

1 MINUTES
2 PLANNING AND ZONING
3 May 19, 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, May 19, 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, Tim Smith, Ronnie
11 Anderson, Mat Pruneda, and Jason Cole.
12

13 ABSENT: None
14

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

17 On the Phone: Mark Laird
18

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

23 **WORK SESSION**
24

25 Chair Andrew Rozell opened the Work Session at 5:03 p.m.
26

27 1. Citizen Comments on Consent Agenda Items
28

29 Chair Rozell noted that there was one (1) citizen comment on Consent Agenda item 3A.
30

31 2. Work Session Reports
32

33 A. Receive a report, hold a discussion, and give staff direction regarding Downtown
34 parking.
35

36 Ron Menguita, Principal Planner, and Cameron Robertson, Historic Preservation Officer,
37 presented the Work Session report to the board.
38

39 A discussion followed.
40

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

43 Commissioner Jason Cole noted that he would recuse himself from Consent Agenda Item 3A,

PP21-0006.

Mark Laird, Associate Planner, presented item 4A, PP21-0008.

Sean Jacobson, Assistant Planner, presented item 4B, PP21-0007.

Sean Jacobson presented item 4C, FP21-0013.

Sean Jacobson presented item 4D, PP21-0005.

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

Julie Wyatt presented item 4F, FP21-0012. She noted that the item was changed to reflect staff approval.

Hayley Zagurski, Senior Planner, presented it 4G, PP21-0009.

Hayley Zagurski presented item 4H, FP21-0011.

Public Hearing items 5A, PD20-0009 and 5B, PD21-0001, were postponed to a date certain of June 9, 2021.

Julie Wyatt presented item 5C, Z21-0001.

REGULAR MEETING

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:

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

ABSENT: None

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

On the Phone: Mark Laird

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

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.

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)

98 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Ronnie
99 Anderson, and Mat Pruneda.

100 NAYS (0): None.

101 RECUSED (0): None

102 ABSENT (0): None

103 ABSTAINED (0): None.

105 3. CONSENT AGENDA

106 A. Consider a request by Robson Denton Development, LP for approval of a Preliminary
107 Plat of the Robson Ranch Unit 26 Addition. The approximately 32.853-acre property
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 Robson Ranch Unit 26, Julie Wyatt)

112 Commissioner Jason Cole recused himself from this item.

114 The following individual submitted a virtual comment card:

115 Sherry Darby, 425 Magnolia 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)

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.

127 4. ITEMS FOR INDIVIDUAL CONSIDERATION

- 129 A. Consider a request by Alex Camunez, P.E. of Pacheco Koch, on behalf of Rayzor
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

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
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
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 (6-0-0-0-0)

162
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
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

property is generally located on the west side of Hilltop Road, approximately 2,435 feet south of the intersection of Hilltop Road and Brush Creek Road, in the Extraterritorial Jurisdiction of the City of Denton, Denton County, Texas. (FP21-0013, Hilltop Road Estates, Sean Jacobson).

Sean Jacobson presented item 4C, FP21-0013.

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

AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Ronnie Anderson, and Mat Pruneda.

NAYS (0): None.

RECUSED (0): None

ABSENT (0): None

ABSTAINED (0): None.

D. Consider a request by Priya Achariya of Wier & Associates, on behalf of the property owner, for a Preliminary Plat of YOLO First Addition. The approximately 6.838-acre property is generally located on the west side of Teasley Lane, approximately 692 feet north of the intersection of Teasley Lane and Hickory Creek Road, in the City of Denton, Denton County, Texas. (PP21-0005b, YOLO First Addition, Sean Jacobson).

Sean Jacobson presented item 4D, PP21-0005.

Commissioner Smith motioned to approve the item. Motion seconded by Commissioner Ellis. Motion approved (6-0-0-0-0)

AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Ronnie Anderson, and Mat Pruneda.

NAYS (0): None.

RECUSED (0): None

ABSENT (0): None

ABSTAINED (0): None.

E. Consider a request by Bloomfield Homes, LP. For approval of a Country Lakes North, Phase 5B. The approximately 19.491-acre tract of land is generally located northeast of the terminus of John Paine Road and south of Johnson Lane in the City of Denton, 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, 2021. Motion seconded by Commissioner Pruneda. Motion approved (6-0-0-0-0)

AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Ronnie Anderson, and Mat Pruneda.

NAYS (0): None.

RECUSED (0): None

ABSENT (0): None

ABSTAINED (0): None.

F. Consider a request by Creekview Estates, LLC for approval of a Final Plat for Creekview Estates Phase 1. The approximately 17.28-acre tract of land is generally located on the west side of Fincher Road, approximately 200 feet north of Karen Drive in the City of Denton's Extraterritorial Jurisdiction, Denton County, Texas. (FP21-0012, Creekview Estates Phase 1, Julie Wyatt).

Julie Wyatt presented item 4F, FP21-0012. She noted that staff recommendation had been changed to reflect approval

Commissioner Smith motioned to approve the item. Motion seconded by Commissioner Cole. Motion approved (6-0-0-0-0)

AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Ronnie Anderson, and Mat Pruneda.

NAYS (0): None.

RECUSED (0): None

ABSENT (0): None

ABSTAINED (0): None.

G. Consider a request by Phase 17 Investments LP and Phase 18 Investments LP, for a Preliminary Plat of I-35 Warehouse Addition. The approximately 23.623-acre subject property is generally located on the west side of I-35 North, approximately 690 feet north of Barthold Road, in the City of Denton, Denton County, Texas. (PP21-0009, I-35 Cold Storage, Hayley Zagurski).

Hayley Zagurski, Senior Planner, presented item 4G, PP21-0009.

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

AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Ronnie Anderson, and Mat Pruneda.

NAYS (0): None.

RECUSED (0): None
ABSENT (0): None
ABSTAINED (0): None.

- 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).

Hayley Zagurski presented item 4H, FP21-0011.

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)

AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Ronnie Anderson, and Mat Pruneda.

NAYS (0): None.

RECUSED (0): None

ABSENT (0): None

ABSTAINED (0): None.

5. PUBLIC HEARING

- 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.

Chair Rozell opened the public hearing.

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

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)

AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Ronnie Anderson, and Mat Pruneda.

NAYS (0): None.

301 RECUSED (0): None

302 ABSENT (0): None

303 ABSTAINED (0): None.

304
305 B. Hold a Public Hearing and consider making a recommendation to City Council
306 regarding a request by Brown Development 1 LTD to rezone approximately 95.18-
307 acres from Neighborhood Residential 4 (NR4) District to a Planned Development (PD)
308 District and 5.25-acres from Neighborhood Residential & (NR7) District to a Planned
309 Development (PD) District, totaling approximately 100.43-acres. The 95.18-acre site
310 is generally located northwest of the intersection of Deerwood Parkway and Grant
311 Parkway and the 5.25-acre site is generally located northeast of the intersection of North
312 Loop 288 and Kings Row, in the City of Denton, Denton County, Texas. (PD21-0001,
313 Kings Way, Julie Wyatt). STAFF IS REQUESTING THIS ITEM BE POSTPONED TO
314 A DATE CERTAIN OF JUNE 9, 2021.
315

316 Chair Rozell opened the public hearing.

317
318 The following individuals submitted a virtual comment card:

319 Stephen Miller, 205 Sharon Rose Court, Denton, Texas, 76210.

320 Paul Christopher, 3213 Staghorn Circle, Denton, Texas, 76208

321 Matthew Whitten, 3909 Fawn Drive, Denton, Texas, 76208

322
323 Commissioner Smith motioned to approve the postponement of the item to a date certain of June
324 9, 2021. Motion seconded by Commissioner Ellis. Motion approved (6-0-0-0-0)

325
326 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Ronnie
327 Anderson, and Mat Pruneda.

328 NAYS (0): None.

329 RECUSED (0): None

330 ABSENT (0): None

331 ABSTAINED (0): None.

332
333 C. Hold a public hearing and consider making a recommendation to City Council
334 regarding a request by V. Moore Enterprises LC to rezone approximately 1.535-acres
335 from Public Facilities (PF) District to Suburban Corridor (SC) District. The site is
336 generally located on the southside of West University Drive, approximately 972 feet
337 east of Malone Street, in the City of Denton, Denton County, Texas. (Z21-0001,
338 Commercial Zoning, Julie Wyatt).
339

340 Chair Rozell opened the public hearing.

341
342 Julie Wyatt presented item 5C, Z21-0001. A discussion followed.

343
344 Chair Rozell closed the public hearing.

Commissioner Smith motioned to approve the item. Motion seconded by Commissioner Anderson. Motion approved (6-0-0-0-0)

AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Mat Pruneda, and Ronnie Anderson.

NAYS (0): None.

RECUSED (0): None.

ABSENT (0): None

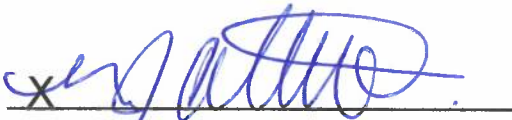
ABSTAINED (0): None.

6. PLANNING AND ZONING COMMISSION PROJECT MATRIX

Richard Cannone, Deputy Director of Development Services, gave an update on City Council.

6. CONCLUDING ITEMS

Chair Rozell closed the meeting at 7:05 p.m.



Margie Ellis
Vice-Chair

