

1 MINUTES  
2 PLANNING AND ZONING  
3 April 21, 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, April 21, 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, Ronnie Anderson, Brian  
11 Beck, Mat Pruneda, and Jason Cole.

12  
13 ABSENT: Tim Smith

14  
15 STAFF: Richard Cannone, Hayley Zagurski, Julie Wyatt, Mack Reinwand and Selena  
16 Dillard.

17 On the phone: 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 5:02 p.m.

26  
27 Chair Rozell stated for the record that Commissioner Tim Smith was absent.  
28

29 1. Citizen Comments on Consent Agenda Items  
30

31 None  
32

33 2. Work Session Reports  
34

35 A. Receive a report, hold a discussion, and give staff direction regarding updates to the  
36 Denton Plan 2030 and Small Area Plans.  
37

38 Ron Menguita, Principal Planner, and Julie Wyatt, Senior Planner, presented the report to the  
39 Commission. A discussion followed.  
40

41 B. Receive a report and hold a discussion regarding regulations and procedures for  
42 variances and nonconformities.

Hayley Zagurski, Senior Planner, presented the report to the Commission. A discussion followed.

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

Hayley Zagurski presented item 3A, FP20-0028.

Karina Maldonado, Assistant Planner, presented item 3B, PP20-0026.

Richard Cannone, Deputy Director of Development Services, discussed item 4B, DCA21-0002. A discussion followed.

**REGULAR MEETING**

The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, April 21, 2021 at 6:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney at which time the following items were considered:

PRESENT: Chair Andrew Rozell, Commissioners: Margie Ellis, Ronnie Anderson, Brian Beck, Mat Pruneda, and Jason Cole.

ABSENT: Tim Smith

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

On the phone: Karina Maldonado

Chair Andrew Rozell opened the Regular Meeting at 6:39 p.m.

Chair Rozell stated for the record that Commissioner Tim Smith was absent.

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag

B. Texas Flag

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

A. Consider the approval of the April 7, 2021 meeting minutes.

Commissioner Margie Ellis motioned to approve the April 7, 2021 meeting minutes. Motion seconded by Commissioner Ronnie Anderson. Motion approved (6-0)

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

3 NAYS (0): None.

4 RECUSED (0): None.

5 ABSENT (1): Tim Smith

6 ABSTAINED (0): None.

7  
8 3. CONSENT AGENDA

9 A. Consider a request by Sagebrook Denton LP for approval of a Final Plat of the  
10 Sagebrook Addition, Phase 1. The approximately 64.34-acre site is generally located  
11 at the southwest corner of the Allred Road and South Bonnie Brae Street intersection,  
12 in the City of Denton, Denton County, Texas. (FP20-0028, Sagebrook, Hayley  
13 Zagurski).

14  
15 B. Consider a request by Aimee Bissett of 97 Land Company LLC, on behalf of 100  
16 North Loop 288, LLC, for approval of a Preliminary Plat of 100 North Loop 288  
17 Addition. The approximately 19.49-acre site is generally located on the east side of  
18 Loop 288, approximately 325 feet north of the intersection of Loop 288 and East  
19 McKinney Street in the City of Denton, Denton County, Texas. (PP20-0026, 100 N  
20 Loop 288, Karina Maldonado)

21  
22 The following individual submitted a virtual comment card:  
23 Sherry Darby, 425 Magnolia Street, Denton, TX 76201

24  
25 Commissioner Anderson motioned to approve the Consent Agenda. Motion seconded by  
26 Commissioner Mat Pruneda. Motion approved (6-0)

27  
28 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Jason Cole, Brian Beck, Mat  
29 Pruneda, and Ronnie Anderson.

30 NAYS (0): None.

31 RECUSED (0): None.

32 ABSENT (1): Tim Smith

33 ABSTAINED (0): None.

34  
35 4. PUBLIC HEARING

36  
37 A. Consider making a recommendation to City Council regarding a request by McKinney  
38 Mayhill Partners, LLC for an extension of a Specific Use Permit for multi-family  
39 dwelling on approximately 15.466 acres of land zoned Suburban Corridor (SC)  
40 District, generally located on the north side of East McKinney Street, approximately  
41 1,130 feet east of North Loop 288 in the City of Denton, Denton County, Texas.

1 ACTION ON THIS ITEM IS NOT NECESSARY AS IT WAS NOTICED IN ERROR.  
2 (S21-0002, Forest Crossing Specific Use Permit Extension, Julie Wyatt)  
3

4 The following individual submitted a virtual comment card:  
5 Sherry Darby, 425 Magnolia Street, Denton, TX 76201  
6

7 Chair Rozell stated that there was no action taken on the item.  
8  
9

10 B. Hold a public hearing and consider making a recommendation to City Council regarding  
11 a proposed amendment to section 2.6 Subdivision Procedures of the Denton  
12 Development Code (DDC); specifically, to amend subsection 2.6.3, to prohibit a  
13 preliminary plat within the Extra-Territorial Jurisdiction (ETJ) of the city (DCA21-  
14 0002, Prohibiting Preliminary Plats in the ETJ, Ricard D. Cannone, AICP).  
15

16 Chair Rozell opened the Public Hearing.  
17

18 Richard Cannone, Deputy Director of Development Services, discussed this item with the  
19 Commission.  
20

21 Chair Rozell closed the Public Hearing.  
22

23 The following individual submitted a virtual comment card:  
24 Sherry Darby, 425 Magnolia Street, Denton, TX 76201  
25

26 Commissioner Margie Ellis motioned to approve the item. Motion seconded by  
27 Commissioner Mat Pruneda. Motion approved (6-0)  
28

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

31 NAYS (0): None.

32 RECUSED (0): None.

33 ABSENT (1): Tim Smith

34 ABSTAINED (0): None.  
35

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

38 Richard Cannone, Deputy Director of Development Services, noted a work session item would be  
39 presented to the Commission regarding a parks and trails transition plan analysis. He also gave an  
40 update on City Council action.  
41

42 Commissioner Bryan Beck requested a work session item regarding the Denton County greenbelt  
43 plan. Richard Cannone stated that it will be brought forward along with a discussion regarding an  
44 update to the interlocal agreement.

1  
2 Commissioner Ellis would like staff to move forward with an item regarding small area  
3 planning.

4  
5 Chair Rozell requested an item regarding parking minimums in the downtown area.

6  
7 6. CONCLUDING ITEMS

8  
9 Chair Rozell closed the meeting at 6:58 p.m.

10  
11 X

12 Andrew Rozell  
13 Chair  
14

