

MINUTES
PLANNING AND ZONING
October 7, 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, October 7, 2020, at 3:30 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, Mat Pruneda and Jason Cole.

ABSENT: None

STAFF: Richard Cannone, Cynthia Kirchoff, Julie Wyatt, Hayley Zagurski, Ron Menguita, Sean Jacobson and Selena Dillard.

On the phone: Mark Laird, Karina Maldonado, Danielle Shaw and Chandra Muruganandham.

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

WORK SESSION

Chair Andrew Rozell opened the Work Session at 3:32 p.m.

1. Citizen Comments on Consent Agenda Items

None

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

Ron Menguita, Principal Planner, presented item 3B, PP20-0015. A discussion followed.

Karina Maldonado, Assistant Planner, presented item 3C, FP20-0020. A discussion followed.

Julie Wyatt, Senior Planner, presented item 3E, FP20-0009c. A discussion followed.

Mark Laird, Associate Planner, presented item 4A, FP20-0019. A discussion followed.

Hayley Zagurski, Senior Planner, presented item 4B, PE20-0001. A discussion followed.

Karina Maldonado presented item 4C, FP20-0022. Staff previously recommended denial of this item, the recommendation was amended to reflect approval. A discussion followed.

Julie Wyatt presented item 4D, PP20-0020.

1 Ron Menguita presented item 4E, FR20-0008.

2
3 Ron Menguita presented item 4D, PZ20-223. A discussion followed.

4
5 Ron Menguita discussed item 5A, DCA20-004. He noted that the presentation would be given
6 during the Public Hearing.

7
8 Sean Jacobson presented item 5B, S20-0005. A discussion followed.

9
10 Ron Menguita and Danielle Shaw, Community Services Manager, presented item 5C, ZCI20-
11 0001b. A discussion followed. Chandra Muruganandham, Senior Engineer, discussed future street
12 and crosswalk development in the area.

13
14 Ron Menguita presented item 5D, S20-0001. A discussion followed.

15
16 3. Work Session Reports

17
18 A. DCA20-0001 Receive a report and hold a discussion regarding the amendment process
19 to the Denton Development Code.

20
21 Ron Menguita presented item DCA20-0001. A discussion followed.

22
23 B. PZ20-225 Receive a report, hold a discussion, and give staff direction regarding Code
24 Amendments related to Planning and Zoning Commission Operational Procedures and
25 Subdivision Procedures.

26
27 Ron Menguita requested this item be postponed to a later date.

28
29 **REGULAR MEETING**

30
31 The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, September
32 16, 2020 at 6:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney at which
33 time the following items were considered:

34
35
36 PRESENT: Chair Andrew Rozell., Commissioners: Margie Ellis, Tim Smith, Ronnie
37 Anderson, Brian Beck, Mat Pruneda and Jason Cole.

38
39 ABSENT: None

40
41 STAFF: Richard Cannone, Cynthia Kirchoff, Julie Wyatt, Hayley Zagurski, Ron
42 Menguita, Sean Jacobson and Selena Dillard.

43 On the phone: Mark Laird, Karina Maldonado, Danielle Shaw and Chandra
44 Muruganandham

45
46 Chair Andrew Rozell opened the Regular Meeting at 6:32 p.m.

1 1. PLEDGE OF ALLEGIANCE

- 2 A. U.S. Flag
3 B. Texas Flag
4
5

6 2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES
7 FOR:

- 8 A. Consider the approval of the September 16, 2020 meeting minutes.
9

10 Commissioner Tim Smith motioned to approve the September 16, 2020 meeting minutes. Motion
11 seconded by Commissioner Margie Ellis. Motion approved (7-0)
12

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

15 NAYS (0): None.

16 RECUSED (0): None.

17 ABSENT (0): None

18 ABSTAINED (0): None.
19

20 3. CONSENT AGENDA
21

- 22
23 A. Consider a request by Brock A. Pfister of Kimley-Horn and Associates, Inc., on
24 behalf of Kevin Lazares of Forestar (USA) Real Estate Group, for approval of a Final
25 Replat of the Forestar – Phase 1B Addition. The approximately 24.893-acre site is
26 generally located between Highland Park Road and McCormick Street, approximately
27 750 feet south of Willowood Street, in the City of Denton, Denton County, Texas.
28 (FR20-0011, Forestar Rayzor Phase 1B, Ron Menguita).
29
30 B. Consider a request by Brock A. Pfister of Kimley-Horn and Associates, Inc., on
31 behalf of Michael H. Drury, for approval of a Preliminary Plat of the Drury Tract
32 Addition. The approximately 22.8025-acre site is generally located on the east side of
33 Highland Park Road, approximately 750 feet south of Willowood Street, in the City
34 of Denton, Denton County, Texas. (PP20-0015, Forestar Rayzor Phase 1A Drury
35 Tract, Ron Menguita).
36
37 C. Consider a request by Joe Lehman of Kimley-Horn and Associates Inc., on behalf of
38 GS/TPRF V Elan Denton, L.P, for approval of a Final Plat of Elan Spencer Addition.
39 The approximately 11.77-acre site is generally located on the south side of Spencer
40 Road, approximately 420 feet west of Mayhill Road, in the City of Denton, Denton
41 County, Texas. (FP20-0020, Elan/Greystar Denton, Karina Maldonado).
42
43 D. Consider a request by Westpark Group L.P. for a Final Plat for Lots 2R and 3R,
44 Block A, Westpark Addition, Phase 2. The approximately 14.72-acre site is generally
45 located on the east side of Western Boulevard, approximately 2,350 feet north of
Airport Road in the City of Denton, Denton County, Texas. (FP20-0021, Westpark
Warehouse Ph. 2, Hayley Zagurski).
E. Consider a request by Aimee Bissett with Northbridge Consultants representing
Teasley Land JV LLC for approval of a Final Plat 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. (FP20-0009c, Teasley Office Park Addition, Julie Wyatt).

Commissioner Brian Beck motioned to approve the Consent Agenda with the exception that item 3C be pulled to Individual Consideration. Motion seconded by Commissioner Mat Pruneda. Motion approved (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.

ABSENT (0): None

ABSTAINED (0): None.

Chair Rozell noted that item 3C, FP20-0020 was removed from the Consent Agenda, and would be the first item discussed during Individual Consideration.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

3C. Consider a request by Joe Lehman of Kimley-Horn and Associates Inc., on behalf of GS/TPRF V Elan Denton, L.P, for approval of a Final 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. (FP20-0020, Elan/Greystar Denton, Karina Maldonado).

Commissioner Beck questioned erosion control as well as the drainage into the adjacent easement. Karina Maldonado, Associate Planner, noted that the applicant met engineering staff requirements for approval of the Final Plat. Erosion control would be addressed during the permitting process.

Commissioner Smith motioned to approve the item. Motion seconded by Commissioner Margie Ellis. Motion Approved (5-2)

AYES (5): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, and Ronnie Anderson.

NAYS (2): Commissioners: Brian Beck, Mat Pruneda

RECUSED (0): None.

ABSENT (0): None

ABSTAINED (0): None.

A. Consider approval of Cambridge Brook Addition, Phase 1, being 102 residential lots, and 4 Common Area Lots. The approximately 27.026-acre tract is generally located along the west line of Bonnie Brae Street and being approximately south 2,580 +/- feet from the intersection of Bonnie Brae Street and Vintage Boulevard located within City of Denton, Denton County, Texas. Staff recommends approval of the plat. (FP20-0019 Cambridge Brook Phase 1, Addition, Mark Laird).

1
2 Mark Laird, Associate Planner, presented item 4A, FP20-0019

3
4 Commissioner Smith motioned to approve the item. Motion seconded by Commissioner Pruneda.
5 Motion Approved (7-0)

6
7 AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
8 Beck, Mat Pruneda, and Ronnie Anderson.

9 NAYS (0): None.

10 RECUSED (0): None.

11 ABSENT (0): None

12 ABSTAINED (0): None.

13
14 B. Consider a request by Thomas Fletcher of Kimley Horn on behalf of GDHI Homes
15 LLC for approval of a preliminary plat extension for he Audra Pointe Addition. The
16 approximately 13.2-acre site is generally located on the east and south side Audra Lane
17 approximately 130 feet north of Lattimore Street in the City of Denton, Denton County,
18 Texas. (PE20-0001, Audra Pointe, Hayley Zagurski).

19
20 Hayley Zagurski, Senior Planner, presented item 4B, PE20-0001.

21
22 Commissioner Ronnie Anderson motioned to approve the item. Motion seconded by
23 Commissioner Pruneda. Motion approved (7-0)

24
25 AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
26 Beck, Mat Pruneda, and Ronnie Anderson.

27 NAYS (0): None.

28 RECUSED (0): None.

29 ABSENT (0): None

30 ABSTAINED (0): None.

31
32 C. Consider a request by Jamie Marcoux of LJA Engineering, Inc., on behalf of
33 Bloomfield Homes, L.P., for approval of a Final Plat of Glenwood Meadows Addition.
34 The approximately 68.774-acre site is generally located on the southeast side of future
35 Bonnie Brae Street right-of-way, approximately 750 feet north of Vintage Boulevard in
36 the City of Denton, Denton County, Texas. Staff is recommending denial of this
37 request. (FP20-0022, Glenwood Meadows, Karina Maldonado).

38
39 Karina Maldonado presented item 4C, FP20-0022, and stated that staff recommendation has been
40 modified to reflect approval.

41
42 The following Individual submitted a virtual comment card.

43 Cheryl Smith, 3423 Hummingbird Ln, Denton, Texas 76209

44
45 Commissioner Anderson motioned to approve the item. Motion seconded by Commissioner
46 Smith. Motion approved (7-0)

1 Commissioner Beck did not believe that erosion control protocols were met and was concerned
2 with drainage.

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

5 NAYS (1): Commissioner Brian Beck

6 RECUSED (0): None.

7 ABSENT (0): None

8 ABSTAINED (0): None.

9
10 D. Consider a request by Forestar Real Estate Group, Inc for approval of a Preliminary
11 Plat of Preserve at Pecan Creek Section J & K Addition. The approximately 7.2-acre
12 property is generally located at the southwest corner of Lakeview Boulevard and
13 Edwards Road in the City of Denton, Denton County, Texas. Staff recommends denial
14 of this request; however, the applicant has requested extension to the November 4, 2020
15 agenda. (PP20-0020, The Preserve at Pecan Creek, Sections J & K, Julie Wyatt).
16

17 Julie Wyatt, Senior Planner, presented item 4D, PP20-0020.

18
19 Commissioner Jason Cole motioned to approve the request for extension. Motion seconded by
20 Commissioner Anderson. Motion Approved (7-0)

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

23 NAYS (0): None.

24 RECUSED (0): None.

25 ABSENT (0): None

26 ABSTAINED (0): None.

27
28 E. Consider a request by Stephen of CDI Crow, LLC. For approval of a Final Replat of
29 the Lots 1-9, Block 6 of the Crow Esplanade Addition, a replat of Lots 5, 5R, 6R, and
30 8R, Block 6 of the Wright Addition. The approximately 2.51-acre site is generally
31 located between Crow Street and Sena Street, approximately 400 feet west of Gober
32 Street, in the City of Denton, Denton County, Texas. Staff is recommending denial of
33 this request as it does not meet the established approval criteria for Final Replats.
34 (FR20-0008, Crow Esplanade, Ron Menguita).
35

36 Ron Menguita, Principle Planner, presented item 4E, FR20-0008.

37
38 Commissioner Ellis motioned to approve the item. Motion seconded by Commissioner Beck.
39 Motion approved (7-0)

40
41 AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
42 Beck, Mat Pruneda, and Ronnie Anderson.

43 NAYS (0): None.

44 RECUSED (0): None.

45 ABSENT (0): None

1 ABSTAINED (0): None.

2
3 F. Consider and select a member of the Planning and Zoning Commission to serve on the
4 Development Code Review Committee (PZ20-223, Ron Menguita).
5

6 Ron Menguita presented item 4F, PZ20-223.

7
8 Chair Rozell nominated Commissioner Smith to serve on the Development Code Review
9 Committee. Commissioner Ellis seconded the nomination. Motion approved (7-0)

10
11 Commissioner Beck nominated himself to serve on the Committee.

12
13 AYES (6): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Mat
14 Pruneda, and Ronnie Anderson.

15 NAYS (1): Commissioner Brian Beck

16 RECUSED (0): None.

17 ABSENT (0): None

18 ABSTAINED (0): None.

19
20 Commissioner Beck withdrew his nomination.

21
22 5. PUBLIC HEARINGS
23

24 A. Hold a public hearing and consider making a recommendation to City Council
25 regarding a proposed amendment to the Denton Development Code; Code Subchapter
26 5, "Use Regulations," related to the Table Of Allowed Uses and Use-Specific Standards
27 for Tattoo and Piercing Parlors in the Mixed-Use Neighborhood (MN) Zoning District
28 (DCA20-0004, Tattoo and Body Piercing Parlor, Richard Cannone, AICP).
29

30 Chair Rozell opened the public hearing.

31
32 Ron Menguita presented item 5A, DCA20-0004.

33
34 Commissioner Beck questioned if the current non-conforming tattoo parlors would have to take
35 any action. Menguita confirmed that no action would need to be taken and the current shops would
36 be considered a conformed use on future certificate of occupancies.

37
38 Chair Rozell closed the public hearing.

39
40 Commissioner Beck motioned to approve the item with the verbiage correction that "P+" be added
41 to HC. Motion seconded by Commissioner Smith. Motion approved (7-0)

42
43 AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
44 Beck, Mat Pruneda, and Ronnie Anderson.

45 NAYS (0): None.

46 RECUSED (0): None.

1 ABSENT (0): None

2 ABSTAINED (0): None.

3 B. Hold a public hearing and consider making a recommendation to City Council
4 regarding a request by Adam Claycomb of Allison Engineering Group, on behalf of the
5 property owner, for a Specific Use Permit to allow a Minor Automotive Use. The
6 0.201-acre site is generally located on the west side of South Elm Street, 70 feet north
7 of the northwest corner of South Elm Street and West Highland Street in the City of
8 Denton, Denton County, Texas. (S20-0005, S Elm Tire Shop, Sean Jacobson).
9

10 Chair Rozell opened the public hearing.

11
12 Sean Jacobson, Assistant Planner, presented item 5B, S20-0005.

13
14 Lee Allison, Applicant, spoke on the item and shared a presentation.

15
16 The following individual spoke on this item:

17 Kent Hillman, 538 S. Elm Street, Denton, Texas 76208

18
19 The following individual submitted a virtual comment card:

20 Lee Allison, 2214 N. Elm Street, Denton, Tx 76201

21
22 Chair Rozell closed the public hearing.

23
24 Commissioner Beck motioned to approve the item. Motion seconded by Commissioner Smith.

25 Motion approved (7-0)

26
27 AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
28 Beck, Mat Pruneda, and Ronnie Anderson.

29 NAYS (0): None.

30 RECUSED (0): None.

31 ABSENT (0): None

32 ABSTAINED (0): None.

33 C. Hold a public hearing and consider making a recommendation to the City Council
34 regarding a request for a change in the zoning district and use classification from
35 Suburban Corridor (SC) to a Public Facilities (PF) Zoning District, on approximately
36 5.106-acres of land, generally located west on Loop 288, approximately 900 feet south
37 of Audra Lane in the City of Denton, Denton County, Texas. (ZCI20-0001, Loop 288
38 Property, Ron Menguita).
39

40 Chair Rozell opened the public hearing.

41
42 Ron Menguita, and Danielle Shaw, Community Services Manager, presented item 5C, ZCI20-
43 0001.

44
45 Commissioner Smith asked about possible future crosswalks or sidewalks near the property, due

1 to the increase in pedestrian traffic. Menguita noted that a development to the south is under
2 review, in which case sidewalks would be constructed linking to current sidewalks. There would
3 also be a future traffic light at the corner of Audra and Province.

4
5 Commissioner Smith questioned the timeline of a shelter being constructed if zoning were
6 approved. Shaw stated that it would be at least 9 months until the construction phase.

7 Commissioner Anderson asked how the City would enforce that there will be no encampments
8 outside the facility, as well as how to current homeowners in the area would be protected. Shaw
9 stated that staff is currently working on solutions to prevent encampments from happening.

10
11 Commissioner Ellis questioned if the use specific standards apply for this project, and if there
12 would be a public hearing regarding the building a homeless shelter. Menguita noted that not all
13 will apply, but the notification process would be done to the standards that do apply.

14
15 The following individuals spoke on this item:

16 Robert Grabel, 820 Brittany Drive, Denton, Texas 76209
17 Jane Lunz, 1205 N Austin Street, Denton, Texas 76201
18 Mary Higgins, 3760 Holland Lane, Denton, Texas 76208
19 Arlene Gibson, 1012 Brittany Drive, Denton, Texas 76209
20 Eric Craneburn, Audra Meadows Neighborhood, Denton, Texas 76209
21 Kenneth Coleman, 3901 Trenton Place, Denton, Texas 79208
22 Colter Souser, 910 Bayfield Drive, Denton, Texas 76209

23
24 The following Individuals submitted virtual comment cards:

25 Tracy Runnels, 7000 Chaucer Drive, Denton, Texas 76210
26 Noel Tousignant, 1501 May Street, Denton, Texas 76209
27 Linda Holshouser, 2400 Stockbridge Road Apt 2112, Denton, Texas 76208
28 Emily Simpson, 615 W Oak Apt C, Denton, Texas 76201
29 Scott Carrico, 203 Coronado Apartment 204, Denton, Texas 76209
30 Jennifer Forester, 820 Brittany Drive, Denton, Texas 76209
31 Gloria Houts, 913 Vine Street, Denton, Texas 76209
32 Brittini Coe, 2209 Kingston Terrace, Denton, Texas 76209
33 Sarah Yeoman-Lomangino, 513 S 5th Street, Sanger, Texas 762665322
34 Deborah Cosimo, 1107 Bolivar Street, Denton, Texas 76021
35 Barney Cosimo, 1107 Bolivar Street, Denton, Texas 76021
36 Erica Svenson, 504 Spring Drive, Denton, Texas 76208
37 Layla Comeans, 1025 Shady Oaks Dr. suite 103, Denton, Texas 76205
38 Dawn Dreyer, 1006 Edinburg Lane, Denton, Texas 76209
39 Clarissa Madrid, 1900 Westminster Street, Denton, Texas 76205
40 Jessica Burton, 2917 N Bell Ave, Denton, Texas 76209
41 Lisa Smith, 3409 Seaside Drive, Denton, Texas 76208
42 Enrique Higbee, 1006 Edinburg Lane, Denton, Texas 76209-1249
43 Hazel Harwick, 3700 Maywood Court, Carrollton, Texas 75007
44 Dona Perkins, 9205 Seven Oaks Lane, Denton, Texas 76210
45 Donna Caruthers, 3910 Tristan Court, Denton, Texas 76208

1 Stacy Willingham, 2020 Crestwood Place, Denton, Texas 76209
2 Aaron Spears, 1006 Edinburg, Denton, Texas 76209
3 Kevin Willingham, 2020 Crestwood Place, Denton, Texas 76209
4 Matthew Kernan, 1500 Manten Boulevard, Denton, Texas 76208
5 David Jordan, 3309 Huisache Street, Denton, Texas 76209
6 Scott Blubaugh, 3235 Heritage Trail Apt 2201, Denton, Texas 76201
7 Celia Byrnes, 5981 Sandhill Circle, The colony, Texas 75056
8 Alexandria LaRue, 2301 W Prairie Street Apartment 1, Denton, Texas 76201
9 Kelly McGuyer, 1501 May Street, Denton, Texas 76209
10 Mary Butler, 2101 W Oak, Denton, Texas 76201
11 Lisa Waldon, 3220 Shadow Trail, Denton, Texas 76207
12 Corey Newman, 3313 Hummingbird Lane, Denton, Texas 76209
13 John Maxwell 2807 Howard Court, Denton, Texas 76209
14 Nicole Scott, 3301 Mustang Drive, Denton, Texas 76210
15 Lucas Wedgeworth, 3220 Shadow Trail, Denton, Texas 76207
16 Mannix O'Connor, 1825 Audra Lane, Denton, Texas 76209
17 Connie Charat, 1009 Bayfield Drive, Denton, Texas 76209
18 K Palmer, 1100 Bayfield Drive, Denton, Texas 76209
19 Doris McCunn ,1019 Brittany Drive Denton, Texas 76209
20 Katherine Diaz, 1024 Bayfield Drive, Denton, Texas 76209
21 Gustavo Diaz, 1024 Bayfield Drive, Denton, Texas 76209
22 Robert Schneider, 1100 Bayfield Drive, Denton, Texas 76209
23 Luis Reyes, 1001 Raleigh Path Road, Denton, Texas 76208
24 Patricia Wood, 2800 Paisley Street, Denton, Texas 76209
25 Courtney Lewis, 312 Mockingbird Lane, Denton, Texas 76209
26 Stuart Lewis, 312 Mockingbird Lane, Denton, Texas 76209
27 James Vieau, 3921 Madison Lane, Denton, Texas 76208
28 Judy DeLay, 215 Bluebird Circle, Denton, Texas 76209
29 Cheryl Smith, 3423 Hummingbird Lane, Denton, Texas 76209
30 Randy Evans, 2401 Timber Trail, Denton, Texas 76209

31
32 Chair Rozell closed the public hearing

33
34 Commissioner Smith motioned to approve the item. Motion seconded by Commissioner Pruneda.
35 Motion approved (7-0)

36
37 AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
38 Beck, Mat Pruneda, and Ronnie Anderson.

39 NAYS (0): None.

40 RECUSED (0): None.

41 ABSENT (0): None

42 ABSTAINED (0): None.

43 D. Hold a public hearing and consider making a recommendation to City Council
44 regarding a request by Kirkman Engineering for a Specific Use Permit (SUP) to allow
45 for a multi-family dwelling use on three adjacent tracts totaling approximately 9.91
46 acres of land, generally located west of Mockingbird Lane and south of the Mingo Road

1 [in the City of Denton, Denton County, Texas. \(S20-0001, Mockingbird Multi-Family,](#)
2 [Ron Menguita\).](#)
3

4 Chair Rozell opened the public hearing.
5

6 Ron Menguita presented item 5D, S20-0001.
7

8 Patrick Filson, Applicant, spoke on the item and shared a presentation
9

10 Commissioner Cole questioned if the channel on the property could handle adequate rain, Mr.
11 Filson assured that the channel could handle a 100 year storm.
12

13 The following Individual submitted a virtual comment card
14 Terra Wilson, 1423 Noble St, Denton, TX 76209
15

16 Chair Rozell closed the public hearing
17

18 Commissioner Ellis motioned to approve the item with staff recommendation. Motion seconded
19 by Commissioner Beck. Motion approved (7-0)
20

21 AYES (7): Chair Andrew Rozell, Commissioners: Margie Ellis, Tim Smith, Jason Cole, Brian
22 Beck, Mat Pruneda, and Ronnie Anderson.
23

24 NAYS (0): None.
25

26 RECUSED (0): None.
27

28 ABSENT (0): None
29

30 ABSTAINED (0): None.
31

32 6. [PLANNING & ZONING COMMISSION PROJECT MATRIX](#) 33

34 A. [Hold a discussion regarding the Planning and Zoning Commission project matrix.](#) 35

36 Richard Cannone, Deputy Director of Development Services, gave an update to the
37 Commissioners.
38

39 7. [CONCLUDING ITEMS](#) 40

41 Commissioner Smith asked that staff be mindful of applicant's presentations, and possibly limit
42 the presentations to information not already given in staff presentations.

Chair Rozell closed the Regular Meeting at 9:19 p.m.

X

Andrew Rozell
Chair

A. Rozell