

MINUTES  
PLANNING AND ZONING COMMISSION  
July 28, 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 28, 2021, at 5:06 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

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

ABSENT: Commissioner Tim Smith

**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:
  - 2A (PP21-0014), 2B (FP21-0017), 2C (PP21-0015)

**3. Work Session Reports**

The report was presented, a discussion followed.

The Work Session ended at 5:14 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 28, 2021 at 6:31 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

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

ABSENT: Commissioner Tim Smith

**1. PLEDGE OF ALLEGIANCE**

- A. U.S. Flag
- B. Texas Flag

## **2. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. PP21-0014: Consider a request by Primoris Services Corporation, for a Preliminary Plat of Primoris Services Corporation Addition, Lot 1, Block A. The approximately 30.00-acre subject property is generally located on the west side of the I-35 East Service Road, approximately 1,700 feet north of Barthold Road, in the City of Denton, Denton County, Texas. (PP21-0014, Primoris Services Corporation Addition, Hayley Zagurski).

The item was presented. No discussion followed

Commissioner Anderson moved to approve the extension of the item to a date certain of August 18, 2021. Motion seconded by Commissioner Ellis. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner Smith

- B. FP21-0017: Consider a request by Robson Denton Development, LP for approval of a Final Plat for Robson Ranch Unit 6.2. The approximately 21.9-acre site is generally located at the northeast corner of Banded Iron Lane and Crestview Drive in the City of Denton, Denton County, Texas. (FP21-0017, Robson Ranch Unit 6.2, Julie Wyatt)

The item was presented. No discussion followed

Commissioner Ellis moved to approve the extension of the item to a date certain of August 18, 2021. Motion seconded by Commissioner Anderson. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner Smith

- C. PP21-0015: Consider a request by Nathan Forney of Kimley-Horn and Associates, Inc., on behalf of Ed Wolski of Trustee and Virginia Fryman, for approval of a Preliminary Plat of the Exeter Martino Property Westpark Phase 3 Addition. The approximately 90.436-acre site is generally located south of Jim Christal Road and approximately 700 feet east of Masch Branch Road, in the City of Denton, Denton County, Texas. (PP21-0015, Exeter Martino Property Westpark Phase 3, Ron Menguita).

The item was presented. No discussion followed

Commissioner Ellis moved to approve the extension of the item to a date certain of August 18, 2021. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner Smith

### **3. PUBLIC HEARING**

A. PD21-0002: The City of Denton Planning and Zoning Commission will hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 32.11 acres from Mixed Use Regional (MR) District to a Planned Development (PD) District. The site is generally located south of North Loop 288, southwest of Hwy 77 (North Elm Street), and west of North Bonnie Brae Street, in the City of Denton, Denton County, Texas. THE REQUEST IS BEING POSTPONED TO A DATE CERTAIN OF AUGUST 4, 2021.

Chair Rozell opened the public hearing

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

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

NAYS (0): None

ABSENT (1): Commissioner Smith

### **4. PLANNING AND ZONING COMMISSION PROJECT MATRIX**

Staff provided an update of City Council decisions as well as upcoming work session reports.

### **7. CONCLUDING ITEMS**

None

With no further business, the meeting was adjourned at 6:37 p.m.

  
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Margie Ellis  
Planning and Zoning Vice-Chair

  
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Selena Dillard  
Administrative Assistant