

MINUTES
PLANNING AND ZONING
July 8, 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, July 8, 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, Julie Wyatt, Brian Jahn, and Cathy Welborn.
On the phone: Hayley Zagurski, Mark Laird, and Karina Maldonado.

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

WORK SESSION

Chair Rozell opened the Work Session at 5:01 p.m.

1. Citizen Comments on Consent Agenda Items

No comments.

2. Work Session Reports

A. Receive a report and hold a discussion on the update to the City's Mobility Plan and what triggers the installation/removal of traffic signals.

Brian Jahn, City Traffic Engineer, provided presentations regarding the City's Mobility Plan and the installation and removal of traffic signals.

A discussion followed.

B. Receive a report and hold a discussion on platting regulations within the City of Denton, including the purpose, types, criteria for approval, and the effect of HB 3167 (commonly known as the "Shot Clock"). (Julie Wyatt)

Chair Rozell requested Work Session Report item 2B to be tabled to the July 22, 2020 meeting. Richard Cannone, Deputy Director of Development Services and the Commissioners agreed.

1
2 3. Clarification of agenda items listed on the agenda for this meeting
3

4 Chair Rozell questioned if there were any changes to the June 17, 2020 meeting minutes. The
5 Commission had no changes to the minutes.
6

7 Commissioner Beck requested clarification on Consent Agenda item 3A. Richard Cannone,
8 Deputy Director of Development Services, provided clarification.
9

10 Commissioner Beck requested Consent Agenda item 3A to be moved to Item for Individual
11 Consideration. Chair Rozell noted the request.
12

13 Julie Wyatt, Senior Planner, presented Item for Individual Consideration 4A. A discussion
14 followed.
15

16 Mark Laird, Associate Planner, presented Item for Individual Consideration 4B. Commissioner
17 Ellis requested clarification. Laird provided the clarification.
18

19 Hayley Zagurski, Senior Planner, presented Item for Individual Consideration 4C. A discussion
20 followed.
21

22 Chair Rozell closed the Work Session at 6:33p.m.
23

24 1. CLOSED MEETING
25

- 26 A. Consultation with Attorneys - Under Texas Government Code Section 551.071.
27 Consult with the City's attorneys and discuss legal issues, including deadlines,
28 limitations, local permit vesting, and other legal constraints relating to approval and
29 denial of plats, local permits, site plans and development plans; where discussion of
30 these legal matters in an open meeting would conflict with the duty of the City's
31 attorneys to the City of Denton, the Denton Planning & Zoning Commission, and
32 the Denton City Council, under the Texas Disciplinary Rules of Professional Conduct
33 of the State Bar of Texas, or otherwise compromise the City's legal position in the
34 event of a legal dispute.
35

36 The Planning and Zoning Commission did not go into a Closed Meeting.
37

38 REGULAR MEETING
39

40 Chair Rozell opened the Regular Meeting at 6:42 p.m.
41

42 The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, July 8,
43 2020 at 6:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney at which
44 time the following items were considered:
45
46

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

3
4 ABSENT: None.

5
6 STAFF: Richard Cannone, Cynthia Kirchoff, Julie Wyatt, Brian Jahn, and Cathy Welborn.
7 On the phone: Hayley Zagurski, Mark Laird, and Karina Maldonado.
8

9 1. PLEDGE OF ALLEGIANCE

10 A. U.S. Flag B. Texas Flag
11
12

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

15 A. Consider the approval of the June 17, 2020 meeting minutes.
16

17 Commissioner Tim Smith motioned to approve the July 17, 2020 meeting minutes. Motion
18 seconded by Commissioner Margie Ellis. Motion approved 7-0.
19

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

22 NAYS (0): None.

23 RECUSED (0): None.

24 ABSENT (0): None.

25 ABSTAINED (0): None.
26

27 3. CONSENT AGENDA
28

29 A. Consider a request by Joe Lehman of Kimley-Horn and Associates, Inc., on behalf of
30 RTS&M LLC, for approval of a Preliminary Plat of Elan Spencer Addition. The
31 approximately 11.77-acre site is generally located on the south side of Spencer Road,
32 approximately 420 feet west of Mayhill Road, in the City of Denton, Denton County,
33 Texas. (PP20-0013, Elan/Greystar Denton, Karina Maldonado).
34

35 Chair Rozell stated Commissioner Beck requested Consent Agenda item 3A be pulled from the
36 Consent Agenda and the item will become the first Item for Individual Consideration.
37

38 4. ITEMS FOR INDIVIDUAL CONSIDERATION
39

40 A. Consider a request by Joe Lehman of Kimley-Horn and Associates, Inc., on behalf of
41 RTS&M LLC, for approval of a Preliminary Plat of Elan Spencer Addition. The
42 approximately 11.77-acre site is generally located on the south side of Spencer Road,
43 approximately 420 feet west of Mayhill Road, in the City of Denton, Denton County,
44 Texas. (PP20-0013, Elan/Greystar Denton, Karina Maldonado).
45

1 Commissioner Tim Smith motioned to approve Item for Individual Consideration 4A. Motion
2 seconded by Commissioner Ronnie Anderson. Motion approved 5-2.

3
4 A YES (5): Chair Andrew Rozell. Commissioners: Margie Ellis, Tim Smith, Jason Cole, and
5 Ronnie Anderson.

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

7 RECUSED (0): None.

8 ABSENT (0): None.

9 ABSTAINED (0): None.

10
11 B. Consider a request by Aimee Bissett with Northbridge Consultants representing Teasley
12 Land JV LLC for approval of a Final Plat of Lot 1, Block A of the Teasley Office Park
13 Addition. The 3.42-acre site is generally located on the west side of Teasley Lane,
14 approximately 248 feet south of Bent Oaks Drive in the City of Denton, Denton County,
15 Texas. Staff recommends denial of the plat. (FP20-0009b, Teasley Office Park Addition,
16 Julie Wyatt)

17
18 Julie Wyatt, Senior Planner, presented Item for Individual Consideration 4B. A discussion
19 followed.

20
21 The following individuals spoke on this item:

22 Aimee Bissett, 2570 Justin Road, Highland Village, TX 75077.

23 Brad Andrus, 212 South Elm Street, Denton, TX 76201.

24
25 Chair Rozell motioned to approve Item for Individual Consideration 4B with staff's conditions.
26 Motion seconded by Commissioner Tim Smith. A discussion followed. Chair Rozell withdrew his
27 motion.

28
29 Commissioner Brian Beck motioned to deny Item for Individual Consideration 4B with staff's
30 reasons. Commissioner Mat Pruneda seconded motion. Motion approved 7-0.

31
32 A YES (7): Chair Andrew Rozell. Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
33 Beck, Mat Pruneda and Ronnie Anderson.

34 NAYS (0): None.

35 RECUSED (0): None.

36 ABSENT (0): None.

37 ABSTAINED (0): None.

38
39 C. FP20-0010 Consider approval of a Final Plat of Lot 1, Block A, Quincy Court Addition.
40 The approximately 1.817-acre property is generally located at the southeast corner of Stuart
41 Road and Loop 288 in the City of Denton, Denton County, Texas. (FP20-0010, Quincy
42 Court, Mark Laird)

43
44 Mark Laird, Associate Planner, presented Item for Individual Consideration 4C.

1 Commissioner Ronnie Anderson motioned to approve Item for Individual Consideration 4C.
2 Motion seconded by Commissioner Tim Smith. Motion approved 7-0.

3
4 A YES (7): Chair Andrew Rozell. Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
5 Beck, Mat Pruneda and Ronnie Anderson.

6 NAYS (0): None.

7 RECUSED (0): None.

8 ABSENT (0): None.

9 ABSTAINED (0): None.

10
11 D. Hold a discussion and consider making a recommendation to City Council regarding a
12 request by Sharon Losak McCutchin, in her capacity as (i) Trustee of the Tamara
13 McCutchin Saxe Trust and (ii) Trustee of the McCutchin Marital Non-Exempt Trust for an
14 initial zoning of Planned Development (PD) District on approximately 131.94 acres and
15 for a change from Residential 6 (R-6) to a PD District on approximately 14.19 acres. The
16 total 146.14-acre site is generally located south of Allred Road and west of South Bonnie
17 Brae Street and Fort Worth Drive, in the City of Denton, Denton County, Texas. (PD20-
18 0001, Sagebrook, Hayley Zagurski). THIS ITEM WAS POSTPONED FROM THE JUNE
19 3RD PLANNING AND ZONING COMMISSION MEETING.

20
21 Hayley Zagurski, Senior Planner, presented Item for Individual Consideration 4D. A discussion
22 followed.

23
24 The following individual spoke on this item:

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

26
27 Commissioner Tim Smith motioned to approve Item for Individual Consideration 4D. Motion
28 seconded by Commissioner Ronnie Anderson. Motion approved 6-1.

29
30 A YES (6): Chair Andrew Rozell. Commissioners: Margie Ellis, Tim Smith, Jason Cole, Mat
31 Pruneda, and Ronnie Anderson.

32 NAYS (1): Commissioner Brian Beck.

33 RECUSED (0): None.

34 ABSENT (0): None.


35 ABSTAINED (0): None.

36
37 5. PLANNING & ZONING COMMISSION PROJECT MATRIX

38
39 A. Hold a discussion regarding the Planning and Zoning Commission project matrix.

40
41 Richard Cannone, Deputy Director of Development Services, provided an update to the matrix.
42 The Commission added no additional items.

43
44 Chair Rozell closed Regular Meeting at 7:38 p.m.


Margie Ellis
Vice-Chair