

MINUTES
PLANNING AND ZONING COMMISSION
August 18, 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, August 18, 2021, at 4:37 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Vice-Chair Margie Ellis, Commissioners: Jason Cole, Eric Pruett, Donald McDade, and Ronnie Anderson

ABSENT: Chair Andrew Rozell and Commissioner Tim Smith

Note: Commissioner Ronnie Anderson arrived at 5:04 p.m.

WORK SESSION

1. Citizen Comments on Consent Agenda Items

None

2. Work Session Reports

A. Receive a report and hold a discussion regarding general topics in zoning

The item was presented, and a discussion followed.

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

- Agenda items presented; no discussion followed:
 - 4A (PE21-0003), 4B (PP20-0029), 4D (FP21-0023), 4E (FP21-0017a), 4F (FP21-0025)
- Agenda items presented; discussion followed:
 - 5A (DCS21-0003), 5C (S21-0001)

The Work Session ended at 6:00 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, August 18, 2021 at 6:36 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

PRESENT: Vice-Chair Margie Ellis, Commissioners: Jason Cole, Eric Pruett, Donald McDade, and Ronnie Anderson

ABSENT: Chair Andrew Rozell, and Commissioner Tim Smith

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 July 28, 2021 and the August 4, 2021 meeting minutes.

Commissioner Cole moved to approve the item as presented. Motion seconded by Commissioner Pruett. Motion carried.

AYES (5): Vice-Chair Ellis, Commissioners: Cole, Pruett, Anderson, and McDade

NAYS (0): None

ABSENT (2): Chair Rozell and Commissioner Smith

3. CONSENT AGENDA

- 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).

- B. FP21-0021: Consider a request by Sagebrook Denton LP for approval of a Final Plat of the Sagebrook Addition, Phase IIA. The approximately 3.33-acre site is generally located west of U.S. 377 and the Texas and Pacific Railroad, approximately 600 feet south of the intersection of South Bonnie Brae Street and Allred Road, in the City of Denton, Denton County, Texas. (FP21-0021, Sagebrook, Hayley Zagurski).

- C. FP21-0020a: Consider a request by ECM Eden Village LP for approval of a Final Plat of the Eden Village Addition. The approximately 34.918-acre property is generally located on the west side of Loop 288, approximately 1,355 feet south of Audra Lane in the City of Denton, Denton County, Texas. (FP21-0020a, Eden Village, Julie Wyatt)

Commissioner Pruett moved to approve the items as presented. Motion seconded by Commissioner Anderson. Motion carried.

AYES (5): Vice-Chair Ellis, Commissioners: Cole, Pruett, Anderson, and McDade

NAYS (0): None

ABSENT (2): Chair Rozell and Commissioner Smith

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. PE21-0003: Consider a request by Lee Allison of Allison Engineering Group on behalf of Forrestridge Inc. LTD for approval of a preliminary plat extension for the Country Club Road Estates Addition. The approximately 35.521-acre property is generally located on the east side of Country Club Road, approximately 270 feet south of Regency Court in the City of Denton, Denton County, Texas. (PE21-0003, Country Club Road Estates, Hayley Zagurski).

The item was presented, Lee Allison, Applicant, spoke and gave more information on the project. No discussion followed.

Commissioner Anderson moved to approve the plat extension of the item. Motion seconded by Commissioner Cole. Motion carried.

AYES (5): Vice-Chair Ellis, Commissioners: Cole, Pruett, Anderson, and McDade

NAYS (0): None

ABSENT (2): Chair Rozell and Commissioner Smith

- B. PP20-0029: Consider a request by Chris Franke of LEMC, Inc. for a Preliminary Plat of The Woodlands on McKinney Street Addition. The approximately 6.07-acre site is generally located on the west side of Trinity Road, approximately 1,175 feet north of Grissom Road in the City of Denton, Denton County, Texas. (PP20-0029, The Woodlands on McKinney Street, Hayley Zagurski)

The item was presented, and no discussion followed.

Vice-Chair Ellis moved to approve the item as presented. Motion seconded by Commissioner Cole. Motion carried.

AYES (5): Vice-Chair Ellis, Commissioners: Cole, Pruett, Anderson, and McDade

NAYS (0): None

ABSENT (2): Chair Rozell and Commissioner Smith

- C. PP21-0015: Consider a request by Nathan Forney of Kimley-Horn and Associates, Inc., on behalf of Ed Wolski, Trustee, and Virginia Fryman for approval of a Preliminary Plat of Block A, Lot 1 of the Denton Exeter Addition No. 3. 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, Denton Exeter Addition No. 3, Ron Menguita).

The item was withdrawn, and no action was taken.

- D. FP21-0023: Consider a request by Sandy Brantley of Kirkman Engineering, on behalf of Mukesh Parna of Loop Denton, LLC, for approval of a Final Plat of Lot 1, Block A of the Mockingbird Multifamily Addition. The approximately 9.916-acre site is generally located on

the west side of Mockingbird Lane and south of Mingo Road, in the City of Denton, Denton County, Texas. (FP21-0023, Mockingbird Multifamily, Ron Menguita).

The item was presented. No discussion followed

Commissioner Cole moved to approve the extension of the item to a date certain of September 8, 2021. Motion seconded by Commissioner Anderson. Motion carried.

AYES (5): Vice-Chair Ellis, Commissioners: Cole, Pruett, Anderson, and McDade

NAYS (0): None

ABSENT (2): Chair Rozell and Commissioner Smith

E. FP21-0017a: 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. (FP21-0017a, Robson Ranch Unit 6.2, Julie Wyatt)

The item was presented, and no discussion followed.

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

AYES (5): Vice-Chair Ellis, Commissioners: Cole, Pruett, Anderson, and McDade

NAYS (0): None

ABSENT (2): Chair Rozell and Commissioner Smith

F. FP21-0025: Consider a request by Pedcor Investments - 2019- CLXXIII, LP and McKinney Building, LP for approval of a Final Plat of Lots 1 and 2, Block 1 of the Denton Grove Addition. The approximately 17.116-acre property is generally northwest corner of Duchess Drive and Loop 288, in the City of Denton, Denton County, Texas. (FP21-0025, The Grove, Julie Wyatt)

The item was presented, and no discussion followed.

Commissioner Pruett moved to extend the item to a date certain of September 8, 2021. Motion seconded by Commissioner Cole. Motion carried.

AYES (5): Vice-Chair Ellis, Commissioners: Cole, Pruett, Anderson, and McDade

NAYS (0): None

ABSENT (2): Chair Rozell and Commissioner Smith

5. PUBLIC HEARING

- A. DCA21-0003: Hold a public hearing and consider making a recommendation to City Council regarding a proposed Code amendment to table 3.5-C: HI District Dimensional Standards and table 3.5.5: Summary Table of Other Nonresidential Dimensional Standards; specifically, to amend the building height maximum in the Heavy Industrial Zoning District from 75 to 140 feet. (DCA21-0003, HI Building Height Maximum, Ron Menguita)

Vice-Chair Ellis opened the public hearing

The item was presented, no discussion followed.

With no further commentary, the public hearing was closed.

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

AYES (5): Vice-Chair Ellis, Commissioners: Cole, Pruett, Anderson, and McDade

NAYS (0): None

ABSENT (2): Chair Rozell and Commissioner Smith

- B. Z21-0014: Hold a public hearing and consider making a recommendation to City Council regarding a request by Caitlyn Ashley and Joan Phillips to rezone approximately 0.5 acre from Residential 3 (R3) District to Residential 7 (R7) District. The site is generally located on the east side of Bolivar Street, approximately 172 feet north of West Congress Street, in the City of Denton, Denton County, Texas. (Z21-0014, Bolivar Zoning, Julie Wyatt)

Vice-Chair Ellis opened the public hearing.

Commissioner Anderson moved to postpone the item to a date certain of September 22, 2021. Motion seconded by Commissioner Cole. Motion carried.

AYES (5): Vice-Chair Ellis, Commissioners: Cole, Pruett, Anderson, and McDade

NAYS (0): None

ABSENT (2): Chair Rozell and Commissioner Smith

- C. S21-0001: Hold a public hearing and consider making a recommendation to City Council regarding a request by 97 Land Company LLC, on behalf of the property owner, for a Specific Use Permit for a proposed multi-family development on approximately 9.92 acres of land. The subject site is generally located on the east side of Loop 288, approximately 300 feet south of E McKinney Street, in the City of Denton, Denton County, Texas. (S21-0001, Pebblebrook Parkside, Karina Maldonado)

Vice-Chair Ellis opened the public hearing

The item was presented, a discussion followed.

Amy Bissett, Applicant, Ryan Garcia, Developer, and Mike Ash, Developer, presented the item as well. Discussion continued.

Vice-Chair Ellis asked that a condition be added that a dog park be added to the site plan, the Applicant agreed.

The following individual left a virtual comment card in support of the item:
Matthew Kriete, 1113 Fay St, Columbia Mo 65201. "I am the civil engineer for this project. I would like to be available to speak, if needed."

With no further commentary, the public hearing was closed.

Commissioner Pruett moved to adopt the item with staff recommendations and an added condition that a dog park be added to the site plan. Motion seconded by Vice-Chair Ellis. Motion carried.

AYES (3): Vice-Chair Ellis, Commissioners: Cole and Pruett
NAYS (2): Commissioners: Anderson and McDade
ABSENT (2): Chair Rozell and Commissioner Smith

6. PLANNING AND ZONING COMMISSION PROJECT MATRIX

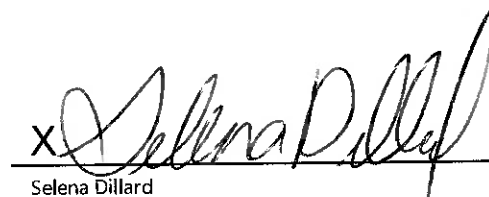
Staff provided an update of City Council decisions.

7. CONCLUDING ITEMS

None

With no further business, the meeting was adjourned at 7:47 p.m.


X _____
Margie Ellis
Planning and Zoning Chair


X _____
Selena Dillard
Administrative Assistant