

MINUTES
PLANNING AND ZONING COMMISSION
March 23, 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 23, 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. Clarification of agenda items listed on the agenda for this meeting.

The following items were discussed:

2C (FP22-0004a) and 3A (FP21-0037a)

The following items were presented and discussed:

4A (S20-0009), 4B (PD20-0007b), 4C (Z21-0018), and 4D (Z22-0001).

Work Session recessed at 5:43 p.m.

Work Session resumed at 5:55 p.m.

3. Work Session Reports

- A. PZ21-257: Receive a report, hold a discussion, and give staff direction regarding prioritizing Area Plans.

Staff presented the report to the Commission, and a discussion was held.

With no further discussion the Work Session was adjourned at 5:28 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 23, 2022, at 6:35 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. CONSENT AGENDA

- A. FP22-0007a: 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. (FP22-0007a, Perch Denton Addition, Sean Jacobson)
- B. FP21-0042b: 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. (FP21-0042b, Prose Prominence Addition, Sean Jacobson).
- C. FP22-0004a: Consider a request by Bloomfield Homes, LP. for approval of a final plat for Country Lakes North, Phase 5B. The approximately 42.831-acre tract of land is generally located northwest of the terminus of John Paine Road and south of Johnson Lane in the City of Denton, Denton County, Texas. (FP22-0004a, Country Lakes North, Phase 6A-6B, Julie Wyatt)

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

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

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP21-0037a: Consider a request by Justin Lansdowne of McAdams Company, on behalf of the property owner, for a Final Plat of Vintage Village Phase 1A. The approximately 2.789-acre property is generally located on the west side of Vintage Boulevard, approximately 818 feet northwest of the intersection of Vintage Boulevard and Fort Worth Drive, in the City of Denton, Denton County, Texas. (FP21-0037a, Vintage Village Phase 1A, Sean Jacobson).

The item was presented, no discussion followed.

Commissioner Pruett moved to approve the item with staff recommended conditions. Motion seconded by Vice-Chair Smith. Motion carried.

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

- B. FP22-0006b: 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. (FP22-0006b, Pebblebrook Parkside, Karina Maldonado).

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

- C. PP22-0004a: Consider a request by Hickory Venture Group for approval of a Preliminary Plat for Vintage Ranch Addition. The approximately 16.291-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. (PP22-0004a, Vintage Multifamily, Julie Wyatt)

The item was presented, no discussion followed.

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

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

- D. FP21-0030e: Consider a request by Justin Lansdowne of McAdams Company, on behalf of the property owner, for a Final Plat of Vintage Village. The approximately 51.808-acre property is generally located on the west side of Vintage Boulevard, approximately 215 feet northwest of the intersection of Vintage Boulevard and Fort Worth Drive, in the City of Denton, Denton County, Texas. (FP21-0030e, Vintage Village, Sean Jacobson).

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

- E. PP22-0002a: Consider a request by Kimley-Horn, on behalf of RTS & M, LLC, for a Preliminary Plat of the Elan Spencer - Phase 2 Addition. The 22.1919-acre site is generally located on the northwest corner of Mayhill Road and Roy Road in the City of Denton, Denton County, Texas. (PP22-0002a, Elan Spencer - Phase 2 Addition, Lisa Payne).

The item was presented, no discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain of April 13, 2022. Motion seconded by Commissioner Cole. Motion carried.

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

F. PP22-0006: Consider a request by Kimley-Horn, on behalf of HC 2181 Retail, LLC, for a Preliminary Plat of the Hickory Creek Center Addition, Lot 4, Block A. The 10.452-acre site is generally located southwest of the intersection of Teasley Lane (FM 2181) and Hickory Creek Road in the City of Denton, Denton County, Texas. (PP22-0006, Hickory Creek Center Addition, Lot 4, Block A, 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 April 13, 2022. Motion seconded by Commissioner Cole. Motion carried.

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

4. PUBLIC HEARINGS

A. S20-0009: Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for a townhome use on approximately 8.382 acres of land, generally located west of Mayhill Road and approximately 825 feet south of the intersection of Mayhill Road and Prominence Parkway, in the City of Denton, Denton County, Texas. (S20-0009, Prominence Square - Phase 2B, Ron Menguita)

Chair Ellis opened the public hearing.

Staff presented the item and a discussion followed.

Citizen comments received are in Exhibit A.

Chair Ellis closed the public hearing.

Vice-Chair Smith moved to approve the item with staff recommended conditions. Motion seconded by Commissioner Pruett. Motion carried.

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

- B. PD20-0007b: Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 15.9 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. (PD20-0007b, Love First Community Village, Karina Maldonado).

Chair Ellis opened the public hearing.

The item was presented by staff and Applicant Aimee Bissett. A discussion followed. Michelle Conner, Applicant, and Leanna Christine, Applicant, also spoke on this item.

Chair Ellis closed the public hearing.

Vice-Chair Smith moved to approve the item with the condition that the verbiage of “operated by a nonprofit organization” be removed and a change in the transitional housing definition to read “within 24 months or a longer period defined by program participation and support services team”. Motion seconded by Commissioner Anderson. Motion carried.

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

- C. Z21-0018: Hold a public hearing and consider making a recommendation to City Council regarding an amendment to the Rayzor Ranch Overlay District to amend the Landscape Plan and development standards for development within Lot 11 of the Rayzor Ranch North Addition, located with the Rayzor Ranch North Campus - Marketplace District. The subject property includes approximately 14.974 acres generally located on the east side of Interstate 35, approximately 600 feet north of the intersection of Interstate 35 and W University Drive in the City of Denton, Denton County, Texas. (Z21-0018, Home Depot, Karina Maldonado)

Chair Ellis opened the public hearing.

Staff presented the item. Alejandro Baca, Applicant, also spoke on the item, and discussion followed.

Chair Ellis closed the public hearing

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

- D. Z22-0001: Hold a public hearing and consider making a recommendation to City Council regarding a request by the property owner to rezone approximately 2.00 acres from Residential Rural (RR) District to Residential 1 (R1) District. The subject property is generally located east

of Masch Branch Road and approximately 2,175 feet south of FM 1173 in the City of Denton, Denton County, Texas. (Z22-0001, Masch Branch Rezoning, Lisa Payne).

Chair Ellis opened the public hearing.

City staff presented the item, and discussion followed.

Chair Ellis closed the public hearing.

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

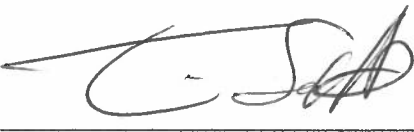
AYES (6): Chair Ellis, Vice-Chair Smith, Commissioners: Cole, Anderson, Villarreal, and Pruett
NAY (1): Commissioner McDade

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

Staff provided Council updates and the matrix was discussed.

7. CONCLUDING ITEMS

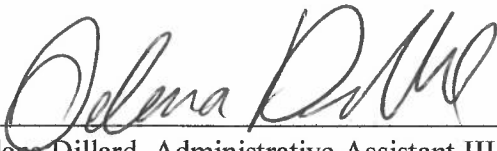
With no further business, the meeting was adjourned at 8:29 p.m.

X 

Tim Smith, Planning and Zoning Commission Vice-Chair

4/13/2022

Date

X 

Selena Dillard, Administrative Assistant III

4/13/22

Date