

Minutes
Planning and Zoning
August 21, 2019

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, August 21, 2019 at 4:30 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: Larry Beck, Margie Ellis, and Tim Smith.

ABSENT: Commissioners: Jason Cole, Alfred Sanchez, and Mat Pruneda.

STAFF: Scott McDonald, Richard Cannone, Cindy Jackson, Jerry Drake, Cynthia Kirchoff, Julie Wyatt, Hayley Zagurski, Ron Menguita, Roman McAllen, Karina Maldonado, and Cathy Welborn.

WORK SESSION

Chair Rozell opened at the Work Session at 4:34 p.m. Chair Rozell stated Commissioner Sanchez, Commissioner Cole, and Commissioner Pruneda are currently absent. Chair Rozell stated the Work Session items would be presented in a different order.

2. Work Session Reports

A. Receive a report, hold a discussion, and give staff direction regarding the draft 2019 Historic Preservation Plan. (Roman McAllen)

Roman McAllen introduced Nick Kalogeresis and Saraj Asfahani with The Lakota Group. Nick Kalogeresis went over the purposed Historic Landmark Preservation Plan. A discussion followed.

Commissioner Pruneda and Commissioner Sanchez arrived.

1. Clarification of agenda items listed on the agenda for this meeting. This is an opportunity for Commissioners to ask questions of staff on the Consent and Regular Agenda items, which may include a full briefing on an item in the order it appears on the regular session agenda. Any such briefing will be repeated in regular session.

Chair Rozell asked if there were any further changes to the minutes than the ones on the handout. The Commission had no other changes.

Chair Rozell requested Hayley Zagurski, Senior Planner to address the changes to Consent Agenda item 3A. Zagurski stated there was a previous note 4 that referenced an older plat that was placed on this plat in error.

Cindy Jackson, Senior Planner, presented Item for Individual Consideration 4A. Discussion followed.

Chair Rozell stated Public Hearing item 5A is currently opened and staff is requesting a postponement to a date certain of September 18, 2019.

Hayley Zagurski, Senior Planner, presented Public Hearing item 5B and a discussion followed.

Julie Wyatt, Senior Planner, presented Public Hearing item 5C and a discussion followed.

B. Hold a reception honoring Alfred Sanchez for serving two years on the Planning and Zoning Commission.

Chair Rozell, Richard Cannone, Deputy Director of Development Services, and the Planning and Zoning Commission thanked Commissioner Sanchez for serving on the Commission.

Chair Rozell closed the Work Session at 5:37 p.m.

REGULAR MEETING

The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, August 21, 2019 at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney at which time the following items were considered:

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 minutes of August 7, 2019 and August 14, 2019.

Commissioner Tim Smith motioned to approve the August 7, 2019 meeting minutes. Motion seconded by Commission Larry Beck. Motion carried 6-0-1.

AYES (6): Chair Andrew Rozell. Commissioners: Alfred Sanchez, Tim Smith, Larry Beck, Margie Ellis, and Mat Pruneda.

NAYS (0): None

RECUSED (0): None

ABSENT (1): Commissioner Jason Cole.

ABSTAINED (0): None.

Commissioner Tim Smith motioned to approve the August 14, 2019 meeting minutes with the changes given during Work Session regarding the attendance to also reflect the same changes for the Regular Meeting that Commissioner Pruneda was in attendance and that Commissioner Beck was absent. Motion seconded by Commissioner Mat Pruneda. Motion carried 5-0-2.

AYES (5): Chair Andrew Rozell. Commissioners: Alfred Sanchez, Tim Smith, Margie Ellis, and Mat Pruneda.

NAYS (0): None

RECUSED (0): None

ABSENT (1): Commissioner Jason Cole.

ABSTAINED (1): Commissioner Larry Beck.

3. CONSENT AGENDA

A. Consider a request by Advantage Self Storage Inc. for approval of a Preliminary Plat of Lot 1, Block A, Green Carwash Addition. The approximately 2.96-acre site is generally located on the west side of FM 2499/Barrel Strap Road across from Pine Hill Lane in the City of Denton, Denton County, Texas. (PP19-0008, Advantage Storage - Denton, Hayley Zagurski).

B. Consider a request by Forrestridge Inc. Ltd. for approval of a Final Plat of Country Club Road Estates Addition, Phase 1. The approximately 24.28-acre site is generally located on the east side of Country Club Road, approximately 270 feet south of Regency Court in the City of Denton, Denton County, Texas. (FP18-0016, Country Club Road Estates, Hayley Zagurski).

C. Consider a request by United Real Estate Resources LLC for approval of a Final Plat for Lots 1 & 2, Block A, Krum Rose Garden Addition. The approximately 3.30-acre site is generally located on the north side of West University Drive, approximately 475 feet west of Nail Road in Denton County, Texas. (FP19-0015, Krum Rose Garden, Karina Maldonado)

D. Consider a request by Robson Denton Development, LP for approval of a Final Plat for Robson Ranch Unit 25-2. The approximately 17.721-acre site is generally located on the west side of Ed Robson Boulevard, approximately 965 feet north of Crestview Drive in the City of Denton, Denton County, Texas. (FP18-0034, Robson Ranch Unit 25-2, Julie Wyatt)

E. Consider a request by McKinney Mayhill Partners for approval of a Final Plat of Lot 1, Block A, Forest Crossing Addition. The approximately 15.467-acre site is generally located on the north side of East McKinney Street, 804 feet east of North Loop 288 in the City of Denton, Denton County, Texas. (FP19-0012, Forest Crossing, Julie Wyatt)

Commissioner Margie Ellis motioned to approve the Consent Agenda. Motion seconded by Commissioner Larry Beck. Motion carried 6-0-1.

AYES (6): Chair Andrew Rozell. Commissioners: Alfred Sanchez, Tim Smith, Larry Beck, Margie Ellis, and Mat Pruneda.

NAYS (0): None

RECUSED (0): None

ABSENT (1): Commissioner Jason Cole.

ABSTAINED (0): None.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. Consider a request by Aimee Bissett with Northbridge Consultants representing Teasley Land JV LLC for approval of an Alternative Development Plan (ADP) for a proposed office development on 3.42 acres located on the west side of Teasley Lane, approximately 248 feet south of Bent Oaks Drive in the City of Denton, Denton County, Texas. The property is currently zoned Neighborhood Residential Mixed Use (NRMU) District. The purpose of the Alternative Development Plan is to deviate from Section 35.13.13.4 Nonresidential and Mixed Use Buildings in a Pedestrian Oriented District, and Section 35.13.10 Access, Parking, and Circulation Requirements of the Denton Development Code. (ADP18-0006, Teasley Offices, Cindy Jackson)

Cindy Jackson, Senior Planner, presented Item for Individual Consideration 4A.

The following individual spoke regarding this item:

Aimee Bissett, 212 S. Elm Street, Denton, Texas 76201.

Aimee Bissett, the applicant, addressed the questions from Work Session.

Commissioner Tim Smith motioned to approve Item for Individual Consideration 4A. Motion seconded by Mat Pruneda. Motion carried 6-0-1.

AYES (6): Chair Andrew Rozell. Commissioners: Alfred Sanchez, Tim Smith, Larry Beck, Margie Ellis, and Mat Pruneda.

NAYS (0): None

RECUSED (0): None

ABSENT (1): Commissioner Jason Cole.

ABSTAINED (0): None.

5. PUBLIC HEARINGS

A. Hold a public hearing and consider making a recommendation to the City Council regarding a request by Fisher59 Properties LLC. for an Alternative Environmentally Sensitive Area Plan for approximately 49.9-acres of land generally located on the north side of West University Drive and west of North Masch Branch Road in the City of Denton, Denton County, Texas. (AES19-0001, Fisher 59, Hayley Zagurski). STAFF IS REQUESTING THIS ITEM BE POSTPONED TO THE SEPTEMBER 18, 2019 PLANNING AND ZONING COMMISSION MEETING.

Commissioner Tim Smith motioned to postpone Public Hearing item 5A to a date certain of September 18, 2019. Motion seconded by Commissioner Mat Pruneda. Chair Rozell requested a hand vote due to error with the voting system. Motion carried 6-0-1.

AYES (6): Chair Andrew Rozell. Commissioners: Alfred Sanchez, Tim Smith, Larry Beck, Margie Ellis, and Mat Pruneda.

NAYS (0): None
RECUSED (0): None
ABSENT (1): Commissioner Jason Cole.
ABSTAINED (0): None.

B. Hold a public hearing and consider a request by the City of Denton for approval of a Final Replat of Lot 1R, Block A, Fire Station No. 3 Addition, being a residential replat of a part of Lot 1, Block 1 of the Royal Inn Addition, a portion of the McCormick Street Right-of-Way, and all of a previously unplatted tract of land. The approximately 2.99-acre property is generally located on the north side of Avenue A and south of Underwood Street in the City of Denton, Denton County, Texas. (FR18-0013, Fire Station 3, Hayley Zagurski).

Hayley Zagurski, Senior Planner, presented Public Hearing item 5B.

Chair Rozell opened the Public Hearing

Chair Rozell closed the Public Hearing

Commissioner Mat Pruneda motioned to approve Public Hearing item 5B. Motion seconded by Commissioner Tim Smith. Motion carried 6-0-1.

AYES (6): Chair Andrew Rozell. Commissioners: Alfred Sanchez, Tim Smith, Larry Beck, Margie Ellis, and Mat Pruneda.

NAYS (0): None
RECUSED (0): None
ABSENT (1): Commissioner Jason Cole.
ABSTAINED (0): None.

C. Hold a public hearing and consider a request by Westdale Carriage Square, LTD. for approval of a Final Replat of Lots 1 & 2, Block 1, of the Westdale Carriage Square Addition; being a replat of Block 1 of the Golden Triangle Subdivision. The approximately 7.579-acre property is generally located on the east side of South Avenue C, between Interstate 35E and West Eagle Drive in the City of Denton, Denton County, Texas. (FR19-0010, Westdale Carriage Square Addition, Julie Wyatt)

Chair Rozell opened the Public Hearing.

Julie Wyatt, Senior Planner, presented Public Hearing item 5C.

Chair Rozell closed the Public Hearing.

Commissioner Tim Smith motioned to approve Public Hearing item 5C. Motion seconded by Commissioner Mat Pruneda. Motion carried 6-0-1.


AYES (6): Chair Andrew Rozell. Commissioners: Alfred Sanchez, Tim Smith, Larry Beck, Margie Ellis, and Mat Pruneda.
NAYS (0): None
RECUSED (0): None
ABSENT (1): Commissioner Jason Cole.
ABSTAINED (0): None.

6. PLANNING & ZONING COMMISSION PROJECT MATRIX
A. Planning and Zoning Commission project matrix.

Richard Cannone, Deputy Director of Development Services, provided an update on City Council items.

Chair Rozell closed the Regular Meeting at 6:52 p.m.

X 
Andrew Rozell
Chair

X 
Catherine Welborn
Administrative Assistant