Mat Pruneda, and Ronnie Anderson.  
21 NAYS (0): None.  
22 RECUSED (0): None.  
23 ABSENT (0): None  
24 ABSTAINED (0): None.

25  
26  
27 D. Consider a request by Singing Oaks Church of Christ of Denton for approval of a  
28 Preliminary Plat of the Eden Village Addition. The approximately 34.918-acre  
29 property is generally located on the west side of Loop 288, approximately 1,355 feet  
30 south of Audra Lane in the City of Denton, Denton County, Texas. Staff  
31 recommends denial of this request; however, the applicant has requested extension to  
32 the December 16, 2020 agenda. (PP20-0025, Eden Village, Julie Wyatt)  
33

34 Commissioner Smith motioned to approve the extension of the item to date certain of December  
35 16, 2020. Motion seconded by Commissioner Ellis. Motion approved (7-0)

36  
37 AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian  
38 Beck, Mat Pruneda, and Ronnie Anderson.  
39 NAYS (0): None.  
40 RECUSED (0): None.  
41 ABSENT (0): None  
42 ABSTAINED (0): None.

43  
44 5. PUBLIC HEARINGS  
45



1 A. Hold a public hearing and consider making a recommendation to City Council  
2 regarding a request by Star Gaze Investments, LLC to rezone approximately 7.117 acres  
3 from Residential 4 (R4) and Rural Residential (RR) Districts to Light Industrial (LI)  
4 District. The site is generally located on the north side of East McKinney Street,  
5 approximately 1620 feet east of South Trinity Road, in the City of Denton, Denton County,  
6 Texas. THE APPLICANT HAS WITHDRAWN THE REQUEST (Z20-0010, Kieffer  
7 Starlight, Julie Wyatt)

8  
9 Chair Rozell noted that the Applicant has withdrawn the request.

10  
11 B. Hold a public hearing and consider making a recommendation to City Council  
12 regarding a request by Dennis Richmond of Summa Terra Ventures on behalf of the  
13 property owner for a Specific Use Permit (SUP) to allow for an increase in maximum  
14 permitted height of 4 feet 3 inches, from 41 feet to 45 feet 3 inches, for a proposed multi-  
15 family dwelling use on an approximately 1.57-acre lot, generally located at the southeast  
16 corner of the intersection of Stuart Road and North Loop 288 in the City of Denton, Denton  
17 County, Texas. (S20-0007, Quincy Court, Sean Jacobson)

18  
19 Chair Rozell opened the Public Hearing.

20  
21 Sean Jacobson, Assistant Planner, presented item 5B, S20-0007.

22  
23 Chair Rozell closed the Public Hearing.

24  
25 Commissioner Smith motioned to approve the item with staff recommendations. Motion seconded  
26 by Commissioner Ellis. Motion approved (7-0)

27  
28 AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian  
29 Beck, Mat Pruneda, and Ronnie Anderson.

30 NAYS (0): None.

31 RECUSED (0): None.

32 ABSENT (0): None

33 ABSTAINED (0): None.


## 34 35 36 6. PLANNING & ZONING COMMISSION PROJECT MATRIX

37  
38 A. Hold a discussion regarding the Planning and Zoning Commission project matrix.

39  
40 Chair Rozell requested a matrix item be added to discuss parking minimums, specifically in the  
41 Downtown area.

## 42 43 7. CONCLUDING ITEMS

44  
45 Chair Rozell closed the Regular Meeting at 7:48 p.m.

X   
\_\_\_\_\_  
Andrew Rozell  
Chair