

MINUTES
PLANNING AND ZONING COMMISSION
April 13, 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, April 13, 2022, at 6:04 p.m. in the Council Work Session room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Vice-Chair Tim Smith, Commissioners: Jason Cole, Ronnie Anderson, Jordan Villarreal, and Donald McDade

ABSENT: Chair Margie Ellis and Commissioner 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 presented, no discussion was had:

4A (FP22-0006c), 4B (FP22-0008), 4C (FP22-0009), 4D (FP22-0010), and 4E (FR21-0011b)

With no further discussion the Work Session was adjourned 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, April 13, 2022, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

PRESENT: Vice-Chair Tim Smith, Commissioners: Jason Cole, Ronnie Anderson, Jordan Villarreal, Donald McDade, and Eric Pruett

ABSENT: Chair Margie Ellis

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag

B. Texas Flag

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

A. PZ22-068: Consider the approval of the March 9 and March 23, 2022 meeting minutes.

Commissioner Villarreal moved to approve the March 9 and March 23, 2022 meeting minutes. Motion seconded by Commissioner Anderson. Motion carried.

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

ABSENT (1): Chair Ellis

3. CONSENT AGENDA

A. PP22-0002b: Consider a request by Kimley-Horn, on behalf of RTS & M, LLC, for a Preliminary Plat of the Birchway Denton IIA 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. (PP22-0002b, Birchway Denton IIA Addition, Lisa Payne).

B. PP22-0006a: 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. (PP22-0006a, Hickory Creek Center Addition, Lot 4, Block A, Lisa Payne).

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

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

ABSENT (1): Chair Ellis

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. FP22-0006c: Consider a request by Aimee Bissett of 97 Land Company LLC, on behalf of PPA Land, LLC, 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. (FP22-0006c, Pebblebrook Parkside, Karina Maldonado).

The item was presented, a discussion followed.

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

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

ABSENT (1): Chair Ellis

- B. FP22-0008: Consider a request by Mack Mattke of Kimley-Horn, on behalf of Mason Properties, for approval of a Final 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 (FP22-0008, BP Chill Storage, Cameron Robertson).

The item was presented, no discussion followed.

Commissioner Anderson moved to approve the extension of the item to a date certain of May 11, 2022. Motion seconded by Commissioner Cole. Motion carried.

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

- C. FP22-0009: Consider a request by V. Moore Enterprises, LC for approval of a Final 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. (FP22-0009, Moore Enterprise Subdivision, Julie Wyatt)

The item was presented, no discussion followed.

Commissioner Cole moved to approve the extension of the item to a date certain of May 11, 2022. Motion seconded by Commissioner Anderson. Motion carried.

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

- D. FP22-10: Consider a request by Pacheco Koch, on behalf of Velocis KBC Denton North JV, LP, for a Final Plat of the Paage Crossing Addition, Lots 1R, 2R, & 3, Block A. The 56.244-acre site is generally located on the northeast corner of Loop 288 and Mingo Road in the City of Denton, Denton County, Texas. (FP22-0010, Paage Crossing Addition, Lots 1R, 2R, & 3, Block A, Lisa Payne).

The item was presented, no discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain of May 11, 2022. Motion seconded by Commissioner Anderson. Motion carried.

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

- E. FR21-0011b: 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 62.91-acre site is generally located

south of Parvin Street and north and west of Roselawn Drive, in the City of Denton, Denton County, Texas. (FR21-0011b, Eagle Creek - Phase 2B, Ron Menguita).

The item was presented, no discussion followed.

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

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

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

Staff provided Council updates and there were no updates to the matrix

7. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 6:44 p.m.

X 

Margie Ellis, Planning and Zoning Commission Chair

4/27/22

Date

X 

Selena Dillard, Administrative Assistant III

4/27/22

Date