

1 MINUTES  
2 PLANNING AND ZONING  
3 March 17, 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 17, 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: Vice-Chair Margie Ellis, Commissioners: Tim Smith, Ronnie Anderson,  
11 Brian Beck, Mat Pruneda.  
12

13 ABSENT: Chair Andrew Rozell and Commissioner Jason Cole  
14

15 STAFF: Richard Cannone, Hayley Zagurski, Julie Wyatt, Mack Reinwand and Selena  
16 Dillard.  
17

18 On the phone: Scott McDonald and Karina Maldonado  
19

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

23 **WORK SESSION**  
24

25 Vice-Chair Margie Ellis opened the Work Session at 5:01 p.m. She stated for the record that  
26 Chair Andrew Rozell and Commissioner Jason Cole were absent during the Work Session,  
27

28 1. Citizen Comments on Consent Agenda Items  
29

30 None  
31

32 2. Work Session Reports  
33

34 A. Receive a report, hold a discussion, and give staff direction regarding the  
35 Development Code Review Committee's role and responsibilities.  
36

37 Scott McDonald, Director of Development Services, presented the report to the Commission.  
38

39 A discussion followed.  
40

41 3. Clarification of agenda items listed on the agenda for this meeting.  
42

43 Richard Cannone, Deputy Director of Development Services, noted that item 3B, PP21-0001,

1 was recommended for approval by staff.

2 Julie Wyatt, Senior Planner, presented item 4A, FP21-0005a.

3  
4 Hayley Zagurski, Senior Planner, presented item 4B, FP21-0004.

5  
6 Vice-Chair Ellis noted that item 5A, AEA21-0001, was postponed due to a notification error.

7  
8 Hayley Zagurski presented item 5B, Z20-0014.

9  
10 Vice-Chair Ellis closed the Work Session at 5:57 p.m. A discussion followed.

## 11 12 REGULAR MEETING

13  
14 The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, March  
15 17, 2021 at 6:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney at  
16 which time the following items were considered:

17  
18 PRESENT: Vice-Chair Margie Ellis, Commissioners: Tim Smith, Ronnie Anderson,  
19 Brian Beck, Mat Pruneda.

20  
21 ABSENT: Chair Andrew Rozell and Commissioner Jason Cole

22  
23 STAFF: Richard Cannone, Hayley Zagurski, Julie Wyatt, Mack Reinwand and Selena  
24 Dillard.

25 On the phone: Karina Maldonado

26  
27 Vice-Chair Margie Ellis opened the Regular Meeting at 6:31 p.m. She stated for the record that  
28 Chair Andrew Rozell and Commissioner Jason Cole were absent during the Regular Meeting.

### 29 30 1. PLEDGE OF ALLEGIANCE

31 A. U.S. Flag

32 B. Texas Flag

### 33 34 2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES 35 FOR:

36 A. Consider the approval of the March 3, 2021 meeting minutes.

37  
38 Commissioner Brian Beck motioned to approve the March 3, 2021 meeting minutes. Motion  
39 seconded by Commissioner Ronnie Anderson. Motion approved (5-0)

40  
41 AYES (5): Vice-Chair Margie Ellis, Commissioners: Tim Smith, Brian Beck, Mat Pruneda and  
42 Ronnie Anderson.

43 NAYS (0): None.

1 RECUSED (0): None.

2 ABSENT (2): Chair Andrew Rozell, Commissioner Jason Cole

3 ABSTAINED (0): None.

4  
5 3. CONSENT AGENDA

6 A. Consider a request by Columbia Medical Center of Denton for a Final Plat of the  
7 Apex Health & Rehabilitation Addition. The approximately 6.345-acre site is  
8 generally located 180 feet northwest of Medpark Drive and 191 feet south of  
9 Colorado Boulevard in the City of Denton, Denton County, Texas. (FP21-0006, Apex  
10 Health & Rehabilitation Addition, Julie Wyatt).

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

18  
19 Richard Cannone, noted that item 3B was being brought forward as an approval, as opposed to  
20 the denial listed.

21  
22 Commissioner Tim Smith motioned to approve the Consent Agenda. Motion seconded by  
23 Commissioner Anderson. Motion approved (5-0)

24  
25 AYES (5): Vice-Chair Margie Ellis, Commissioners: Tim Smith, Brian Beck, Mat Pruneda and  
26 Ronnie Anderson.

27 NAYS (0): None.

28 RECUSED (0): None.

29 ABSENT (2): Chair Andrew Rozell, Commissioner Jason Cole

30 ABSTAINED (0): None.

31  
32 4. ITEMS FOR INDIVIDUAL CONSIDERATION

33  
34 A. Consider a request by Trans Atlas Financial, Inc. for a Final Plat of the Grey Wolf  
35 Addition. The approximately 4.001-acre site is generally located on the northwest  
36 side of the intersection of East Windsor Drive and Stuart Road in the City of Denton,  
37 Denton County, Texas. Staff recommends denial of this request. (FP21-0005a, Grey  
38 Wolf Addition, Julie Wyatt).

39  
40 Julie Wyatt, Senior Planner, presented item 4A, FP21-0005a.

41  
42 Commissioner Brian Beck motioned to deny the item. Motion seconded by Commissioner  
43 Tim Smith. Motion approved (5-0)

1  
2 AYES (5): Vice-Chair Margie Ellis, Commissioners: Tim Smith, Brian Beck, Mat Pruneda  
3 and Ronnie Anderson.

4 NAYS (0): None.

5 RECUSED (0): None.

6 ABSENT (2): Chair Andrew Rozell, Commissioner Jason Cole

7 ABSTAINED (0): None.  
8  
9

- 10 B. Consider a request by WB Denton Land LP for approval of a Final Plat of Phase 2 of  
11 the Residences at Rayzor Ranch Addition. The approximately 12.95-acre site is  
12 generally located at the eastern terminus of Augusta Drive and approximately 1,575  
13 feet west of N. Bonnie Brae Street, in the City of Denton, Denton County, Texas.  
14 (FP21-0004, Residences at Rayzor Ranch Phase 2, Hayley Zagurski).  
15

16 Hayley Zagurski, Senior Planner, presented item 4B, FP21-0004. She noted that the staff  
17 recommendation had changed to reflect approval.  
18

19 Commissioner Mat Pruneda motioned to approve the item. Motion seconded by  
20 Commissioner Anderson. Motion approved (5-0)  
21

22 AYES (5): Vice-Chair Margie Ellis, Commissioners: Tim Smith, Brian Beck, Mat Pruneda  
23 and Ronnie Anderson.

24 NAYS (0): None.

25 RECUSED (0): None.

26 ABSENT (2): Chair Andrew Rozell, Commissioner Jason Cole

27 ABSTAINED (0): None.  
28  
29

30 5. PUBLIC HEARING  
31

- 32 A. Hold a public hearing and consider making a recommendation to City Council regarding  
33 a request by Nathan Forney of Kimley-Horn & Associates for an Alternative  
34 Environmentally Sensitive Area Plan. Denton Exeter Addition No. 2 is an  
35 approximately 104.79-acre site generally located on the northwest side of the  
36 intersection of Western Boulevard and Jim Christal Road in the City of Denton, Denton  
37 County, Texas. THIS ITEM IS BEING POSTPONED TO A DATE CERTAIN OF  
38 APRIL 7, 2021 DUE TO A NOTIFICATION ERROR. (AES21-0001, Exeter --  
39 Martino Property, Christi Upton).  
40

41 Vice-Chair Ellis opened the Public Hearing.  
42

43 Commissioner Smith motioned to postpone to a date certain of April 7, 2021. Motion  
44 seconded by Commissioner Beck. Motion approved (5-0)

1  
2 AYES (5): Vice-Chair Margie Ellis, Commissioners: Tim Smith, Brian Beck, Mat Pruneda  
3 and Ronnie Anderson.

4 NAYS (0): None.

5 RECUSED (0): None.

6 ABSENT (2): Chair Andrew Rozell, Commissioner Jason Cole

7 ABSTAINED (0): None.  
8

9 B. Hold a public hearing and consider making a recommendation to City Council regarding  
10 a request by John Powell Walker and Martin Acquisitions, LLC for a zoning change  
11 from Residential 6 (R6) to a Light Industrial (LI) District. The 12.69-acre site is  
12 generally located on the east side of Geesling Road, approximately 320 feet south of E.  
13 University Drive, in the City of Denton, Denton County, Texas. (Z20-0014, Geesling  
14 Road Industrial, Hayley Zagurski).  
15

16 Vice-Chair Ellis opened the Public Hearing.

17  
18 Hayley Zagurski presented item 5B, Z20-0014b.

19  
20 Aimee Bissett, Applicant, Matt Boon, Developer, and Trey Bradwell, Engineer, presented to  
21 the Commission.

22 A discussion followed.  
23

24 Vice-Chair Ellis closed the Public Hearing.  
25

26 Commissioner Smith motioned to approve the item. Motion seconded by Commissioner  
27 Anderson. Motion approved (5-0)  
28

29 AYES (5): Vice-Chair Margie Ellis, Commissioners: Tim Smith, Brian Beck, Mat Pruneda  
30 and Ronnie Anderson.

31 NAYS (0): None.

32 RECUSED (0): None.

33 ABSENT (2): Chair Andrew Rozell, Commissioner Jason Cole

34 ABSTAINED (0): None.  
35

## 36 6. PLANNING AND ZONING COMMISSION PROJECT MATRIX 37

38 Richard Cannone gave an update on City Council items. He noted that the work session item  
39 discussing small area planning was moved to the April 21, 2021.  
40

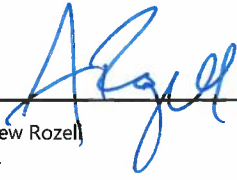
## 41 6. CONCLUDING ITEMS 42

43 Vice-Chair Ellis adjourned the meeting at 7:11 p.m.  
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1  
2  
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4

X

Andrew Rozell  
Chair

A handwritten signature in blue ink, appearing to read "ARozell", is written over a horizontal line. The signature is stylized with a large initial "A" and a cursive "Rozell".