

Minutes  
Planning and Zoning  
January 22, 2020

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, January 22, 2020 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: Mat Pruneda, Margie Ellis, Ronnie Anderson, Brian Beck, and Jason Cole.

ABSENT: Commissioner Tim Smith.

STAFF: Richard Cannone, Hayley Zagurski, Julie Wyatt, Cynthia Kirchoff, Cindy Jackson, Sean Jacobson, Ron Menguita and Cathy Welborn.

Chair Rozell opened the Work Session at 5:05 p.m.

Chair Rozell stated Commissioner Smith is currently absent.

## WORK SESSION

### 1. Work Session Reports

#### A. Receive a report, and hold a discussion regarding City Initiated Rezonings.

Ron Menguita, Principal Planner, provided an update regarding City Initiated Rezonings. A discussion followed.

Commissioner Smith arrived.

2. 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.

The Commission had no changes to the minutes.

The Commission had no questions regarding Consent Agenda item 3A.

Cindy Jackson, Senior Planner, presented Consent Agenda item 3B. A discussion followed. Commissioner Beck requested Consent Agenda item 3B to be heard individually.

Julie Wyatt, Senior Planner, presented Consent Agenda item 3C. A discussion followed.

Chair Rozell stated the applicant for Public Hearing item 4A is requesting a postponement to the February 5, 2020 meeting.

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

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

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

Chair Rozell closed the Work Session at 5:48 p.m.

## REGULAR MEETING

The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, January 22, 2020 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

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

A. Consider the approval of the January 8, 2020 minutes.

Commissioner Margie Ellis motioned to approve the January 8, 2020 meeting minutes. Motion seconded by Commissioner Tim Smith. Motion carried 6-0-1.

A YES (5): Chair Andrew Rozell. Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian Beck and Ronnie Anderson.

NAYS (0): None.

RECUSED (0): None

ABSENT (0): None

ABSTAINED (1): Commissioner Mat Pruneda.

### 3. CONSENT AGENDA

Chair Rozell stated Consent Agenda item 3B will be pulled and voted on separately.

A. Consider a request by Mean Green Lodging, LLC and Texas Blue Horseshoe, Ltd for approval of a Preliminary Plat of Lots 1 & 2, Block A of the Candlewood Addition. The approximately 12.81-acre site is generally located on the west side of the Interstate Highway 35 Service Road approximately 1,700 feet south of Highway 380 in the City of Denton, Denton County, Texas. (PP19-0009, Candlewood Addition, Hayley Zagurski).

C. Consider a request by Shercross Development, LLC for approval of a Final Plat of the Sherman Crossing Phase 2B Addition. The approximately 18.74-acre site is generally located on the north side of Hercules Lane, at the intersection of Hercules Lane and Buckingham Drive in the City of Denton, Denton County, Texas. (FP19-0019, Sherman Crossing Phase 2B Addition, Julie Wyatt)

Commissioner Tim Smith motioned to approve Consent Agenda item 3A and 3C. Motion seconded by Commissioner Mat Pruneda. Motion carried 7-0.

A YES (7): Chair Andrew Rozell. Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian Beck, Mat Pruneda and Ronnie Anderson.

NAYS (0): None.

RECUSED (0): None

ABSENT (0): None

ABSTAINED (0): None.

B. Consider a request by LJA Engineering, Inc., on behalf of Bloomfield Homes, L.P., for approval of a Preliminary Plat of Glenwood Meadows. The approximately 68.744-acres property is located north Hornbeam Street and on the southeast side of the future Bonnie Brae Street Right-of-Way in the City of Denton. Staff is recommending approval of this request. (PP19-0014, Glenwood Meadows, Cindy Jackson)

Commissioner Tim Smith motioned to approve Consent Agenda item 3B. Motion seconded by Commissioner Ronnie Anderson. Motion carried 5-2.

A YES (5): Chair Andrew Rozell. Commissioners: Margie Ellis, Tim Smith, Jason Cole, and Ronnie Anderson.

NAYS (2): Commissioners: Brian Beck and Mat Pruneda.

RECUSED (0): None

ABSENT (0): None

ABSTAINED (0): None.

#### 4. PUBLIC HEARINGS

A. Hold a public hearing and consider making a recommendation to City Council regarding a request by Jerry Sylo, on behalf of Denton CJW Partners, LTD., to rezone approximately 59.244 acres from Planned Development (PD) to Residential 6 (R6). The subject property is generally located on the west side of South Bonnie Brae Street, approximately 1,604 feet south of the intersection of South Bonnie Brae Street and Killdeer Trail, in the City of Denton, Denton County, Texas. (Z19-0013, Cambridge Brook, Sean Jacobson)

Chair Rozell opened the Public Hearing.

Chair Rozell stated the applicant is requesting a postponement to the February 5, 2020 Planning and Zoning Commission meeting.

Commissioner Tim Smith motioned to approve postponing Public Hearing item 4A to the February 5, 2020 meeting. Motion seconded by Commissioner Margie Ellis. Motion carried 7-0.

A YES (7): Chair Andrew Rozell. Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian Beck, Mat Pruneda and Ronnie Anderson.

NAYS (0): None.

RECUSED (0): None

ABSENT (0): None

ABSTAINED (0): None.

B. Hold a public hearing and consider making a recommendation to City Council regarding a proposed amendment to the Denton Development Code; specifically, amending Table 5.2-A: Table of Allowed Uses related to the Low-Impact Manufacturing use and amending Section 5.3.6E, Use Specific Standards for Low-Impact Manufacturing. (DCA19-0025, Low-Impact Manufacturing, Ron Menguita)

Chair Rozell opened the Public Hearing.

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

Chair Rozell closed the Public Hearing.

Commissioner Mat Pruneda motioned to approve Public Hearing item 4B. Motion seconded by Commissioner Tim Smith. Motion carried 7-0.

A YES (7): Chair Andrew Rozell. Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian Beck, Mat Pruneda and Ronnie Anderson.

NAYS (0): None.

RECUSED (0): None

ABSENT (0): None

ABSTAINED (0): None.

C. Hold a public hearing and consider making a recommendation to City Council regarding a proposed amendment to the Denton Development Code; specifically, renaming all references from Administrative Criteria Manual, Application Criteria Manual, Site Design Criteria Manual, and Construction Criteria Manual to Development Handbook and renaming all references from Environmentally Sensitive Areas Criteria Manual to Environmentally Sensitive Areas Handbook. (DCA19-0026, Development and ESA Handbooks, Ron Menguita)

Chair Rozell opened the Public Hearing.

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

Chair Rozell closed the Public Hearing.

Commissioner Tim Smith motioned to approve Public Hearing item 4C. Motion seconded by Commissioner Mat Pruneda. Motion carried 7-0.

A YES (7): Chair Andrew Rozell. Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian Beck, Mat Pruneda and Ronnie Anderson.

NAYS (0): None.

RECUSED (0): None

ABSENT (0): None

ABSTAINED (0): None.

D. Hold a public hearing and consider making a recommendation to City Council regarding a proposed amendment to the Denton Development Code; specifically, amending Section 7.9.6D.2 related to location of parking areas. (DCA19-0028, Location of Parking Areas, Ron Menguita)

Chair Rozell opened the Public Hearing.

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

Chair Rozell closed the Public Hearing.

Commissioner Tim Smith motioned to approve Public Hearing item 4D. Motion seconded by Commissioner Mat Pruneda. Motion carried 7-0.

A YES (7): Chair Andrew Rozell. Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian Beck, Mat Pruneda and Ronnie Anderson.

NAYS (0): None.

RECUSED (0): None

ABSENT (0): None

ABSTAINED (0): None.

Chair Rozell opened the Public Hearing.

## **5. PLANNING & ZONING COMMISSION PROJECT MATRIX**

A. Hold a discussion regarding the Planning and Zoning Commission project matrix.

Richard Cannone, Deputy Director of Development Services, provided an update regarding upcoming Council items.

Commissioner Beck proposed an idea for an opt in system that allows citizens to receive an email if they are located in 200 or 500 feet of a Public Hearing. Cannone stated staff has started to look into that option. Commissioner Margie Ellis requested a Work Session or a memo regarding the removal of traffic lights. Cannone stated he will get the information together. Chair Rozell requested if the City of Denton has seen an impact from the new House Bills. Cannone stated he believes in the near future staff may start seeing those impacts. Cannone continued to state where it is probably going to impact more is in the existing neighborhoods.

Chair Rozell closed the Regular Meeting at 6:50 p.m.

X

Andrew Rozell  
Chair

X

Catherine Welborn  
Administrative Assistant