

Minutes  
Planning and Zoning Commission  
January 10, 2018

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, January 10, 2018 at 5:00 p.m.** in the City Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which time the following items were considered:

**PRESENT:** Chair Jim Strange, Commissioners: Alfredo Sanchez, Larry Beck, and Tim Smith, and Steve Sullivan.

**ABSENT:** Commissioners: Andrew Rozell and Margie Ellis.

**STAFF:** Athenia Green, Hayley Zagurski, Karen Hermann, Ron Menguita, Richard Cannone, and Victor Flores.

**WORK SESSION**

Chair Strange called the Work Session to order at 5:06 p.m.

1. 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.

Hayley Zagurski, Senior Planner, presented Item for Individual Consideration 3A. Commissioner Beck questioned if there are gas well storage tanks located on the site. Zagurski stated the tanks have been removed and the site is in the process of being closed.

The Commission discussed the Traffic Impact Analysis (TIA) completed in 2014 and the need for a new TIA to be completed within the area. The Commission also discussed points of ingress and egress to the site, deceleration lanes and impact fees. There was no further discussion.

Richard Cannone, Interim Planning Director, provided an update regarding upcoming items to be presented during the January 24, 2018 meeting.

There was no further discussion. Chair Strange closed the Work Session at 5:17 p.m.

**REGULAR MEETING**

The Planning and Zoning Commission convened in a Regular Meeting on **Wednesday, January 10, 2018 at 6:30 p.m.** in the City Council Chambers at City Hall, 215 E. McKinney at which time the following items were considered:

1. PLEDGE OF ALLEGIANCE:

- A. U.S. Flag
- B. Texas Flag

2. CONSENT AGENDA:

- A. Consider a request by Denton Trifecta Partners, LTD for approval of a preliminary plat of Lots 1-8, Block A of Western Gate Business Park. The approximately 104.75-acre site is generally located at the northwest corner of Jim Christal Road and Western Boulevard in the City of Denton, Denton County, Texas. (PP16-0022, Western Gate Business Park, Hayley Zagurski).

Commissioner Tim Smith motioned, Commissioner Larry Beck seconded to approve the Consent Agenda. Motion approved (5-0). Commissioner Alfredo Sanchez "aye", Commissioner Larry Beck "aye", Commissioner Steve Sullivan "aye", Chair Jim Strange "aye", and Commissioner Tim Smith "aye".

3. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. Consider a request by Creekside on Ryan Road LLC for approval of a preliminary plat of the Creekside subdivision. The approximately 47.47-acre site is generally located at the south side of Ryan Road, approximately 140 feet east of Andrew Avenue in Denton County, Texas. (PP17-0010, Creekside, Hayley Zagurski).

Hayley Zagurski, Senior Planner, presented the backup materials for this request. Staff recommends approval of this request based on the following condition: 1. The existing gas well must be plugged in accordance with the terms of PAA. A Final Plat shall not be considered for approval by the Planning and Zoning Commission until the well is plugged.

Applicant, Thomas Fletcher, Kimley-Horn and Associates, 5750 Genesis Court, Frisco Texas. Fletcher provided details regarding the surrounding area, the proposed development, and layout and design plans.

Commissioner Smith questioned the price range for the proposed houses. John Dickerson, 8333 Douglas, Suite 1300, Dallas Texas, tract owner and applicant, stated they will be in the \$350,000 to \$450,000 price range.

The following individuals spoke during the Public Hearing:

Richard Bodo, 3913 Maggie's Meadow, Denton, Texas, stated he is the president of the Thistle Hills Phase 1 Homeowners Association. Bodo discussed his concerns regarding tree removal, traffic issues, and the potential for a buffer along Ryan Road.

Commissioner Beck questioned if Ryan Road is scheduled to become a four-lane road. Zagurski stated it is proposed as a secondary arterial.

1 Carn Catherwood, 3941 Andrew Avenue, Denton, Texas. Supports this request. Stated he  
2 does have concerns with the traffic in the area.

3  
4 Billy Caraway, 3909 Andrew Avenue, Denton, Texas, questioned where the batch plant  
5 would be located on the site. Fletcher stated it would be located outside of the tree preservation  
6 area.

7  
8 The Commission provided their concerns regarding the project, such as traffic along Ryan Road,  
9 and whether an updated Traffic Impact Analysis is needed for the area.

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11 Commissioner Tim Smith motioned, Commissioner Alfredo Sanchez seconded to approve this  
12 request based on staff's condition: 1. The existing gas well must be plugged in accordance with  
13 the terms of PAA. A Final Plat shall not be considered for approval by the Planning and Zoning  
14 Commission until the well is plugged. Motion approved (4-1). Commissioner Alfredo Sanchez  
15 "aye", Commissioner Larry Beck "aye", Chair Jim Strange "aye", and Commissioner Tim Smith  
16 "aye". Commissioner Steve Sullivan "nay",

17  
18 4. PUBLIC HEARINGS:

- 19  
20 A. Hold a public hearing and consider making a recommendation to City Council  
21 regarding a request by G&A Consultants, LLC on behalf of the property owner,  
22 Volunteer Enterprises, LLC for a zoning change from Neighborhood Residential 2  
23 (NR-2) to Regional Center Commercial Downtown (RCC-D) on approximately  
24 88.725 acres. The subject property is generally located south of University Drive  
25 (US 380), approximately 1,500 feet west of Interstate 35 (I-35), in the City of  
26 Denton, Denton County, Texas. (Z17-0025, Volunteer Enterprises, Ron Menguita)  
27 The applicant has requested that the item be continued to the February 21, 2018,  
28 Planning and Zoning Commission Meeting.

29  
30 Chair Strange opened the Public Hearing. He stated the item would be continued to a date certain  
31 of February 21, 2018. The Public Hearing was left open.

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33 Commissioner Larry Beck motioned, Commissioner Tim Smith seconded to continue this item to  
34 a date certain of February 21, 2018. Motion approved (5-0). Commissioner Alfredo Sanchez "aye",  
35 Commissioner Larry Beck "aye", Commissioner Steve Sullivan "aye", Chair Jim Strange "aye",  
36 and Commissioner Tim Smith "aye".

- 37  
38 B. Hold a public hearing and consider a recommendation to City Council regarding a  
39 request by The Woodlands on McKinney Street, LLC. to provide an initial zoning  
40 district designation of Neighborhood Residential 6 (NR-6) District to an  
41 approximately 118.041 acre property. The property is generally located north of  
42 East McKinney Street and west of South Trinity Road. (Z17-0004, The Woodlands  
43 of McKinney Street, Cindy Jackson) Staff has requested that the item be withdrawn.

44  
45 This item was withdrawn.

- 1 C. [Hold a public hearing and consider a recommendation to City Council regarding a](#)  
2 [Specific Use Permit request by The Woodlands on McKinney Street, LLC. for a](#)  
3 [manufactured housing park on approximately 126.148 acres of land. The property](#)  
4 [is generally located north of East McKinney Street and west of South Trinity](#)  
5 [Road. \(S17-0008, The Woodlands of McKinney Street, Cindy Jackson\) Staff has](#)  
6 [requested that the item be withdrawn.](#)  
7

8 This item was withdrawn.  
9

10 5. [PLANNING & ZONING COMMISSION PROJECT MATRIX:](#)  
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- 12 A. [Planning and Zoning Commission project matrix.](#)  
13

14 Commissioner Smith requested an upcoming discussion regarding what authority this Commission  
15 has, regarding items such as requiring a neighborhood meeting. Richard Cannone, Interim  
16 Planning Director, stated this will be reviewed during the upcoming Denton Development Code  
17 update.  
18

19 There was no further discussion. Chair Strange adjourned the Regular Meeting at 7:37 p.m.  
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