

Minutes
Planning and Zoning
June 3, 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, June 3, 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, Tim Smith, Ronnie Anderson, Brian Beck, and Jason Cole.

ABSENT: None.

STAFF: Richard Cannone, Cynthia Kirchoff, Hayley Zagurski, Julie Wyatt, Kelly Robinson, Cathy Welborn, and Selena Dillard.

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

WORK SESSION

Chair Rozell opened the Work Session at 5:04 p.m.

1. Citizen Comments on Consent Agenda Items

None.

2. Clarification of agenda items listed on the agenda for this meeting

Chair Rozell asked the Commission if there were questions regarding the consent agenda items.

Commissioner Beck requested clarification on Consent Agenda item 3B and 3C.

Julie Wyatt, Senior Planner, provided clarification.

Chair Rozell asked the Commission if there were any changes to the May 20, 2020 meeting minutes. The Commission had no changes.

Chair Rozell stated Items for Individual Consideration 4A and 4B are requesting and extension and for Item for Individual Consideration 4C the applicant is requesting a postponement.

Julie Wyatt, Senior Planner, presented Item for Individual Consideration 4A.

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

Hayley Zagurski, Senior Planner, provided the revised plan for Item for Individual Consideration 4C.

Chair Rozell closed the Work Session at 5:21 p.m.

REGULAR MEETING

The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, June 3, 2020 at 6:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney at which time the following items were considered:

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

ABSENT: None.

STAFF: Richard Cannone, Cynthia Kirchoff, Hayley Zagurski, Julie Wyatt, Kelly Robinson, Cathy Welborn, and Selena Dillard.

Chair Rozell opened the Regular Meeting at 6:31 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 May 20, 2020 meeting minutes.

Commissioner Ronnie Anderson motioned to approve the May 20, 2020 meeting minutes. 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.

3. CONSENT AGENDA

A. Consider a request by Marksman Hunters Creek, LLC for a Final Plat of the Denton West Joint Venture Addition. The approximately 8.044-acre site is generally located on the north side of East Ryan Road, approximately 850 feet west of Teasley Lane in the City of Denton, Denton County, Texas. (FP20-0008, Hunter's Creek Addition, Julie Wyatt)

B. Consider a request by Robson Denton Development, LP for approval of a Final Plat for Robson Ranch Unit 20. The approximately 39-acre site is generally located at the northeast corner of Michelle Way and Crestview Drive in the City of Denton, Denton County, Texas. (FP19-0029, Robson Ranch Unit 20, Julie Wyatt)

C. Consider approval of a Final Replat of Lot 1-R(5), Block A, Denton High School #2 Addition; being a replat of Lot 1-R(4), Block A, Denton High School #2 Addition. The approximately 78.904-acre property is generally located on the north side of East McKinney Street, approximately 1,740 feet east of the intersection of Mayhill Road in the City of Denton, Denton County, Texas. (FR20-0006, Ryan High School, Julie Wyatt)

Commissioner Margie Ellis motioned to approve the Consent Agenda. 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.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. Consider a request by Oxford at Sherman Drive, LLC for approval of a Preliminary Plat of Lot 1, Block a of the Oxford at Sherman Drive Addition. The approximately 11.307-acre property is generally located on the north side of Poinsettia Boulevard, approximately 945 feet east of East Sherman Drive in the City of Denton, Denton County, Texas. Staff recommends denial of this request; however, the applicant has requested extension to the June 17, 2020 agenda. (PP20-0011, Oxford at Sherman, Julie Wyatt)

Commissioner Tim Smith motioned to approve the extension for Item for Individual Consideration 4A to the June 17, 2020 Planning and Zoning Commission meeting. Motion seconded by Commissioner Brian Beck. 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 BCI Real Estate Ventures, LP for a Preliminary Plat for Lot 1, Block 1, DPS Denton Mayhill Addition. The approximately 7.31-acre site is generally located at the southeast corner of the E. McKinney Street and Mayhill Road intersection in the City of Denton, Denton County, Texas. Staff recommends denial of this request; however, the applicant has requested an extension to June 17, 2020. (PP20-0010, DPS Building, Hayley Zagurski).

Commissioner Ronnie Anderson motioned to approve the extension for Item for Individual Consideration 4B to the June 17, 2020 Planning and Zoning Commission meeting. 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 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 20TH PLANNING AND ZONING COMMISSION MEETING.

Chair Rozell stated the applicant has requested to postpone the item to the June 17, 2020 Planning and Zoning Commission meeting. Chair Rozell provided for the record the public comment that was submitted.

The following individuals spoke on this item:

Ray Oujesky, 201 Main Street Ste. 2500, Fort Worth, Texas 76102.

Eric Pruett, 2111 Westwood Drive, Denton, Texas 76205.

Randi Rivera, 111 Hillside Drive, Lewisville, Texas 75057.

The following individual submitted a virtual comment card:

Sharon McCutchin, 14833 Midway Road Ste. 200, Dallas, Texas 75001. Supports the request.

Commissioner Tim Smith motioned to postpone Item for Individual Consideration 4C to the July 8, 2020 Planning and Zoning Commission meeting. 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.

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, stated staff is working to bring two items for a Work Session on July 8, 2020 which would include the rules for platting approval and denial. Cannone continued to state he would like for Traffic Engineering staff to provide an update on the Mobility Plan and information regarding the removal of traffic lights.

The Planning and Zoning Commission added no additional items to the matrix.

Chair Rozell closed the Regular Meeting at 6:48 p.m.

X 

Andrew Rozell
Chair