

1 MINUTES
2 PLANNING AND ZONING COMMISSION
3 May 24, 2017
4

5 The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, May 24,
6 2017 at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney at which time the
7 following items were considered:
8

9 PRESENT: Vice-Chair Devin Taylor, Commissioners: Larry Beck, Steve Sullivan,
10 Andrew Rozell, and Margie Ellis.
11

12 ABSENT: Chair Jim Strange.
13

14 STAFF: Shandrian Jarvis, Ron Menguita, Roman McAllen, Hayley Zagurski and Cathy
15 Welborn.
16

17 REGULAR MEETING
18

19 Vice- Chair Devin Taylor called the Regular Meeting to order at 6:30 p.m.
20

21 1. PLEDGE OF ALLEGIANCE
22

23 A. U.S. Flag B. Texas Flag
24

25 2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES
26 FOR:
27

28 A. Consider approval of the Planning and Zoning Commission meeting minutes.
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30 Commissioner Margie Ellis motioned, Commissioner Larry Beck seconded to approve the May
31 10, 2017 meeting minutes. Motion approved (4-0). Vice-Chair Devin Taylor "aye", Commissioner
32 Larry Beck "aye", Commissioner Andrew Rozell "aye", and Commissioner Margie Ellis "aye".
33 Commissioner Steve Sullivan "abstained".
34

35 3. CONSENT AGENDA
36

37 A. Consider a request by Andrew Osborne for approval of a conveyance plat of Lot 1, Block A,
38 Rayzor Ranch Marketplace. The approximately 40.05 acre site is generally located on the west
39 side of Bonnie Brae Street approximately 1,400 feet north of University Drive. (CV17-0002,
40 Rayzor Ranch, Hayley Zagurski).
41

42 Commissioner Larry Beck motioned, Commissioner Andrew Rozell seconded to approve the
43 Consent Agenda. Motion approved (5-0). Vice-Chair Devin Taylor "aye", Commissioner Larry
44 Beck "aye", Commissioner Steve Sullivan "aye", Commissioner Andrew Rozell "aye", and
45 Commissioner Margie Ellis "aye".
46

1 4. PUBLIC HEARINGS

2 A. Hold a public hearing and consider making a recommendation to the City Council regarding
3 designating the O'Neil Ford Civic Complex as a Local Historic Landmark. The O'Neil Ford
4 Complex is bounded by Withers Street on the north, Bell Avenue on the east, McKinney Street on
5 the south and Austin and Oakland Streets on the west. (HL17-0001, O'Neil Ford Civic Complex,
6 Roman McAllen)

7
8 Vice- Chair Devin Taylor opened the Public Hearing.

9
10 Roman McAllen, Historic Preservation Officer, presented Public Hearing item 4A.

11
12 McAllen stated there is a landmark currently located in the courtyard which designates the complex
13 as a historical landmark, but there was never an ordinance passed to confirm the designation.

14
15 Commissioner Sullivan stated his biggest concern is the additional cost and time to process any
16 renovation of the government buildings included within this Historical Landmark. McAllen stated
17 there would be no added cost since the property in the designated area is owned by the City of
18 Denton. Work done to the structures in the area would be reviewed by the Historical Landmark
19 Commission (HLC). Further, McAllen stated any interior work could be approved by the Historic
20 Preservation Officer.

21
22 Commissioner Rozell questioned how this resurfaced. McAllen stated an Assistant City Manager
23 questioned if the complex was designated a Historic Landmark. McAllen stated that he was unable
24 to find any information regarding the ordinance nor why this last step to complete the ordinance
25 had not occurred. Commissioner Rozell questioned why the neighboring post office is not
26 included on the map. McAllen stated the City of Denton owns almost all the property that is going
27 to be designated. Since the United States Post Office is a federally owned property including it
28 would require authorization from federal government. McAllen continued to state that the Post
29 Office would be a contributing structure to the proposed Complex.

30
31 The following individual spoke during the Public Hearing:

32 Maseud Ebrahimi, 406 N Bell Avenue, Denton TX, 76209. Supports this request.

33
34 Maseud Ebrahimi questioned what restrictions this ordinance will put on surrounding property
35 owners. McAllen stated if you are not within the boundaries then you will not be affected.

36
37 Vice-Chair Devin Taylor closed the Public Hearing. There was no further discussion.

38
39 Commissioner Larry Beck motioned, Commissioner Andrew Rozell seconded to approve Public
40 Hearing item 4A. Motion approved (5-0). Vice-Chair Devin Taylor "aye", Commissioner Larry
41 Beck "aye", Commissioner Steve Sullivan "aye", Commissioner Andrew Rozell "aye", and
42 Commissioner Margie Ellis "aye".

43
44 5. PLANNING & ZONING COMMISSION PROJECT MATRIX

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46 A. PZ17-094 Planning and Zoning Commission project matrix.

1 Commissioner Ellis questioned where the update to the Tree Code stands. Shandrian Jarvis,
2 Development Review Committee Administrator, stated staff paused the item until the State
3 Legislature finished updating their bills on tree mitigation and preservation. Jarvis stated the Tree
4 Code update should pick back up in June.

5
6 Commissioner Rozell questioned when there would be another Planning and Zoning Commission
7 Rezoning Subcommittee meeting. Ron Mengueta, Long Range Planning Administrator, stated staff
8 is waiting for a joint meeting with City Council and Planning and Zoning Commission to take
9 place before the subcommittee can meet.

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11 There was no further discussion.

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13 Vice-Chair Devin Taylor closed the Regular Meeting at 7:00 p.m.
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