

Minutes
Planning and Zoning Commission
April 8, 2020

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Regular Meeting on Wednesday, April 8, 2020 at 6:30 p.m. in the Council Work Session.

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

ABSENT: None.

STAFF: Richard Cannone, Cynthia Kirchoff and Cathy Welborn.

REGULAR MEETING

Chair Rozell opened the Regular Meeting at 6:31 p.m.

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

A. Consider approval of the February 27, 2020 and March 4, 2020 meeting minutes.

Commissioner Mat Pruneda motioned to approve the February 27, 2020 and March 4, 2020 meeting minutes. Motion seconded by Commissioner Ronnie Anderson. 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.

2. CONSENT AGENDA

Chair Rozell read into the record the following comments:

Thomas Free, 612 E Hickory Avenue Ste. 219 Denton, Texas 76205. In favor of Consent Agenda item 2A PP20-0009.

Anai Acosta, 1201 Woodland Ave. Fort Worth, TX 76110. In favor of Consent Agenda item 2A PP20-0009.

Aimee Bissett, 100 West Oak Street, Suite 101 Denton, Texas 76201. In favor of Consent Agenda item 2C.

A. Consider a request by Goodhorn Land Holdings, LLC for a Preliminary Plat of the Audra Heights Assisted Living Center Addition. The approximately 19.910-acre site is generally located on the northwest side of the intersection of Audra Lane and South Loop 288 in the City of Denton, Denton County, Texas. (PP20-0009, Audra Heights Assisted Living Center Addition, Julie Wyatt).

B. Consider a request by Porfirio Portales Guajardo, on behalf of KAZ Surveying, for a Minor Plat of Lot 1, Block 1, Portales Addition. The approximately 3.00-acre property is generally located between Collins Road and Countryside Drive being north of Fishtrap Road, in the City of Denton's Extra territorial jurisdiction, Denton County, Texas. (MP19-0017, Portales Addition, Mark Laird).

C. Consider a request by Aimee Bissett of Northbridge Consultants on behalf of Donald Green and Patricia Green, for a Final Plat of Masch Branch Green Addition, Block A, Lots 1-7. The approximately 32.74-acre property is generally located along and adjacent to the north line of Masch Branch Road being north of FM 1173, in the City of Denton's Extra territorial jurisdiction, Denton County, Texas. (FP20-0007, Green Addition, Mark Laird).

Commissioner Margie Ellis motioned to approve the Consent Agenda. Motion seconded by Commissioner Brian Beck. Motion carried 7-0.

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

NAYS (0): None.

RECUSED (0): None.

ABSENT (0): None.

ABSTAINED (0): None.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Consider a request by MM Westgate, LLC for approval of a Final Plat for Kings Ridge Estates Phase 1. The approximately 34.049-acre tract of land is generally located northwest of the intersection of North Bonnie Brae Street and Riney Road in the City of Denton, Denton County, Texas. Staff is recommending approval with conditions. (FP20-0002, Kings Ridge, Julie Wyatt)

A discussion followed.

Commissioner Ronnie Anderson motioned to approve Item for Individual Consideration 3A. Motion seconded by Commissioner Tim Smith. Motion carried 7-0.

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

NAYS (0): None.

RECUSED (0): None.

ABSENT (0): None.

ABSTAINED (0): None.

- B. Consider a request by Chris Wall of JBI Partners, Inc., on behalf of Denton-CJW Partners, LTD., for a Preliminary Plat of Cambridge Brook. The approximately 59.24-acre 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. Staff recommends approval with conditions. (PP20-0006, Cambridge Brook, Sean Jacobson)

A discussion followed.

Commissioner Tim Smith motioned to approve Item for Individual Consideration 3B. Motion seconded by Commissioner Jason Cole. Motion carried 6-1.

A YES (6): Chair Andrew Rozell. Commissioners: Margie Ellis, Tim Smith, Jason Cole, Mat Pruneda and Ronnie Anderson.

NAYS (1): Commissioner Brian Beck.

RECUSED (0): None.

ABSENT (0): None.

ABSTAINED (0): None.

- C. Consider a request by Chris Fairleigh on behalf of Holigan Communities Inc., for approval Planning and Zoning Commission Meeting Agenda April 8, 2020 of the Preliminary Plat of The Woodlands on McKinney Street Lots 1-6, Block A. The 6.019-acre site is generally located on the west of South Trinity Road approximately 1,147 feet north of Grissom Street in the City of Denton, Denton County, Texas. Staff is recommending denial of this request; however, the applicant has requested a 30-day extension to the May 6, 2020 Planning and Zoning Commission meeting. (PP20-0007, Woodlands on McKinney St, Cindy Jackson).

Commissioner Tim Smith motioned to postpone Item for Individual Consideration 3C to a date certain of May 6, 2020. Motion seconded by Commissioner Ronnie Anderson. Motion carried 7-0.

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

NAYS (0): None.

RECUSED (0): None.

ABSENT (0): None.

ABSTAINED (0): None.

- D. Consider a request by Brian Satagaj of Halff Associates, Inc., on behalf of Oncor Electric Delivery Company, for approval of a Preliminary Plat of the Blagg Addition. The approximately 3.27-acre site is generally located on the north side of Blagg Road, approximately 450 feet east of Geesling Road, in the City of Denton, Denton County, Texas. Staff is recommending denial of this request; however, the applicant has requested

a 30-day extension to the May 6, 2020 Planning and Zoning Commission meeting. (PP20-0008, Oncor Substation, Karina Maldonado).

Commissioner Tim Smith motioned to postpone Item for Individual Consideration 3D to a date certain of May 6, 2020. Motion seconded by Commissioner Margie Ellis. Motion carried 7-0.

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

NAYS (0): None.

RECUSED (0): None.

ABSENT (0): None.

ABSTAINED (0): None.

4. 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 the removal of de-energized Blagg Substation. Commissioner Beck questioned the timeline on the common placed matrix items. Cannone stated it will probably be May and June. Commissioner Ellis questioned staff on how long they were not accepting applications. Cannone stated the current order ends at the end of April and believes City Council will be looking at application intake.

Chair Rozell closed the Regular Meeting at 6:46 p.m.

X

Andrew Rozell
Chair

X

Catherine Welborn
Administrative Assistant III