

1 CITY OF DENTON PLANNING AND ZONING MINUTES

2 July 26, 2017

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5 After determining that a quorum was present, the Planning and Zoning Commission of the City
6 of Denton, Texas will convened in a Work Session on Wednesday, July 26, 2017 at 5:00 p.m. in
7 the City Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at
8 which time the following items were considered:
9

10 PRESENT: Commissioner Larry Beck, Commissioner Steve Sullivan, Commissioner Andrew
11 Rozell, Chair Jim Strange, and Commissioner Margie Ellis.

12
13 ABSENT: Vice-Chair Devin Taylor.

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15 STAFF: Munal Mauladad, Bob Makowski, Julie Wyatt, Hayley Zagurski, Muzaib Riaz, Jim Jenks,
16 Jennifer DeCurtis, John Davis and Cathy Welborn.

17
18 WORK SESSION

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20 Chair strange called the meeting to order at 5:02 p.m.

21
22 1. Clarification of agenda items listed on the agenda for this meeting. This is an opportunity for
23 Commissioners to ask questions of staff on the Consent and Regular Agenda items, which may
24 include a full briefing on an item in the order it appears on the regular session agenda. Any such
25 briefing will be repeated in regular session.

26
27 Munal Mauladad, Director of Development Services, asked the Commission if they had any
28 questions regarding the Consent Agenda.

29
30 Commissioner Rozell questioned if Consent Agenda item C needed to be attached to a road.
31 Hayley Zagurski, Senior Planner, stated the lot is land locked by previously platted properties.
32 Zagurski stated there is access to the property by an access easement.

33
34 Commissioner Ellis questioned why there Geesling Industrial Park is preliminary platting two lots
35 and only final platting one. Muzaib Riaz, Associate Planner, stated the applicant is required to
36 preliminary plat the whole site, but are only final plat one lot. Riaz continued to state lot 2 will be
37 final platted within two years of the approval of the preliminary plat.

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39 Commissioner Beck questioned if the trees are going to be impacted by the development. Riaz
40 stated it will depend on the development but the applicant will have to meet the tree code
41 requirements.
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1 2. Work Session Reports

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3 A. Receive a report, hold a discussion, and provide staff direction regarding amendments to the
4 City of Denton Water and Wastewater Criteria Manual and the Construction Criteria Manual in
5 order to update the standards associated with those criteria and receive information from staff
6 regarding the procedure for such amendments.
7

8 Munal Mauladad, Director of Development Services introduced John Davis, Engineering Services
9 Division Manager.

10
11 Davis provided an update to the City of Denton Water & Wastewater criteria manual and the
12 Construction criteria manual.

13
14 Davis stated the Development Criteria Manual procedure: 1. Prepare proposed amendments 2.
15 Present proposed amendments to P&Z at work session for suggestions or recommendations 3. Post
16 proposed amendments on City website and at City Hall for not less than 30 days 4. Receive public
17 comments 5. Attempt to resolve all protests or request for review received during the comment
18 period. 6. If resolved, amendment becomes final 7. If not resolved, the amendment will be
19 processed as an ordinance using the re-zoning procedure.

20
21 Commissioner Ellis questioned who is in the TRAKiT system. Davis stated it includes contractors
22 and developers registered with the City of Denton.

23
24 Chair Strange called a recess at 6:06 p.m.

25
26 Chair Strange reconvened the Work Session at 6:10 p.m.

27
28 Davis continued going over the changes to the Water & Wastewater criteria manual.

29
30 Chair Strange stated for the record the public is able to access the manuals online, and over the
31 next thirty days Staff will be looking for the public's feedback regarding the changes.

32
33 Chair Strange closed the Work Session at 6:26 p.m.

34
35 REGULAR MEETING

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37 The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, July 26,
38 2017 at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney at which time the
39 following items were considered:

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41 Chair Strange opened the Regular Meeting at 6:36 p.m.

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43 1. PLEDGE OF ALLEGIANCE

44 A. U.S. Flag B. Texas Flag

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46 2. CONSENT AGENDA

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2 A. Consider a request by Randy Smith for approval of a Preliminary Plat of the Geesling Industrial
3 Park. The 43.05 acre site is located at the southwest corner of the intersection of East University
4 Drive and Geesling Road. (PP16-0023, Geesling Industrial Park, Muzaib Riaz)
5

6 B. Consider a request by Allcol Investments LLC for approval of a Final Plat of Lot 1, Block A
7 Meyer Time Addition. The 2 acre site is generally located approximately 1,000 feet southeast of
8 the Teasley Lane and Old Alton Road intersection. (FP17-0006, Myer Time Addition, Hayley
9 Zagurski).
10

11 C. Consider a request by Randall Smith for approval of a Final Plat of Lot 1, Block 1 and Lots 2
12 and 3, Block 2, North Elm Street Addition. The 12.97 acre site is generally located on the western
13 side of the Riney Road and North Elm Street intersection. (FP17-0003, Discovery Park
14 Apartments, Hayley Zagurski).
15

16 D. Consider a request by Randy Smith for approval of a Final Plat of Lot 1, Block A, Geesling
17 Industrial Park Addition. The 17.78 acre site is generally located south of East University Drive,
18 approximately 375 feet west of Geesling Road. (FP17-0001, Geesling Industrial Park Addition,
19 Julie Wyatt).
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21 Commissioner Larry Beck motioned. Commissioner Andrew Rozell seconded to approve the
22 Consent Agenda. Motion approved (5-0). Commissioner Larry Beck "aye", Commissioner Steve
23 Sullivan "aye", Commissioner Andrew Rozell "aye", Chair Jim Strange "aye", and Commissioner
24 Margie Ellis "aye".
25

26 27 3. PLANNING & ZONING COMMISSION PROJECT MATRIX

28 A. PZ17-122 Planning and Zoning Commission project matrix.
29

30 Commissioner Beck questioned what is delaying the new notification process. Munal Mauladad,
31 Director of Development Services, stated staff presented the notification procedures to City
32 Council and have implemented the process. Chair Strange questioned if it would be better to wait
33 for the new Commissioners. Mauladad agreed with Chair Strange.
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35 Chair Strange closed the Regular Meeting at 6:40 p.m.
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