

Minutes
Planning and Zoning Commission
March 21, 2018

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Work Session on **March 21, 2018 at 5:30 p.m.** in the City Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which time the following items were considered:

PRESENT: Chair Jim Strange, Commissioners: Alfredo Sanchez, Larry Beck, Andrew Rozell, and Tim Smith.

ABSENT: Commissioners Steve Sullivan and Margie Ellis.

STAFF: Athenia Green, Shandrian Jarvis, Hayley Zagurski, Scott McDonald, Cindy Jackson, Ron Menguita, Richard Cannone, and Victor Flores.

WORK SESSION

Chair Strange called the Work Session to order at 5:32 p.m.

1. Clarification of agenda items listed on the agenda for this meeting. This is an opportunity for Commissioners to ask questions of staff on the Consent and Regular Agenda items, which may include a full briefing on an item in the order it appears on the regular session agenda. Any such briefing will be repeated in regular session.

Commissioner Beck referred to Consent Agenda Item 3A, he questioned if this is the same applicant for the original plat that was submitted in the past. Shandrian Jarvis, Principal Planner, confirmed.

Hayley Zagurski, Senior Planner, presented Item for Individual Consideration 4A, she stated there is a condition on the approval, which was provided in the backup materials.

Hayley Zagurski, Senior Planner, presented Item for Individual Consideration 4B. Commissioner Beck questioned if the applicant is purchasing the entire 34 acres. Zagurski confirmed, however, there is only approximately 7 acres that is developable due to the floodplain.

Shandrian Jarvis, Principal Planner, presented Public Hearing Item 5A. There were no questions.

Shandrian Jarvis, Principal Planner, presented Public Hearing Item 5B. The applicant reached out to the neighbors instead of holding a neighborhood meeting.

There was no further discussion. Chair Strange closed the Work Session at 5:52 p.m.

REGULAR MEETING

Chair Strange called the Regular Meeting to order at 6:37 p.m.

The Planning and Zoning Commission convened in a Regular Meeting on **Wednesday, March 21, 2018 at 6:30 p.m.** in the City Council Chambers at City Hall, 215 E. McKinney at which time the following items were considered:

1. PLEDGE OF ALLEGIANCE:
 - A. U.S. Flag
 - B. Texas Flag
2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FOR:
 - A. March 7, 2018

Commissioner Andrew Rozell motioned, Commissioner Larry Beck seconded to approve the March 7, 2018 meeting minutes. **Motion approved (5-0).** Commissioner Alfredo Sanchez, "aye", Commissioner Larry Beck, "aye", Commissioner Andrew Rozell, "aye", Chair Jim Strange, "aye", and Commissioner Tim Smith, "aye".

3. CONSENT AGENDA:
 - A. Consider a request by Survivor's Trust for approval of a Preliminary Plat of the Fireside Addition. The approximately 30 acre site is generally located at the southwest corner of Hinkle Drive and Windsor Lane in the City of Denton, Denton County, Texas. (PP17-0028, Fireside Addition, Shandrian Jarvis Ugwoke).
 - B. Consider a request by Allegiance Hillview for approval of a General Development Plan for Rayzor Ranch East. The approximately 90.13-acre site is generally located on the east side of Heritage Trail between West University Drive and Scripture Street in the City of Denton, Denton County, Texas. (GDP18-0001, Rayzor Ranch East, Hayley Zagurski).
 - C. Consider a request by Jacobs Engineering Group representing Bloomfield Homes L.P. for approval of a Final Plat of Country Lakes North, Phase 7. The approximately 23 acre site is generally located at the northwest corner of the intersection of John Paine Road and Texoma Lane, in Denton, Texas. (FP17-0029, Country Lakes North, Ph. 7, Cindy Jackson).

Commissioner Larry Beck motioned, Commissioner Tim Smith seconded to approve the Consent Agenda. **Motion approved (5-0).** Commissioner Alfredo Sanchez, "aye", Commissioner Larry Beck, "aye", Commissioner Andrew Rozell, "aye", Chair Jim Strange, "aye", and Commissioner Tim Smith, "aye".

4. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. Consider a request by Creekside on Ryan Road LLC for approval of a final plat of the Creekside subdivision. The approximately 47.47-acre site is generally located at the south side of Ryan Road, approximately 140 feet east of Andrew Avenue in Denton County, Texas. (FP17-0028, Creekside, Hayley Zagurski).

Hayley Zagurski, Senior Planner, provided a brief presentation. Staff is recommending approval of the request, based on one condition.

Thomas Fletcher, Applicant, 5750 Genesis Court, Frisco, Texas, provided a brief presentation.

Commissioner Andrew Rozell motioned, Commissioner Tim Smith seconded to approve this request based on the following condition: 1. Civil engineering construction plans for all public infrastructure necessary to serve the proposed development must be approved before the plat is filed. If any utility easement locations need to be modified as a result of the final civil engineering construction plans, DRC approval shall be required prior to filing. **Motion approved (5-0).** Commissioner Alfredo Sanchez, "aye", Commissioner Larry Beck, "aye", Commissioner Andrew Rozell, "aye", Chair Jim Strange, "aye", and Commissioner Tim Smith, "aye".

- B. Consider a request by Jim/Heritage, LP for approval of a final plat of the Denton Carmax Addition. The approximately 34.37-acre site is generally located on the west side of I-35E, approximately 3,200 feet southeast of State School Road in the City of Denton, Denton County, Texas. (FP17-0026, CarMax Denton, Hayley Zagurski).

Hayley Zagurski, Senior Planner, provided a brief presentation. Staff is recommending approval of the request based on one condition. .

Chris Biggers, Applicant, Dunaway Associates, 550 Bailey Avenue #400, Fort Worth, Texas, was available for questions, but did not have a presentation.

Commissioner Tim Smith motioned, Commissioner Andrew Rozell seconded to approve the request based on the following condition: 1. Civil engineering construction plans for all public infrastructure necessary to serve the proposed development must be submitted and approved before the plat is filed. If any utility easement locations need to be modified as a result of the final civil engineering construction plans, DRC approval shall be required prior to filing. More extensive changes required as a result of civil plan review may require the final plat be reconsidered by the Planning and Zoning Commission. **Motion approved (5-0).** Commissioner Alfredo Sanchez, "aye", Commissioner Larry Beck, "aye", Commissioner Andrew Rozell, "aye", Chair Jim Strange, "aye", and Commissioner Tim Smith, "aye".

5. PUBLIC HEARINGS

- A. Hold a public hearing and consider approval of a request by Snow Investments, LLC for a final replat of Lots 1R, 3R-1 and 3R-2, Block A, being a replat of Lots 1 and 3, Block A of Owen's Ranch in Denton, Texas. The approximately 2-acre property is generally located at the southeast corner of Lakeview Boulevard and Rodeo Drive in the City of Denton, Denton County, Texas. This item was continued from the February 21, 2018 Planning and Zoning Commission meeting. (FR17-0026, Owen's Ranch, Shandrian Jarvis Ugwoke).

Chair Strange opened the Public Hearing. Shandrian Jarvis, Principal Planner, presented the request.

David Snow, Applicant, 325 North Trinity, Denton, Texas, was available for questions. He did not have a presentation. Commissioner Smith questioned the intentions of the lot. Snow stated it will be developed into single-family residential.

There was no one to speak. Chair Strange read the public notice letters into the record which were submitted to staff:

Dan Cody, 8201 Rodeo Drive, Denton Texas. In favor of the request.

Jerry Eastup, 1300 Lakeview Blvd, Denton, Texas. In favor of the request.

Hubert Gramling, 1309 Lakeview Blvd, Denton, Texas. Opposed to the request.

Ronald Bashor, 1108 Lakeview Blvd, Denton, Texas. Opposed to the request.

Garry Mans, 7608 Rodeo Drive, Denton, Texas. Opposed to the request.

Norman Glowicz, 8017 Stallion Street, Denton Texas. Opposed to the request.

Commissioner Beck stated he does not understand the oppositions, there was no one in the audience to speak on behalf of the oppositions submitted.

Commissioner Tim Smith motioned, Commissioner Andrew Rozell seconded to approve this request. **Motion approved (5-0).** Commissioner Alfredo Sanchez, "aye", Commissioner Larry Beck, "aye", Commissioner Andrew Rozell, "aye", Chair Jim Strange, "aye", and Commissioner Tim Smith, "aye".

- B. Hold a public hearing and consider a request by Denton Baptist Temple to rezone approximately 5 acres from Downtown Residential 1 (DR-1) and Downtown Residential 2 (DR-2) districts to a Downtown Commercial General (DC-G) District. The subject property is located at 610 N. I-35E, in the City of Denton, Denton County, Texas. (Z18-0005, Denton Baptist Temple, Shandrian Jarvis Ugwoke)

Chair Strange opened the Public Hearing. Shandrian Jarvis, Principal Planner, presented this request. The applicant did not hold a neighborhood meeting, he reached out to the neighbors in replacement of a neighborhood meeting. Staff recommends approval of this request.

Rick Baria, Applicant, 5112 Edwards Road, Denton, Texas, provided a presentation.

There was no one to speak. Chair Strange closed the Public Hearing.

Commissioner Tim Smith motioned, Commissioner Larry Beck seconded to approve this request. **Motion approved (5-0).** Commissioner Alfredo Sanchez, "aye", Commissioner Larry Beck, "aye", Commissioner Andrew Rozell, "aye", Chair Jim Strange, "aye", and Commissioner Tim Smith, "aye".

6. [PLANNING & ZONING COMMISSION PROJECT MATRIX](#)

A. [Matrix](#)

Commissioner Sanchez referred to Preliminary Plat reviews and requested discussion regarding them. Richard Cannone, Interim Planning Director, stated the update to the Denton Development Code will address some of those concerns.

There was no further discussion. Chair Strange adjourned the Regular Meeting at 7:08 p.m.