

Minutes
Planning and Zoning Commission
June 27, 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 **Wednesday, June 27, 2018 at 6:00 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 Margie Ellis.

ABSENT: Commissioners: Steve Sullivan and Tim Smith.

STAFF: Athenia Green, Hayley Zagurski, Scott McDonald, Ron Mengueta, Roman McAllen, Cindy Jackson, Sean Jacobson and Jerry Drake.

Chair Strange called the Work Session to order at 6:03 p.m.

WORK SESSION

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.

Cindy Jackson, Senior Planner, stated the applicant has requested to postpone Public Hearing Item 2B to the July 11, 2018 meeting.

Commissioner Rozell stated this Commission has reviewed other neighborhoods within this area recently, he questioned whether there will be adequate fire access to the site based on the fire stations nearby. Jackson stated the Fire Department stated they have adequate needs to meet the requirements of these developments.

Commissioner Ellis questioned when the Traffic Impact Analysis would be prepared or required. Jackson stated that is completed during the platting process.

The Commission discussed the RD5X zoning placeholder and the proposed zoning. They also discussed the zoning demands for the area.

There was no further discussion. Chair Strange adjourned the Work Session at 6:22 p.m.

REGULAR MEETING

Chair Strange called the Regular Meeting to order at 6:32 p.m.

1 The Planning and Zoning Commission convened in a Regular Meeting on **Wednesday, June 27,**
2 **2018 at 6:30 p.m.** in the City Council Chambers at City Hall, 215 E. McKinney at which time the
3 following items were considered:

4
5 1. PLEDGE OF ALLEGIANCE:

- 6
7 A. U.S. Flag
8 B. Texas Flag
9

10 2. PUBLIC HEARINGS:

- 11
12 A. Hold a public hearing and consider making a recommendation to City Council
13 regarding a request by Cli Max Enterprises for the expansion of the People's
14 Funeral Home building and parking lot onto adjoining lots. The 0.64-acre site is
15 generally located on the south side of East Mulberry Street, approximately 50 feet
16 west of Wood Street, in the City of Denton, Denton County, Texas. (SE18-0001,
17 People's Funeral Home Expansion, Hayley Zagurski). THIS ITEM HAS BEEN
18 WITHDRAWN.
19

20 This item has been withdrawn.

- 21
22 B. Hold a public hearing and consider making a recommendation to City Council
23 regarding a request by Preston Alpha Investments LLC to zone approximately
24 73.47 acres to Neighborhood Residential 6 (NR-6) District. The property is
25 generally located on the north side of Long Road and west of FM 428/Sherman
26 Drive in the City of Denton, Denton County, Texas. (Z17-0028, Stark Farms,
27 Cindy Jackson).
28

29 The applicant is requesting to continue this item to the July 11, 2018 meeting. Chair Strange
30 opened the Public Hearing.

31
32 Commissioner Larry Beck motioned, Commissioner Andrew Rozell seconded to continue this
33 item to the July 11, 2018 meeting. **Motion approved (5-0).** Commissioner Alfredo Sanchez "aye",
34 Commissioner Larry Beck "aye", Commissioner Andrew Rozell "aye", Chair Jim Strange "aye",
35 and Commissioner Margie Ellis "aye".
36

37 3. PLANNING AND ZONING COMMISSION PROJECT MATRIX:

- 38
39 A. Matrix:
40

41 Commissioner Beck requested discussion on the zoning change process. Richard Cannone,
42 Planning Director, stated staff can provide some information.
43

44 Commissioner Ellis stated at the May 23, 2018 meeting she requested a discussion regarding the
45 Industrial Downtown Area, she would like to see it added to the matrix. Cannone stated it would
46 be added to the matrix.

1
2 Commissioner Rozell stated he would like to create or look into the creation of Historic Landmark
3 funds for the City. He would like to explore ways to protect historic areas and old homes. Cannone
4 stated staff will look into that request.
5
6 Chair Strange requested background on what development or redevelopment has iconic effect on
7 the City. He requested on information as to where the fees are disbursed to. Cannone stated staff
8 feels this is an important topic and will provide a presentation.
9
10 There was no further discussion. Chair Strange adjourned the Regular Meeting at 6:45 p.m.
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