

MINUTES
PLANNING AND ZONING
April 7, 2021

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, April 7, 2021, at 5:00 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, Hayley Zagurski, Julie Wyatt, Karina Maldonado, Christi Upton, Mack Reinwand and Selena Dillard.

On the phone: 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 5:01 p.m. He stated for the record that Commissioner Ronnie Anderson was not present.

1. Citizen Comments on Consent Agenda Items

None

2. Clarification of agenda items listed on the agenda for this meeting.

Karina Maldonado, Assistant Planner, presented item 3A, PP21-0002.

Mark Laird, Associate Planner, presented item 3B, PP21-0003.

Julie Wyatt, Senior Planner, presented item 3C, FP21-0007. She noted that the status had changed from requesting an extension to staff recommending approval. A discussion followed.

Wyatt presented item 3D, PP21-0004.

Karina Maldonado presented item 3E, FP21-0009.

Hayley Zagurski, Senior Planner, presented item 4A, MP21-0007.

Commissioner Margie Ellis motioned to approve the March 17, 2021 meeting minutes. Motion seconded by Commissioner Tim Smith. 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.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Consider a request by Aimee Bissett of 97 Land Company LLC, on behalf of Oakmont Partners JV, LP, for a Preliminary Plat of State School Addition. The approximately 4.32-acre subject property is generally located on the east side of State School Road, approximately 150 feet southeast of Winston Drive, in the City of Denton, Denton County, Texas. (PP21-0002, State School Road Estates, Karina Maldonado).

Karina Maldonado, Assistant Planner, presented item 3A, PP21-0002.

The following individual submitted a virtual comment card:

Stuart Birdseye, 3501 Yale Drive, Denton, TX 76210

Commissioner Smith motioned to extend the item to a date certain of May 5, 2021. Motion seconded by Commissioner Brian Beck. 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 a request by Aimee Bissett of 97 Land Company LLC, on behalf of PAAGE, Ltd. And Martin Acquisitions, LLC, and John Powell Walker, LP, for a Preliminary Plat of Geesling & 380 Industrial Addition. The approximately 37.835-acre subject property is generally located on the east and west lines of Geesling Road and being South of U.S. 380 also known as "University Drive", in the City of Denton, Denton County, Texas. (PP21-0003, Geesling & 380 Industrial Addition, Mark laird).

Mark Laird, Associate Planner, presented item 3B, PP21-0003.

Commissioner Ellis motioned to approve the item. Motion seconded by Commissioner Smith. Motion approved (7-0)

- 1 E. Consider a request by Scott Crawford of Baird, Hampton, and Brown, INC., on behalf
2 of Beall Denton Partners, LP, for a Final Plat of Northpointe Phase VI Addition. The
3 approximately 14.755-acre subject property is generally located on the south side of
4 North Loop 288, east of the intersection of Beall Street and Allison Drive, and west of
5 the intersection of Beall Street and Crown Court, in the City of Denton, Denton County,
6 Texas. (FP21-0009, Northpointe Phase 6, Karina Maldonado.)

7
8 Karina Maldonado presented item 3E, FP21-0009.

9
10 Commissioner Mat Pruneda motioned to approve the extension of the item to a date certain of May
11 5, 2021. Motion seconded by Commissioner Jason Cole. Motion approved (7-0)

12
13 AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
14 Beck, Mat Pruneda and Ronnie Anderson.

15 NAYS (0): None.

16 RECUSED (0): None.

17 ABSENT (0): None

18 ABSTAINED (0): None

19
20 4. PUBLIC HEARING

- 21
22 A. Hold a public hearing and consider a request by Landmark Surveyors for a Replat of
23 Lot 35-A, Block 9 of the Lakeview Ranch Phase 1 Addition, being a replat of Lot 35,
24 Block 9 of the Lakeview Ranch Phase 1 Addition. The approximately 2.17-acre site is
25 generally located on the northeast side of Stallion Street, approximately 400 feet
26 southeast of Colt Road, in the City of Denton, Denton County, Texas. (MP21-0007,
27 Lakeview Ranch, Hayley Zagurski).

28
29 Chair Rozell opened the Public Hearing.

30
31 Hayley Zagurski, Senior Planner, presented item 4A, MP21-0007.

32
33 Commissioner Anderson motioned to approve the item. Motion seconded by Commissioner
34 Pruneda. Motion approved (7-0)

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

38 NAYS (0): None.

39 RECUSED (0): None.

40 ABSENT (0): None

41 ABSTAINED (0): None

- 42
43 B. Hold a public hearing and consider making a recommendation to City Council
44 regarding a request by Nathan Forney of Kimley-Horn & Associates for an Alternative
45 Environmentally Sensitive Areas Plan. Denton Exeter Addition No. 2 is an
46 approximately 2.17-acre site generally located on the northwest side of the intersection

1 ABSTAINED (0): None.

2
3 D. Hold a public hearing and consider making a recommendation to City Council
4 regarding a request by Jose Diplan of Kimley-Horn and Associates, Inc., on behalf of
5 the property owner, for a Specific Use Permit (SUP) to allow for a multi-family
6 development on two tracts totaling approximately 16.106. The subject property is
7 generally located on the south side of East McKinney Street, approximately 530 feet
8 east of the intersection of Mayhill Road and E McKinney Street in the City of Denton,
9 Denton County, Texas. (S20-0008, Legacy Multifamily, Karina Maldonado)

10
11 Chair Rozell opened the Public Hearing.

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13 Karina Maldonado presented item 4D, S20-0008. She clarified in her presentation that the number
14 of parking spaces should read 519 vehicle spaces with 28 bicycle spaces. A discussion followed.

15
16 Chair Rozell closed the Public Hearing.

17
18 Jack Traeger, Legacy Development, and Mark Guest, Architect, answered questions from the
19 Commission.

20
21 Commissioner Smith motioned to approve the item with staff conditions. Motion seconded by
22 Commissioner Cole. Motion approved (7-0)

23
24 AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
25 Beck and Ronnie Anderson.

26 NAYS (0): None

27 RECUSED (0): None.

28 ABSENT (0): None

29 ABSTAINED (0): None.

30
31 5. PLANNING AND ZONING COMMISSION PROJECT MATRIX

32
33 Richard Cannone, Deputy Director of Development Services, noted that there would be Work
34 Session items regarding small area plans as well as variances and nonconformities in the April 21,
35 2021 meeting. He gave an update on City Council and noted that the DCRC ordinance and
36 appointments were adopted.

37
38 6. CONCLUDING ITEMS

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40 Chair Rozell closed the meeting at 8:14 p.m.