

Minutes
Planning and Zoning
October 2, 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, October 2, 2019 at 5:30 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: Vice- Chair Margie Ellis. Commissioners: Tim Smith, Ronnie Anderson, Brian Beck, and Jason Cole.

ABSENT: Chair Andrew Rozell, and Commissioner Mat Pruneda.

STAFF: Richard Cannone, Hayley Zagurski, Julie Wyatt, Cindy Jackson, Cynthia Kirchoff, Jerry Drake and Cathy Welborn.

WORK SESSION

Vice-Chair Ellis opened the Work Session at 5:32 p.m. Vice- Chair Ellis stated Work Session item 2 will be heard first and Public Hearing item 4A has been removed and rescheduled.

Vice- Chair Ellis stated Chair Andrew Rozell and Commissioner Mat Pruneda are currently absent.

2. 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.

Vice-Chair Ellis requested clarification on Consent Agenda item 3A. Hayley Zagurski, Senior Planner, provided clarification.

1. Work Session Reports

Receive a presentation and hold a discussion regarding the comprehensive planning process and Denton Plan 2030.

Julie Wyatt, Senior Planner, presented Work Session Report 1A. A discussion followed.

Commissioner Pruneda arrived.

Vice-Chair Ellis welcomed new Commissioner Brian Beck to the Planning and Zoning Commission.

Richard Cannone, Deputy Director of Development Service, stated the applicant has requested Consent Agenda item 3A to be removed from the agenda due to financing reasons.

Vice-Chair Ellis closed the Work Session at 6:24p.m.

REGULAR MEETING

The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, October 2, 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:

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

ABSENT: Chair Andrew Rozell.

STAFF: Richard Cannone, Hayley Zagurski, Julie Wyatt, Cindy Jackson, Cynthia Kirchoff, Jerry Drake and Cathy Welborn.

Vice-Chair Ellis opened the Regular Meeting at 6:30 p.m.

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag B. Texas Flag

Vice- Chair Ellis stated Public Hearing item 4A has been pulled from the agenda.

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

A. Consider the approval of the September 18, 2019 minutes.

Commissioner Tim Smith motioned to approve the September 18, 2019 meeting minutes. Motion seconded by Commissioner Mat Pruneda. Motion carried 5-0-1-1.

AYES (5): Vice-Chair Margie Ellis. Commissioners: Tim Smith, Ronnie Anderson, Jason Cole and Mat Pruneda.

NAYS (0): None

RECUSED (0): None

ABSENT (1): Chair Andrew Rozell.

ABSTAINED (1): Commissioner Brian Beck.

3. CONSENT AGENDA

Vice-Chair Ellis stated the first item on the Consent Agenda has been pulled.

A. Consider a request by William A. Martin and John P. Walker for approval of a Preliminary Plat of the Walker Tract Addition. The approximately 86.05-acre site is generally located

on the south side of U.S. Highway 380, east of Geesling Road, and north of Blagg Road in the City of Denton, Denton County, Texas. (PP19-0004, Walker Tract, Hayley Zagurski).

- B. Consider a request by Allison Engineering Group representing North Texas Contracting, Inc., for approval of a Final Plat of Vintage Townhomes. The approximately 1.701 acre property is generally located at the northeast corner of the intersection of Vintage Boulevard and S. Bonnie Brae Street, in the City of Denton, Denton County, Texas. (FP19-0018, Vintage Townhomes, Cindy Jackson)
- C. Consider a request by Rayzor Investments Ltd. for approval of a Final Plat of the Denton Exeter Addition. The approximately 44.56-acre site is generally located on the southwest side of the intersection of West Oak Street and Precision Drive in the City of Denton, Denton County, Texas. (FP19-0004, Exeter Westpark, Hayley Zagurski).

Commissioner Tim Smith motioned to approve the Consent Agenda minus item 3A. Motion seconded by Commissioner Mat Pruneda. Motion carried 6-0-1.

AYES (6): Vice-Chair Margie Ellis. Commissioners: Tim Smith, Ronnie Anderson, Brian Beck, Jason Cole and Mat Pruneda.

NAYS (0): None

RECUSED (0): None

ABSENT (1): Chair Andrew Rozell.

ABSTAINED (0): None.

4. PUBLIC HEARINGS

A. Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, assigning an initial zoning classification and use designation of Neighborhood Residential Mixed Use (NRMU) on approximately 6.71 acres of land and to rezone approximately 11.359 acres of land from Neighborhood Residential 1 (NR-2) to Neighborhood Residential Mixed Use (NRMU).; all generally located at the northeast corner of the intersection of U.S. 377/Fort Worth Drive and Brush Creek Road, in the City of Denton, Denton County, Texas; adopting an amendment to the city's official zoning map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing for severability and establishing an effective date. (Z18-0013, Brush Creek Apartments, Cindy Jackson). STAFF HAS REMOVED THIS ITEM FROM THE AGENDA AND IT WILL BE RESCHEDULED TO A FUTURE MEETING.

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, provided an update to the matrix. Cannone stated there will no longer be a need for a special called meeting.

Vice-Chair Ellis closed the Regular Meeting at 6:34 p.m.

X

Andrew Rozell
Chair



X

Catherine Welborn
Administrative Assistant

