MINUTES 1 PLANNING AND ZONING 2 May 19, 2021 3 4 5 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 19, 2021, at 5:00 p.m. in the 6 Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the 7 following items were considered: 8 9 PRESENT: Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Ronnie 10 Anderson, Mat Pruneda, and Jason Cole. 11 12 13 ABSENT: None 14 STAFF: Richard Cannone, Hayley Zagurski, Julie Wyatt, Sean Jacobson, Mack Reinwand and 15 Selena Dillard. 16 17 On the Phone: Mark Laird 18 Note: Chair Andrew Rozell, and Commissioners Margie Ellis, Ronnie Anderson, Jason Cole, 19 Mat Pruneda, and Tim Smith participated in the Planning and Zoning meeting via 20 video/teleconference. 21 22 23 WORK SESSION 24 Chair Andrew Rozell opened the Work Session at 5:03 p.m. 25 26 1. <u>Citizen Comments on Consent Agenda Items</u> 27 28 Chair Rozell noted that there was one (1) citizen comment on Consent Agenda item 3A. 29 tunt the following item were considered 30 31 2. Work Session Reports 32 A. Receive a report, hold a discussion, and give staff direction regarding Downtown 33 parking. 34 35 Ron Menguita, Principal Planner, and Cameron Robertson, Historic Preservation Officer, 36 presented the Work Session report to the board. 37 38 A discussion followed. 39 40 3. Clarification of agenda items listed on the agenda for this meeting. 41 42 Commissioner Jason Cole noted that he would recuse himself from Consent Agenda Item 3A.

44	PP21-0006.
45 46 47	Mark Laird, Associate Planner, presented item 4A, PP21-0008.
48 49	Sean Jacobson, Assistant Planner, presented item 4B, PP21-0007.
50 51	Sean Jacobson presented item 4C, FP21-0013.
52 53	Sean Jacobson presented item 4D, PP21-0005.
54 55	Julie Wyatt, Senior Planner, presented item 4E, FP21-0010.
56 57	Julie Wyatt presented item 4F, FP21-0012. She noted that the item was changed to reflect staff approval.
58 59 60	Hayley Zagurski, Senior Planner, presented it 4G, PP21-0009.
61 62	Hayley Zagurski presented item 4H, FP21-0011.
63 64	Public Hearing items 5A, PD20-0009 and 5B, PD21-0001, were postponed to a date certain of June 9, 2021.
65 66 67	Julie Wyatt presented item 5C, Z21-0001.
68 69	REGULAR MEETING
70 71 72	The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, May 19 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:
73 74	
75 76 77	PRESENT: Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Ronnie Anderson, Mat Pruneda, and Jason Cole.
78 79	ABSENT: None
80 81 82	STAFF: Richard Cannone, Hayley Zagurski, Julie Wyatt, Sean Jacobson, Mack Reinwand and Selena Dillard. On the Phone: Mark Laird
83 84	Chair Andrew Rozell opened the Regular Meeting at 6:31 p.m

87	1. PLEDGE OF ALLEGIANCE
88	A. U.S. Flag
89	B. Texas Flag
90	eding 22 (Strate as the latest tip — the late of method method in white restant
91	2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES
92	FOR:
93	A. Consider the approval of the May 5, 2021 meeting minutes.
94	
95	Commissioner Margie Ellis motioned to approve the May 5, 2021 meeting minutes. Motion
96	seconded by Commissioner Tim Smith. Motion approved (6-0-0-0-0)
97	Sherry Darby, 475 Milliandin vine (Den vin Belling 176 of
98	AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Ronnie
99	Anderson, and Mat Pruneda.
100	NAYS (0): None. The later of the recent method with a market and a subsequent of the later.
101	RECUSED (0): None
102	ABSENT (0): None
103	ABSTAINED (0): None.
104	1 0 × 1012 × × ×
105	3. CONSENT AGENDA
400	A. Consider a request by Robson Denton Development, LP for approval of a Preliminary
106	Plat of the Robson Ranch Unit 26 Addition. The approximately 32.853-acre property
107 108	is generally located northeast of the intersection of the intersection of Goodland Drive
109	and Gardenia Drive in the City of Denton, Denton County, Texas. (PP21-0006a,
110	DI DILLICONI WILLIAM
111	Title
112	Commissioner Jason Cole recused himself from this item.
113	
114	The following individual submitted a virtual comment card:
115	Shawar Douby 425 Magazia Street Doubon Toyog 76201
116	Sherry Darby, 425 Magnona Street, Denton, Texas, 76201
117	Commissioner Smith motioned to approve the Consent Agenda. Motion seconded by
118	Commissioner Ronnie Anderson. Motion approved (5-0-1-0-0)
119	The interest of Beach the France Cor Buogazinino Cor Buogazinino
120	AYES (5): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Ronnie Anderson,
121	Mat Pruneda.
122	NAYS (0): None.
123	RECUSED (1): Jason Cole
124	ABSENT (0): None
125	ABSTAINED (0): None.
126	
127	4. ITEMS FOR INDIVIDUAL CONSIDERATION
128	era r. or. J. ant Pharm Hittop Republic the approximately 20:07-acre

129	A. Consider a request by Alex Camunez, P.E. of Pacheco Koch, on behalf of Rayzon
130	Investments and SP Denton 1, LLC., for a Preliminary Plat of SP Denton 1 Addition
131	Phase 1. The approximately 44.089-acre subject property is located on the west line of
132	Western Boulevard and being north of Airport Road also known as "FM 1515", in the
133	City of Denton, Denton County, Texas. (PP21-0008 SP Denton 1 Addition, Phase 2
134	Mark Laird).
135	A. Fonsider the approximating May 5, 2021, mechanism nates.
136	Mark Laird, Associate Planner, presented item 4A, PP21-0008.
137	
138	The following individual submitted a virtual comment card:
139	Sherry Darby, 425 Magnolia Street, Denton, Texas, 76201
140	
141	Commissioner Ellis motioned to approve the extension of the item to a date certain of June 9,
142	2021. Motion seconded by Commissioner Smith. Motion approved (6-0-0-0-0)
143	
144	AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Ronnie
145	Anderson, and Mat Pruneda.
146	NAYS (0): None.
147	RECUSED (0): None
148	ABSENT (0): None
149	ABSTAINED (0): None.
150	Plan of the Personal Lanch Court De Arbitrion. " South meximatel. St. 856 section upon ty-
151	B. Consider a request by Justin Lansdowne of McAdams Company, on behalf of the
152	property owner, for a Preliminary plat of Vintage Village. The approximately
153	511.808-acre property is generally located on the west side of Vintage Boulevard,
154	approximately 215 feet northwest of the intersection of Vintage Boulevard and Fort
155	Worth Drive, in the City of Denton, Denton County, Texas. (PP21-0007, Vintage
156	Village, Sean Jacobson).
157	
158	Sean Jacobson, Assistant Planner, presented item 4B, PP21-0007.
159	Semi successi, Assistant Familier, presented Item 4D, 1121-0007.
160	Commissioner Smith motioned to approve the extension of the item to a date certain of June 9,
161	2021. Motion seconded by Commissioner Mat Pruneda. Motion approved (6-0-0-0)
162	2021. Hadden bedefited by Commissioner Mat Franceau. Motion approved (0-0-0-0)
163	AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Ronnie
164	Anderson, and Mat Pruneda.
165	NAYS (0): None.
166	RECUSED (0): None
167	ABSENT (0): None
168	ABSTAINED (0): None.
169	ADSTAINED (0). NOILE.
170	C. Consider a request by Tyler Rank of Eagle Surveying, on behalf of the property
171	owner, for a Final Plat of Hilltop Road Estates. The approximately 20.07-acre
	o making for white interest the or inition from Louiso, the approximatory 20.0/-acto

172	property is generally located on the west side of Hilltop Road, approximately 2,435
173	feet south of the intersection of Hilltop Road and Brush Creek Road, in the
174	Extraterritorial Jurisdiction of the City of Denton, Denton County, Texas. (FP21-0013,
175	Hilltop Road Estates, Sean Jacobson).
176	
177	Sean Jacobson presented item 4C, FP21-0013.
178	uno 2 state to 1927 Octor
179	Commissioner Anderson motioned to approve the extension of the item to a date certain of June
180	9, 2021. Motion seconded by Commissioner Cole. Motion approved (6-0-0-0-0)
181	
182	AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Ronnie
183	Anderson, and Mat Pruneda.
184	NAYS (0): None.
185	RECUSED (0): None
186	ABSENT (0): None
187	ABSTAINED (0): None.
188	Julie W. autimoseutegomin. EP. P. 21-0002. Showed: "Time staff recovery indation had been
189	D. Consider a request by Priya Achariya of Wier & Associates, on behalf of the property
190	owner, for a Preliminary Plat of YOLO First Addition. The approximately 6.838-acre
191	property is generally located on the west side of Teasley Lane, approximately 692 feet
192	north of the intersection of Teasley Lane and Hickory Creek Road, in the City of
193	Denton, Denton County, Texas. (PP21-0005b, YOLO First Addition, Sean Jacobson).
194	AYES (6). Chair Andrew Rozell, Contrainstitution of Film In Smith, Jason Cole, Ronnie
195	Sean Jacobson presented item 4D, PP21-0005.
196	model with 200 and
197	Commissioner Smith motioned to approve the item. Motion seconded by Commissioner Ellis.
198	Motion approved (6-0-0-0)
199	A BATT A IN THE STORY
200	AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Ronnie
201	Anderson, and Mat Pruneda.
202	NAVC (0), None
203	DECLISED (0): None
204	ABSENT (0): None
205	ABSTAINED (0): None.
206	ABSTAINED (0). None.
207	E. Consider a request by Bloomfield Homes, LP. For approval of a Country Lakes North,
208	Phase 5B. The approximately 19.491-acre tract of land is generally located northeast
209	of the terminus of John Paine Road and south of Johnson Lane in the City of Denton,
210	Denton County, Texas. (FP21-0010, Country Lakes North, Phase 5B, Julie Wyatt).

Julie Wyatt, Senior Planner, presented item 4E, FP21-0010.

Commissioner Smith motioned to approve the extension of the item to a date certain of June 9. 214 2021. Motion seconded by Commissioner Pruneda. Motion approved (6-0-0-0-0) 215 216 217 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Ronnie 218 Anderson, and Mat Pruneda. NAYS (0): None. 219 RECUSED (0): None 220 ABSENT (0): None 221 ABSTAINED (0): None. 222 223 F. Consider a request by Creekview Estates, LLC for approval of a Final Plat for Creek 224 view Estates Phase 1. The approximately 17.28-acre tract of land is generally located 225 on the west side of Fincher Road, approximately 200 feet north of Karen Drive in the 226 City of Denton's Extraterritorial Jurisdiction, Denton County, Texas. (FP21-0012, 227 Creekview Estates Phase 1, Julie Wyatt). 228 229 Julie Wyatt presented item 4F, FP21-0012. She noted that staff recommendation had been 230 changed to reflect approval 231 232 Commissioner Smith motioned to approve the item. Motion seconded by Commissioner Cole. 233 Motion approved (6-0-0-0) 234 235 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Ronnie 236 237 Anderson, and Mat Pruneda. NAYS (0): None. 238 RECUSED (0): None 239 ABSENT (0): None 240 ABSTAINED (0): None. 241 242 G. Consider a request by Phase 17 Investments LP and Phase 18 Investments LP, for a 243 Preliminary Plat of I-35 Warehouse Addition. The approximately 23.623-acre subject 244 property is generally located on the west side of I-35 North, approximately 690 feet 245 north of Barthold Road, in the City of Denton, Denton County, Texas. (PP21-0009, 246 I-35 Cold Storage, Hayley Zagurski). 247 248 Hayley Zagurski, Senior Planner, presented item 4G, PP21-0009. 249 250 Commissioner Pruneda motioned to approve the extension of the item to a date certain of June 9, 251 2021. Motion seconded by Commissioner Anderson. Motion approved (6-0-0-0-0) 252 253 254 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Ronnie Anderson, and Mat Pruneda. 255

NAYS (0): None.

257 RECUSED (0): None
 258 ABSENT (0): None
 259 ABSTAINED (0): None.

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H. Consider a request by Beazer Homes Texas LP for approval of a Final Plat of Phase 2 of the Stark Farms Addition. The approximately 29.988-acre site is generally located on the north side of Long Road at the eastern terminus of Green Tree Drive, in the City of Denton, Denton County, Texas. (FP21-0011, Stark Farms Phase 2, Hayley Zagurski).

265266

Hayley Zagurski presented item 4H, FP21-0011.

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Commissioner Anderson motioned to approve the extension of the item to a date certain of June 9, 2021. Motion seconded by Commissioner Smith. Motion approved (6-0-0-0-0)

270271

- AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Ronnie Anderson, and Mat Pruneda.
- 274 NAYS (0): None.
- 275 RECUSED (0): None
- 276 ABSENT (0): None
- 277 ABSTAINED (0): None.

278279

5. PUBLIC HEARING

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A. Hold a public hearing and consider making a recommendation to City Council regarding a request by JBI Partners, Inc., on behalf of the Estate of Ernest Dewey Calvert, for a rezoning from Residential Rural (RR) District to Planned Development (PD) District. The 62.39-acre property is generally located on the north side of Hickory Creek Road and the south side of Creekdale Drive, approximately 600 feet west of the Riverpass Drive, in the City of Denton, Denton County, Texas. (PD20-0009, Parkside, Hayley Zagurski). STAFF IS REQUESTING THIS ITEM BE POSTPONED TO A DATE CERTAIN OF JUNE 9, 2021 DUE TO A NOTIFICATION ERROR.

288 289 290

Chair Rozell opened the public hearing.

291

- The following individual submitted a virtual comment card:
- Stephen Miller, 205 Sharon Rose Court, Denton, Texas, 76210.

294

Commissioner Smith motioned to approve the postponement of the item to a date certain of June 9, 2021. Motion seconded by Commissioner Ellis. Motion approved (6-0-0-0-0)

- 298 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Ronnie
- 299 Anderson, and Mat Pruneda.
- 300 NAYS (0): None.

RECUSED (0): None 301 ABSENT (0): None 302 ABSTAINED (0): None. 303 304 B. Hold a Public Hearing and consider making a recommendation to City Council 305 regarding a request by Brown Development 1 LTD to rezone approximately 95.18-306 acres from Neighborhood Residential 4 (NR4) District to a Planned Development (PD) 307 District and 5.25-acres from Neighborhood Residential & (NR7) District to a Planned 308 Development (PD) District, totaling approximately 100.43-acres. The 95.18-acre site 309 is generally located northwest of the intersection of Deerwood Parkway and Grant 310 Parkway and the 5.25-acre site is generally located northeast of the intersection of North 311 Loop 288 and Kings Row, in the City of Denton, Denton County, Texas. (PD21-0001, 312 Kings Way, Julie Wyatt). STAFF IS REQUESING THIS ITEM BE POSTPONED TO 313 A DATE CERTAIN OF JUNE 9, 2021. 314 315 Chair Rozell opened the public hearing. 316 317 The following individuals submitted a virtual comment card: 318 Stephen Miller, 205 Sharon Rose Court, Denton, Texas, 76210. 319 Paul Christopher, 3213 Staghorn Circle, Denton, Texas, 76208 320 Matthew Whitten, 3909 Fawn Drive, Denton, Texas, 76208 321 322 Commissioner Smith motioned to approve the postponement of the item to a date certain of June 323 9, 2021. Motion seconded by Commissioner Ellis. Motion approved (6-0-0-0) 324 325 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Ronnie 326 Anderson, and Mat Pruneda. 327 NAYS (0): None. 328 RECUSED (0): None 329 ABSENT (0): None 330 ABSTAINED (0): None. 331 332 C. Hold a public hearing and consider making a recommendation to City Council 333 regarding a request by V. Moore Enterprises LC to rezone approximately 1.535-acres 334 from Public Facilities (PF) District to Suburban Corridor (SC) District. The site is 335 generally located on the southside of West University Drive, approximately 972 feet 336 east of Malone Street, in the City of Denton, Denton County, Texas. (Z21-0001, 337 Commercial Zoning, Julie Wyatt). 338 339 Chair Rozell opened the public hearing.

340 341

Julie Wyatt presented item 5C, Z21-0001. A discussion followed.

342 343 344

Chair Rozell closed the public hearing.

345	
346	Commissioner Smith motioned to approve the item. Motion seconded by Commissioner
347	Anderson. Motion approved (6-0-0-0)
348	
349	AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Mat
350	Pruneda, and Ronnie Anderson.
351	NAYS (0): None.
352	RECUSED (0): None.
353	ABSENT (0): None
354	ABSTAINED (0): None.
355	
356	6. PLANNING AND ZONING COMMISSION PROJECT MATRIX
357	
358	Richard Cannone, Deputy Director of Development Services, gave an update on City Council.
359	
360	6. CONCLUDING ITEMS
361	
362	Chair Rozell closed the meeting at 7:05 p.m.
363	
	sylv (MHHA)
364	Y WWW.
365	Margie Ellig
366	Vice-Chair

Anderson, Motion approved (6-0-0-0-0) 328 AYES (C. Chair Andrew Rozell Commissioners: Margie Ellis Tim Strath, lason Cole, Met Pruneda, and Pomere Anderson. 330 RELETED (O), None 353 ARSENT (O) None 355 ARSENT (O) NONE (O) None 355 ARSENT (O) NONE (O) None 355 ARSENT (O) NONE (O) NON		34.5
AYES (A., Chair Andrew Rozellt Commissioners: Margie Ellis Tim Shuth, Jason Cole, Mat Prunedu, and Romer Anderson. NAVS (III) None RI (JISED (O), None RS ABSENT (O) Some APSTALISED (O), None APSTAL		346 347
Prince of and Romer Anderson. NAYS (II) None RELETISED (I). None ARSENT (II) vone APSTANSED (II) vone SSS APSTANSED (II) vone SSS APSTANSED (III) vone SSS APSTANSED (IIII) vone SSS APSTANSED (IIII) vone SSS APSTANSED (IIII) vone SSS APSTANSED (IIIII) vone SSS APSTANSED (IIIIIIIII) vone SSS APSTANSED (IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	AYES of a Chair Andrew Rozell, Commissioners: Marcie Ellis, Tim Struth, Jason Cole, Mat	
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SC AL CONCIDENT AND THE ASSETS SET CLAR Rozell closed the meeting at 7:05 p.m. 25.3		
361 361 Car Rozell closed the meeting at 7:05 p.m. 253	Reclaim Usam L., Seam Diestor of Daveloparan sal messpore on undire on ung for sedi	
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