

MINUTES
PLANNING AND ZONING COMMISSION
July 14, 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, July 14, 2021, at 4:33 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Ronnie Anderson, Eric Pruett, and Donald McDade.

ABSENT: Commissioner Jason Cole (excused)

WORK SESSION

1. Citizen Comments on Consent Agenda Items

None

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

- Agenda items presented; no discussion followed:
 - 4A (FP20-0027), 4B (PP21-0012), 4C (FR21-0006), and 4D (PP21-0011)
- Agenda items presented; discussion followed:
 - 4E (ZCP21-0017), 5A (Z21-0007), 5B (Z20-0005), 5C (CA21-0001), and 5D (Z21-0002)

The Work Session at 5:52 p.m.

REGULAR MEETING

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Regular Meeting on Wednesday, July 14, 2021 at 6:32 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

PRESENT: Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Ronnie Anderson, Eric Pruett, and Donald McDade.

ABSENT: Commissioner Jason Cole (excused)

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 June 23, 2021 meeting minutes.

Commissioner Smith moved to approve the item as presented. Motion seconded by Commissioner Ellis. Motion carried.

AYES (6): Chair Rozell, Commissioners: Ellis, Smith, Anderson, Pruett, and McDade

NAYS (0): None

ABSENT (1): Commissioner Jason Cole

3. CONSENT AGENDA

A. FP21-0018: Consider a request by Beazer Homes Texas LP for approval of a Final Plat of Phase 3 of the Stark Farms Addition. The approximately 25.602-acre site is generally located on the north side of Long Road at the western terminus of Briarbrook Drive, in the City of Denton, Denton County, Texas. (FP21-0018, Stark Farms Phase 3, Hayley Zagurski)

B. PP21-0013: Consider a request by Key Ventures, LLC for approval of a Preliminary Plat of the Mission Street Offices Addition- Phase 2. The approximately 2.63-acre property is generally located on the southeast corner of Fort Worth Drive (US 377) and Mission Street, in the City of Denton, Denton County, Texas. (PP21-0013, Mission Street Offices, Julie Wyatt.)

Commissioner Ellis moved to adopt the Consent Agenda as presented. Motion seconded by Commissioner Smith. Motion carried.

AYES (6): Chair Rozell, Commissioners: Ellis, Smith, Anderson, Pruett, and McDade

NAYS (0): None

ABSENT (1): Commissioner Jason Cole

4. ITEMS FOR INDIVIDUAL CONSIDERATION

C. FP20-0027: Consider a request by Chris Franke of LEMC, Inc. for a Final Plat of The Woodlands Addition. The approximately 120.08-acre site is generally located on the north side of E. McKinney Street and on the west side of Trinity Road in the City of Denton, Denton County, Texas. (FP20-0027, The Woodlands, Hayley Zagurski)

Commissioner Smith moved to approve the item. Motion seconded by Commissioner Anderson. Motion carried.

AYES (6): Chair Rozell, Commissioners: Ellis, Smith, Anderson, Pruett, and McDade

NAYS (0): None

ABSENT (1): Commissioner Cole

- D. PP21-0012: Consider a request by South I-35 Industrial LP, for a Preliminary Plat of Urban Logistics Addition. The approximately 34.51-acre subject property is generally located on the south side of the I-35 East Service Road, approximately 672 feet west of Sam Bass Boulevard, in the City of Denton, Denton County, Texas. (PP21-0012, Urban Logistics, Hayley Zagurski).

Commissioner Smith moved to approve the extension of the item to a date certain of August 4, 2021. Motion seconded by Commissioner Ellis. Motion carried.

AYES (6): Chair Rozell, Commissioners: Ellis, Smith, Anderson, Pruett, and McDade

NAYS (0): None

ABSENT (1): Commissioner Cole

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

Commissioner Anderson moved to deny the item. Motion seconded by Commissioner Smith. Motion carried to deny.

AYES (6): Chair Rozell, Commissioners: Ellis, Smith, Anderson, Pruett, and McDade

NAYS (0): None

ABSENT (1): Commissioner Cole

- F. PP21-0011b: Consider a request by Steven Homeyer Engineering, Inc. on behalf of Habitat for Humanity of Denton County for approval of a Preliminary Plat of the Habitat Village Addition. The approximately 8-acre site is generally located on the west side of Duncan Street and the east side of Hill Street, approximately 240 feet north of Smith Street, in the City of Denton, Denton County, Texas. (PP21-0011b, Habitat Village, Karina Maldonado).

The item was presented. No discussion followed

Chair Rozell moved to approve the item. Motion seconded by Commissioner Smith. Motion carried.

AYES (6): Chair Rozell, Commissioners: Ellis, Smith, Anderson, Pruett, and McDade

NAYS (0): None

ABSENT (1): Commissioner Cole

- G. ZCP21-0017: Consider a request by Allegiance Hillview LP for approval of a Site Plan for a multifamily development to be constructed within the Rayzor Ranch South Mixed-Use Subarea. The approximately 5.906-acre property is generally on the east side of heritage Trail between Linden Street and Panhandle Drive in the City of Denton, Denton County, Texas. (ZCP21-0017, Rayzor Ranch Multifamily – Heritage Trail, Karina Maldonado)

The item was presented. Gerald Lueke, Applicant, also presented the item.

Discussion followed.

Commissioner Smith moved to approve the item with staff recommendation. Motion seconded by Commissioner Ellis. Motion carried.

AYES (6): Chair Rozell, Commissioners: Ellis, Smith, Anderson, Pruett, and McDade

NAYS (0): None

ABSENT (1): Commissioner Cole

5. PUBLIC HEARING

- A. Z21-0007c: Hold a public hearing and consider making a recommendation to City Council regarding a request by the City of Denton to rezone approximately 30.43 acres from Public Facilities (PF) District to Light Industrial (LI) District. The subject site is generally located on the south side of Jim Christal Road, approximately 900 feet east of Thomas J Egan Road, in the City of Denton, Denton County, Texas. (Z21-0007c, Jim Christal Road Rezoning, Karina Maldonado)

Chair Rozell opened the public hearing

The item was presented, and no discussion followed.

With no further commentary, the public hearing was closed.

Commissioner Smith moved to adopt the item as presented. Motion seconded by Commissioner Anderson. Motion carried.

AYES (6): Chair Rozell, Commissioners: Ellis, Smith, Anderson, Pruett, and McDade

NAYS (0): None

ABSENT (1): Commissioner Cole

- B. Z20-0005b: Hold a public hearing and consider making a recommendation to City Council regarding a request by Westview Commercial LP to rezone approximately 98 acres from Mixed-Use Regional (MR) District to Light Industrial (LI) District. The site is generally located at the southwest corner of the I-35 Southbound Service Road and FM 1173, in the City of Denton, Denton County, Texas. (Z20-00 98 acres from Mixed-Use Regional (MR) District to Light Industrial (LI) District. The site is generally located at the southwest corner of the I-35 Southbound Service Road and FM 1173, in the City of Denton, Denton County, Texas. (Z20-0005b, Denton Commerce Center, Julie Wyatt)

Chair Rozell opened the public hearing.

The item was presented. Todd Finley and Brad Copeland, Applicants, also presented the item.

Discussion followed.

With no further commentary, the public hearing was closed.

Commissioner Smith moved to adopt the item. Motion seconded by Commissioner Ellis. Motion carried.

AYES (5): Chair Rozell, Commissioners: Ellis, Smith, Pruett, and McDade

NAYS (1): Commissioner Anderson

ABSENT (1): Commissioner Cole

C. CA21-0001: Hold a public hearing and consider making a recommendation to City Council regarding a request by Westview Commercial LP for a Comprehensive Plan Amendment to modify the Mobility Plan to remove a section of Cindy Lane and maintain the alignment of FM 1173. The section of Cindy Road is generally located west of the I-35 Southbound Service Road, extending 4300 feet south of the future Loop 288 extension and 5100 feet north of the future Loop 288 extension. The section of FM 1173 is generally located at the intersection of I-35 and Hwy 77. Both roadways are located in the City of Denton, Denton County, Texas. (CA21-0001, Denton Commerce Center, Julie Wyatt)

Chair Rozell opened the public hearing

The item was presented.

Discussion followed.

The following individuals spoke on the item:

Michael Marshall, 2892 Marshall Road, Denton, Texas 76207

Arthur Smuck, 5100 Barthold Road, Denton, Texas 76207

Ken Chambers, 2099 Marshall Road, Denton, Texas 76207

With no further commentary, the public hearing was closed.

Discussion continued.

Commissioner Anderson moved to adopt the item. Motion seconded by Commissioner Smith. Motion carried.

AYES (4): Chair Rozell, Commissioners: Ellis, Smith, and Anderson.

NAYS (2): Commissioners: Pruett and McDade

ABSENT (1): Commissioner Cole

D. Z21-0002: Hold a public hearing and consider making a recommendation to City Council regarding a request by Lee Allison of Allison Engineering, on behalf of the property owners, to rezone approximately 24.93 acres from Planned Development (PD) District and Light Industrial (LI) District to General Office (GO) District, and approximately 23.47 acres from Planned Development (PD) District to Mixed-Use Neighborhood (MN) District, and approximately 9.7 acres from Planned Development (PD) District to Light Industrial (LI) District, totaling approximately 58.55 acres. The subject site is generally located on the southeast corner of the intersection of University Drive and Loop 288, in the City of Denton, Denton County, Texas. (Z21-0002, Prominence Way, Sean Jacobson).

Chair Rozell opened the public hearing

The item was presented. Lee Allison, Applicant, also presented the item.

Discussion followed.

With no further commentary, the public hearing was closed.

Commissioner Smith moved to adopt the item with a recommendation to staff to have a park dedication agreement or discussion when the item was brought before City Council. Motion seconded by Commissioner Anderson. Motion carried.

AYES (6): Chair Rozell, Commissioners: Ellis, Smith, Anderson, Pruett, and McDade

NAYS (0): None

ABSENT (1): Commissioner Cole

6. PLANNING AND ZONING COMMISSION PROJECT MATRIX

Commissioner Smith requested the draft mobility plan be made available to the Commission.

Chair Rozell requested that a formal orientation be in place for new Commissioners.

7. CONCLUDING ITEMS

None

With no further business, the meeting was adjourned at 8:24 p.m.

X

Andrew Rozell
Planning & Zoning Chair

X

Selena Dillard
Administrative Assistant