

MINUTES
PLANNING AND ZONING COMMISSION
January 12, 2022

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, January 12, 2022, at 5:08 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

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

Item 5A (PD21-0004) was presented and discussion followed.

2. Work Session Reports

Work Session item 2B (PZ21-247) was heard prior to item 2A (PZ22-001).

- A. PZ22-001: Receive a report, hold a discussion, and give staff direction regarding the draft 2022 Mobility Plan for the City of Denton.

The item was presented, discussion followed.

Chair Ellis asked if conversations could be had with the Solid Waste department in regard to trash bins that impede sidewalks. Nathaniel George, Senior Bicycle and Pedestrian Planner, will work with city staff on how to eliminate the barriers of solid waste bins and mailboxes.

Commissioner Pruett added that with the future land use map aligning with planned roadways, he would like to see codification that future traffic studies will use the future land map. He noted that some mobility plan goals might impact the development code and may trigger actions after adoption. He did not see the estimated cost of roadway projects such as maintenance, rehabilitation, or building and widening roads in the plan. He also noted that within the discussion of ensuring adequate funding for projects and the possibility of federal funding; if there might be funding opportunities for development. For example, possibly building out the core multimodal network that benefits downtown, such as parking benefit districts, or multimodal impact fees, etc.

- B. PZ21-247: Receive a report, hold a discussion, and give staff direction regarding the Comprehensive Plan Update

The item was presented, discussion followed.

Commissioner Pruett asked staff for direction as how they would prefer comments be submitted and how discussion on the comprehensive plan would be conducted. Ron Menguita, Principal Planner, asked that Commissioners confirm that the goals and policies presented are in line with what they think the city should be pursuing. He asked that comments and questions be submitted in advance of the January 26, 2022 City Council meeting. Tina Firgens, Deputy Director of Development Services/ Planning Director, added that Commissioners should inform staff if there are portions of the comprehensive plan that they would like a more detailed discussion on.

Commissioner Pruett noted many of the goals in the current Comprehensive Plan are similar of those that were in the 1999 Comprehensive Plan. He was interested in seeing practices such as getting periodic metrics to get more frequent updates on how the implementation of the plan is going.

Chair Ellis asked how staff will be getting comments and questions from the public. Menguita noted that the Public Information Office is working through social media to inform the public about the Public Draft and he encouraged the Commissioners to spread the word. On the dedicated website there is a form available for comments and questions. Staff will answer what they can, and comments received will be passed on to the Commissioners.

Chair Ellis asked about the current role and responsibilities of the Economic Development Partnership Board. Menguita will provide a summary of that information in the next meeting. Firgens noted that staff from the board was included in discussions on the future land use map and development policies to provide information regarding types of future businesses they are trying to bring to Denton.

With no further discussion the Work Session ended at 6:27 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, January 12, 2022, at 6:40 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. PZ22-005: Consider the approval of the December 15, 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

3. 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. (PD21-0004a, Vintage Multifamily, Julie Wyatt)

This public hearing for this item was opened at the December 15, 2021 meeting.

The item was presented, and discussion followed.

Citizen comments received are in Exhibit A.

Jake Brown, Applicant, spoke on the item.

With no further discussion, the public hearing was closed

Commissioner Villarreal moved to approve the item with staff recommendations. Motion seconded by Vice-Chair Smith. Motion carried.

Discussion followed.

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

6. PLANNING AND ZONING COMMISSION PROJECT MATRIX

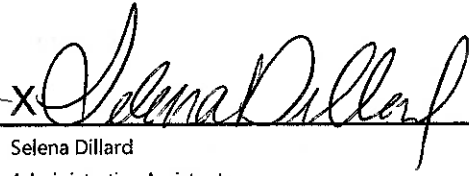
Staff provided Matrix updates.

7. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 7:20 p.m.

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

Margie Ellis
Planning and Zoning Chair

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

Selena Dillard
Administrative Assistant

January 12, 2021 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Cynthia Bonskowski	76226	PD21-0004a	Opposed	Online E-Comment	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, Texas 76226	PD21-0004a	Opposed	Online E-Comment	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, Texas 76226	PD21-0004a	Opposed	Online E-Comment	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, Texas 76226	PD21-0004a	Opposed	Online E-Comment	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 Texas 76226	PD21-0004a	Opposed	Online E-Comment	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.
Yaneisi Montemayor	4313 Sonoma Drive, Argyle, Texas 76226	PD21-0004a	Opposed	Online E-Comment	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	PD21-0004a	Opposed	Online E-Comment	As a homeworke 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, Texas 76226	PD21-0004a	Opposed	Online E-Comment	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, Texas 76226	PD21-0004a	Opposed	Online E-Comment	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	76226	PD21-0004a	Opposed	Online E-Comment	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.
Paula Cullum	3137 Buckthorn Lane, Argyle, Texas 76226	PD21-0004a	Opposed	Online E-Comment	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.
Glenn Jensen	4700 Napa Valley Drive, Denton, Texas 76226	PD21-0004a	Opposed	Online E-Comment and In-Person	I am opposed to this Low-Income Housing project on Vintage Road. 1- Negative Impact on property values. This development will be especially economically destructive to the closest and oldest neighborhood, the Vintage. 2. The developer has misrepresented this project. Their consultant says it was not low-income housing, but the developer himself says it is 100% low income residents. 3. Increased criminal activity common with apartment and low-income developments.
Michelle BENNETT	4409 Sonoma Court, Argyle, Texas 76226	PD21-0004a	Opposed	Online E-Comment	As an eighteen year resident of the Vintage and the nearest homeowner to this site, I strongly oppose this development. This location is not suited for this type of development. The nearest grocery is four plus miles away, and there is no public transportation or other infrastructure to support the residents of such a property. Furthermore, the traffic generated by this development and the approved charter school will greatly increase the congestion and noise pollution in this area.

Kenzie Shay Powell	3904 Tuscany Court, Denton, Texas 76226	PD21-0004a	Opposed	Online E-Comment	As a homeowner of the Vintage neighborhood, I oppose the development of low-income housing. This will bring down my property value and with low income housing statistically comes with increased crime. There is also no public transportation, no grocery stores or anything in walking distance. This will only cause problems for the city of Denton, Denton ISD, the local school, Borman elementary, is already at capacity, and the surrounding community.
Stephanie Radcliff	4408 Claret Drive Argyle, Texas 77226	PD21-0004a	Opposed	Online E-Comment	As a homeowner at The Vintage, I am opposed to this development. This will lower my property value, and I have the right to protect it. In addition, there is no infrastructure to support this type of housing. There is no bus line, grocery store, or shopping. It is not in walking distance of anything. Our neighborhood school (Borman) is already over capacity and could not support the number of students that would be zoned for that campus. Please vote no on this. It's just not the right time.
Carl Mosier	3901 Tuscany Court, Argyle, Texas 76226	PD21-0004a	Opposed	Online E-Comment	As a homeowner of the Vintage neighborhood, I strongly oppose the development of low-income housing. Have seen first hand the damage that this can bring to an existing community where there is no benefit to the community of the target renters due to no support system in the area, i.e. no public transportation, no grocery stores, no medical. This will do nothing but cause problems for the city of Denton, Denton ISD, as Borman elementary is already at capacity, and a further strain on resources.
Scott Stanley	3017 Hornbeam Street, Argyle, Texas 76226	PD21-0004a	Opposed	Online E-Comment	I understand the need for affordable housing, but locating a large development like this in a relatively small residential neighborhood is not a good idea. There is no public transportation, no local stores and medical facilities. I am concerned that this will increase crime and have a negative impact on our home valuations. The police officers who live in the neighborhood commented that this type of low income housing will bring more crime to the area. Please do not approve this plan

Jill Arnold	4004 Tuscany Court, Argyle, Texas 76226	PD21-0004a	Opposed	Online E-Comment	I am a homeowner that has lived in the Vintage for 11 years. A huge low income property is not low density like the zoning map shows. It will increase traffic considerably, and lower our home values. I believe this area should remain single family housing additions.
Kristin Griffin	76226	PD21-0004a	Opposed	Online E-Comment	I am a homeowner in the Vintage Neighborhood. The future land use map goes ahead and marks this entire neighborhood as low residential with the addition of this complex. I do not see why the city would want decreased home values or decreased median incomes. I would also like an environmental study done on how an influx of people and building would affect the greenbelt behind the Vintage neighborhood
Laura Cheek	3905 Sonoma Drive, Argyle, Texas	PD21-0004a	Opposed	Online E-Comment	As a homeowner in the Vintage neighborhood, I am opposed to this development. This development has many issues that will spill over into the adjacent areas. The proposed family units are without adequate storage or garages, parking has been reduced due to the "affordable" title (causing cars to park indiscriminately, which will damage and trash undeveloped surrounding areas), and add congestion at the I35W exit ramp. I don't see any benefit to the City for this development at this location.
Melissa Salas	4100 Sonoma Drive Argyle, Texas	PD21-0004a	Opposed	Online E-Comment	We as the Vintage HOA board oppose this development. This development will not bring any value to the existing neighborhoods. This build will only increase crime, traffic and lower our property values. This entire project is based on low income housing and we as a neighbor deserve a right to protect our neighborhood and home values. During the meeting with the developer they did said nothing to address our concerns with the low income housing, crime increase or depreciation of our property values

