

MINUTES  
PLANNING AND ZONING COMMISSION  
December 15, 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 15, 2021, at 5:04 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. PZ21-246: Receive a report and hold a discussion regarding general topics in urban design. The item was presented, discussion followed.

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

No agenda items were presented.

Commissioner Pruett asked that item 3A, FP21-0035a, be moved from the Consent Agenda as he will be recused from the vote.

Chair Ellis noted that item 5A, PD21-0004, will be postponed to a date certain of January 12, 2022, at the applicant's request.

The Work Session ended at 6:09 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 15, 2021, at 6:37 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. PZ21-267: Consider the approval of the December 1, 2021 meeting minutes.

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

ABSENT (1): Vice-Chair Smith

**3. CONSENT AGENDA**

Item 3A, FP21-0035a, was moved from the Consent Agenda to Items for Individual Consideration.

- B. PP21-0030a: 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. (PP21-0030a, Paage Crossing Addition, Lisa Payne).
- C. FP21-0036b: 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. (FP21-0036b, Stuart Ridge Phase 2, PH2, Mark Laird).
- D. FP21-0034a: 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. (FP21-0034a, Mission Street Offices, Julie Wyatt)
- E. PP21-0028a: Consider a request by Mack Mattke of Kimley-Horn, on behalf of the property owner, for approval of a Preliminary Plat for 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. (PP21-0028a, BP Chill Storage, Cameron Robertson).

Commissioner Anderson moved to approve Consent Agenda Items B (PP21-0030a), C (FP21-0036b), D (FP21-0034a), and E(PP21-0028a). Motion seconded by Commissioner Villarreal. Motion carried.

AYES (6): Chair Ellis, Commissioners: Cole, Anderson, Villarreal, McDade, and Pruett  
ABSENT (1): Vice-Chair Smith

#### **4. ITEMS FOR INDIVIDUAL CONSIDERATION**

Item 3A, FP21-0035a: 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. (FP21-0035a, Audra Lane Estates, Hayley Zagurski)

The item was presented, no discussion followed.

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

AYES (5): Chair Ellis, Commissioners: Cole, Anderson, Villarreal, and McDade  
ABSENT (1): Vice-Chair Smith  
RECUSED (1): Commissioner Pruett

A. MP21-0019: Consider a request by James Riley, on behalf of the property owner Saint David of Wales Episcopal Church, for a Minor Plat of Lot 1, Block 1 of the St. David of Wales Addition. The approximately 3.346-acre site is generally located on the northwest corner of the intersection of Scripture Street and Ector Street in the City of Denton, Denton County, Texas. (MP21-0019, St. David of Wales Lot 1, Bk. 1, Ron Menguita).

The item was presented, no discussion followed.

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

AYES (6): Chair Ellis, Commissioners: Cole, Anderson, Villarreal, McDade, and Pruett  
ABSENT (1): Vice-Chair Smith

B. PP21-0031a: 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. (PP21-0031a, Urbana Bonnie Brae Addition, Julie Wyatt)

The item was presented, no discussion followed.

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

AYES (6): Chair Ellis, Commissioners: Cole, Anderson, Villarreal, McDade, and Pruett  
ABSENT (1): Vice-Chair Smith

- C. PP21-0029a: 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. (PP21-0029a, Holland 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 (6): Chair Ellis, Commissioners: Cole, Anderson, Villarreal, McDade, and Pruett  
ABSENT (1): Vice-Chair Smith

## **5. PUBLIC HEARING**

- A. PD21-0004: Hold a public hearing and consider making a recommendation to City Council regarding a request by Hickory Venture Group for a Planned Development Amendment for Planned Development 139. The 12-acre property is generally located at the southeast corner of Vintage Boulevard and I-35W Vintage Boulevard Ramp, in the City of Denton, Denton County, Texas. (PD21-0004, Vintage Multifamily, Julie Wyatt)

Chair Ellis opened the Public Hearing.

The item was not presented, and no discussion was had.

Citizen comments received are in Exhibit A.

Commissioner Villarreal moved to postpone the item to a date certain of January 12, 2022. Motion seconded by Commissioner Cole. Motion carried.

AYES (6): Chair Ellis, Commissioners: Cole, Anderson, Villarreal, McDade, and Pruett  
ABSENT (1): Vice-Chair Smith

The Public Hearing remained open.

## **6. PLANNING AND ZONING COMMISSION PROJECT MATRIX**

Staff provided City Council updates. Commissioner McDade added an item to the Matrix regarding Parking, with a focus on residential parking.

## **7. CONCLUDING ITEMS**

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

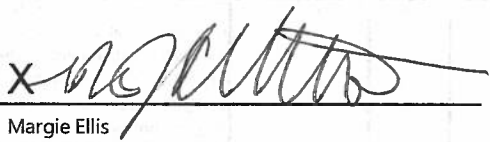
Paula Cullum	3137 Buckthorn Lane	Denton	TX		PD21-0004	Opposed	Online	<p>Oppose due to the negative impact that will cause in the area. 2 multi family residents have already been approved on Bonnie Brae near Vintage, there is no need for another in the area. I-35W and ramps for Vintage can barely handle the current traffic, how will it handle more. There are no Grocery stores with in a 2 mile radius and no public transportation that usually is needed if this so project is to be low income. I say NO for this area.</p>
Glenn Jensen	4700 Napa Valley Drive	Denton	TX		PD21-0004	Opposed	Online	<p>I oppose this project / zoning change. As a resident of the Vintage neighborhood, and closest residents to this apartment project, I am angered that our residents were not informed by the City of Denton of this low income housing development adjacent to our homes.</p> <p>This apartment development will have negative effects on local home values, traffic, and will likely increase local crime rates.</p>

Yaneisi Montemayor	4313 Sonoma Drive	Argyle	TX	76226		Opposed	Online	As a new recent homeowner in the Vintage neighborhood, we have not been properly informed of this project. Although, this housing may help low income families, there is a lack of public transportation that families may need. It also affects the privacy of current homeowners due to it being built close to some homes. I ask for a delay in the vote until these legitimate concerns are addressed.
Adrienne Marshall	4305 Napa Valley Drive	Argyle	TX	76226		Opposed	Online	As a homemaker in the Vintage, we have been given little to no notice of this meeting/vote, nor of the project in general. This leaves us homeowners feeling as though our opinion and voice does not matter. This project does not take your own citizens/current taxpayers into consideration. I feel there are many holes in this planning such as lack of public transportation and no close options for food and groceries. I ask for a delay in this vote until these legitimate concerns can be addressed.
Kelsey Hart	4400 Claret Drive	Argyle	TX	76226	PD21-0004	Opposed	Online	We checked the future land use plan and found the surrounding area was designated as low density residential use. The proposed project certainly does not match what was and is currently shown on city land use documents. Therefore, we strongly oppose this project and urge you to vote no as to the proposed multi-family project. It is not compatible to the development contemplated in the area. IT'S not fair to residents who make decisions based on city representation of surrounding proposed land use.
Matt Hart	4400 Claret Drive	Argyle	TX	76226	PD21-0004	Opposed	Online	I am a homeowner in the development adjacent to the proposed multifamily development. I bought my home based on the future land use map and the proposed zoning amendment is a drastic departure from the current plan. This is going to have many negative impacts to the area such as increased congestion & crime & decrease property values.
Rhianna LaValla	No Address Given	Argyle	TX	76226	PD21-0004	Opposed	Online	I oppose this. As Paula and Glenn have stated, there are other properties planned and this would negatively impact our neighborhood. There aren't any grocery stores or infrastructure to support a low income complex.

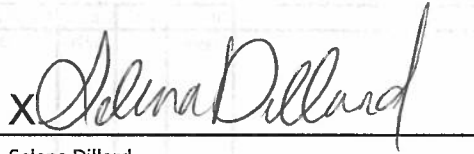
December 15, 2021 Planning and Zoning Meeting - EXHIBIT A

Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone

Name	Address	City	State	Zip	Agenda Item	Position	Method	Comments
Cynthia Bonskowski	76226	Argyle	TX	76226	PD21-0004	Opposed	Online	The proposed low income housing development at Vintage Blvd and I-35W will negatively impact the value of our homes and highly likely to being increased crime to our neighborhoods. NO to this development! Further, there is no public transportation to this area to support the population served by low income housing. Nor are there any amenities within walking distance of the proposed development. NO, EMPHATICALLY NO to this development!!
Carl Mosier	3901 Tuscany Court	Argyle	TX	76226		Opposed	Online	As a homeowner in the Vintage neighborhood, I oppose the development of low income multi-unit housing adjacent to our community. My family moved to this area due to it's location away from apartment communities and this does not represent what I nor anyone in the neighborhood wishes to see added. There was no notification of this to the residents or the HOA, as the area was originally designated for a school. Please take into consideration that the Vintage neighborhood OPPOSES the request!
Stephanie Radcliff	4408 Claret Drive	Argyle	TX	76226		Opposed	Online	Residents here do not want this! We are just now even receiving documents to look at! This is not the right area for this type of building. There aren't even services here like stores and bus routes to support this type of residence.
Fred Hensley	4200 Vinyard Way	Argyle	TX	76226		Opposed	Online	I oppose the high density housing at Vintage and 35W. It will decrease property values significantly which will also decrease tax revenue. Schools are already over crowded and this development will have many children. Crowded classrooms decrease education quality for all. Vintage is slated to be an artery and the location of access to this complex will cause backups and be dangerous for all. A location within walking distance to retail is much more suitable for these types of residents.
Heather Miller	4504 Shagbark Drive	Argyle	TX	76226		Opposed	Online	Building low income housing in a food desert is irresponsible. There is no stores within one mile and none within walking distance. The current infrastructure doesn't support this housing venture and it is irresponsible to the existing and future community to approve this project. Despite the housing shortage in the area, building here is not the correct choice. Further this developer isn't the best choice for such a project (research their history). I oppose this project.

x 

Margie Ellis  
Planning and Zoning Chair

x 

Selena Dillard  
Administrative Assistant