

1 MINUTES
2 PLANNING AND ZONING
3 December 16, 2020
4

5 After determining that a quorum was present, the Planning and Zoning Commission of the City of
6 Denton, Texas convened in a Work Session on Wednesday, December 16, 2020, at 5:00 p.m. in
7 the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which
8 the following items were considered:
9

10 PRESENT: Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Ronnie
11 Anderson, Brian Beck, Mat Pruneda and Jason Cole.
12

13 ABSENT: None
14

15 STAFF: Richard Cannone, Hayley Zagurski, Julie Wyatt, Mack Reinwand and Selena Dillard.
16 On the phone: Karina Maldonado and Ron Mengueta.

17 **Note: Chair Andrew Rozell, and Commissioners Margie Ellis, Ronnie Anderson, Brian Beck,**
18 **Jason Cole, Mat Pruneda, and Tim Smith participated in the Planning and Zoning meeting**
19 **via video/teleconference.**
20

21 WORK SESSION
22

23 Chair Andrew Rozell opened the Work Session at 5:01 p.m.
24

25 Chair Rozell noted that Commissioners Mat Pruneda and Ronnie Anderson were not in attendance.
26

27 1. Citizen Comments on Consent Agenda Items
28

29 None
30

31 2. Work Session Reports

32 A. Hold a discussion regarding the overview of GIS online maps.

33 Cody Yates, GIS Analyst, gave an overview on online GIS maps and had a discussion with the
34 Commission.

35 Chair Rozell noted that Commissioners Mat Pruneda and Ronnie Anderson were in attendance.

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

37 Julie Wyatt, Senior Planner, presented item 3A, PP20-0023a.

38 Wyatt presented item 3B, PP20-0025a. A discussion followed.

39 Karina Maldonado, Assistant Planner, presented item 4A, PP20-0026.

40 Hayley Zagurski, Senior Planner, presented item 4B, FP20-0025.

41 Zagurski presented item 4C, FP20-0027.

1 Zagurski presented item 4D, FR20-0017.

2 Zagurski presented item 4E, PP20-0028. A discussion followed.

3 Zagurski presented item 4F, PP20-0029.

4 Wyatt presented item 4G, PP20-0030. She noted that the staff recommendation was updated to
5 reflect approval of the item.

6 Ron Menguita, Principal Planner, presented item 4H, FR20-0016a. He noted that the staff
7 recommendation was updated to reflect approval of the item.

8 Menguita presented item 4I, FR20-0019. He noted that the staff recommendation was updated to
9 reflect approval of the item.

10 Menguita presented item 4J, PP20-0027.

11 Chair Rozell closed the Work Session at 5:54 p.m.

12
13 REGULAR MEETING

14
15 The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, December
16 16, 2020 at 6:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney at which
17 time the following items were considered:

18
19
20 PRESENT: Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Ronnie
21 Anderson, Brian Beck, Mat Pruneda and Jason Cole.

22
23 ABSENT: None

24
25 STAFF: Richard Cannone, Hayley Zagurski, Julie Wyatt, Mack Reinwand and Selena
26 Dillard.

27 On the phone: Karina Maldonado and Ron Menguita

28
29 Chair Andrew Rozell opened the Regular Meeting at 6:31 p.m.

30
31 1. PLEDGE OF ALLEGIANCE

32 A. U.S. Flag

33 B. Texas Flag

34
35
36 2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES
37 FOR:

38 A. Consider the approval of the December 2, 2020 meeting minutes.

39
40 Commissioner Tim Smith motioned to approve the December 2, 2020 meeting minutes. Motion
41 seconded by Commissioner Margie Ellis. Motion approved (7-0)

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

3 NAYS (0): None.

4 RECUSED (0): None.

5 ABSENT (0): None

6 ABSTAINED (0): None.

7
8 3. CONSENT AGENDA

9 A. Consider a request by Dennis J. Koop and McKinney Building, LP for approval of a
10 Preliminary Plat of Lots 1 and 2, Block 1 of the Denton Grove Addition. The
11 approximately 17.116-acre property is generally located on the northwest corner of
12 Duchess Drive and Loop 288, in the City of Denton, Denton County, Texas. (PP20-
13 0023a, The Grove, Julie Wyatt).

14 B. Consider a request by Singing Oaks Church of Christ of Denton for approval of a
15 Preliminary Plat of the Eden Village Addition. The approximately 34.918-acre
16 property is generally located on the west side of Loop 288, approximately 1,355 feet
17 south of Audra Lane in the City of Denton, Denton County, Texas (PP20-0025a,
18 Eden Village, Julie Wyatt).

19 C. Consider a request by Denton Creek Realty, LP for approval of a Final Replat of Lot
20 1R5-1, Block A of the Titus Addition. The approximately 6.07-acre site is generally
21 located approximately 675 feet east of Masch Branch Road, 845 feet north of Jim
22 Christal Road, in the City of Denton, Denton County, Texas. (FR19-0013, Titus
23 Addition, Julie Wyatt).

24 The following individual submitted a virtual comment card for PP20-0025a:

25 Eric Pruett, 2111 Westwood Drive, Denton, Texas, 76205

26 Commissioner Ellis motioned to approve the Consent Agenda. Motion seconded by Commissioner
27 Smith. Motion approved (7-0)

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

31 NAYS (0): None.

32 RECUSED (0): None.

33 ABSENT (0): None

34 ABSTAINED (0): None.

35
36 4. ITEMS FOR INDIVIDUAL CONSIDERATION

37
38 A. Consider a request by Aimee Bissett of 97 Land Company LLC, on behalf of 100 North
39 Loop 288, LLC, for approval of a Preliminary Plat of 100 North Loop 288 Addition.
40 The approximately 5.97-acre site is generally located on the east side of Loop 288,
41 approximately 325 feet north of the intersection of Loop 288 and East McKinney Street
42 in the City of Denton, Denton County, Texas. Staff is recommending denial of this
43 request. (PP20-0026, 100 N Loop 288, Karina Maldonado).

1
2 Karina Maldonado, Assistant Planner, presented item 4A, PP20-0026.
3 Commissioner Smith motioned to deny the item. Motion seconded by Commissioner Mat Pruneda.
4 Motion approved (7-0)
5

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

8 NAYS (0): None.

9 RECUSED (0): None.

10 ABSENT (0): None

11 ABSTAINED (0): None.
12

13 B. Consider a request by Kimley Horn & Associates Inc for a final Plat of the Woodmere
14 Addition. The approximately 34.11-acre site is generally located on the north side of
15 Ryan Road, approximately 120 feet east of Monte Carlo Lane in the City of Denton,
16 Denton County, Texas. Staff recommends denial of this request. (FP20-0025a,
17 Woodmere Addition, Hayley Zagurski).
18

19 Hayley Zagurski, Senior Planner, presented item 4B, FP20-0025a.
20

21 Commissioner Brian Beck motioned to deny the item. Motion seconded by Commissioner Jason
22 Cole. Motion approved (7-0)
23

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

26 NAYS (0): None.

27 RECUSED (0): None.

28 ABSENT (0): None

29 ABSTAINED (0): None.
30

31 C. Consider a request by Franke of LEMC, Inc. for a Final Plat of The Woodlands
32 Addition. The approximately 120.08-acre site is generally located on the north side of
33 E. McKinney Street and on the west side of Trinity Road in the City of Denton, Denton
34 County, Texas. Staff recommends denial of this request; however, the applicant has
35 requested an extension to January 6, 2021. (FP20-0027, The Woodlands, Hayley
36 Zagurski).
37

38 Hayley Zagurski presented item 4C, FP20-0027.
39

40 Commissioner Ronnie Anderson motioned to approve the extension of the item to a date certain
41 of January 6, 2021. Motion seconded by Commissioner Pruneda. Motion approved (7-0)
42

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

45 NAYS (0): None.

46 RECUSED (0): None.

1 ABSENT (0): None

2 ABSTAINED (0): None.

3 D. Consider a request by Cody Crannell for a Final Replat of Rayzor Cottages, Lots 1-37,
4 38X, and 39X, Block A, a replat of Lot 1, Block B of the Rayzor Ranch East Addition.
5 The approximately 4.51-acre site is generally located on the west side of North Bonnie
6 Brae Street between Crescent Street and Linden Street in the City of Denton, Denton
7 County, Texas. Staff recommends denial of this request; however, the applicant has
8 requested an extension to January 6, 2021. (FR20-0017, Rayzor Cottages, Hayley
9 Zagurski).

10
11 Hayley Zagurski presented item 4D, FR20-0017.

12
13 Commissioner Beck motioned to approve the extension to a date certain of January 6, 2021.
14 Motion seconded by Commissioner Smith. Motion approved (7-0)

15
16 AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
17 Beck, Mat Pruneda, and Ronnie Anderson.

18 NAYS (0): None.

19 RECUSED (0): None.

20 ABSENT (0): None

21 ABSTAINED (0): None.

22
23 E. Consider a request by Nathan Forney of Kimley-Horn & Associates for a Preliminary
24 Plat of Denton Exeter Addition No. 2. The approximately 104.79-acre site is generally
25 located on the northwest side of the intersection of Western Boulevard and Jim Christal
26 Road in the City of Denton, Denton County, Texas. Staff recommends denial of this
27 request; however, the applicant has requested an extension to January 6, 2021. (PP20-
28 0028, Exeter – Martino Property, Hayley Zagurski).

29
30 Hayley Zagurski presented item 4E, PP20-0028.

31
32 Commissioner Ellis motioned to approve the extension of the item to a date certain of January 6,
33 2021. Motion seconded by Commissioner Anderson. Motion approved (7-0)

34
35 AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
36 Beck, Mat Pruneda, and Ronnie Anderson.

37 NAYS (0): None.

38 RECUSED (0): None.

39 ABSENT (0): None

40 ABSTAINED (0): None.

41
42 F. Consider a request by Chris Franke of LEMC, Inc. for a Preliminary Plat of the
43 Woodlands on McKinney Street Addition. The approximately 6.07-acre site is
44 generally located on the west side of Trinity Road, approximately 1,175 feet north of
45 Grissom Road in the City of Denton, Denton County, Texas. Staff recommend denial

1 of this request; however, the applicant has requested an extension to January 6, 2021.
2 (PP20-0029, The Woodlands on McKinney Street, Hayley Zagurski).
3

4 Hayley Zagurski presented item 4F, PP20-0029.
5

6 Commissioner Smith motioned to approve the extension of the item to a date certain of January 6,
7 2021. Motion seconded by Commissioner Ellis. Motion approved (7-0)
8

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

11 NAYS (0): None.

12 RECUSED (0): None.

13 ABSENT (0): None

14 ABSTAINED (0): None.
15

16 G. Consider a request by Rayzor Investments, LTD. For approval of a Preliminary Plat of
17 the Worth-Moore Subdivision. The approximately 2.02-acre property is generally
18 located on the south side of West University, approximately 445 feet west of Fulton
19 Street in the City of Denton, Denton County, Texas. (PP20-0030, Worth-Moore
20 Addition, Julie Wyatt).
21

22 Julie Wyatt, Senior Planner, presented item 4G, PP20-0030.
23

24 Commissioner Anderson motioned to approve the item. Motion seconded by Commissioner
25 Pruneda. Motion approved (7-0)
26

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

29 NAYS (0): None.

30 RECUSED (0): None.

31 ABSENT (0): None

32 ABSTAINED (0): None.
33

34 H. Consider a request by Brock A. Pfister of Kimley-Horn and Associates, Inc., on behalf
35 of Kevin Lazares of Forestar (USA) Real Estate Group, for approval of a final Replat
36 of the Eagle Creek – Phase 1A Addition. The approximately 22.8025-acre site is
37 generally located on the east side of Highland Park Road, approximately 750 feet south
38 of Willowood Street, in the City of Denton, Denton County, Texas. Staff is
39 recommending denial of this request as it does not meet the established approval criteria
40 for Final Replats. (FR20-0016, Eagle Creek – Phase 1A, Ron Menguita).
41

42 Ron Menguita, Principal Planner, presented item 4H, FR20-0016. He noted that staff is now
43 recommending approval of the plat.
44

45 The following individuals spoke on this item:

46 Eric Pruett, 2111 Westwood Drive, Denton, Texas, 76205

1
2 Commissioner Ellis motioned to approve the item. Motion seconded by Commissioner Cole.
3 Motion approved (7-0)
4

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

7 NAYS (0): None.

8 RECUSED (0): None.

9 ABSENT (0): None

10 ABSTAINED (0): None.
11

- 12 I. Consider a request by Brock A. Pfister of Kimley-Horn and Associates, Inc., on behalf
13 of Kevin Lazares of Forestar (USA) Real Estate Group for approval of a final Replat
14 of the Eagle Creek – Phase 2A Addition. The approximately 22.6521-acre site is
15 generally located on the west side of McCormick Street, approximately 750 feet south
16 of Willowood Street, in the City of Denton, Denton County, Texas. Staff is
17 recommending denial of this request as it does not meet the established approval criteria
18 for Final Replats; however, the applicant has requested a 30-day extension. (FR20-
19 0019, Eagle Creek – Phase 2a, Ron Menguita).
20

21 Ron Menguita presented item 4I, FR20-0019. He noted that staff is now recommending approval
22 of the plat.
23

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

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

29 NAYS (0): None.

30 RECUSED (0): None.

31 ABSENT (0): None

32 ABSTAINED (0): None.
33

- 34 J. Consider a request by Patrick Filson of Kirkman Engineering, on behalf of Mukesh
35 Parna of Loop Denton, LLC, for approval of a Preliminary Plat of the Mockingbird
36 Multifamily Addition. The approximately 9.916-acre site is generally located on the
37 west side of Mockingbird Lane and south of Mingo Road, in the City of Denton, Denton
38 County, Texas. Staff is recommending denial of this request as it does not meet the
39 established approval criteria for Preliminary Plats; however, the applicant has
40 requested a 30-day extension. (PP20-0027, Mockingbird Multi-Family, Ron
41 Menguita).
42

43 Ron Menguita presented item 4J, PP20-0027.
44

45 Commissioner Ellis motioned to approve the extension of the item to a date certain of January 6,
46 2021. Motion seconded by Commissioner Beck. Motion approved (7-0)

1
2 AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
3 Beck, Mat Pruneda, and Ronnie Anderson.

4 NAYS (0): None.

5 RECUSED (0): None.

6 ABSENT (0): None

7 ABSTAINED (0): None.

8
9 5. PLANNING AND ZONING COMMISSION PROJECT MATRIX

10
11 Richard Cannone, Deputy Director of Development Services, discussed future Work Session
12 items.

13
14 Commissioner Ellis requested an overview of fee structure.

15
16 Commissioner Smith asked for an update regarding a Fiscal Impact Analysis. Cannone noted that
17 it will take approximately 6 months to complete.

18
19 6. CONCLUDING ITEMS

20
21 Chari Rozell closed the meeting at 7:00 p.m.
22

X

Andrew Rozell
Chair

