

1 MINUTES
2 PLANNING AND ZONING
3 March 3, 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, March 3, 2021, at 5:00 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, Mat Pruneda, and Jason Cole.
12

13 ABSENT: None
14

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

17 On the phone: Mark Laird, Karina Maldonado
18

19 **Note: Chair Andrew Rozell, and Commissioners Margie Ellis, Ronnie Anderson, Brian Beck,**
20 **Jason Cole, Mat Pruneda, and Tim Smith participated in the Planning and Zoning meeting**
21 **via video/teleconference.**
22

23 WORK SESSION
24

25 Chair Andrew Rozell opened the Work Session at 5:05 p.m.
26

27 1. Citizen Comments on Consent Agenda Items
28

29 None
30

31 2. Work Session Reports
32

33 A. Receive a report and hold a discussion regarding the development fees.
34

35 Charlie Rosendahl, Business Services Manager, presented the report to the Commission.
36

37 A discussion followed.
38

39 3. Clarification of agenda items listed on the agenda for this meeting.
40

41 Sean Jacobson, Assistant Planner, presented item 3A, PP20-0031
42

1 Julie Wyatt, Senior Planner, presented item 3C, FP21-0002

2
3 Julie Wyatt presented item 4A, FP21-0005

4
5 Karina Maldonado, Assistant Planner, presented item 4B, PP21-0001. A discussion followed.

6
7 Hayley Zagurski, Senior Planner, presented item 4C, PE21-0001.

8
9 Chair Rozell closed the Work Session at 5:59 p.m.

10
11 REGULAR MEETING

12
13 The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, March 3,
14 2021 at 6:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney at which
15 time the following items were considered:

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, Charlie Rosendahl, Hayley Zagurski, Julie Wyatt, Sean
23 Jacobson, Mack Reinwand and Selena Dillard.
24 On the phone: Mark Laird and Karina Maldonado

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

- 34 A. Consider the approval of the January 20, 2021 meeting minutes.
35

36 Commissioner Margie Ellis motioned to approve the January 20, 2021 meeting minutes. Motion
37 seconded by Commissioner Timothy Smith. Motion approved (7-0)

38
39 AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
40 Beck, Mat Pruneda and Ronnie Anderson.

41 NAYS (0): None.

42 RECUSED (0): None.

43 ABSENT (0):

1 ABSTAINED (0): None.

2
3 3. CONSENT AGENDA

- 4 A. Consider a request by Matthew Maly of Pape-Dawson Engineers, Inc. on behalf of
5 the property owner, for a Preliminary Plat of Mayhill Addition. The approximately
6 32.63-acre property is generally located on the west side of South Mayhill Road,
7 approximately 1,976 feet north of the intersection of South Mayhill Road and Leafy
8 Road, in the City of Denton, Denton County, Texas. (PP20-0031b, Mayhill Addition,
9 Sean Jacobson).
- 10
- 11 B. Consider approval of Cambridge Brook Addition, Phase 2, being 103 residential lots,
12 and 2 Common Area Lots. The approximately 32.218-acre tract is generally located
13 along the west line of Bonnie Brae Street and being approximately south 2,580 +/-
14 feet from the intersection of Bonnie Brae Street and Vintage Boulevard located within
15 City of Denton, Denton County, Texas. Staff recommends approval of the plat.
16 (FP21-0001, Cambridge Brook Phase 2, Addition, Mark Laird)
- 17
- 18 C. Consider a request by Forestar Real Estate Group, Inc for approval of a Final Plat of
19 Preserve at Pecan Creek Sections J & K Addition. The approximately 7.2-acre
20 property is generally located at the southwest corner of Lakeview Boulevard and
21 Edwards Road, in the City of Denton, Denton County, Texas. (FP21-0002, The
22 Preserve at Pecan Creek, Sections J & K, Julie Wyatt)
- 23

24 Commissioner Smith motioned to approve the Consent Agenda. Motion seconded by
25 Commissioner Ronnie Anderson. 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):

32 ABSTAINED (0): None.

33
34 4. ITEMS FOR INDIVIDUAL CONSIDERATION

- 35
- 36 A. Consider a request by Trans Atlas Financial, Inc. for a Final Plat of the Grey Wolf
37 Addition. The approximately 4.001-acre site is generally located on the northwest
38 side of the intersection of East Windsor Drive and Stuart Road in the City of Denton,
39 Denton County, Texas. Staff recommends denial of this request; however, the
40 applicant has requested extension to the March 17, 2021 agenda. (FP21-0005, Grey
41 Wolf Addition, Julie Wyatt)
- 42

1 Commissioner Brian Beck motioned to approve the extension of the item to a date certain of
2 March 17, 2021. Motion seconded by Commissioner Mat Pruneda. Motion approved (7-0)

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

6 NAYS (0): None.

7 RECUSED (0): None.

8 ABSENT (0): None

9 ABSTAINED (0): None.

10
11 B. Consider a request by Lee Allison of Allison Engineering Group, on behalf of the
12 property owner, for a Preliminary Plat of Airport Road Addition. The approximately
13 6.99-acre property is generally located on the north side of Airport Road,
14 approximately 550 feet east of the intersection of Airport Road and Precision Drive,
15 in the City of Denton, Denton County, Texas. (PP21-0001, Airport Road
16 Development, Karina Maldonado).

17
18 Commissioner Ellis motioned to approve the extension of the item to a date certain of March 17,
19 2021. Motion seconded by Commissioner Smith. Motion approved (7-0)

20
21 AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
22 Beck, Mat Pruneda and Ronnie Anderson.

23 NAYS (0): None.

24 RECUSED (0): None.

25 ABSENT (0): None

26 ABSTAINED (0): None.

27
28 C. Consider a request by Dan Katz of CAGE Engineering, Inc. on behalf of WB Denton
29 Land, LP for approval of a preliminary plat extension for the Residences at Rayzor
30 Ranch Addition. The approximately 40.06-acre property is generally on the west side
31 of North Bonnie Brae Street, approximately 1,400 feet north of West University
32 Drive (US 380) in the City of Denton, Denton County, Texas. (PE21-0001,
33 Residences at Rayzor Ranch, Hayley Zagurski).

34
35 Commissioner Smith motioned to approve the Preliminary Plat extension. Motion seconded by
36 Commissioner Ellis. Motion approved (7-0)

37
38 AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
39 Beck, Mat Pruneda and Ronnie Anderson.

40 NAYS (0): None.

41 RECUSED (0): None.

42 ABSENT (0): None

43 ABSTAINED (0): None.

44

1 5. PUBLIC HEARING

- 2
- 3 A. Hold a public hearing and consider making a recommendation to City Council regarding
4 a request by John Powell Walker for a zoning change from Residential 6 (R6) to a Light
5 Industrial (LI) District. The 11.79-acre site is generally located on the east side of
6 Geesling Road, approximately 320 feet south of E. University Drive, in the City of
7 Denton, Denton County, Texas. THE ITEM IS BEING RE-NOTICED DUE TO
8 CHANGE IN AFFECTED LAND AREA. (Z20-0014, Geesling Road Industrial,
9 Hayley Zagurski).

10

11 Chair Rozell stated that there was no action taken on the item due to postponement.

- 12
- 13
- 14 B. Hold a public hearing and consider making a recommendation to City Council regarding
15 a request by Rayzor Inv. LTD and Brown Lewisville Family First LP to rezone
16 approximately 36 acres from Light Industrial (LI) District to Heavy Industrial (HI)
17 District. The site is generally located west of the I-35W Southbound Service Road,
18 approximately 865 feet south of Airport Road, in the City of Denton, Denton County,
19 Texas. THE ITEM IS BEING POSTPONED DUE TO A NOTIFICATION ERROR.
20 (Z20-0006, BCCC, Julie Wyatt).

21

22 Chair Rozell stated that there was no action taken on the item due to postponement.

23

24 6. PLANNING AND ZONING COMMISSION PROJECT MATRIX

25

26 Richard Cannone, Deputy Director of Development Services, noted that the work session item
27 discussing small area planning was moved to the April 7, 2021 Planning and Zoning meeting. He
28 went on to say that a virtual community meeting regarding the Comprehensive plan was going to
29 be scheduled for the end of March 2021. He also added a work session item to the Matrix regarding
30 municipal utility districts.

31

32 6. CONCLUDING ITEMS

33

34 Chair Rozell closed the meeting at 6:45 p.m.

35

36 
37 _____
38 Margie Ellis
39 Vice-Chair