

Minutes  
Planning and Zoning Commission  
June 17, 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 17, 2020 at 5:30p.m. in the City 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, Mat Pruneda, Jason Cole.

ABSENT: None

STAFF: Richard Cannone, Cynthia Kirchoff, Hayley Zagurski, Julie Wyatt, Karina Maldonado, Cindy Jackson, Kelly Robinson, and Selena Dillard.

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

WORK SESSION

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

1. Citizen comments on Consent Agenda Items

None

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

The commission had no changes to the June 3, 2020 meeting minutes.

Commissioner Beck requested clarification of item 3B, Hayley Zagurski, Senior Planner, presented item 3B. The commission had no further questions regarding the Consent Agenda.

Richard Cannone, Deputy Director of Development Services, noted that although the caption in 4A stated denial, the AIS is approval. Julie Wyatt, Senior Planner, presented item 4C.

Items 5A and 5B will be postponed to a later date.

Chair Rozell closed the work session at 5:43p.m.

## REGULAR MEETING

The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, June 17, 2020 at 6:30p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, 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, Karina Maldonado, Kelly Robinson, Selena Dillard.

Chair Andrew Rozell opened the Regular Meeting at 6:31p.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 approval of the June 3, 2020 meeting minutes.

Commissioner Tim Smith motioned to approve the June 3, 2020 meeting minutes. Motion seconded by Commissioner Margie Ellis. Motion carried 7-0.

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

NAYS (0): None.

RECUSED (0): None

ABSTAINED (0): None

### 3. CONSENT AGENDA

A. Consider a request by Scott Scherer of Harris Kocher Smith, on behalf of FNM Jr Children's Partnership, for approval of the Preliminary Plat of Denton Industrial Office Addition. The approximately 7.684-acre site is generally located on the northwest corner of the intersection of Worthington Drive and Schuyler Street, in the City of Denton, Denton County, Texas. (PP20-0012, Worthington Industrial Office, Karina Maldonado).

B. Consider a request by BCO 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. (PP20-0010a, DPS Building, Hayley Zagurski).

Commissioner Smith motioned to approve the Consent Agenda. Motion seconded by Commissioner Ellis. Motion Carried 7-0.

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

NAYS (0): None.

RECUSED (0): None

ABSTAINED (0): None

#### 4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. Consider a request by Joe Lehman of Kimley-Horn and Associates, Inc., on behalf of RTS&M LLC, for approval of the Preliminary Plat of Elan Spencer Addition. The approximately 11.77- acre site is generally located on the south side of Spencer Road, approximately 420 feet west of Mayhill 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 July 8, 2020 Planning and Zoning commission meeting. (PP20-0013, Elan/Greystar Denton, Karina Maldonado).

Commissioner Smith motioned to postpone the item to a date certain of July 8, 2020; Commissioner Mat Pruneda seconded the motion. Motion Carried 7-0.

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

NAYS (0): None.

RECUSED (0): None

ABSTAINED (0): None

B. Consider a request by Aimee Bissett with Northbridge Consultants representing Teasley Land JV LLC for approval of the Final Replat of Lot 1, Block A of the Teasley Office Park Addition. The 3.42-acre site is generally located on the west side of Teasley Lane, approximately 248 feet south of Bent Oaks Drive in the City of Denton, Denton County, Texas. Staff recommends denial of the plat however the applicant has requested a 30-day extension to July 8, 2020. (FP20-0009, Teasley Office Park Addition, Cindy Jackson)

Commissioner Smith motioned to postpone the item to a date certain of July 8, 2020; Commissioner Ronnie Anderson seconded the motion. Motion Carried 7-0.

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

NAYS (0): None.

RECUSED (0): None

ABSTAINED (0): None

C. 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. (PP20-0011a, Oxford at Sherman, Julie Wyatt)

Commissioner Smith motioned to approve the Preliminary Plat; Commissioner Anderson seconded the motion. Motion Carried 7-0.

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

NAYS (0): None.

RECUSED (0): None

ABSTAINED (0): None

## 5. PUBLIC HEARINGS

A. Hold a public hearing and consider making a recommendation to City Council regarding a proposed revision to the Denton Development Code; specifically to amend the Denton Development Code, Subchapters 7 "Development Standards" and 8 "Subdivisions" in relation to development contracts, payment in lieu of public infrastructure improvements, and sidewalk escrow agreements. (DCA20-0001, Development Contracts) THIS CASE IS BEING POSTPONED INDEFINITELY AND WILL BE RE-NOTICED FOR A LATER DATE.

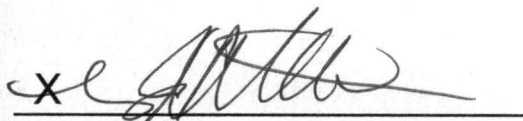
B. Hold a public hearing and consider making a recommendation to City Council regarding a request for a change in the zoning district and use classification from Suburban Corridor (SC) to a Public Facilities (PF) Zoning District, on approximately 5.106 acres of land, generally located west on Loop 288, approximately 900 feet south of Audra Lane in the City of Denton, Denton County, Texas. (ZCI20-0001, Loop 288 Property, Ron Menguita) STAFF IS REQUESTING THAT THIS ITEM BE POSTPONED TO A DATE UNCERTAIN.

Chair Rozell stated that 5A and 5B have been withdrawn from the agenda.

## 6. PLANNING & ZONING COMMISSION PROJECT MATRIX

Richard Cannone noted that City Council approved the Buc-ee's Plan Development (PD) as well as Canopy Trails comprehensive plan amendment and rezoning.

Chair Rozell closed the regular meeting at 6:37p.m.

A handwritten signature in black ink, appearing to read 'Margie Ellis', is written over a horizontal line. The signature is stylized with a large 'M' and a long, sweeping tail.

Margie Ellis  
Vice-Chair