

Minutes
Planning and Zoning Commission
April 3, 2019

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, April 3, 2019 at 5:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items were considered:

PRESENT: Chair Andrew Rozell. Commissioners: Larry Beck, Jason Cole, Mat Pruneda, Margie Ellis, and Tim Smith.

ABSENT: Commissioner Alfred Sanchez.

STAFF: Richard Cannone, Jerry Drake, Cynthia Kirchoff, Ron Menguita, Hayley Zagurski, Julie Wyatt, Karina Maldonado, Sean Jacobson and Cathy Welborn.

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.

Chair Rozell opened the Work Session at 5:15 p.m.

Chair Rozell questioned if the Commission had any changes to the meeting minutes. The Commission had no changes to the March 6, 2019 or the March 20, 2019 meeting minutes.

Jerry Drake, First Assistant City Attorney, introduced Cynthia Kirchoff, Deputy City Attorney.

Chair Rozell questioned if the Commission had any questions regarding the Consent Agenda. The Commission had no questions regarding the Consent Agenda.

Chair Rozell stated Public Hearing item 4C will be postponed to the April 17, 2019 Planning and Zoning Commission meeting.

Ron Menguita, Principal Planner, presented Public Hearing item 4A.

Commissioner Pruneda questioned if the item would come back before the Commission to decide on site design. Menguita stated if the site design requirements are met they will not be required to come back before the Commission.

Ron Menguita, Principal Planner, presented Public Hearing item 4B.

Chair Rozell closed the Work Session 5:24 p.m.

REGULAR MEETING

The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, April 3, 2019 at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney at which time the following items were considered:

Chair Rozell opened the Regular Meeting at 6:30 p.m.

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag B. Texas Flag

Chair Rozell stated that Public Hearing item 4C will be postponed to April 17, 2019 meeting.

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FOR:

A. Consider approval of the Planning and Zoning Commission meeting minutes.

Commissioner Tim Smith motioned, Commissioner Margie Ellis seconded to approve the March 6, 2019 meeting minutes. Motion approved (5-0-1). Commissioner Larry Beck "aye", Commissioner Jason Cole "aye", Chair Andrew Rozell "aye", Commissioner Margie Ellis "aye", and Commissioner Tim Smith "aye". Commissioner Mat Pruneda "recused".

Commissioner Margie Ellis motioned, Commissioner Larry Beck seconded to approve the March 20, 2019 meeting minutes. Motion approved (5-0-1). Commissioner Larry Beck "aye", Commissioner Jason Cole "aye", Chair Andrew Rozell "aye", Commissioner Margie Ellis "aye", and Commissioner Mat Pruneda "aye". Commissioner Tim Smith "recused".

3. CONSENT AGENDA

A. Consider a request by Aimee Bissett on behalf of Tealstone Residential Concrete for approval of a Preliminary Plat of the Tealstone Addition. The approximately 6.58-acre site is generally located at the northeast corner of Cooper Creek Drive and Mingo Road, south of Fishtrap Road, in the City of Denton, Denton County, Texas. (PP18-0022, Tealstone Addition, Sean Jacobson).

B. Consider a request by PACCAR Inc. for approval of a Final Plat for Lot 10R, Block A, Westpark Addition. The approximately 12.065-acre site is generally located on the west side of Precision Drive, approximately 330 feet south of West Oak Street in the City of Denton, Denton County, Texas. (FP18-0035, Peterbilt Plan, Hayley Zagurski).

Commissioner Larry Beck motioned, Commissioner Tim Smith seconded to approve the Consent Agenda. Motion approved (6-0). Commissioner Larry Beck "aye", Commissioner Jason Cole "aye", Chair Andrew Rozell "aye", Commissioner Mat Pruneda "aye", Commissioner Margie Ellis "aye", and Commissioner Tim Smith "aye".

4. PUBLIC HEARINGS

A. Hold a public hearing and consider a request by Aimee Bissett with NorthBridge Consultants representing the property owner Bret Andrus for approval of a Final Replat of the Rancho Vista Addition, being a non-residential replat of Lot 6, Block 1. The applicant is requesting to replat the property into two lots with the intent of developing each lot with a commercial use. The approximately 1.14 acre property is generally located on the north side of Emery Street, approximately 800 feet east of Bonnie Brae Street, in the City of Denton, Denton County, Texas. (FR19-0002, Rancho Vista Lot 6 Split, Ron Menguita)

Chair Rozell opened the Public Hearing.

Ron Menguita, Principal Planner, presented Public Hearing item 4A. Menguita stated the request is to replat the property into two lots for a commercial use. Menguita continued to state staff does recommend approval of the request.

Chair Rozell closed the Public Hearing.

Commissioner Tim Smith, Commissioner Mat Pruneda motioned to approve Public Hearing item 4A. Motion approved (6-0). Commissioner Larry Beck "aye", Commissioner Jason Cole "aye", Chair Andrew Rozell "aye", Commissioner Mat Pruneda "aye", Commissioner Margie Ellis "aye", and Commissioner Tim Smith "aye".

B. Hold a public hearing and consider a request by John Cox with Eagle Surveying, LLC representing the property owner Brad Andrus for approval of a Final Replat of the Crescent Brae Addition, being a non-residential replat of Lot 1, Block A. The applicant is requesting to replat the property into two lots with the intent of developing each lot with a commercial use. The approximately 0.74 acre property is generally located on the northeast corner of Bonnie Brae Street and Crescent Street, in the City of Denton, Denton County, Texas. (FR19-0004, Crescent Brae Addition, Ron Menguita)

Chair Rozell opened the Public Hearing.

Ron Menguita, Principal Planner, presented Public Hearing item 4B. Menguita stated the request is to replat the property into two lots for a commercial use. Menguita continued to state staff does recommend approval of the request.

Chair Rozell closed the Public Hearing.

Commissioner Larry Beck, Commissioner Mat Pruneda motioned to approve Public Hearing item 4B. Motion approved (6-0). Commissioner Larry Beck "aye", Commissioner Jason Cole "aye", Chair Andrew Rozell "aye", Commissioner Mat Pruneda "aye", Commissioner Margie Ellis "aye", and Commissioner Tim Smith "aye".

C. Hold a public hearing and consider making a recommendation to City Council regarding a proposed revision to the Denton Development Code; specifically to amend Subchapter 5 Zoning Districts and Limitations, Subchapter 8, Group Homes, Subchapter 14, Parking Standards, and Subchapter 23, Definitions related to supportive residential uses and treatment facilities. (DCA19-0004, Treatment Centers, Julie Wyatt).

Chair Rozell opened the Public Hearing.

Commissioner Tim Smith motioned, Commissioner Margie Ellis seconded to postpone Public Hearing item 4C to the April 17, 2019 Planning and Zoning Commission meeting. Motion approved (6-0). Commissioner Larry Beck "aye", Commissioner Jason Cole "aye", Chair Andrew Rozell "aye", Commissioner Mat Pruneda "aye", Commissioner Margie Ellis "aye", and Commissioner Tim Smith "aye".

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. Planning and Zoning Commission project matrix.

Richard Cannone, Deputy Director of Development Services, stated a date was added to the matrix regarding the upland habitats. Cannone provided an update on items from April 2, 2019 City Council meeting.

Chair Rozell closed the Regular Meeting at 6:44 p.m.

X

Andrew Rozell
Chair

X

Catherine Welborn
Administrative Assistant