

MINUTES
PLANNING AND ZONING COMMISSION
May 11, 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, May 11, 2022, at 5:03 p.m. in the Council Work Session room at City Hall, 215 E. McKinney Street, Denton, Texas.

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

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 (FP22-0015), 4B (FP22-0014), 4C (PP22-0010), 4D (FP22-0005b), and 4E (MP22-0011a)

The following item was presented, and a discussion was had:

4F (Z21-0017a) and 5A (S22-0002)

Commissioner Cole recused himself for the discussion of item 4F (Z21-0017a)

With no further discussion the Work Session was adjourned at 5:27 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, May 11, 2022, at 6:33 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

A. PZ22-097: Consider the approval of the April 27, 2022 meeting minutes.

Vice-Chair Smith moved to approve the April 27, 2022 amended meeting minutes. 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. FP22-0008a: 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 (FP22-0008a, BP Chill Storage, Cameron Robertson).
- B. B. FP22-0010a: 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. (FP22-0010a, Paage Crossing Addition, Lots 1R, 2R, & 3, Block A, Lisa Payne).

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. FP22-0015: Consider a request by Rayzor Investments, LTD for approval of a Final Plat for Urbana Bonnie Brae Addition. The approximately 22.485-acre site is generally located east of Bonnie Brae Street, approximately 198 feet north of West Windsor Drive in the City of Denton, Denton County, Texas. (FP22-0015, Urbana Bonnie Brae Addition, Julie Wyatt)

The item was presented, no discussion followed.

Commissioner Villarreal moved to extend the item to a date certain of June 8, 2022. Motion seconded by Commissioner Cole. Motion carried.

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

- B. FP22-0014: Consider a request by TM BTR of Texas LLC for approval of a Final 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. (FP22-0014, CTC at Elm, Julie Wyatt)

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

- F. Z21-0017a: Consider making a recommendation to City Council regarding a request to rezone approximately 311.5 acres from Residential Rural (RR) District to Light Industrial (LI) District. The subject property is generally located on the northeast corner of Hampton Road and Masch Branch Road in the City of Denton, Denton County, Texas. (Z21-0017a, RM Squared Denton Tract, Lisa Payne).

Commissioner Cole was recused for this item.

The item was presented by city staff and Lee Ramsey, Applicant, and discussion followed.

Citizen comment received is listed in Exhibit A.

Vice-Chair Smith moved to approve the item. Motion seconded by Commissioner Pruett. Motion failed.

AYES (2): Vice-Chair Smith, Commissioner Pruett

NAYES (4): Chair Ellis, Commissioners: McDade, Villarreal, and Anderson

RECUSED (1): Commissioner Cole

5. PUBLIC HEARINGS

- A. S22-0002: Hold a public hearing and consider making a recommendation to City Council regarding a request by Torrano Realty, Inc. for a Specific Use Permit to allow for a Multifamily Dwelling Use on approximately 11.891 acres of land, generally located on the east side of Woodrow Lane, approximately 1,365 feet south of East McKinney Street, in the City of Denton, Denton County, Texas. (S22-0002, Pathway Woodrow Lane Multifamily, Julie Wyatt)

Chair Ellis opened the public hearing.

City Staff and Applicants, Lance Vanzant, Steve Sanders, and Eric Earnshaw, presented the item. a discussion followed.

Chair Ellis closed the public hearing.

Vice-Chair Smith moved to approve the item. Motion seconded by Commissioner Pruett. Motion failed.

AYES (3): Chair Ellis, Vice-Chair Smith, and Commissioner Pruett

NAYES (4): Commissioners: McDade, Anderson, Cole and Villarreal

The item was presented, no discussion followed.

Commissioner Villarreal moved to extend the item to a date certain of June 8, 2022. Motion seconded by Commissioner Anderson. Motion carried.

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

- C. PP22-0010: Consider a request by Denton West Joint Venture for approval of a Preliminary Plat for Denton West Joint Venture Addition. The approximately 12.77-acre site is generally located on the west side of Teasley Lane, approximately 202 feet north of East Ryan Road, in the City of Denton, Denton County, Texas. (PP22-0010, Denton West Joint Venture Addition, Julie Wyatt)

The item was presented, no discussion followed.

Commissioner Villarreal moved to extend the item to a date certain of June 8, 2022. Motion seconded by Commissioner Pruett. Motion carried.

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

- D. FP22-0005b: 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. (FP22-0005b, 4B Ranch Lots 1-3 Blk A, Karina Maldonado).

The item was presented, no discussion followed.

Vice-Chair Smith moved to extend the item to a date certain of June 8, 2022. Motion seconded by Commissioner Pruett. Motion carried.

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

- E. MP22-0011a: Consider a request by Robert A. Ingram and Devron Jeffers for a Minor Plat of Lots 1R and 2R, Block A, J & J Acres. The approximately 14.579-acre subject property is located on the northeast corner of the intersection of Warschun Road and Green Valley Circle, in the ETJ of the City of Denton, Denton County, Texas. (MP22-0011a, J & J Acres, Mia Hines)

The item was presented, no discussion followed.


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

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

Staff provided Council updates and updates to the matrix

7. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 8:19 p.m.

X 

Margie Ellis, Planning and Zoning Commission Chair

5-25-22

Date

X 

Selena Dillard, Administrative Assistant III

5/25/22

Date

May 11, 2022 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Lee Ramsey (Applicant)	525 S. Loop 288, Denton, Texas 76208	4F (Z21-0017a)	For	In-Person	Presented the item to the Commission
Rebecca Hite	3800 Hampton Road, Denton, Texas 76207	4F (Z21-0017a)	For	In-Person	Noted that the applicant had been accomidating to surrounding homeowners.
Julie Kleinkoft	1918 North Larriat Road, Denton, Texas 76207	4F (Z21-0017a)	N/A	In-Person	Concerned about the traffic, and would like to see more of a buffer distance.
Jessica Pharr	1919 North Larriat Road, Denton, Texas 76207	4F (Z21-0017a)	For	In-Person	Noted that the applicant had been accomidating to surrounding homeowners.
Clay Hiltman	3900 North Larriat Road, Denton, Texas 76207	4F (Z21-0017a)	N/A	In-Person	Concerned about traffic through the neighborhood during construction of Masch Branch Road.
Ann Smith	2013 Cindy Lane, Denton, Texas 76207	4F (Z21-0017a)	For	In-Person	Noted that the applicant had been accomidating to surrounding homeowners. Concerned a detour will be made throug the neighborhood during construction of Masch Branch Road.
Lance Vanzant	512 W Hickory Street, Denton, Texas 76201	5A (S22-0002)	For	In-Person	Presented the item to the Commission
Steve Sanders	N/A	5A (S22-0002)	For	In-Person	Presented the item to the Commission
Eric Earnshaw	4595 Excel Parkway, Addison, Texas 76201	5A (S22-0002)	For	In-Person	Presented the item to the Commission