

MINUTES
PLANNING AND ZONING COMMISSION
September 8, 2021

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, September 8, 2021, at 5:02 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Vice-Chair Margie Ellis, Commissioners: Tim Smith, Jason Cole, Eric Pruett, Donald McDade, Ronnie Anderson, and Jordan Villarreal

ABSENT: None

WORK SESSION

1. Citizen Comments on Consent Agenda Items

None

2. Work Session Reports

A. Receive a report and hold a discussion regarding Discover Denton.

The item was presented, and a discussion followed.

3. Clarification of agenda items listed on the agenda for this meeting.

- Agenda items presented; no discussion followed:
 - 4B(PP12-0012), 4C (PP21-0016), 4D (PP21-0017), and 4E (PP21-0018)
- Agenda items presented; discussion followed:
 - 5A (Z21-0011), 5B (Z21-0013), 5C (PD21-0002), and 5D (Z21-0005)

The Work Session ended at 6:11 p.m.

REGULAR MEETING

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Regular Meeting on Wednesday, August 18, 2021 at 6:37 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

PRESENT: Vice-Chair Margie Ellis, Commissioners: Tim Smith, Jason Cole, Eric Pruett, Donald McDade, Ronnie Anderson, and Jordan Villarreal

ABSENT: None

1. PLEDGE OF ALLEGIANCE

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

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

- A. Consider the approval of the August 18, 2021 meeting minutes.

Commissioner Smith moved to approve the item as presented. Motion seconded by Commissioner Anderson. Motion carried.

AYES (7): Vice-Chair Ellis, Commissioners: Smith, Cole, Pruett, Anderson, McDade, and Villarreal

NAYS (0): None

ABSENT (0): None

3. CONSENT AGENDA

- A. FP21-0023: Consider a request by Sandy Brantley of Kirkman Engineering, on behalf of Mukesh Parna of Loop Denton, LLC, for approval of a Final Plat of Lot 1, Block A of the Mockingbird Multifamily Addition. The approximately 9.916-acre site is generally located on the west side of Mockingbird Lane and south of Mingo Road, in the City of Denton, Denton County, Texas. (FP21-0023, Mockingbird Multifamily, Ron Mengueta).
- B. FP21-0025a: Consider a request by Pedcor Investments - 2019- CLXXIII, LP and McKinney Building, LP for approval of a Final Plat of Lots 1 and 2, Block 1 of the Denton Grove Addition. The approximately 17.116-acre property is generally northwest corner of Duchess Drive and Loop 288, in the City of Denton, Denton County, Texas. (FP21-0025a, The Grove, Julie Wyatt)

Commissioner Smith moved to approve the items as presented. Motion seconded by Commissioner Cole. Motion carried.

AYES (7): Vice-Chair Ellis, Commissioners: Smith, Cole, Pruett, Anderson, McDade, and Villarreal

NAYS (0): None

ABSENT (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. PZ21-165: Election of a Chair and Vice-Chair.

Commissioner Smith moved to nominate Commissioner Ellis as Chair. Motion seconded by Commissioner Cole. Motion carried.

AYES (7): Vice-Chair Ellis, Commissioners: Smith, Cole, Pruett, Anderson, McDade, and Villarreal

NAYS (0): None

ABSENT (0): None

Commissioner Villarreal moved to nominate Commissioner Smith as Chair. Motion seconded by Commissioner Pruett. Motion carried.

AYES (7): Chair Ellis, Commissioners: Smith, Cole, Pruett, Anderson, McDade, and Villarreal

NAYS (0): None

ABSENT (0): None

B. PP21-0012: Consider a request by South I-35 Industrial LP, for a Preliminary Plat of Urban Logistics Addition. The approximately 34.51-acre subject property is generally located on the south side of the I-35 East Service Road, approximately 672 feet west of Sam Bass Boulevard, in the City of Denton, Denton County, Texas. (PP21-0012, Urban Logistics, Hayley Zagurski).

The item was presented, and no discussion followed.

Commissioner Smith moved to approve the item as presented. Motion seconded by Commissioner Cole. Motion carried.

AYES (7): Chair Ellis, Commissioners: Smith, Cole, Pruett, Anderson, McDade, and Villarreal

NAYS (0): None

ABSENT (0): None

C. PP21-0016: Consider a request by Anthony Milbitz of Allison Engineering, on behalf of the property owner, K&C Triple Crown Partners, for a Preliminary Plat of Lots 3-7, Block B, Pecan Creek Business Park. The approximately 5.448-acre property is generally located on the south side of Duchess Drive, approximately 400 feet west of the intersection of Duchess Drive and S Loop 288, in the City of Denton, Denton County, Texas. (PP21-0016, Pecan Creek Business Park, Sean Jacobson).

The item was presented. No discussion followed.

Commissioner Smith moved to approve the extension of the item to a date certain of September 22, 2021. Motion seconded by Commissioner Pruett. Motion carried.

AYES (7): Chair Ellis, Commissioners: Smith, Cole, Pruett, Anderson, McDade, and Villarreal

NAYS (0): None

ABSENT (0): None

D. PP21-0017: Consider a request by Aimee Bissett of 97 Land Company LLC, on behalf of the property owners, for a Preliminary Plat of Pebblebrook Parkside. The approximately 9.92-acre property is generally located on the east side of S Loop 288, approximately 300 feet south of the E McKinney Street, in the City of Denton, Denton County, Texas. (PP21-0017, Pebblebrook Parkside, Karina Maldonado).

The item was presented. No discussion followed

Commissioner Smith moved to approve the extension of the item to a date certain of October 6, 2021. Motion seconded by Commissioner Cole. Motion carried.

AYES (7): Chair Ellis, Commissioners: Smith, Cole, Pruett, Anderson, McDade, and Villarreal

NAYS (0): None

ABSENT (0): None

E. PP21-0018: Consider a request by Jose Diplan of Kimley-Horn and Associates, Inc., on behalf of Denton/LMD LLC, for a Preliminary Plat of Legacy MF Denton. The subject property is generally located on the south side of East McKinney Street, approximately 530 feet east of the intersection of Mayhill Road and E McKinney Street in the City of Denton, Denton County, Texas. (PP21-0018, Legacy Multifamily Denton, Karina Maldonado).

The item was presented, and no discussion followed.

Commissioner Smith moved to approve the extension of the item to a date certain of October 6, 2021. Motion seconded by Commissioner Pruett. Motion carried.

AYES (7): Chair Ellis, Commissioners: Smith, Cole, Pruett, Anderson, McDade, and Villarreal

NAYS (0): None

ABSENT (0): None

5. PUBLIC HEARING

A. Z21-0011: Hold a public hearing and consider making a recommendation to City Council regarding a zoning change request by the applicant, Britain Seright of 97 Land Company, on behalf of the property owner, to rezone approximately 9.462 acres from a Residential 2 (R2) Zoning District to a Light Industrial (LI) Zoning District. The site is generally located at the northwest corner of the intersection of East University Drive and North Trinity Road, in the City of Denton, Denton County, Texas. (Z21-0011, Dollar Flowers 380, Ron Menguita)

Chair Ellis opened the public hearing

The item was presented, a discussion followed.

Aimee Bissett, Applicant, presented as well and a discussion continued.

The following individual spoke on the item:

Bud Fuson, 1828 Countryside Drive, Denton, Texas 76208 – He was concerned about traffic and the decrease of property value in the area. He was opposed to the proposed zoning change to Light Industrial (LI).

With no further commentary, the public hearing was closed.

Commissioner Anderson moved to postpone the item to a date certain of September 22, 2021. Motion seconded by Commissioner Cole. Motion carried.

AYES (7): Chair Ellis, Commissioners: Smith, Cole, Pruett, Anderson, McDade, and Villarreal

NAYS (0): None

ABSENT (0): None

B. Z21-0013: Hold a public hearing and consider making a recommendation to City Council regarding a request by Manuel Noguez, the property owner, to rezone approximately 1.372 acres from a Residential Rural (RR) District to a Residential 1 (R1) District. The 1.372-acre site is generally located on the south side of Miller Road, approximately 260 feet east of Masch Branch Road, within the City of Denton, Denton County, Texas. (Z21-0013, Noguez Single-Family Rezoning, Mark Laird).

Chair Ellis opened the public hearing.

With no further commentary, the public hearing was closed.

Commissioner Smith moved to adopt the item. Motion seconded by Commissioner Villarreal. Motion carried.

AYES (7): Vice-Chair Ellis, Commissioners: Smith, Cole, Pruett, Anderson, McDade, and Villarreal

NAYS (0): None

ABSENT (0): None

C. PD21-0002c: Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 32.11 acres from Mixed Use Regional (MR) District to a Planned Development (PD) District. The site is generally located south of North Loop 288, southwest of Hwy 77 (North Elm Street), and west of North Bonnie Brae Street, in the City of Denton, Denton County, Texas. (PD21-0002c, Christopher Todd Communities, Julie Wyatt)

Chair Ellis opened the public hearing.

The item was presented, a discussion followed.

Matt Lucas, Applicant, presented the item as well. Discussion continued

With no further commentary, the public hearing was closed.

Commissioner Anderson moved to adopt the item. Motion seconded by Commissioner Villarreal. Motion carried.

AYES (7): Chair Ellis, Commissioners: Smith, Cole, Pruett, Anderson, McDade, and Villarreal
NAYS (0): None
ABSENT (0): None

D. Z21-0005b: Hold a public hearing and consider making a recommendation to City Council regarding a request by Steven Homeyer, on behalf of the property owner, to rezone approximately 0.326 acres from Mixed-Use Neighborhood (MN) and Residential 4 (R4) Districts to a Mixed-Use Neighborhood (MN) District. The 0.326-acre site is generally located southeast of the intersection of Robertson Street and Skinner Street, in the City of Denton, Denton County, Texas. (Z21-0005b, 418 Robertson Duplex, Cameron Robertson).

Chair Ellis opened the public hearing.

The item was presented, a discussion followed.

Steven Homeyer, Applicant, spoke on the item and discussion continued.

With no further commentary, the public hearing was closed.

Commissioner Smith moved to adopt Residential 6 (R6) zoning rather than the proposed Mixed-Use Neighborhood (MN) zoning. Motion seconded by Chair Ellis. Motion carried.

Commissioner Pruett moved to amend the motion to re-zone to Residential 7 (R7), with no second the motion failed.

AYES (7): Chair Ellis, Commissioners: Smith, Cole, Pruett, Anderson, McDade, and Villarreal
NAYS (0): None
ABSENT (0): None

6. PLANNING AND ZONING COMMISSION PROJECT MATRIX

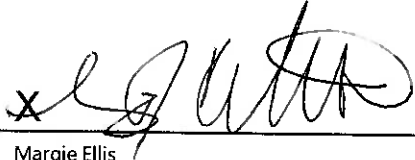
Hayley Zagurski, Assistant Planning Director, noted that a discussion could be had regarding strip annexations, Chair Ellis agreed that she would like it to be added to the matrix.

Commissioner Pruett would like a discussion regarding multi-story multi-family developments, Commissioner Smith agreed.

7. CONCLUDING ITEMS

None

With no further business, the meeting was adjourned at 8:45 p.m.

x 

Margie Ellis
Planning and Zoning Chair

x 

Selena Dillard
Administrative Assistant