

MINUTES
PLANNING AND ZONING COMMISSION
November 17, 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, November 17, 2021, at 5:02 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

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

ABSENT: Vice-Chair Tim Smith

WORK SESSION

1. Citizen Comments on Consent Agenda Items

None

2. Work Session Reports

- A. Receive a report and hold a discussion regarding fire and emergency response planning related to new development

The item was presented, discussion followed.

- B. Receive a report and hold a discussion regarding the City's platting process, including addressing the impacts of HB 3167 on the platting process and staff's recommendations.

The item was presented, discussion followed.

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

- Agenda items presented; no discussion followed:
 - 5A (Z21-0015)
- Agenda items presented; discussion followed:
 - 4A (PZ21-231)

The Work Session ended at 6:00 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, November 17, 2021, at 6:34 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

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

ABSENT: Vice-Chair Tim Smith

1. PLEDGE OF ALLEGIANCE

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

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

A. PZ21-239: Consider the approval of the November 3, 2021 meeting minutes.

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

AYES (6): Chair Ellis, Commissioners: Cole, Anderson, Villarreal, McDade, and Pruett

NAYS (0): None

3. CONSENT AGENDA

A. PP18-0024: Consider a request for a Preliminary Plat for the Audra Lane Estates Addition. The approximately 7.14-acre site is generally located on the south side of Audra Lane, approximately 290 feet east of the intersection of Audra Lane and Nottingham Drive in the City of Denton, Denton County, Texas. (PP18-0024, Audra Lane Estates, Hayley Zagurski)

B. FP21-0013d: Consider a request by Tyler Rank of Eagle Surveying, on behalf of the property owner, for a Final Plat of Hilltop Road Estates. The approximately 20.07-acre property is generally located on the west side of Hilltop Road, approximately 2,435 feet south of the intersection of Hilltop Road and Brush Creek Road, in the Extraterritorial Jurisdiction of the City of Denton, Denton County, Texas. (FP21-0013d, Hilltop Road Estates, Sean Jacobson).

C. FP21-0033b: 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. (FP21-0033b, YOLO First Addition Lot 2 Block A, Sean Jacobson).

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

AYES (6): Chair Ellis, Commissioners: Cole, Anderson, Villarreal, McDade, and Pruett

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. PZ21-231: Consider approval of the 2022 Planning and Zoning Commission meeting calendar.

Commissioner Villarreal moved to approve the 2022 meeting calendar. Motion seconded by Commissioner Pruett. Motion carried.

AYES (6): Chair Ellis, Commissioners: Cole, Anderson, Villarreal, McDade, and Pruett

NAYS (0): None

B. PP21-0030: Consider a request from Pacheco Koch, on behalf of Paage, Ltd. and FDPB, LLC, for a Preliminary Plat of the Paage Crossing Addition. The 56.238-acre site is generally located on the northeast corner of Mingo Road and N Loop 288 in the City of Denton, Denton County, Texas. (PP21-0030, Paage Crossing Addition, Lisa Payne).

The item was presented, no discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain of December 15, 2021. Motion seconded by Commissioner Cole. Motion carried.

AYES (6): Chair Ellis, Commissioners: Cole, Anderson, Villarreal, McDade, and Pruett

NAYS (0): None

C. PP21-0028: Consider a request by Mack Mattke of Kimley-Horn, on behalf of the property owner, for a Preliminary Plat of BP Chill Storage. The approximately 34.5-acre property is generally located on the west side of Interstate 35W, north of Corbin Road, in the City of Denton, Denton County, Texas. (PP21-0028, BP Chill Storage, Cameron Robertson).

The item was presented. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain of December 15, 2021. Motion seconded by Commissioner Cole. Motion carried.

AYES (6): Chair Ellis, Commissioners: Cole, Anderson, Villarreal, McDade, and Pruett

NAYS (0): None

D. PP21-0029: Consider a request by K X Wealth Fund I, LLC for approval of a Preliminary Plat for Holland Addition. The approximately 13.46-acre site is generally located on the east side of N Loop 288, approximately 543 feet south of Prominence Parkway in the City of Denton, Denton County, Texas. (PP21-0029, Holland Addition, Julie Wyatt)

The item was presented. No discussion followed

Commissioner Anderson moved to approve the extension of the item to a date certain of December 15, 2021. Motion seconded by Commissioner Cole. Motion carried.

AYES (6): Chair Ellis, Commissioners: Cole, Anderson, Villarreal, McDade, and Pruett
NAYS (0): None

- E. FP21-0034: Consider a request by Key Ventures, LLC for approval of a Final Plat of the Mission Street Offices Addition-Phase 2. The approximately 2.634-acre property is generally located on the southeast corner of Fort Worth Drive (US 377) and Mission Street, in the City of Denton, Denton County, Texas. (FP21-0034, Mission Street Offices, Julie Wyatt)

The item was presented. No discussion followed

Commissioner Cole moved to approve the extension of the item to a date certain of December 15, 2021. Motion seconded by Commissioner Villarreal. Motion carried.

AYES (6): Chair Ellis, Commissioners: Cole, Anderson, Villarreal, McDade, and Pruett
NAYS (0): None

- F. AFP21-0006: Consider a request by Brock A. Pfister of Kimley-Horn and Associates, Inc., on behalf of Kevin Lazares of Forestar (USA) Real Estate Group, for approval of an Amending Final Plat of the Eagle Creek - Phase 4 Addition. The approximately 32.672 - acre site is generally located south of Parvin Street and north and west of Roselawn Drive, in the City of Denton, Denton County, Texas. (AFP21-0006, Eagle Creek - Phase 4, Ron Mengueta).

The item was presented. No discussion followed

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

AYES (6): Chair Ellis, Commissioners: Cole, Anderson, Villarreal, McDade, and Pruett
NAYS (0): None

5. PUBLIC HEARING

- A. Z21-0015: Hold a public hearing and consider making a recommendation to City Council regarding a request by Jason Labrum, property owner, to rezone approximately 1.00 acre from a Residential Rural (RR) District to a Residential 1 (R1) District. The 1.00-acre site is generally located +/- 190 feet east of the intersection of Masch Branch Road and Miller Road, on the north side of Miller Road, within the City of Denton, Denton County, Texas. (Z21-0015, Mark Laird)

Chair Ellis opened the public hearing

The item was presented by staff. No discussion followed.

With no further commentary, the public hearing was closed.

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

AYES (6): Chair Ellis, Commissioners: Cole, Anderson, Villarreal, McDade, and Pruett
NAYS (0): None

6. PLANNING AND ZONING COMMISSION PROJECT MATRIX

Staff gave an update on City Council. No items were added to the matrix.

7. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 6:49 p.m.



Margie Ellis
Planning and Zoning Chair



Selena Dillard
Administrative Assistant