

Minutes
Planning and Zoning
May 20, 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, May 20, 2020 at 5:30 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: Margie Ellis, Tim Smith, Ronnie Anderson, Brian Beck, Jason Cole, and Mat Pruneda.

ABSENT: None.

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

Note: Chair Andrew Rozell, Vice Chair Margie Ellis and Commissioners Ronnie Anderson, Brian Beck, Jason Cole, Mat Pruneda, and Tim Smith will be participating in the work session and regular meeting via video/teleconference.

WORK SESSION

Chair Rozell opened the Work Session at 5:32 p.m.

1. [Clarification of agenda items listed on the agenda for this meeting](#)

Chair Rozell asked the Commission if there were any changes to the minutes. The Commission had no changes to the minutes.

Chair Rozell stated Item for Individual Consideration 2A is being postponed and will ask for a motion to postpone the item to a date certain of June 3, 2020.

Julie Wyatt, Senior Planner, presented Item for Individual Consideration 2B.

Cindy Jackson, Senior Planner, presented Public Hearing item 3A. A discussion followed.

Cindy Jackson, Senior Planner, presented Public Hearing item 3B. A discussion followed.

Julie Wyatt, Senior Planner, presented Public Hearing item 3C.

Chair Rozell requested the presentation for Public Hearing item 3D to be presented during the Regular Meeting do to time.

Chair Rozell closed the Work Session at 6:37 p.m.

REGULAR MEETING

The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, May 20, 2020 at 6:30 p.m. in the Work Session Room at City Hall, 215 E. McKinney at which time the following items were considered:

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

ABSENT: None.

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

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

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

A. Consider the approval of the May 6, 2020 meeting minutes.

Commissioner Margie Ellis motioned to approve the May 6, 2020 meeting minutes. Motion seconded by Commissioner Ronnie Anderson. Motion approved 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. ITEMS FOR INDIVIDUAL CONSIDERATION

A. Hold a discussion and consider making a recommendation to City Council regarding a request by Sharon Losak McCutchin, in her capacity as (i) Trustee of the Tamara McCutchin Saxe Trust and (ii) Trustee of the McCutchin Marital Non-Exempt Trust for an initial zoning of Planned Development (PD) District on approximately 131.94 acres and for a change from Residential 6 (R-6) to a PD District on approximately 14.19 acres. The total 146.14-acre site is generally located south of Allred Road and west of South Bonnie Brae Street and Fort Worth Drive, in the City of Denton, Denton County, Texas. (PD20-0001, Sagebrook, Hayley Zagurski). THIS ITEM WAS POSTPONED FROM THE MAY 6TH PLANNING AND ZONING COMMISSION MEETING.

Commissioner Tim Smith motioned to postpone Item for Individual Consideration 2A to a date certain of June 3, 2020 Planning and Zoning Commission meeting. Motion seconded by Commissioner Mat Pruneda. Motion approved 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 JTL Properties LLC for approval of an Alternative Development Plan for a proposed multi-family development on 0.578 acres located on the north side of Smith Street, 205 feet east of Johnson Street in the City of Denton, Denton County, Texas. The purpose of the Alternative Development Plan is to deviate from Section 35.13.13.2 Multiple Unit Residential Dwellings and Multi Family Developments of the 2002 Denton Development Code. (ADP20-0009, Smith Street Apartments, Julie Wyatt)

Julie Wyatt, Senior Planner, presented Item for Individual Consideration 2B. A discussion followed.

Commissioner Ronnie Anderson motioned to approve Item for Individual Consideration 2B. Motion seconded by Commissioner Tim Smith. Motion approved 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.

3. PUBLIC HEARINGS

A. Hold a public hearing and consider a request by Cage Civil Engineering, Inc., representing WEG Blue Bonnet LLC., for approval of a Final Replat of Lots 1 to 79 and Lots 1-X to 7-X, Block A of the Vista Verde Addition, being a replat of a remainder of Lot 56, Bloc A, the Oaks of Township II. The approx. 8.882-acre site is generally located on the southwest side of Colorado Blvd, approx. 315 feet northwest of San Jacinto Blvd., in the City of Denton, Denton County, Texas. (FR19-0016, Vista Verde, Cindy Jackson)

Cindy Jackson, Senior Planner, presented Public Hearing item 3A.

Chair Rozell opened the Public Hearing.

The Planning and Zoning Commission had no questions regarding Public Hearing item 3A.

The following individuals spoke during the Public Hearing:

Daniel Kettler, 1925 Canyon Court, Denton, Texas 76205. Opposed to the request.
Colette Brandom, 1921 Canyon Court, Denton, Texas 76205. Opposed to the request.

The following individuals submitted a Virtual White Card:

Eric Pruett, 2111 Westwood Drive, Denton, Texas 76205. Supports the request.
Lisa Kettler, 1925 Canyon Court, Denton, Texas 76205. Opposed to the request.

Chair Rozell closed the Public Hearing.

Commissioner Tim Smith motioned to approve Public Hearing item 3A. Motion seconded by Commissioner Mat Pruneda. Motion approved 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 request by Buc-ee's, Ltd. for a zoning change on 10.91-acres from Planned Development-Mixed Use Regional (PD-MR) district and on 1.51-acres from Mixed-Use Neighborhood (MN) district to a Planned Development (PD) district. The 12.42-acre site is generally located on the southwest side of the I-35E Service Road, at the intersection of Buc-ee's Boulevard and the Service Road, in the City of Denton, Denton County, Texas. (PD19-0005, Buc-ee's Outparcels, Cindy Jackson)

Chair Rozell opened the Public hearing.

Richard Cannone, Deputy Director of Development Services, presented Public Hearing item 3B.

Chair Rozell closed the Public Hearing.

A discussion followed.

The following individual spoke during the Public Hearing:

Scott Ratcliff, P.O. Box 16261, Galveston, Texas 77552. Supports the request.

Commissioner Tim Smith motioned to approve Public Hearing item 3B. Motion seconded by Commissioner Ronnie Anderson. Motion approved 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. Hold a public hearing and consider making a recommendation to City Council regarding a request by Medanzo Partners LTD for a Comprehensive Plan Amendment from Business Innovation Future Land Use designation to Regional Mixed Use Future Land use designation. The site includes 3 tracts for a total of approximately 98 acres: Tract 1 includes one acre generally located at the northwest intersection of South Loop 288 and Shady Oaks Drive; Tract 2 includes 72.76 acres located at the southwest corner of South Loop 288 and Shady Oaks drive; Tract 3 includes 24.14 acres located on the south side of Shady Oaks Drive, approximately 1900 feet west of South Loop 288, in the City of Denton, Denton County, Texas. THIS ITEM WAS POSTPONED AT THE MARCH 4, 2020 MEETING. (CA19-0001, Canopy Trails, Julie Wyatt)

Chair Rozell opened the Public Hearing.

Julie Wyatt, Senior Planner, presented Public Hearing item 3C.

A discussion followed.

Chair Rozell closed the Public Hearing.

The discussion continued.

Commissioner Margie Ellis motioned to approve Public Hearing item 3C. Motion seconded by Commissioner Tim Smith. Motion approved 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.

D. Hold a public hearing and consider making a recommendation to City Council regarding a request by Medanzo Partners LTD to rezone approximately 98 acres from Light Industrial (LI) and General Office (GO) to Mixed-Use Regional (MR). The site includes 3 tracts: Tract 1 includes one acre generally located at the northwest intersection of South Loop 288 and Shady Oaks Drive; Tract 2 includes 72.76 acres located at the southwest corner of South Loop 288 and Shady Oaks drive; Tract 3 includes 24.14 acres located on the south side of Shady Oaks Drive, approximately 1900 feet west of South Loop 288, in the City of Denton, Denton County, Texas. THIS ITEM WAS POSTPONED AT THE MARCH 4, 2020 PLANNING AND ZONING COMMISSION MEETING. (Z20-0002, Canopy Trails, Julie Wyatt)

Chair Rozell opened the Public Hearing.

Julie Wyatt, Senior Planner, presented Public Hearing item 3D.

Chair Rozell closed the Public Hearing.

Commissioner Tim Smith motioned to approve Public Hearing item 3D. Motion seconded by Commissioner Ronnie Anderson. Motion approved 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.

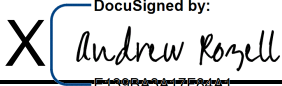
ABSTAINED (0): None.

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, stated there were no updates regarding the matrix items. Cannone provided updates regarding City Council items. Commissioner Smith questioned when the Commission can reconvene in person. Cannone stated he not aware when the Commission will begin meeting in person. Commissioner Smith requested the Work Session start time be 5:00 p.m. since it has been running over into the Regular Meeting start time. Cannone agreed to the request. Commissioner Ellis requested the notification to be more specific on where to go to access the more information regarding an item. Cannone agreed and staff will work on updating the notices.

Chair Rozell closed the Regular Meeting at 8:27 p.m.

 DocuSigned by:
X *Andrew Rozell* 6/4/2020
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Andrew Rozell
Chair

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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/4/2020 8:50:46 AM
Certified Delivered	Security Checked	6/4/2020 9:35:49 AM
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Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none">•Allow per session cookies•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

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