

MINUTES
PLANNING AND ZONING COMMISSION
January 26, 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 26, 2022, at 5:00 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. Work Session Reports

- A. PZ22-007: Receive a report, hold a discussion, and give staff direction regarding the Denton 2040 Comprehensive Plan Update.

Staff presented the Work Session report to the Commission, a discussion followed.

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

None

With no further discussion the Work Session was adjourned 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, January 26, 2022, at 6:31 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. PZ22-021: Consider the approval of the January 12, 2021 meeting minutes.

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

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

3. CONSENT AGENDA

A. PD21-0026b: 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. (PP21-0026b, Singing Oaks Addition, Julie Wyatt)

This item was withdrawn by the applicant and no action was taken.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. FR21-0011: 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 a Final Replat of the Eagle Creek - Phase 2B Addition. The approximately 23.59-acre site is generally located south of Parvin Street and north and west of Roselawn Drive, in the City of Denton, Denton County, Texas. (FR21-0011, Eagle Creek - Phase 2B, Ron Menguita).

The item was presented, no discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of February 23, 2022. Motion seconded by Commissioner Villarreal. Motion carried.

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

B. FP21-0039: Consider a request by Wier & Associates, Inc., on behalf of 4000 Ganzer Investments, LLC, for approval of a Final Plat of the Luxe Addition. The approximately 155.254-acre property is generally located on the west side of I-35 just north of Ganzer Road, in the Division 1 Extraterritorial Jurisdiction and the city limits of the City of Denton, Denton County, Texas. (FP21-0039, Luxe Addition, Cameron Robertson)

The item was presented, no discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of February 23, 2022. Motion seconded by Commissioner Pruett. Motion carried.

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

- C. FP21-0042: Consider a request by Michael Clark, on behalf of the property owner, for a Final 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. (FP21-0042, Prose Prominence Addition, Sean Jacobson).

The item was presented, no discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of February 23, 2022. Motion seconded by Commissioner Pruett. Motion carried.

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

- D. FP22-0003: Consider a request by Stephen Zimmerer of Wilhite Land Surveying, on behalf of the property owner, for a final plat of the PLR Addition. The approximately 9.64-acre property is generally located 1,467 feet west of North Locust Street, and 2,368 south of the intersection of North Locust Street and Pecan Creek Road, in the Extraterritorial Jurisdiction of the City of Denton, Denton County, Texas. (FP22-0003, PLR Addition, Sean Jacobson)

The item was presented, no discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of February 23, 2022. Motion seconded by Commissioner McDade. Motion carried.

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

- E. PP21-0029b: 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. (PP21-0029b, Holland Addition, Julie Wyatt)

The item was presented, no discussion followed.

Vice-Chair Smith moved to deny the item. Motion seconded by Commissioner Pruett. Motion carried.

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

- F. PP21-0033: Consider a request by Rayzor Investments, LTD for approval of a Preliminary Plat for Moore Enterprise Subdivision. The approximately 1.535-acre site is generally located on

the south side of West University Drive, approximately 870 feet east of Malone Street in the City of Denton, Denton County, Texas. (PP21-0033, Moore Enterprise Subdivision, Julie Wyatt)

The item was presented, no discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of February 23, 2022. Motion seconded by Commissioner Cole. Motion carried.

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

G. FP21-0041: Consider a request by Primoris Services Corporation, for a Final Plat of Primoris Addition, Lot 1, Block A. The approximately 30.00-acre subject property is generally located on the west side of the I-35 Service Road, approximately 1,700 feet north of Barthold Road, in the City of Denton, Denton County, Texas. (FP21-0041, Primoris Addition, Hayley Zagurski).

The item was presented, no discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of February 23, 2022. Motion seconded by Commissioner Cole. Motion carried.

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

H. FR21-0012: Consider a request by Pacheco Koch, on behalf of Denton Surgicare Real Estate, Ltd. and Charles L. Parker, for a Final Replat of the Londonderry Addition. The 11.423-acre site is generally located north of Londonderry Lane and east of Sam Bass Boulevard in the City of Denton, Denton County, Texas. (FR21-0012, Londonderry Addition, Lisa Payne).

The item was presented, no discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of February 23, 2022. Motion seconded by Commissioner Cole. Motion carried.

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

I. PP21-0032: Consider a request by Pacheco Koch, on behalf of Denton ICC 35, LLC, for a Preliminary Plat of the Denton ICC 35 Addition. The 72.969-acre site is generally located on the southwest corner of IH-35 and FM 1173 in the City of Denton, Denton County, Texas. (PP21-0032, Denton ICC 35 Addition, Lisa Payne).

The item was presented, no discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of February 23, 2022. Motion seconded by Commissioner McDade. Motion carried.

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

- J. PP21-0034: Consider a request by LJA Engineering, Inc., on behalf of The Cole Ranch Company, LP, for a Preliminary Plat of the Cole Ranch, Phase 1 Addition. The 720.141-acre site is generally located south of Tom Cole Road, approximately 3,700 feet east of C. Wolfe Road, north of FM 2449, and west of Underwood Road in the City of Denton, Denton County, Texas. (PP21-0034, Cole Ranch, Phase 1 Addition, Lisa Payne).

The item was presented, no discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of February 23, 2022. Motion seconded by Commissioner Villarreal. Motion carried.

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

RECUSED (1): Commissioner Cole

5. PLANNING AND ZONING MATRIX

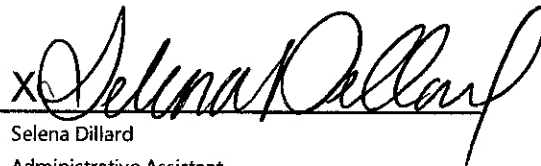
Staff provided Council updates, no items were added to the Matrix.

6. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 6:54 p.m.



Margie Ellis
Planning and Zoning Chair



Selena Dillard
Administrative Assistant