

MINUTES
PLANNING AND ZONING
May 5, 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, May 5, 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, Julie Wyatt, Sean Jacobson, Hayley Zagurski, Ron Menguita, Mack Reinwand and Selena Dillard
On the phone: Karina Maldonado.

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 5:00 p.m.

Chair Rozell stated that Commissioner Ronnie Anderson was absent.

1. Citizen Comments on Consent Agenda Items

Chair Rozell noted that there were two (2) citizen comments on Consent Agenda items 3A, FP21-0009b, and 3B, PP21-0002b. Both comments were in opposition to the items.

2. Work Session Reports

A. Receive a report and hold a discussion on the City's Extraterritorial Jurisdiction (ETJ) and updates to the Interlocal Agreement with Denton County.

Richard Cannone, Deputy Director of Development Services, presented the report to the Commission.

Chair Rozell stated for the record that Commissioner Ronnie Anderson was present at 5:34 p.m.

1
2 A discussion followed.

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

5
6 Sean Jacobson, Assistant Planner, presented item 4A, PP21-0005.

7
8 Julie Wyatt, Senior Planner, presented item 4B, PP21-0006.

9 Commissioner Jason Cole stated that he would recuse himself on this item, as his family owns
10 property adjacent to the property in question.

11
12 Julie Wyatt presented item 4C, PP21-0004a. A discussion followed.

13
14 Ron Menguita, Principal Planner, presented item 4D, PZ21-064. A discussion followed.

15
16 Chair Rozell closed the Work Session at 6:08 p.m.

17
18 REGULAR MEETING

19
20 The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, May 5,
21 2020 at 6:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney at which
22 time the following items were considered:

23
24 PRESENT: Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Ronnie
25 Anderson, Brian Beck, Mat Pruneda, and Jason Cole.

26
27 ABSENT: None

28
29 STAFF: Richard Cannone, Julie Wyatt, Sean Jacobson, Ron Menguita, Mack Reinwand
30 and Selena Dillard.

31 On the Phone: Karina Maldonado, and Erica Marohnic.

32
33 Chair Andrew Rozell opened the Regular Meeting at 6:31 p.m.

34
35 1. PLEDGE OF ALLEGIANCE

36 A. U.S. Flag

37 B. Texas Flag

38
39 2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES
40 FOR:

41
42 A. Consider the approval of the April 22, 2020 meeting minutes.
43

1 Commissioner Tim Smith motioned to approve the April 22, 2020 meeting minutes. Motion
2 seconded by Commissioner Ronnie Anderson. 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 3. CONSENT AGENDA

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

18
19 B. Consider a request by Aimee Bissett of 97 land Company LLC, on behalf of Oakmont
20 Partners JV, LP, for a Preliminary Plat of State School Addition. The approximately
21 4.23-acre subject property is generally located on the east side of State School Road,
22 approximately 150 feet southeast of Winston Drive, in the City of Denton, Denton
23 County, Texas. (PP21-0002, State School Road Estates, Karina Maldonado).

24
25 The following individual submitted a virtual comment card to Consent Agenda items FP21-0009
26 and PP21-0002:

27 Sherry Darby, 425 Magnolia Street, Denton, Texas, 76201

28
29 Commissioner Smith motioned to approve the Consent Agenda. Motion seconded by
30 Commissioner Margie Ellis. Motion approved (7-0)

31
32 AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
33 Beck, Mat Pruneda, and Ronnie Anderson.

34 NAYS (0): None.

35 RECUSED (0): None.

36 ABSENT (0): None

37 ABSTAINED (0): None.

38 39 4. ITEMS FOR INDIVIDUAL CONSIDERATION

40
41 A. Consider a request by Priya Achariya of Wier & Associates, on behalf of the property
42 owner, for a Preliminary Plat of YOLO First Addition. The approximately 6.838-acre
43 property is generally located on the west side of Teasley Lane, approximately 692

1 feet north of the intersection of Teasley lane and Hickory Creek Road, in the City of
2 Denton, Denton County, Texas. Staff recommends denial of the request; however, the
3 applicant has requested an extension to the May 19, 2021 agenda. (PP21-0005,
4 YOLO First Addition, Sean Jacobson).
5

6 Sean Jacobson, Assistant Planner, presented item 4A, PP21-0005.
7

8 The following individual submitted a virtual comment card:
9 Sherry Darby, 425 Magnolia Street, Denton, Texas, 76201
10

11 Commissioner Smith motioned to approve the extension of the item to a date certain of May 19,
12 2021. Motion seconded by Commissioner Anderson. Motion approved (7-0)
13

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

16 NAYS (0): None.

17 RECUSED (0): None.

18 ABSENT (0): None

19 ABSTAINED (0): None
20

21 B. Consider a request by Robson Denton Development, LP for approval of a Preliminary
22 Plat of the Robson Ranch Unit 26 Addition. The approximately 32.853-acre property
23 is generally located northeast of the intersection of Goodland Drive and Gardenia
24 Drive in the City of Denton, Denton County, Texas. Staff recommends denial of this
25 request; however, the applicant has requested extension to the May 19, 2021 agenda.
26 (PP21-0006, Robson Ranch Unit 26, Julie Wyatt)
27

28 Commissioner Jason Cole recused himself from this item.
29

30 The following individual submitted a virtual comment card:
31 Sherry Darby, 425 Magnolia Street, Denton, Texas, 76201
32

33 Commissioner Smith motioned to approve the extension of the item to a date certain of May 19,
34 2021. Motion seconded by Commissioner Anderson. Motion approved (6-0)
35

36 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Brian Beck, Mat
37 Pruneda, and Ronnie Anderson.

38 NAYS (0): None.

39 RECUSED (1): Commissioner Jason Cole

40 ABSENT (0): None

41 ABSTAINED (0): None
42

43 C. Consider a request by JAMP GANZER, LP for approval of a Preliminary Plat of the

1 Reserve on Ganzer Addition. The approximately 125.01-acre property is generally
2 located on the north side of Ganzer Road, approximately 1,460 feet east of Rector
3 Road, in the City of Denton's Extraterritorial Jurisdiction, Denton County, Texas.
4 (PP21-0004a, The Reserve on Ganzer, Julie Wyatt)
5

6 Julie Wyatt presented item 4C, PP21-0004. A discussion followed.
7

8 Aaron Ketchand, Applicant, spoke regarding this item.
9

10 Erica Marohnic, Development Project Facilitator, spoke on the item.
11

12 The following individuals submitted a virtual comment card:

13 Sherry Darby, 425 Magnolia Street, Denton, Texas, 76201

14 Patti Allen, 3817 Ganzer Road West, Denton, Texas, 76207

15 Gary Allen, 3817 Ganzer Road West, Denton, Texas, 76207
16

17 Commissioner Smith motioned to deny the item. Motion seconded by
18 Commissioner Cole. Motion approved (7-0)
19

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

22 NAYS (0): None.

23 RECUSED (0): None.

24 ABSENT (0): None.

25 ABSTAINED (0): None.
26

27 D. Consider making a recommendation to the City Council regarding creating a Small
28 Area Plan for the area near Interstate I-35 North and Highway 77.
29

30 Ron Menguita, Principal Planner, presented item 4D, PZ21-064. A discussion followed.
31

32 The following individual submitted a virtual comment card:

33 Sherry Darby, 425 Magnolia Street, Denton, Texas, 76201
34

35 Commissioner Smith motioned to approve the recommendation to create a Small Area Plan.
36 Motion seconded by Commissioner Mat Pruneda. 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 **6. PLANNING AND ZONING COMMISSION PROJECT MATRIX**

2
3 Richard Cannone, Deputy Director of Development Services, gave an update regarding City
4 Council actions.

5
6 Commissioner Smith asked that a Work Session item be added to the matrix, regarding Discover
7 Denton's marketing plan for the City of Denton.

8
9 **6. CONCLUDING ITEMS**

10
11 Chair Rozell closed the meeting at 7:18 p.m.

12 **X**

13 Andrew Rozell

14 Chair