

MINUTES
PLANNING AND ZONING COMMISSSION
May 25, 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 25, 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, Eric Pruett and Donald McDade

ABSENT: Commissioner Jordan Villarreal

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:

3A (PP22-0012), 3B (PP22-0008a), 3C (FP22-0012a), 3D (FP22-0013a), and 3E (PP22-0011)

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

3F (S22-0002c)

The Work Session adjourned for a recess at 6:05 p.m.

The Work Session resumed at 6:11 p.m.

3. Work Session Reports

Staff presented the report to the commission, a discussion followed.

With no further discussion the Work Session was adjourned at 6:24 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 25, 2022, at 6:38 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

- C. FP22-0012a: Consider a request by Robson Denton Development, LP for approval of a Final Plat of the Robson Ranch Unit 26 Addition. The approximately 32.853-acre property is generally located northeast of the intersection of Goodland Drive and Gardenia Drive in the City of Denton, Denton County, Texas. (FP22-0012a, Robson Ranch Unit 26, Julie Wyatt)

The item was presented, no discussion followed.

Vice-Chair Smith moved to approve the item. Motion seconded by Commissioner Anderson. Motion carried (7-0).

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

- D. FP22-0013a: Consider a request by Robson Denton Development, LP for approval of a Final 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. (FP22-0013a, Robson Ranch - Ed Robson Blvd, Julie Wyatt)

The item was presented, no discussion followed.

Commissioner Anderson moved to approve the item. Motion seconded by Vice-Chair Smith. Motion carried (7-0).

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

- E. PP22-0011: Consider a request by Terrano Realty, Inc for approval of a Preliminary Plat for Woodrow Multifamily Addition. The approximately 13.868-acre property is 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. (PP22-0011, Woodrow Multifamily Addition, Julie Wyatt)

The item was presented, no discussion followed.

Commissioner Pruett moved to extend the item to a date certain of June 22, 2022. Motion seconded by Commissioner Cole. Motion carried (7-0).

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

- F. S22-0002c: Consider a motion to reconsider the May 11, 2022 recommendation of denial of a Specific Use Permit (File ID S22-0002) to allow for a Multifamily Dwelling Use on approximately 11.891 acres of land, generally located on the east side of Woodrow Lane,

May 25, 2022 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Kristine Bray	N/A	3E (PP22-0011)	Support	Online	I believe Denton needs more multifamily housing, and this site may be a good site for such a development, especially in light of the other by-right development options that are available in this zoning.
Drew Christ	N/A	3F (S22-0002c)	Support	Online	As a resident of Denton, I am in support of multifamily development that utilizes LITHC standards to provide affordable housing for low-income households that is within walking and biking distance of multiple employers.