

Minutes  
Planning and Zoning Commission  
July 13, 2016

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 13, 2016 at 5:00 p.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 Jim Strange, Commissioners: Gerard Hudspeth, Larry Beck, and Andrew Rozell, Frank Dudowicz, Amber Briggie, and Devin Taylor.

**ABSENT:** None.

**STAFF:** Athenia Green, Julie Wyatt, Hayley Zagurski, Ron Mengueta, Cindy Jackson, Mike Bell, Earl Escobar, Munal Mauladad, Shandrian Jarvis, and Jennifer DeCurtis.

**WORK SESSION**

1. Clarification of agenda items listed on the agenda for this meeting, and discussion of issues not briefed in the written backup materials.

Chair Strange called the Work Session to order at 5:02 p.m.

Commissioner Beck referred to Consent Agenda Item 3D. He stated he has concerns with multifamily development being proposed on the subject site. He stated there are a lot of single-family houses to the north of the property. Munal Mauladad, Deputy Director of Development Services stated the zoning is already in place for the site, and it meets all of the requirements for the platting process. She suggested a Future Agenda Item discussion to address his concerns. Commissioner Beck agreed.

Commissioner Beck referred to Consent Agenda Item 3E. He stated he thought the development would be on the east side of Stuart Road. Julie Wyatt, Senior Planner, stated the development is on the west side. She stated there have not been any changes for the project from when the preliminary plat was submitted and approved.

Commissioner Beck referred to Consent Agenda Item 3F. He questioned where the floodplain area is located. Wyatt stated there will not be any development within the floodplain area. Earl Escobar, Engineering Development Review Manager, stated the entire subdivision does drain into the floodplain area through piping. Commissioner Beck acknowledged.

Commissioner Taylor arrived.

Mike Bell, Senior Planner, provided the backup materials for Public Hearing Item 4E. Bell stated the applicant will be present, however, he will not make a presentation. The proposed zoning

1 district is consistent with the Future Land Use designation. Staff sent out eight (8) public notices  
2 to property owners within 200 feet of the subject site, and five (5) courtesy notices to property  
3 owners within 500 feet of the subject site. Staff did not receive any returned responses.

4  
5 Commissioner Beck referred to the Agenda Information Sheet, which states: Cooper Creek that  
6 flows through the west side of the property is encumbered by the Federal Emergency Management  
7 Agency (FEMA). Bell stated it is encumbered by both FEMA and Upland Habitat Environmentally  
8 Sensitive Area. Therefore the applicant would not be able to develop within that area. Bell stated  
9 the applicant is not proposing to develop in that area. There was no further discussion on this item.

10  
11 Chair Strange requested any comments or corrections to the meeting minutes. Commissioner  
12 Briggie stated the May 11, 2016 meeting minute corrections provided better clarify her statement.  
13 There was no further discussion.

## 14 2. [Work Session Reports](#)

### 15 A. [Receive a report and hold a discussion regarding the status of key actions outlined in the Denton Plan 2030 Action Plan.](#)

16  
17 Ron Menguita, Long Range Planning Administrator, provided the backup materials for this  
18 request. Commissioner Briggie questioned if other neighborhoods have approached the City in  
19 regards to Small Area Plans. She stated she thought there was discussion for it along Austin Street.  
20 Menguita stated some have been drafted, however, they have not been finalized. Commissioner  
21 Briggie questioned if the neighborhood has to reach out to City. Menguita stated it works both  
22 ways, staff can reach out to the neighborhood or the neighborhood can reach out to the City.

23  
24 Commissioner Briggie stated she would encourage more initiative from staff working on this since  
25 some citizens are not familiar with the City process. Menguita stated the Long Range Planning  
26 portion of the Planning Division was recently created and will start working on those projects.

27  
28 Commissioner Hudspeth stated there is development on Fry Street that is pending. He questioned  
29 if the Small Area Plan has been upgraded or changed. Menguita stated the project has been in  
30 process for some time. The applicant is going through the review process at this time. He stated  
31 staff does not have the authority to stop them in the process, however, they can recommend waiting  
32 until the study is complete. There was no further discussion.

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34 Chair Strange closed the Work Session at 5:38 p.m.

## 35 [REGULAR MEETING](#)

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38 The Planning and Zoning Commission convened in a Regular Meeting on **Wednesday, July 13,**  
39 **2016 at 6:30 p.m.** in the City Council Chambers at City Hall, 215 E. McKinney at which time the  
40 following items were considered:

41  
42 Chair Strange called the Regular Meeting to order at 6:30 p.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 Planning and Zoning Commission meeting minutes.

Commissioner Amber Briggles motioned, Commissioner Frank Dudowicz seconded to approve the May 11, 2016 meeting minutes. Motion approved (7-0). Commissioner Devin Taylor "aye", Commissioner Amber Briggles "aye", Chair Jim Strange "aye", Commissioner Frank Dudowicz "aye", Commissioner Larry Beck "aye", Commissioner Gerard Hudspeth "aye", and Commissioner Andrew Rozell "aye".

Commissioner Devin Taylor motioned, Commissioner Andrew Rozell seconded to approve the June 8, 2016 meeting minutes. Motion approved (7-0). Commissioner Devin Taylor "aye", Commissioner Amber Briggles "aye", Chair Jim Strange "aye", Commissioner Frank Dudowicz "aye", Commissioner Larry Beck "aye", Commissioner Gerard Hudspeth "aye", and Commissioner Andrew Rozell "aye".

Commissioner Frank Dudowicz motioned, Commissioner Amber Briggles seconded to approve the June 25, 2016 meeting minutes. Motion approved (7-0). Commissioner Devin Taylor "aye", Commissioner Amber Briggles "aye", Chair Jim Strange "aye", Commissioner Frank Dudowicz "aye", Commissioner Larry Beck "aye", Commissioner Gerard Hudspeth "aye", and Commissioner Andrew Rozell "aye".

3. CONSENT AGENDA

- A. Consider a Preliminary Plat of Lot 1, Block 1, of the Symbiosis Addition. The approximately 1.81 acre property is generally located west of Johnson Street, approximately 70 feet south of East Collins Street within the Alexander Hill Survey, Abstract No. 623 (PP15-0034, Symbiosis Addition, Julie Wyatt).

- B. Consider a Preliminary Plat of Lot 1, Block A of the Eagle Farms Addition. The approximately 1.48 acre site is generally located on the north side of Emery Street, approximately 530 feet west of Ector Street (PP16-0003, Eagle Farms Addition, Julie Wyatt).

- C. Consider a Final Plat of Lots 1-6, Block A of the Warschun Valley Estates Addition, being an approximately 17.13 acre property generally located at the southwest corner of Green Valley Circle and Warschun Road, within the J. Thomas Survey, Abstract No. 1240, in the Division 1 Extraterritorial Jurisdiction of the City of Denton, Denton County, Texas. (FP16-0020, Warschun Valley Estates, Mike Bell)

D. Consider a Final Plat of Lot 1, Block 1 of the Symbiosis Addition. The approximately 1.81 acre property is generally located west of Johnson Street, approximately 70 feet south of East Collins Street within the Alexander Hill Survey, Abstract No. 623 (FP16-0006, Symbiosis Addition, Julie Wyatt).

E. Consider a Final Plat of the Beaver Creek Addition, Phase 1A. The approximately 7.365 acre subject property is generally located on the northwest corner of North Loop 288 and Stuart Road, within the Thomas Toby Survey, Abstract No. 1288 and the Victor Gailor Survey, Abstract No 452. (FP16-0009, Beaver Creek Addition, Phase 1A, Julie Wyatt)

F. Consider a Final Plat for The Preserve at Pecan Creek, Section H&I. The approximately 71 acre property is generally located on the southeast corner of Lakeview Boulevard and Juniper Drive within the Gideon Walker Survey, Abstract No. 1330. (FP16-0001, The Preserve at Pecan Creek, Section H&I, Julie Wyatt)

G. Consider a Final Plat of the Brentwood Place Addition. The approximately 22.54 acre subject property is generally located on the south side of North Elm Street (US 77) and approximately 1470 feet north of Riney Road, within the J.S. Collard Survey, Abstract Number 297. (FP16-0007, Brentwood Place Addition, Julie Wyatt)

Commissioner Devin Taylor motioned, Commissioner Frank Dudowicz seconded to approve the Consent Agenda Items. Motion approved (7-0). Commissioner Devin Taylor "aye", Commissioner Amber Briggie "aye", Chair Jim Strange "aye", Commissioner Frank Dudowicz "aye", Commissioner Larry Beck "aye", Commissioner Gerard Hudspeth "aye", and Commissioner Andrew Rozell "aye".

#### 4. PUBLIC HEARINGS

A. Hold a public hearing and consider a Final Replat of Lots 7R and 8R, Block 1, Collins Addition, being a replat of the south ½ of Lot 6, Lot 7 and Lot 8, Block 1 of the Collins Addition. The approximately 0.404 acre property is generally located on the east side of Fulton Street, approximately 520 feet south of West Congress Street, within the E. Pulchaski Survey, Abstract No. 996, in the City of Denton, Denton County, Texas. (FR16-0010, Collins Addition, Cindy Jackson) THIS ITEM WILL BE CONTINUED.

Chair Strange opened the Public Hearing. He stated this item will be continued to the July 27, 2016 meeting.

Chair Jim Strange motioned, Commissioner Andrew Rozell seconded to continue this item to a date certain of July 27, 2016. Motion approved (7-0). Commissioner Devin Taylor "aye", Commissioner Amber Briggie "aye", Chair Jim Strange "aye", Commissioner Frank Dudowicz "aye", Commissioner Larry Beck "aye", Commissioner Gerard Hudspeth "aye", and Commissioner Andrew Rozell "aye".

- B. [Hold a public hearing and consider a Final Replat of East Ponder Estates Addition, Lots 1-12, Block A, being a replat of East Ponder Estates Addition, Lot 28, Block 2. The approximately 13.33 acre property is generally located at the southeast corner of Florence Road and Seaborn Road and within the John McGowan Survey, Abstract Number 798 and T. & P.R.R. Co Survey, Abstract Number 1301. \(FR16-0002, East Ponder Estates Addition, Julie Wyatt\)](#)

Chair Strange opened the Public Hearing. Julie Wyatt, Senior Planner, provided a brief background on this request. The applicant did not make a presentation. Commissioner Beck questioned what the lots would be used for. Wyatt stated residential development. There was no one to speak on this item. There was no further discussion.

Commissioner Larry Beck motioned, Commissioner Amber Briggie seconded to approve this request. Motion approved (7-0). Commissioner Devin Taylor "aye", Commissioner Amber Briggie "aye", Chair Jim Strange "aye", Commissioner Frank Dudowicz "aye", Commissioner Larry Beck "aye", Commissioner Gerard Hudspeth "aye", and Commissioner Andrew Rozell "aye".

- C. [Hold a public hearing and consider a Final Replat of Robson Ranch Unit 18-2A Addition, Lots R1-R26 & R27X-R29X, Block A, being a replat of Lots 1-A, 1-B, and 1-C, Block A, Robson Ranch Golf Course B, Phase 1. The approximately 36.23 acre property is generally located northwest of Glenbrook Street and Michelle Way and within the M. Scurlock Survey, Abstract Number 1141. \(FR15-0028, Robson Ranch Addition, Julie Wyatt\)](#)

Chair Strange opened the Public Hearing. Julie Wyatt, Senior Planner, provided a brief background for this request. The applicant did not make a presentation. Commissioner Dudowicz questioned if the neighboring golf course is existing. Wyatt confirmed.

Commissioner Briggie questioned the difference between the plat received in the backup materials and the plat received during the meeting. Wyatt stated the Title Block had an error that was corrected. There was no one else to speak on this item. Chair Strange closed the Public Hearing.

Commissioner Gerard Hudspeth motioned, Commissioner Larry Beck seconded to approve this request. Motion approved (7-0). Commissioner Devin Taylor "aye", Commissioner Amber Briggie "aye", Chair Jim Strange "aye", Commissioner Frank Dudowicz "aye", Commissioner Larry Beck "aye", Commissioner Gerard Hudspeth "aye", and Commissioner Andrew Rozell "aye".

- D. [Hold a public hearing and consider a Final Replat of Browne Industrial Park Addition, Lot 1R-A, Block 1, being a replat of Browne Industrial Park, Lot 1R, Block 1. The approximately 23.19 acre property is generally located on Jim Christal Road approximately 1,000 feet east of West Oak Street and within the Eugene Puchalski Survey, Abstract Number 996. \(FR16-0007, 84 Lumber Store Expansion, Hayley Zagurski\)](#)

Chair Strange opened the Public Hearing. Hayley Zagurski, Assistant Planner, provided a brief background on this request. The applicant did not make a presentation. There was no one to speak on this item. There was no further discussion.

1 Commissioner Frank Dudowicz motioned, Commissioner Andrew Rozell seconded to approve  
2 this request. Motion approved (7-0). Commissioner Devin Taylor "aye", Commissioner Amber  
3 Briggie "aye", Chair Jim Strange "aye", Commissioner Frank Dudowicz "aye", Commissioner  
4 Larry Beck "aye", Commissioner Gerard Hudspeth "aye", and Commissioner Andrew Rozell  
5 "aye".  
6

- 7  
8 E. [Hold a public hearing and consider a recommendation to City Council regarding a request to  
provide an initial zoning district designation of Employment Center Industrial \(EC-I\) District  
to an approximately 23.24 acre property generally located on the west side of Geesling Road,  
approximately 700 feet south of East University Drive \(US 380\). \(Z16-0008, Geesling Road,  
Mike Bell\)](#)

9 Chair Strange opened the Public Hearing. Mike Bell, Senior Planner, provided the backup  
10 materials for this request. Bell stated the applicant did not wish to make a presentation. Bell stated  
11 staff recommends approval of this request.

12 Randall Smith, applicant, 5428 Lake Victoria Court, Flower Mound, Texas. Smith stated a portion  
13 of the property was recently annexed into the City. He stated the other portion of the property had  
14 already been annexed into the City and zoned to Employment Center Industrial (EC-I). This  
15 request is to match the zoning district to the portion of the property that was recently annexed.  
16 There was no one else to speak on this request. Chair Strange closed the Public Hearing.  
17

18 Commissioner Rozell questioned the EC-I zoning district abutting the Neighborhood Residential  
19 -6 zoning district. He questioned if a barrier would be required to separate the two zoning districts.  
20 Bell stated it is often that an Employment Center or Industrial Center zoning district abuts a  
21 Neighborhood Residential district. Munal Mauladad, Deputy Director of Development Services,  
22 stated buffer requirements vary based on the use of the properties. She stated the existing a right-  
23 of-way also services a physical separation between the two districts. There was no further  
24 discussion.  
25

26 Commissioner Frank Dudowicz motioned, Commissioner Larry Beck seconded to approve this  
27 request. Motion approved (7-0). Commissioner Devin Taylor "aye", Commissioner Amber Briggie  
28 "aye", Chair Jim Strange "aye", Commissioner Frank Dudowicz "aye", Commissioner Larry Beck  
29 "aye", Commissioner Gerard Hudspeth "aye", and Commissioner Andrew Rozell "aye".  
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## 31 5. [PLANNING & ZONING COMMISSION PROJECT MATRIX](#)

- 32 A. Planning and Zoning Commission project matrix.

33 There was no further discussion. Chair Strange adjourned the Regular Meeting at 6:48 p.m.  
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