

Minutes  
Planning and Zoning  
July 17, 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, July 17, 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: Alfred Sanchez, Larry Beck, Jason Cole, Mat Pruneda, and Margie Ellis.

ABSENT: Commissioner Tim Smith.

STAFF: Scott McDonald, Richard Cannone, Charlie Rosendahl, Ron Menguita, Hayley Zagurski, Cindy Jackson, Jerry Drake, Cynthia Kirchoff, Karina Maldonado, Karen Hermann and Cathy Welborn.

Chair Rozell opened the Work Session at 5:09 p.m. Chair Rozell stated Commissioner Smith is absent for the July 17, 2019 Planning and Zoning Commission Work Session.

#### 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 questioned if the Commission had any questions regarding the Consent Agenda. The Commission had no questions regarding the consent agenda.

Chair Rozell stated Item for Individual Consideration 4B and Public Hearing item 5D will be postponed to the August 7 Planning and Zoning Commission meeting.

Hayley Zagurski, Senior Planner, presented Item for Individual Consideration 4A. Discussion followed.

#### 2. Work Session Reports

- A. Receive an update and hold a discussion on H.B. 2439 and H.B. 3167.

Scott McDonald, Director of Development Services presented Work Session report 2A. Discussion followed:

Chair Rozell called a recess at 6:08 p.m.

Chair Rozell reconvened the Work Session at 6:17 p.m.

B. 2019 Development Code and City Initiated Rezonings.

Ron Menguita, Principal Planner, presented Work Session Report 2B. Discussion followed.

C. Draft Policies and Procedures for the Planning and Zoning Commission:

- Boards and Commission attendance policy.

Charlie Rosendahl, Business Services Manager, presented Work Session Report 2C. Discussion followed.

Chair Rozell closed the Work Session at 6:35 p.m.

REGULAR MEETING

The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, July 17, 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:

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

ABSENT: Commissioner Tim Smith.

STAFF: Scott McDonald, Richard Cannone, Charlie Rosendahl, Ron Menguita, Hayley Zagurski, Cindy Jackson, Jerry Drake, Cynthia Kirchoff, Karina Maldonado, Karen Hermann and Cathy Welborn.

Chair Rozell opened the Regular Meeting at 6:45 p.m.

Chair Rozell stated Commissioner Smith is absent for the July 17, 2019 Planning and Zoning Commission Meeting.

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag B. Texas Flag

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

A. Consider approval of the minutes of June 19, 2019 and June 26, 2019.

Commissioner Larry Beck motioned to approve the June 19, 2019 meeting minutes. Motion seconded by Commissioner Alfred Sanchez. Motion carried 5-0-2.

AYES (5): Chair Andrew Rozell. Commissioners: Alfred Sanchez, Larry Beck, Jason Cole, Margie Ellis.

NAYS (0): None

RECUSED (0): None

ABSENT (1): Commissioner Tim Smith.

ABSTAINED (1): Commissioner Mat Pruneda.

Commissioner Margie Ellis motioned to approve the June 26, 2019 meeting minutes. Motion carried by Alfred Sanchez. Motion carried 6-0-1.

AYES (6): Chair Andrew Rozell. Commissioners: Alfred Sanchez, Larry Beck, Jason Cole, Margie Ellis, and Mat Pruneda.

NAYS (0): None

RECUSED (0): None

ABSENT (1): Commissioner Tim Smith.

Chair Rozell stated there will be a vote to postpone Item for Individual Consideration 4B and at motion to postpone Public Hearing item 5A and 5B.

### 3. CONSENT AGENDA

A. Consider a request by Rayzor Investments, Ltd. for approval of a Preliminary Plat of Lot 1, Block A, Denton Exeter Addition. The approximately 44.56-acre site is generally located on the southwest side of the intersection of West Oak Street and Precision Drive in the City of Denton, Denton County, Texas. (PP18-0028, Exeter Westpark, Hayley Zagurski).

B. Consider a request by Coleman & Associates Land Surveying representing University Drive Storage LLC, for approval of a Final Plat of the University Drive Storage Addition. The approximately 4.871 acre property is generally located on the south side of W. University Drive, east of N. Western Boulevard, in the City of Denton, Denton County, Texas. (FP18-0024, University Drive Storage, Cindy Jackson)

Commissioner Larry Beck motioned to approve the Consent Agenda. Motion seconded by Commissioner Margie Ellis. Motion carried 6-0-1.

AYES (6): Chair Andrew Rozell. Commissioners: Alfred Sanchez, Larry Beck, Jason Cole, Margie Ellis, and Mat Pruneda.

NAYS (0): None

RECUSED (0): None

ABSENT (1): Commissioner Tim Smith.

### 4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. Consider a request by Rayzor Investments, Ltd. for approval of an Alternative Development Plan (ADP) for a proposed speculative Distribution Center/Warehouse facility on approximately 44.56 acres located on the southwest side of the intersection of West Oak Street and Precision Drive in the City of Denton, Denton County, Texas. The property is currently zoned Industrial Center General (IC-G) District. The purpose of this ADP request is to deviate from the requirements of 35.13.10 Access, Parking, and



Circulation Requirements and 35.13.13.3.C Nonresidential and Mixed Use Buildings of the Denton Development Code. (ADP18-0010, Exeter Westpark, Hayley Zagurski).

Hayley Zagurski, Senior Planner, presented Item for Individual Consideration 4A. Discussion followed.

The following individual spoke:

Colby Schraegle, 16650 Westgrove Drive Ste. 600, Addison, Texas 75001. Supports the request.

Commissioner Larry Beck motioned to approve Item for Individual Consideration 4A. Motion seconded by Commissioner Margie Ellis. Motion carried 6-0-1.

AYES (6): Chair Andrew Rozell. Commissioners: Alfred Sanchez, Larry Beck, Jason Cole, Margie Ellis, and Mat Pruneda.

NAYS (0): None

RECUSED (0): None

ABSENT (1): Commissioner Tim Smith.

B. Consider a request by Allegiance Hillview, LP for approval of a Site Plan for an age-restricted multi-family use to be constructed within the Rayzor Ranch South Mixed Use District located on Lot 3R, Block C of the Rayzor Ranch East Addition. The approximately 7.07-acre property is generally located south of Linden Street and north of Panhandle Drive along the east side of Eastpark Boulevard. (SP19-0013, Rayzor Ranch Senior Living, Hayley Zagurski)

Commissioner Larry Beck motioned to indefinitely postpone Item for Individual Consideration 4B. Motion seconded by Commissioner Mat Pruneda. Motion carried 6-0-1.

AYES (6): Chair Andrew Rozell. Commissioners: Alfred Sanchez, Larry Beck, Jason Cole, Margie Ellis, and Mat Pruneda.

NAYS (0): None

RECUSED (0): None

ABSENT (1): Commissioner Tim Smith.

## 5. PUBLIC HEARINGS

A. Hold a public hearing and consider making a recommendation to City Council regarding a request by Ideation Planning representing Calvert Paving Corp. to assign an initial zoning designation of Neighborhood Residential 3 (NR-3) to a 69.19 acre site. The subject site is generally located between Creekdale Drive and Hickory Creek Road, east of the railroad tracks, in the City of Denton, Denton County, Texas. THIS APPLICATION HAS BEEN POSTPONED INDEFINITELY. (Z19-0003, Lakeside Place, Cindy Jackson)

B. Hold a public hearing and consider making a recommendation to City Council regarding a request by SCM Fireside, LLC to amend Ordinance 2015-217 to revise the overlay

conditions on approximately 30.7 acres of land zoned Neighborhood Residential (NR-3) District, generally located on the southwest corner of Hinkle Drive and West Windsor Drive, in the City of Denton, Denton County, Texas. THIS ITEM HAS BEEN POSTPONED TO A FUTURE PLANNING AND ZONING COMMISSION MEETING. (Z19-0006, Fireside Addition, Julie Wyatt)

C. Hold a public hearing and consider making a recommendation to City Council regarding a request by Allison Engineering Group representing Approach Partners LLC for a Specific Use Permit for a multifamily development on approximately 1.09 acres of land zoned Community Mixed Use General (CM-G) District. The subject property is located at 1714 Teasley Lane, in the City of Denton, Denton County, Texas. (S19-0005, Teasley Multifamily, Karina Maldonado) STAFF IS RECOMMENDING THAT THIS ITEM BE POSTPONED INDEFINITELY.

Commissioner Margie Ellis motioned to indefinitely postpone Public Hearing item 5C. Motion seconded by Commissioner Alfred Sanchez. Motion carried 6-0-1.

AYES (6): Chair Andrew Rozell. Commissioners: Alfred Sanchez, Larry Beck, Jason Cole, Margie Ellis, and Mat Pruneda.

NAYS (0): None

RECUSED (0): None

ABSENT (1): Commissioner Tim Smith.

D. Hold a public hearing and consider making a recommendation to the City Council regarding a request by Fisher59 Properties LLC. for an Alternative Environmentally Sensitive Area Plan for approximately 49.9-acres of land generally located on the north side of West University Drive and west of North Masch Branch Road in the City of Denton, Denton County, Texas. (AES19-0001, Fisher 59, Hayley Zagurski).

Chair Rozell opened the Public Hearing.

Commissioner Cole recused himself from this item.

Commissioner Margie Ellis motioned to postpone Public Hearing item 5D to the August 7, 2019 Planning and Zoning Commission meeting. Motion seconded by Commissioner Mat Pruneda. Motion carried 6-0-2.

AYES (5): Chair Andrew Rozell. Commissioners: Alfred Sanchez, Larry Beck, Margie Ellis, and Mat Pruneda.

NAYS (0): None

RECUSED (1): Commissioner Jason Cole.

ABSENT (1): Commissioner Tim Smith.

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. Planning and Zoning Commission project matrix.

Richard Cannone, Deputy Director of Development Services, provided an update to the matrix. Cannone also updated the Commissioners on the items that were passed by City Council.

Chair Rozell closed to the Regular Meeting at 7:05 p.m.

X

Andrew Rozell  
Chair

X

Catherine Welborn  
Administrative Assistant