

1 Code (DDC) that states you cannot replat a property to create an unbuildable lot if it meets the
2 minimum lot requirements. Chair Strange withdrew his question due to a conflict of interest with
3 this item and recused himself.

4
5 Hayley Zagurski, Assistant Planner, presented Public Hearing item 4B. Zagurski stated staff did
6 have reservations with this project since it would create an isolated zoning district. The developers
7 submitted an application to rezone the remaining area of Neighborhood Residential Mixed Use
8 (NRMU) to Community Mixed Use General (CM-G), therefore, staff now recommends approval.

9
10 Commissioner Taylor questioned if this development would be required to improve the perimeter
11 roads. Earl Escobar, Engineering Development Review Manager, stated Highway (HWY) 377 and
12 Farm-to-Market Road (FM) 1830 are both Texas Department of Transportation (TXDOT) roads
13 so the applicant would not be required to improve those roads. Escobar stated both HWY 377 and
14 FM 1830 are currently in the process of being improved. Commissioner Taylor requested a
15 timeline on the improvement. Escobar stated the utilities are currently being relocated the street
16 improvements should begin shortly thereafter. Escobar stated he believes it should be during the
17 summer of 2017.

18
19 Commissioner Hudspeth questioned if there has been a Traffic Impact Analysis completed in
20 regards to the congested traffic along Hobson Lane. Escobar stated the City of Denton requested
21 to have a signal light installed, however, TXDOT denied the request. He stated a lot of the
22 congestion will be eliminated after the installation of the right-turn only lane.

23
24 Commissioner Ellis questioned what Hobson Lane is classified as on the future Denton Mobility
25 Plan. Escobar stated it is considered a four (4) lane divided roadway. Commissioner Ellis requested
26 the reason why staff denied this request and then had a change of mind. Munal Mauladad, Director
27 of Development Services, stated when staff received this zoning request, staff's recommendation
28 was unfavorable. She stated from a land use perspective, this hard corner should be looked at
29 comprehensively, and therefore the whole tract should be zoned CM-G instead of NRMU.

30
31 Mauladad stated staff voiced their concerns with the applicant who agreed and submitted an
32 application for a zoning change, which is why staff's recommendation was changed from denial
33 to approval. Commissioner Ellis stated she has an issue with CM-G being in this area in general.
34 There was no further discussion.

35
36 Chair Strange announced Public Hearing items D and E have been withdrawn.

37
38 Chair Strange called a recess at 5:38 p.m. Chair Strange reconvened the Work Session at 5:50 p.m.

39
40 Julie Wyatt, Senior Planner presented Public Hearing item 4C.

41
42 Vice-Chair Taylor questioned if a buffer would be required. Wyatt stated during the site plan and
43 building permit process, staff would review if there are any adjacent single-family residential
44 properties, which could then potentially require a buffer.

1 Commissioner Hudspeth stated he feels this was the closest available property the applicant could
2 locate near the University of North Texas. Wyatt stated due to the existing zoning pattern this is
3 just a continuation of what is already in the area. Commissioner Hudspeth questioned if the
4 applicant could develop with the current zoning. Mauladad stated the applicant is rezoning so the
5 property will have one consistent zoning district.

6
7 Commissioner Ellis questioned how this lot ended up having a split zoning. Wyatt stated the
8 existing building on the lot was built in the early 1980's, and was built over the property line which
9 had different zoning districts.

10
11 Commissioner Beck questioned how the Downtown Commercial-General (DC-G) zoning
12 classification ended up within this neighborhood. Wyatt stated during the City wide rezoning in
13 2002, staff reviewed what was on the site along with the historical zoning. At that time the area
14 was primarily office uses. Wyatt stated this site was previously the Flow Hospital and the
15 surrounding area was medical related offices.

16
17 Commissioner Beck stated he believes the proposed request wouldn't have as much of a negative
18 impact to the neighborhood if it were located off of Eagle Drive or to the west. Mauladad stated
19 that is something the Commission could consider recommending, however from the Planning
20 Division standpoint, staff is only looking at the purposed zoning request.

21
22 Chair Strange closed the Work Session at 6:28 p.m.

23 24 REGULAR MEETING

25
26 The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, February
27 22, 2017 at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney at which time
28 the following items were considered:

29
30 Chair Strange opened the Regular Meeting at 6:45 p.m.

31 32 1. PLEDGE OF ALLEGIANCE

33 A. U.S. Flag B. Texas Flag

34
35 Chair Strange stated Public Hearing items 4D and 4E have both been postponed and continued to
36 the March 8, 2017 meeting.

37 38 2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES 39 FOR:

40
41 A. Consider approval of the Planning and Zoning Commission meeting minutes.

42
43 Vice-Chair Devin Taylor motioned, Commissioner Larry Beck seconded to approve the February
44 8, 2017 meeting minutes. Motion approved (5-0). Vice-Chair Devin Taylor "aye", Commissioner
45 Larry Beck "aye", Chair Jim Strange "aye", Commissioner Margie Ellis "aye", and Commissioner
46 Gerard Hudspeth "aye".

1 Chair Strange stated the Commission has a house keeping item and the Commission would need
2 to return to Public Hearing item 4A. Chair Strange recused himself due to the conflict of interest.

3
4 Jennifer DeCurtis, Deputy City Attorney, stated she was just notified that Public Hearing item 4A
5 was closed. DeCurtis stated the Commission will need to motion to reopen the Public Hearing so
6 it does not have to be re-noticed.

7
8 Commissioner Gerard Hudspeth motioned, Commissioner Larry Beck seconded to reopen and
9 postpone agenda item 4A to a date certain of March 8th, 2017. Motion approved (4-0). Vice-Chair
10 Devin Taylor "aye", Commissioner Larry Beck "aye", Commissioner Margie Ellis "aye", and
11 Commissioner Gerard Hudspeth "aye".

12
13 Chair Strange called a Recess at 8:05 p.m.

14 Chair Strange reconvened the Regular meeting at 8:19 p.m.

15
16 C. Hold a public hearing and consider a request by Majid Hemmasi, Beta Mu, LLC, and Swan-
17 Wells P/S, Ltd., to rezone approximately 3 acres from a Downtown Residential 2 (DR-2) District
18 to a Downtown Commercial General (DC-G) District. The property is generally located 185 feet
19 south of the Scripture Street and Normal Street intersection. (Z16-0023, Park 7, Julie Wyatt).

20
21 Chair opened the Public Hearing. Julie Wyatt, Senior Planner, presented Public Hearing item 4C.

22
23 Lee Allison with Allison Engineering Group, at 4401 I-35 Suite 102, Denton Texas 76207. Allison
24 stated due to some information that transpired after this item was noticed, he is requesting this item
25 to be postponed until the March 8, 2017 meeting. Chair Strange requested legal advice. Jennifer
26 DeCurtis, Deputy City Attorney, stated the Commission can motion to postpone this item.
27 DeCurtis also informed the audience that they are able to hold their comments until March 8, 2017
28 meeting so the entire Commission would be in attendances or they could go ahead and speak now
29 and then the Commission could do a subsequent motion after the Public Hearing.

30
31 Vice-Chair Taylor questioned the applicant what information came to into place that would require
32 a postponement. Allison stated there is some confusion with building heights and setbacks within
33 residential areas. He would like to allow time to clarify this information with staff. Commissioner
34 Hudspeth requested to allow the citizens who wished to speak to voice their comments.

35
36 DeCurtis advised the Commissioners to motion then allow the citizens to speak.

37
38 Commissioner Gerard Hudspeth motioned, Commissioner Larry Beck seconded to postpone
39 Agenda item 4C and continue the Public Hearing to a date certain of March 8, 2017. Motion
40 approved (5-0). Vice-Chair Devin Taylor "aye", Commissioner Larry Beck "aye", Commissioner
41 Margie Ellis "aye", and Commissioner Gerard Hudspeth "aye", Chair Jim Strange "aye".

42
43 The following individuals spoke during the Public Hearing:

44 Paul Nelson, 1914 West Oak Street, Denton TX. Opposed to this request.

45 Michelle Lynn, 1401 Egan Street, Denton TX. Opposed to this request.

46 Craig Clifton, 720 Ector Street, Denton TX. Opposed to this request.

1 Mary Anderson, 924 West Oak Street, Denton TX. Opposed to this request.
2 Patricia Lyke, 1109 Egan Street, Denton TX. Opposed to this request.
3 Randy Hunt, 722 West Oak Street, Denton TX. Opposed to this request.
4 Jacqueline Fuertsch, 1401 Egan Street, Denton TX. Opposed to this request.
5 Kim McKibben, 1306 West Hickory Street, Denton TX. Opposed to this request.
6 Bryan Morrison, 305 Mounts Avenue, Denton TX. Opposed to this request.
7

8 Chair Strange read into the record for the individuals that did not wish to speak:
9 John Wright, 912 West Oak Street, Denton TX. Opposed to this request.
10 Chris Flemmons, 1322 Egan Street, Denton TX. Opposed to this request.
11 John Warren, 1109 West Congress, Denton TX. Opposed to this request.
12

13 Commissioner Beck stated in the applicant narrative he did not see a Traffic Impact Analysis
14 (TIA). Commissioner Beck questioned if a TIA had been completed or if one will be completed.
15 Wyatt stated the Engineering Department has provided staff with some preliminary numbers at
16 this time in regards to the traffic count.
17

18 Earl Escobar, Engineering Development Review Manager, stated the applicant presented a brief
19 summary of what the traffic impact would be. Escobar stated it's not as detailed as staff expected.
20 Escobar stated staff hopes the applicant would be able to shed a little more light when they come
21 back to present their case.
22

23 Commissioner Beck requested for Allison to consider finding another location for this
24 development.
25

26 D. Hold a public hearing and consider a request by Richard and Nancy Greb and Kevin Nelms to
27 rezone approximately 20.49 acres from a Regional Center Commercial Downtown (RCC-D)
28 District to a Regional Center Residential 2 (RCR-2) District. The property is generally located at
29 2100 South Mayhill Road and at the end of Hudsonwood Drive in the City of Denton, Denton
30 County, Texas. (Z16-0027, The Standard/The Hudson at Medpark, Hayley Zagurski).
31

32 This item has been continued to the March 8, 2017 meeting.
33

34 E. Hold a public hearing and consider a request by Richard and Nancy Greb and Kevin Nelms for
35 a Specific Use Permit to allow multifamily development on approximately 20.49 acres. The
36 property is generally located at 2100 South Mayhill Road and at the end of Hudsonwood Drive in
37 the City of Denton, Denton County, Texas. (Z16-0029, The Standard/The Hudson at Medpark,
38 Hayley Zagurski). THIS ITEM HAS BEEN POSTPONED TO THE MARCH 8, 2017 AGENDA.
39

40 This item has been postponed to the March 8, 2017 meeting.
41

42 5. PLANNING & ZONING COMMISSION PROJECT MATRIX 43

44 A. PZ17-047 Planning and Zoning Commission project matrix.
45