

MINUTES
PLANNING AND ZONING COMMISSION
October 20, 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, October 20, 2021, at 5:12 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

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

ABSENT: None

WORK SESSION

1. Citizen Comments on Consent Agenda Items

None

2. Work Session Reports

- A. Receive a report and hold a discussion on the Board & Commission Attendance & Removal Policy.

The item was presented, and a discussion followed.

- B. Hold a discussion regarding the draft 2022 Planning and Zoning Commission meeting calendar.

The item was presented, and a discussion followed.

- C. Receive a report, hold a discussion and provide suggestions or recommendations regarding updates to the City Criteria Manuals.

The item was presented, and a discussion followed.

Commissioner Anderson arrived at 5:27 p.m.

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

- Agenda items presented; no discussion followed:
 - 4A (FP21-0033), 4B (FP21-0030), 4C (FP21-0032), 4D (PP21-0020a), 4E (FP21-0031)
- Agenda items presented; discussion followed:
 - 3A (PP21-0022a), 5A (Z21-0011c)

The Work Session ended at 6:05 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, October 20, 2021, at 6:34 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

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

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 October 6, 2021 meeting minutes.

Commissioner Villarreal moved to approve the item as presented. Motion seconded by Vice-Chair Smith. Motion carried.

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

NAYS (0): None

3. CONSENT AGENDA

- A. PP21-0022: Consider a request by First Texas Homes, Inc. for a Preliminary Plat of the Parkside Addition. The 62.397-acre site is generally located north of Hickory Creek Road and approximately 1,515 feet west of Waterside Place in the City of Denton, Denton County, Texas. (PP21-0022, Parkside Addition, Lisa Payne).
- B. FP21-0027: Consider a request by Exeter Denton Land, LP, for a Final Plat of Denton Exeter Addition No. 2. The approximately 100.25-acre site is generally located on the northwest side of the intersection of Western Boulevard and Jim Christal Road in the City of Denton, Denton County, Texas. (FP21-0027, Denton Exeter Addition No. 2, Hayley Zagurski).

Vice-Chair Smith moved to approve item as presented. Motion seconded by Commissioner Anderson. Motion carried.

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

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP21-0033: Consider a request by David Gregory of DCG Engineering, on behalf of the property owner, for a Final Plat of YOLO First Addition, Lot 2, Block A. The approximately 0.888-acre property is generally located on the west side of Teasley Lane, approximately 968 feet north of the intersection of Teasley Lane and Hickory Creek Road, in the City of Denton, Denton County, Texas. (FP21-0033, YOLO First Addition Lot 2 Block A, Sean Jacobson).

The item was presented, and no discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain November 17, 2021. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

- B. FP21-0030: Consider a request by Justin Lansdowne of McAdams Company, on behalf of the property owner, for a Final Plat of Vintage Village. The approximately 51.808-acre property is generally located on the west side of Vintage Boulevard, approximately 215 feet northwest of the intersection of Vintage Boulevard and Fort Worth Drive, in the City of Denton, Denton County, Texas. (FP21-0030, Vintage Village, Sean Jacobson).

The item was presented, and no discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain November 17, 2021. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

- C. FP21-0032: Consider a request by Schaeffer Harris of Allison Engineering Group, on behalf of Carmen Investments, Inc., for approval of a Final Plat of Country Club Village Phase 3A, Lots 1-6, Block A. The approximately 4.7-acre site is generally located on the northwest corner of Fairway Drive and Club View Drive, in the City of Denton, Denton County, Texas. (FP21-0032, Country Club Village Phase 3a, Karina Maldonado).

The item was presented. No discussion followed.

Commissioner Anderson moved to approve the extension of the item to a date certain of November 3, 2021. Motion seconded by Commissioner Villarreal. Motion carried.

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

NAYS (0): None

- D. PP21-0020a: Consider a request by Robson Denton Development, LP for approval of a Preliminary Plat for Robson Ranch Unit 27. The approximately 44.903-acre site is generally located approximately 420 feet northwest of the intersection of Ed Robson Boulevard and Goodland Drive in the City of Denton, Denton County, Texas. (PP21-0020a, Robson Ranch Unit 27, Julie Wyatt)

The item was presented. No discussion followed

Commissioner Villarreal moved to deny the item. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

- E. FP21-0031: Consider a request by Alex Camunez, P.E. of Pacheco Koch, on behalf of Scannell Properties, for a Final Plat of SP Denton 1 Addition, PH 2, Lots 1 and 2, Block A. The approximately 44.089-acre subject property is located on the east side of Western Boulevard and being approximately 2,166 feet +/- of the intersection of Western Boulevard and Airport Road aka FM 1515, in the City of Denton, Denton County, Texas. (FP21-0031 SP Denton 1 Addition, PH2, Mark Laird).

The item was presented. No discussion followed

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

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

NAYS (0): None

5. PUBLIC HEARING

- A. Z21-0011c: Hold a public hearing and consider making a recommendation to City Council regarding a zoning change request by the applicant, Aimee Bissett 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 General Office (GO) 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. (Z21-0011c, Dollar Flowers 380, Ron Menguita)

Chair Ellis opened the public hearing

The item was presented by staff. A discussion followed.

With no further commentary, the public hearing was closed.

Commissioner Villarreal moved to adopt the item as presented. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

6. PLANNING AND ZONING COMMISSION PROJECT MATRIX

Staff gave an update on City Council determinations and Commissioners discussed additions to the project Matrix.

7. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 8:43 p.m.



Margie Ellis
Planning and Zoning Chair



Selena Dillard
Administrative Assistant