

MINUTES
PLANNING AND ZONING
June 23, 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, June 23, 2021, at 4:00 p.m. in the Council Chambers 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, Jason Cole, Eric Pruett, and Donald McDade

ABSENT: Ronnie Anderson

STAFF: Hayley Zagurski, Julie Wyatt, Sean Jacobson, Karina Maldonado, Cameron Robertson, Mack Reinwand, and Selena Dillard.

WORK SESSION

Chair Andrew Rozell opened the Work Session at 4:02 p.m. He noted that Commissioners Ronnie Anderson and Margie Ellis were absent.

Commissioner Margie Ellis arrived at 4:05 p.m.

1. Citizen Comments on Consent Agenda Items

The following individual submitted a virtual comment card on item PP21-0004b:
Aaron Ketchand, 14114 Dallas Parkway Suite 265, Dallas, Texas, 75254

2. Work Session Reports

A. Receive a report, hold a discussion, and give staff input regarding Phase II of the Americans with Disabilities Act (ADA) Transition Plan

Stuart Birdseye, Assistant to the City Manager, Carin Zeman, Recreation Coordinator, and Gary Packan, Director of Parks and Recreation, presented to the Commission.

A discussion followed.

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

Hayley Zagurski, Interim Planning Director, presented item 4A, PP21-0010.

1
2 Karina Maldonado, Assistant Planner, presented item 4B, PP21-0011

3
4 Hayley Zagurski, presented item 4C, FR21-0006.

5
6 Karina Maldonado presented item 4D, ZCP21-0012.

7
8 Sean Jacobson, Assistant Planner, presented item 5B, PD21-0003. A discussion followed.

9
10 Julie Wyatt presented item 5C, PD21-0001c. A discussion followed. Becky Diviney, Director of
11 Capital Projects, and Chandra Muruganandham, Senior Engineer, spoke on the item.

12
13 Cameron Robertson, Historic Preservation Officer, presented item 5D, Z21-0005.

14
15 Commissioner Tim Smith requested that item 5D be presented before item 5C.

16
17 Chair Rozell closed the Work Session at 5:43 p.m.

18 19 **REGULAR MEETING**

20
21 The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, June 23,
22 2021 at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney at which time the
23 following items were considered:

24
25
26 **PRESENT:** Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Eric Pruett,
27 Donald McDade, and Jason Cole.

28
29 **ABSENT:** Ronnie Anderson

30
31 **STAFF:** Hayley Zagurski, Julie Wyatt, Sean Jacobson, Karina Maldonado, Cameron
32 Robertson, Mack Reinwand and Selena Dillard.

33
34
35 Chair Andrew Rozell opened the Regular Meeting at 6:31 p.m.

36
37 Chair Rozell noted that Commissioner Ronnie Anderson was absent from this meeting.

38 39 **1. PLEDGE OF ALLEGIANCE**

40 **A. U.S. Flag**

41 **B. Texas Flag**

42
43

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

3 A. Consider the approval of the June 9, 2020 meeting minutes.

4
5 Commissioner Tim Smith motioned to approve the June 9, 2021 meeting minutes. Motion
6 seconded by Commissioner Margie Ellis. Motion approved (6-0-0-1-0)

7
8 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Eric
9 Pruett, and Donald McDade.

10 NAYS (0): None.

11 RECUSED (0): None.

12 ABSENT (1): Ronnie Anderson

13 ABSTAINED (0): None.

14
15 3. CONSENT AGENDA

16 A. Consider a request by Lee Allison of Allison Engineering Group, on behalf of NWQ
17 Teasley Partners, LLC, for a Final Plat of Denton Texas Medical Clinic. The
18 approximately 1.202-acre property is generally located on the west side of Teasley,
19 approximately 525 feet north of the intersection of Teasley Lane and Hickory Creek
20 Road, in the City of Denton, Denton County, Texas. (FP21-0016, Denton Texas
21 Medical Clinic, Sean Jacobson).

22
23 B. Consider a request by Robson Denton Development, LP for approval of a Preliminary
24 Plat for Robson Ranch Unit 6.2. The approximately 21.9-acre site is generally located
25 at the northeast corner of Banded Iron Lane and Crestview Drive in the City of
26 Denton, Denton County, Texas. (PP19-0024, Robson Ranch Unit 6.2, Julie Wyatt).

27
28 C. Consider a request by JAMP GANZER, LP for approval of a Preliminary Plat of the
29 Reserve on Ganzer Addition. The approximately 125.01-acre property is generally
30 located on the north side of Ganzer Road, approximately 1,460 feet east of Rector
31 Road, in the City of Denton's Extraterritorial Jurisdiction, Denton County, Texas.
32 (PP21-0004b, The Reserve on Ganzer, Julie Wyatt).

33
34 Commissioner Ellis motioned to approve the Consent Agenda. Motion seconded by
35 Commissioner Jason Cole. Motion approved (6-0-0-1-0)

36
37 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Eric
38 Pruett, and Donald McDade.

39 NAYS (0): None.

40 RECUSED (0): None.

41 ABSENT (1): Ronnie Anderson

42 ABSTAINED (0): None.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Consider a request by Earl Escobar, P.E. of Crannell Engineering, on behalf of Hive Management, LLC., for a Preliminary Plat of Windsor Oaks Phase 2 Addition. The approximately 42.966-acre subject property is located on the south line of Silver Dome Road, East Line of Farris Road and West line of Cooper Creek Road, in the City of Denton, Denton County, Texas. (PP21-0010 Windsor Oaks Phase 2 Addition, Mark Laird).

Hayley Zagurski presented item 4A, PP21-0010.

The following individuals submitted a virtual comment card:

Brian Bentley, 2528 Jamestown Lane
Cindy David, 5201 Farris Road, Denton, Texas, 76208
Brendan Kennelly, 5058 Oak Bend Circle, Denton, Texas, 76208
Jerry Morgan, 5046 Oak Bend Circle, Denton, Texas, 76208
Jeff Krueger, 3905 Deer Forest Drive, Denton, Texas, 76208
Sherry Krueger, 3905 Deer Forest Drive, Denton, Texas, 76208
Debbie Parrish, 3912 White Tail Drive, Denton, Texas, 76208
Craig Parrish, 3912 White Tail Drive, Denton, Texas, 76208
Carolyn Smith, 4224 Hartlee Field Road, Denton, Texas, 76208
Lauren Bonenberger, 5633 Woodland Hills Drive, Denton, Texas, 76208
Colleen Graham, 3010 Hartlee Court, Denton, Texas, 76208
Greg Graham, 3010 Hartlee Court, Denton, Texas, 76208
Mary Arndt, 3375 Hartlee Field Road, Denton, Texas, 76208
Robert Tickner, 3900 Deer Forest Drive, Denton, Texas, 76208
Roger Cox, 3912 Deer Forest Drive, Denton, Texas, 76208
Jackie Thames, 3912 Deer Forest Drive, Denton, Texas, 76208
Mike Gregory, 4524 Coyote Point, Denton, Texas, 76208
Ned Woodbridge, 3596 Hartlee Field Road, Denton, Texas, 76208
Stephen Arndt, 3375 Hartlee Field Road, Denton, Texas, 76208
Martha Tarlton, 3429 Farris Road, Denton, Texas, 76208
Timothy Tarlton, 3429 Farris Road, Denton, Texas, 76208
Gary Acord, 3120 Deerfield Drive, Denton, Texas, 76208
Toni Tissaw, 3916 Fawn Drive, Denton, Texas, 76208
Mary Tickner, 3900 Deer Forest Drive, Denton, Texas, 76208
Jakob Vingren, 3213 Deerfield, Denton, Texas, 76208
Shauna Seran, 2720 Hartlee Court, Denton, Texas, 76208
Ashleigh McClendon, 0 Pine Trail, Denton, Texas, 76208

Commissioner Smith motioned to deny the item. Motion seconded by
Commissioner Jason Cole. Motion approved (6-0-0-1-0)

1 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Eric
2 Pruett, and Donald McDade.

3 NAYS (0): None.

4 RECUSED (0): None.

5 ABSENT (1): Ronnie Anderson

6 ABSTAINED (0): None.

7
8 B. Consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of
9 Habitat for Humanity of Denton County for approval of a Preliminary Plat of the
10 Habitat Village Addition. The approximately 8-acre site is generally located on the
11 east side of Duncan Street, in the City of Denton, Denton County, Texas. (PP21-0011,
12 Habitat Village, Karina Maldonado).

13
14 Karina Maldonado presented item 4B, PP21-0011.

15
16 Commissioner Smith motioned to approve the extension of the item to a date certain of July 14,
17 2021. Motion seconded by Commissioner Cole. Motion approved (6-0-0-1-0)

18
19 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Eric
20 Pruett, and Donald McDade.

21 NAYS (0): None.

22 RECUSED (0): None.

23 ABSENT (1): Ronnie Anderson

24 ABSTAINED (0): None.

25
26 C. Consider a request by Brock A. Pfister of Kimley-Horn and Associates, Inc., on
27 behalf of Kevin Lazares of Forestar (USA) Real Estate Group, for approval of a Final
28 Replat of the Eagle Creek – Phase 4 Addition. The approximately 32.320-acre site is
29 generally located south of Parvin Street and north and west of Roselawn Drive, in the
30 City of Denton, Denton County, Texas. (FR21-0006, Eagle Creek – Phase 4, Ron
31 Mengueta).

32
33 Hayley Zagurski presented item 4C, FR21-0006

34
35 Commissioner Smith motioned to approve the extension of the item to a date certain of July 14,
36 2021. Motion seconded by Commissioner Ellis. Motion approved (6-0-0-1-0)

37
38 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Eric
39 Pruett, and Donald McDade.

40 NAYS (0): None.

41 RECUSED (0): None.

42 ABSENT (1): Ronnie Anderson

43 ABSTAINED (0): None.

44

1 D. Consider a request by Tyler Day of urban Structure, on behalf of Prime Denton
2 Properties, LLC for approval of a Site Plan for Phase 2 and amendment of Phase 1 of
3 a medical office building development within the Rayzor Ranch South Addition. The
4 approximately 3.784-acre subject site is generally located on the northeast corner of
5 the intersection of Interstate 35 and Scripture Street, in the City of Denton, Denton
6 County, Texas. (ZCP21-0012, Rayzor Medical Office Building Phase 2, Karina
7 Maldonado).

8
9 Karina Maldonado presented item 4D, ZCP21-0012.

10
11 Commissioner Smith motioned to approve the item with staff recommendations. Motion
12 seconded by Commissioner Cole. Motion approved (6-0-0-1-0)

13
14 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Eric
15 Pruett, and Donald McDade.

16 NAYS (0): None.

17 RECUSED (0): None.

18 ABSENT (1): Ronnie Anderson

19 ABSTAINED (0): None.

20
21 5. PUBLIC HEARING

22
23 Commissioner Smith asked that item 5D be heard before item 5C.

24
25 A. Hold a public hearing and consider making a recommendation to City Council
26 regarding a request by the City of Denton to rezone approximately 30.43-acres from
27 Public Facilities (PF) District to Light Industrial (LI) District. The subject is generally
28 located on the south side of Jim Christal Road, approximately 900 feet east of Thomas
29 J Egan Road, in the City of Denton, Denton County, Texas. (Z21-0007, Jim Christal
30 Road Rezoning, Karina Maldonado) STAFF IS REQUESTING THIS ITEM BE
31 POSTPONED TO A DATE CERTAIN OF JULY 14, 2021.

32
33 Chair Rozell opened the public hearing.

34
35 Commissioner Smith motioned postpone the item to a date certain of July 14, 2021. Motion
36 seconded by Commissioner Eric Pruett. Motion approved (6-0-0-1-0)

37
38 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Eric
39 Pruett, and Donald McDade.

40 NAYS (0): None.

41 RECUSED (0): None.

42 ABSENT (1): Ronnie Anderson

43 ABSTAINED (0): None.

44

1 B. Hold a public hearing and consider making a recommendation to City Council
2 regarding a request by Rob Baldwin, on behalf of the property owner, to rezone
3 approximately 17.805-acre site is generally located 275 feet north of the intersection of
4 N Bonnie Brae Street, and Capril Al Lago Drive, in the City of Denton, Denton County,
5 Texas. (PD21-0003, Perch, Sean Jacobson).

6
7 Chair Rozell opened the public hearing.

8
9 Sean Jacobson presented item 5B, PD21-0003.

10 David West, Applicant, and Ros Baldwin, Applicant's legal counsel, presented to the Commission.

11 A discussion followed.

12
13 The following individuals spoke on the item:

14 Michael Denney, 2200 Overlook Lane, Denton, Texas, 76207

15 Drew Christ, 2208 Carriage Hill, Denton, Texas, 76207

16
17 The following individual submitted a virtual comment card:

18 Melissa Buffington, 2201 Crestmeadow Street, Denton, Texas, 76207

19
20 Chair Rozell closed the public hearing.

21
22 Commissioner Smith motioned to approve the item with staff recommendations. Motion
23 seconded by Commissioner Margie Ellis. Motion approved (6-0-0-1-0)

24
25 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Eric
26 Pruett, and Donald McDade.

27 NAYS (0): None.

28 RECUSED (0): None.

29 ABSENT (1): Ronnie Anderson

30 ABSTAINED (0): None.

31
32 C. Hold a public hearing and consider making a recommendation to City Council
33 regarding a request by Brown Development 1 LTD to rezone approximately 95.18-
34 acres from Neighborhood Residential 4 (NR4) District to a Planned Development (PD)
35 District and 5.25-acres from Neighborhood Residential 7 (NR7) District to a Planned
36 Development (PD) District, totaling approximately 100.43-acres. The 95.18-acre site
37 is generally located northwest of the intersection of Deerwood Parkway and Grant
38 Parkway and the 5.25-acre site is generally located northeast of the intersection of North
39 Loop 288 and Kings Row, in the City of Denton, Denton County, Texas. (PD21-0001c,
40 Kings Ways, Julie Wyatt).

41
42 Chair Rozell opened the public hearing.

43
44 Julie Wyatt presented item 4C, PD21-0001.

1 Jim Strange, Applicant, and Thomas Fletcher, Applicant, presented to the Commission.

2 The following individuals spoke on the item:

3 Shauna Serano, 2720 Hartlee Court, Denton, Texas, 76208

4 Reid Ferring, 4572 Coyote Pointe, Denton, Texas, 76208

5 Eva Cadwallader, 2920 Fawn Drive, Denton, Texas, 76208

6 Tom Silva, 2201 Longmeadow Road, Denton, Texas, 76208

7 Vickie McGovern, 3110 Hartlee Field Road, Denton, Texas, 76208

8 Bud Vokoun, 3909 Grant Parkway, Denton, Texas, 76208

9 Judith Michalewicz, 3921 Fawn Drive, Denton, Texas, 76208

10 RJ Miller, 5045 Oak bend Circle, Denton, Texas, 76208

11 Debra Mills, 3907 Whitetail Drive, Denton, Texas, 76208

12 The following individuals submitted a virtual comment card:

13 Anna Modrow, 3804 Deer Forest Drive, Denton, Texas, 76208

14 Chris Modrow, 3804 Deer Forest Drive, Denton, Texas, 76208

15 Brian Bentley, 2528 Jamestown Lane, Denton, Texas, 76208

16 Barbara Gatlin, 3812 Deer Forest Drive, Denton, Texas, 76208

17 Debra Mills, 3907 Whitetail Drive, Denton, Texas, 76208

18 Ryan Cole, 3841 Grant Parkway, Denton, Texas, 76208

19 Ann Woodbridge, 3596 Hartlee Field Road, Denton, Texas, 76208

20 Cindy David, 5201 Farris Road, Denton, Texas, 76208

21 Pat Courtney, 3941 Fawn Drive, Denton, Texas, 76208

22 Brendan Kennelly, 5058 Oak Bend Circle, Denton, Texas, 76208

23 Jeff Krueger, 3905 Deer Forest Drive, Denton, Texas, 76208

24 Sherry Krueger, 3905 Deer Forest Drive, Denton, Texas, 76208

25 Debbie Parrish, 3912 White Tail Drive, Denton, Texas, 76208

26 Craig Parrish, 3912 White Tail Drive, Denton, Texas, 76208

27 Jerry Morgan, 5046 Oak Bend Circle, Denton, Texas, 76208

28 Carolyn Smith, 4224 Hartlee Field Road, Denton, Texas, 76208

29 Paul Whitlock, 3824 Deer Forest Drive, Denton, Texas, 76208

30 Karen Whitlock, 3824 Deer Forest Drive, Denton, Texas, 76208

31 Lauren Bonenberger, 5633 Woodland Hills Drive, Denton, Texas, 76208

32 Colleen Graham, 3010 Hartlee Court, Denton, Texas, 76208

33 Greg Graham, 3010 Hartlee Court, Denton, Texas, 76208

34 Mary Arndt, 3375 Hartlee Field Road, Denton, Texas, 76208

35 Susan Stanfield, 3209 Deerfield Drive, Denton, Texas, 76208

36 Robert Tickner, 3900 Deer Forest Drive, Denton, Texas, 76208

37 Carolyn Barnes, 5504 Woodland Hills Drive, Denton, Texas, 76208

38 Roger Cox, 3912 Deer Forest Drive, Denton, Texas, 76208

39 Jackie Thames, 3912 Deer Forest Drive, Denton, Texas, 76208

40 Tanner Trejo, 2401 East Windsor Drive, Denton, Texas, 76209

41 Neely Trejo, 2401 East Windsor Drive, Denton, Texas, 76209

1 Crystal Trejo, 2401 East Windsor Drive, Denton, Texas, 76209
2 Ryan Hatchell, 3001 Megan Street, Denton, Texas, 76209
3 Robbie McCarty, 3901 Deer Forest Drive, Denton, Texas, 76208
4 Brittany Hatchell, 3001 Megan Street, Denton, Texas, 76209
5 Mark Cohagen, 815 Edgewood Place, Denton, Texas, 76209
6 Joan Cohagen, 815 Edgewood Place, Denton, Texas, 76209
7 Cole McCarty, 3901 Deer Forest Drive, Denton, Texas, 76208
8 Lisa McCarty, 3901 Deer Forest Drive, Denton, Texas, 76208
9 Mike Gregory, 4524 Coyote Point, Denton, Texas, 76208
10 Delaney Gregory, 4524 Coyote Point, Denton, Texas, 76208
11 Sheri Steward, 5012 Golden Circle, Denton, Texas, 76208
12 Brett Steward, 5012 Golden Circle, Denton, Texas, 76208
13 Diane Heathcock, 5016 Golden Circle, Denton, Texas, 76208
14 Stephen Arndt, 3375 Hartlee Field Road, Denton, Texas, 76208
15 Gene Heathcock Jr., 5016 Golden Circle, Denton, Texas, 76208
16 Ned Woodbridge, 3596 Hartlee Field Road, Denton, Texas, 76208
17 Martha Tarlton, 3429 Farris Road, Denton, Texas, 76208
18 Timothy Tarlton, 3429 Farris Road, Denton, Texas, 76208
19 Norman Mills, 3907 Whitetail Drive, Denton, Texas, 76208
20 Larry White, 3217 Deerfield Drive, Denton, Texas, 76208
21 Toni Tissaw, 3916 Fawn Drive, Denton, Texas, 76208
22 Mary Tickner, 3900 Deer Forest Drive, Denton, Texas, 76208
23 Gary Acord, 3120 Deerfield Drive, Denton, Texas, 76208
24 Regina Courtney, 3941 Fawn Drive, Denton, Texas, 76208
25 Jakob Vingren, 3213 Deerfield, Denton, Texas, 76208
26 Reid Ferring, 4572 Coyote Point, Denton, Texas, 76208
27 Ashleigh McClendon, 0 Pine Trail, Denton, Texas, 76208

28
29 Chair Rozell closed the public hearing. A discussion followed.

30
31 Commissioner Smith motioned to approve the item with staff conditions. Motion seconded by
32 Commissioner Ellis. Motion approved (5-1-0-1-0)

33
34 AYES (5): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, and
35 Donald McDade.

36 NAYS (1): Eric Pruett

37 RECUSED (0): None.

38 ABSENT (1): Ronnie Anderson

39 ABSTAINED (0): None.

40
41 D. Hold a public hearing and consider making a recommendation to City Council
42 regarding a request by Steven Homeyer, on behalf of the property owner, to rezone
43 approximately 0.326-acres from Mixed-Use Neighborhood (MN) and Residential4
44 (R4) Districts to a Residential 6 (R⁶) District. The 0.326-acre site is generally located

southeast of the intersection of Robertson Street and Skinner Street, in the City of Denton, Denton County, Texas. (Z21-0005, 418 Robertson Duplex, Cameron Robertson).

Chair Rozell opened the public hearing.

Cameron Robertson presented item 4D, Z21-0005. A discussion followed.

Chair Rozell closed the public hearing.

Commissioner Smith motioned to approve the item with staff recommendations. Motion seconded by Commissioner Cole. Motion approved (6-0-0-1-0)

AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Eric Pruett, and Donald McDade.

NAYS (0): None.

RECUSED (0): None.

ABSENT (1): Ronnie Anderson

ABSTAINED (0): None.

6. PLANNING AND ZONING COMMISSION PROJECT MATRIX

Hayley Zagurski, Interim Planning Director, gave an update of City Council decisions, as well as upcoming work session reports.

Chair Rozell asked that an item be added to the matrix pertaining to the criteria for why plats are recommended for denial.

6. CONCLUDING ITEMS

Chair Rozell closed the meeting at 9:26 p.m.

X

Andrew Rozell
Chair