

1 MINUTES
2 PLANNING AND ZONING
3 January 20, 2021
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, January 20, 2021, at 4:30 p.m. in the
7 Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the
8 following items were considered:
9

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

13 ABSENT: Mat Pruneda
14

15 STAFF: Richard Cannone, Julie Wyatt, Sean Jacobson, Mack Reinwand and Selena Dillard.
16

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 4:30 p.m.
24

25 1. Citizen Comments on Consent Agenda Items
26

27 None
28

29 2. Work Session Reports
30

- 31 A. Hold a discussion regarding the policy to preserve Cross Timbers Upland Habitat of
32 10 contiguous acres or greater.
33

34 Christi Upton, Environmental Compliance Coordinator, presented the report to the
35 Commissioners.
36

37 A discussion followed.
38

- 39 B. Hold a discussion regarding native plant material used in site design for development.
40

41 Christi Upton presented the report to the commissioners.

42
43 A discussion followed.

44
45 3. Clarification of agenda items listed on the agenda for this meeting.

46
47 Julie Wyatt, Senior Planner, presented drainage information for item 3A, FP20-0029.

48
49 Sean Jacobson, Assistant Planner, presented item 4A, PP20-0031.

50
51 Sean Jacobson, presented item 5A, S20-0010. A discussion followed.

52
53 Julie Wyatt presented it 5B, Z20-0013. A discussion followed.

54
55 Julie Wyatt presented it 5C, PD20-0002. A discussion followed.

56
57 Chair Rozell closed the Work Session at 6:12 p.m.

58
59 REGULAR MEETING

60
61 The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, January
62 20, 2020 at 6:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney at
63 which time the following items were considered:

64
65
66 PRESENT: Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Ronnie
67 Anderson, Brian Beck, and Jason Cole.

68
69 ABSENT: Mat Pruneda

70
71 STAFF: Richard Cannone, Julie Wyatt, Sean Jacobson, Mack Reinwand and Selena
72 Dillard.

73
74
75 Chair Andrew Rozell opened the Regular Meeting at 6:31 p.m.

76
77 Chair Rozell noted that Commissioner Pruneda was absent from this meeting.

78
79 1. PLEDGE OF ALLEGIANCE

80 A. U.S. Flag

81 B. Texas Flag

82

83

84 2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES
85 FOR:

86 A. Consider the approval of the January 6, 2020 meeting minutes.
87

88 Commissioner Tim Smith motioned to approve the January 6, 2020 meeting minutes. Motion
89 seconded by Commissioner Margie Ellis. Motion approved (6-0)
90

91
92 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
93 Beck, and Ronnie Anderson.

94 NAYS (0): None.

95 RECUSED (0): None.

96 ABSENT (1): Mat Pruneda

97 ABSTAINED (0): None.
98

99 3. CONSENT AGENDA

100 A. Consider a request by Rayzor Investments, LTD. For approval of a Final Plat of the
101 Worth-Moore Subdivision. The approximately 2.02-acre property is generally located
102 on the south side of West University, approximately 445 feet west of Fulton Street in
103 the City of Denton, Denton County, Texas. (FP20-0029, Worth-Moore Addition,
104 Julie Wyatt)
105

106 Commissioner Smith motioned to approve the Consent Agenda. Motion seconded by
107 Commissioner Ronnie Anderson. Motion approved (6-0)
108

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

111 NAYS (0): None.

112 RECUSED (0): None.

113 ABSENT (1): Mat Pruneda

114 ABSTAINED (0): None.
115

116 4. ITEMS FOR INDIVIDUAL CONSIDERATION
117

118 A. Consider a request by Matthew Maly of Pape-Dawson Engineers, Inc, on behalf of
119 the property owner, for a Preliminary Plat of Mayhill Addition. The approximately
120 32.63-acre property is generally located on the west side of South Mayhill Road,
121 approximately 1,976 feet north of the intersection of South Mayhill Road and Leafy
122 Road, in the City of Denton, Denton County, Texas. (PP20-0031, Mayhill Addition,
123 Sean Jacobson).
124

125 Sean Jacobson, Assistant Planner, presented item 4A, PP20-0031. He noted that the applicant
126 had requested an extension to a date certain of February 17, 2021.

127 The following individual submitted a virtual comment card:

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

129
130 Commissioner Smith motioned to approve the extension of the item to a date certain of February
131 17, 2021. Motion seconded by Commissioner Brian Beck. Motion approved (6-0)

132
133 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
134 Beck, and Ronnie Anderson.

135 NAYS (0): None.

136 RECUSED (0): None.

137 ABSENT (1): Mat Pruneda

138 ABSTAINED (0): None.

139
140 5. PUBLIC HEARING

141
142 A. Hold a public hearing and consider making a recommendation to City Council regarding
143 a request by Michael Roberts of Horse's Axe, LLC, on behalf of the property owner,
144 for a Specific Use Permit to allow a Bar, Tavern, or Lounge Use. The approximately
145 0.451-acre site is generally located on the southwest corner of Stroud Street and South
146 Elm Street in the City of Denton, Denton County, Texas. (S20-0010, 400 S Elm Bar
147 Use, Sean Jacobson).

148
149 Chair Rozell opened the public hearing.

150
151 Sean Jacobson, presented item 5A, S20-0010.

152
153 Chair Rozell closed the public hearing.

154
155 Commissioner Smith motioned to approve the item. Motion seconded by Commissioner
156 Anderson. Motion approved (6-0)

157
158 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
159 Beck, and Ronnie Anderson.

160 NAYS (0): None.

161 RECUSED (0): None.

162 ABSENT (1): Mat Pruneda

163 ABSTAINED (0): None.

164
165 B. Hold a public hearing and consider making a recommendation to City Council regarding
166 a request by Love's Travel Stops & Country Store, Inc. to rezone approximately 18.55-
167 acres from General Office (GO) and Mixed-Use Regional (MR) Districts to Highway
168 Corridor (HC) District. The site is generally located on the southwest corner of the

169 intersection of the I-35 Southbound Service Road and Barthold Road, in the City of
170 Denton, Denton County, Texas. (Z20-0013, Loves Travel Stop, Julie Wyatt).
171

172 Chair Rozell opened the public hearing.

173
174 Julie Wyatt presented item 5B, Z20-0013.

175
176 Jeremy Reeves, the project engineer, spoke on the item.

177
178 Chair Rozell closed the public hearing.

179
180 Commissioner Beck motioned to approve the item. Motion seconded by Commissioner Smith.
181 Motion approved (6-0)

182
183 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
184 Beck, and Ronnie Anderson.

185 NAYS (0): None.

186 RECUSED (0): None.

187 ABSENT (1): Mat Pruneda

188 ABSTAINED (0): None.

189
190 C. Hold a public hearing and consider making a recommendation to City Council regarding
191 a request by First Baptist Church of Denton for a zoning change from General Office
192 (GO) and Rural Residential (RR) Districts to a Planned Development (PD) District on
193 approximately 90-acres. The site is generally located on the north side of Loop 288,
194 between North Elm Street and Bonnie Brae Street, in the City of Denton, Denton
195 County, Texas. (PD20-0002a, Hirschbach, Julie Wyatt)
196

197 Chair Rozell opened the public hearing.

198
199 Julie Wyatt, presented item 5C, PD20-0002a.

200
201 Aimee Bissett, Applicant, and Brian Kohlwes, Applicant, presented to the Commission.

202
203 A discussion followed.

204
205 The following individuals spoke on the item:

206 Brad Baker, Project Architect, 300 Top Jefferson, Springfield, Missouri, 65086

207 Mark Smith, 5151 Belt Line Road, Dallas, Texas, 75254

208 Bent Carter, 2043 Chinn Road, Denton, Texas, 76207

209 Shula Netzer, 1690 Dallas Parkway, Plano, Texas, 75093

210 Robert Miklos, 1800 Valley View Lane, Suite 360, Farmers Branch, Texas, 75234

211 Sean Terry, 8200 Valley View Lane, Farmers Branch, Texas, 75234

212

213 The following individuals submitted a virtual comment card:

214 Denise Eberhardt, 6829 Ganzer Road E, Denton, Texas, 76207

215 Cole Frazier, 633 Londonderry Lane, Denton, Texas, 76205

216 Jack Dawson, 1800 Valley View Lane, Farmers Branch, Texas, 75234

217 Sean Terry, 1800 Valley View Lane, Farmers Branch, Texas, 75234

218 Marjorie Hohweiler, 7900 Oak Creek Lane, Denton, Texas, 76208

219 Virgil Strange, 531 North Locust Street, Denton, Texas, 76201

220 Jeff Williams, 8008 Oak Creek Lane, Denton, Texas, 76208

221 Jeremy Fykes, 8205 Crooked Stick Lane, Denton, Texas, 76226

222 John Beck, 1523 Morin Drive, Denton, Texas, 76207

223 Marcy Spurgin, 3400 Skelton Street, Denton, Texas, 76207

224 Dana Bingham, 208 El Paseo St, Denton, Texas, 76205

225 Robert Tickner, 3900 Deer Forest Drive, Denton, Texas 76208

226 Todd Spurgin, 3400 Skelton Street, Denton, Texas, 76207

227 Keith McGee, 3212 Herring Court, Denton, Texas, 76210

228 Brendon Bailey, 2700 E McKinney Drive, Denton, Texas, 76209

229 Marty Rivers, 120 Industrial Street, Denton, Texas, 76201

230

231 Chair Rozell closed the public hearing.

232

233 Commissioner Smith motioned to approve the item. Motion seconded by Commissioner Jason
234 Cole. Motion approved (5-1)

235

236 A discussion followed.

237

238 AYES (5): Chair Andrew Rozell, Commissioners: Tim Smith, Jason Cole, Brian Beck, and
239 Ronnie Anderson.

240 NAYS (1): Margie Ellis

241 RECUSED (0): None.

242 ABSENT (1): Mat Pruneda

243 ABSTAINED (0): None.

244

245 6. PLANNING AND ZONING COMMISSION PROJECT MATRIX

246

247 Richard Cannone, Deputy Director of Development Services, noted discussions of the gateways
248 into Denton as well as small area planning will be added to the Matrix.

249

250 Commissioner Beck requested a discussion regarding accessing information online regarding
251 upcoming projects.

252

253 6. CONCLUDING ITEMS

254

255 Chair Rozell closed the meeting at 8:45 p.m.

256

257

X

Andrew Rozell

258

259

Chair

260