

MINUTES
PLANNING AND ZONING COMMISSION
December 1, 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, December 1, 2021, at 6:00 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

WORK SESSION

1. Citizen Comments on Consent Agenda Items

None

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

No agenda items were presented and there was no discussion.

The Work Session ended at 6:03 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, December 1, 2021, at 6:30 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

1. PLEDGE OF ALLEGIANCE

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

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

- A. PZ21-255: Consider the approval of the November 17, 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. PP21-0017d: 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 E McKinney Street, in the City of Denton, Denton County, Texas. (PP21-0017d, Pebblebrook Parkside, Karina Maldonado).

Commissioner Villarreal moved to approve the 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. FP21-0035: Consider a request for a Final 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. (FP21-0035, Audra Lane Estates, Hayley Zagurski)

The item was presented, no discussion followed.

Commissioner Villarreal moved to approve the extension request of the item to a date certain of December 15, 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. PP21-0024b: Consider a request by Michael Clark, on behalf of the property owner, for a Preliminary Plat of the Prose Prominence Addition. The 22.608-acre site is generally located on the north side of Prominence Parkway, across from the intersection of Atlanta Drive and Prominence Parkway in the City of Denton, Denton County, Texas. (PP21-0024b, Prose Prominence Addition, Sean Jacobson).

The item was presented, no discussion followed.

Vice-Chair Smith moved to approve 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

- C. PP21-0026a: Consider a request by Singing Oaks Church of Christ of Denton for approval of a Preliminary Plat for Singing Oaks Addition. The approximately 32.03-acre site is generally located at the intersection of Mockingbird Lane and Paisley Street in the City of Denton, Denton County, Texas. (PP21-0026a, Singing Oaks Addition, 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

- D. PP21-0031: Consider a request by Rayzor Investments, LTD for approval of a Preliminary Plat for Urbana Bonnie Brae Addition. The approximately 22.485-acre site is generally located east of Bonnie Brae Street, approximately 198 feet north of West Windsor Drive in the City of Denton, Denton County, Texas. (PP21-0031, Urbana Bonnie Brae 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 Villarreal. Motion carried.

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

NAYS (0): None

- E. FP21-0036: Consider a request by Todd Hensley, P.E. of Kimley-Horn, on behalf of D.R. Horton - Texas, LTD., for a Final Plat of Stuart Ridge Phase 2. The approximately 50.648-acre subject property is located on the east line Stuart Road and being adjacent to and north of Long Road, in the Extra Territorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (FP21-0036 Stuart Ridge Phase 2, PH2, Mark Laird).

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 Anderson. 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

There were no City Council updates given, and no items were added to the matrix.

7. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 6:38 p.m.

A handwritten signature in black ink, appearing to read 'Margie Ellis', written over a horizontal line.

Margie Ellis
Planning and Zoning Chair

A handwritten signature in black ink, appearing to read 'Selena Dillard', written over a horizontal line.

Selena Dillard
Administrative Assistant