

MINUTES
PLANNING AND ZONING COMMISSION
March 9, 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, March 9, 2022, at 5:03 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.

The following items were discussed:
5D (DCA22-0001a)

With no further discussion the Work Session was adjourned at 5:12 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, March 9, 2022, 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. PZ22-033: Consider the approval of the January 26 and February 9, 2022 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. PP21-0021b: Consider a request by Robson Denton Development, LP for approval of a Preliminary Plat for Robson Ranch - Ed Robson Blvd. The approximately 1.928-acre site is generally located at the northern terminus of Ed Robson Boulevard, approximately 190 feet north of Goodland Drive in the City of Denton, Denton County, Texas. (PP21-0021b, Robson Ranch - Ed Robson Blvd, Julie Wyatt)
- B. FP22-0002b: Consider a request by Jack Traeger of Legacy Multifamily Development, LLC, on behalf of TX Legacy Denton, LP for a Final Plat of Legacy MF Denton. The subject property is generally located on the south side of East McKinney Street, approximately 530 feet east of the intersection of Mayhill Road and E McKinney Street in the City of Denton, Denton County, Texas. (FP22-0002b, Legacy Multifamily Denton, Karina Maldonado)

Vice-Chair Smith moved to approve the consent agenda. Motion seconded by Commissioner Cole. Motion carried.

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP21-0041a: 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. (FP21-0041a, Primoris Addition, Hayley Zagurski).

The item was presented, no discussion followed.

Vice-Chair Smith 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

- B. FP22-0007: Consider a request by Davit Barseghyan, on behalf of the property owner, for a Final Plat of Perch Denton Addition, Lot 1, Block A. The 17.86-acre site is generally located 275 feet north of the intersection of N Bonnie Brae Street and Carril Al Lago Drive, in the City of Denton, Denton County, Texas. (FP22-0007, Perch Denton 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 March 23, 2022. Motion seconded by Commissioner Villarreal. Motion carried.

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

- C. FP22-0005: Consider a request by Tyler Rank of Eagle Surveying, LLC on behalf of Brad and Karin Book, for a Final Plat of 4B Ranch. The subject property is generally located on the east side of F.M. 1830, approximately 2,480 feet south of the intersection of F.M. 1830 and Country Club Road in the City of Denton's Extraterritorial Jurisdiction, Denton County, Texas. (FP22-0005, 4B Ranch Lots 1-3 Blk A, Karina Maldonado).

Chair Ellis noted that the applicant had withdrawn this item and no action was taken.

- D. FP22-0006: Consider a request by Aimee Bissett of 97 Land Company LLC, on behalf of the property owners, for a Final Plat of Pebblebrook Parkside. The approximately 9.92-acre property is generally located on the east side of Loop 288, approximately 300 feet south of E McKinney Street, in the City of Denton, Denton County, Texas. (FP22-0006, Pebblebrook Parkside, Karina Maldonado).

The item was presented, no discussion followed.

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

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

- E. PP22-0001a: Consider a request by TM BTR of Texas LLC for approval of a Preliminary Plat for CTC at Elm Subdivision. The approximately 32.2-acre site is generally located south of North Loop 288, southwest of Hwy 77 (North Elm Street), and west of North Bonnie Brae Street, in the City of Denton, Denton County, Texas. (PP22-0001a, CTC at Elm, Julie Wyatt)

The item was presented, no discussion followed.

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

- F. PP22-0004: Consider a request by Hickory Venture Group for approval of a Preliminary Plat for Vintage Multifamily Addition. The approximately 12-acre site is generally located at the southeast corner of Vintage Boulevard and I-35W Vintage Boulevard Ramp, in the City of Denton, Denton County, Texas. (PP22-0004, Vintage Multifamily, 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 March 23, 2022. Motion seconded by Commissioner Pruett. Motion carried.

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

G. PP21-0020b: Consider a request by Robson Denton Development, LP for approval of a Preliminary Plat for Robson Ranch Unit 27. The approximately 44.903-acre site is generally located approximately 420 feet northwest of the intersection of Ed Robson Boulevard and Goodland Drive in the City of Denton, Denton County, Texas. (PP21-0020b, Robson Ranch Unit 27, Julie Wyatt)

The item was presented, no discussion followed.

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

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

H. PP21-0029c: 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. (PP21-0029c, Holland Addition, Julie Wyatt)

The item was presented, no discussion followed.

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

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

5. PUBLIC HEARINGS

A. PD20-0007: Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 15.6 acres from Residential 7 (R7) District to a Planned Development (PD) District. The site is generally located south of E McKinney Street, approximately 990 feet east of Mayhill Road, in the City of Denton, Denton County, Texas. (PD20-0007, Love First Community Village, Karina Maldonado) STAFF IS REQUESTING THIS ITEM BE POSTPONED TO A DATE CERTAIN OF MARCH 23, 2022.

Chair Ellis noted that staff requested the item be postponed due to legal notice error.

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

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

B. PZ21-249: Hold a public hearing and consider making a recommendation to City Council regarding the Denton 2040 Comprehensive Plan Update.

Chair Ellis opened the public hearing.

City staff and Ed Boik, Matrix Design Group, presented the item, and discussion followed.

Chair Ellis closed the public hearing.

Commissioner Pruett moved to recommend approval of 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

C. PZ22-003: Hold a public hearing and consider making a recommendation to the City Council regarding the adoption of an Ordinance of the City of Denton, Texas, for the Denton 2022 Mobility Plan.

Chair Ellis opened the public hearing.

City staff presented the item, and discussion followed.

Chair Ellis closed the public hearing

Commissioner Cole moved to recommend approval of 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

D. DCA22-0001a: Hold a public hearing and consider making a recommendation to the City Council regarding the adoption of an ordinance of the City of Denton, Texas, amending the Denton Development Code to provide for pathways and trails in Section 7.4.7A, Permitted Uses and Activities in Riparian Buffer and Water-Related Habitat Environmentally Sensitive Areas (ESAs) and Section 7.4.8A, Permitted Uses and Activities in Cross Timbers Upland Habitat ESAs to permit for trail construction in certain circumstances; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; and providing a severability clause and an effective date.

Chair Ellis opened the public hearing.

City staff presented the item, and discussion followed.

Chair Ellis closed the public hearing.

Commissioner Anderson moved to recommend approval of the item as presented. Motion seconded by Commissioner Villarreal. Motion carried.

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

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

Staff provided Council updates and the matrix was discussed.

7. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 7:41 p.m.

X 

Tim Smith, Planning and Zoning Commission Vice-Chair

4/12/22

Date

X 

Selena Dillard, Administrative Assistant III

4/13/22

Date