

MINUTES  
PLANNING AND ZONING COMMISSION  
June 8, 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, June 8, 2022, at 6:01 p.m. in the Council Work Session room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Margie Ellis, Commissioners: Ronnie Anderson, Eric Pruett and Donald McDade

ABSENT: Vice-Chair Smith and Commissioner Jason Cole

**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 (PP22-0003a), 4B (FP22-0017), 4C (MP22-0019), 4D (FP22-0014a), 4E (PP22-0013a), 4F (FP22-0016), 4G (PP22-0010a)

The following items were not presented or discussed:

5A (SI22-0001) and 5B (DCA22-0002)

The Work Session adjourned at 6:07 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, June 8, 2022, at 6:31 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

PRESENT: Chair Margie Ellis, Vice-Chair Smith and Commissioners: Ronnie Anderson, Eric Pruett and Donald McDade

ABSENT: Commissioner Jason Cole

**1. PLEDGE OF ALLEGIANCE**

- A. U.S. Flag
- B. Texas Flag

**2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES**

A. PZ22-121: Consider the approval of the May 25, 2022 meeting minutes.

Commissioner Villarreal moved to approve the May 25, 2022 meeting minutes. Motion seconded by Commissioner Pruett. Motion carried.

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

### **3. CONSENT AGENDA**

A. FP22-0015a: 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. (FP22-0015a, Urbana Bonnie Brae Addition, Julie Wyatt)

Commissioner Villarreal moved to approve the Consent Agenda. Motion seconded by Commissioner Anderson. Motion carried (6-0).

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

ABSENT (1): Commissioner Cole

### **4. ITEMS FOR INDIVIDUAL CONSIDERATION**

A. PP22-0003a: Consider a request by Spiars Engineering, Inc., on behalf of Curve Development, for a Preliminary Plat of the Cyrene at Hickory Creek Addition. The 14.176-acre site is generally located on the southwest corner of Hickory Creek Road and FM 2499 in the City of Denton, Denton County, Texas. (PP22-0003a, Cyrene at Hickory Creek Addition, Ashley Hickok).

The item was presented, no discussion followed.

Commissioner Anderson moved to approve the extension of the item to a date certain of June 22, 2022. Motion seconded by Commissioner McDade. Motion carried (6-0).

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

ABSENT (1): Commissioner Cole

B. FP22-0017: Consider a request by Anthony Milbitz, on behalf of the property owner, for a Final Plat of Pecan Creek Business Park, Block B, Lots 3-7. The 5.448-acre site is generally located on the south side of Duchess Drive, approximately 404 feet west of the intersection of Duchess Drive and S Loop 288, in the City of Denton, Denton County, Texas. (FP22-0017, Pecan Creek Business Park, Block B, Lots 3-7, Sean Jacobson).

The item was presented, no discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain of June 22, 2022. Motion seconded by Commissioner Anderson. Motion carried (6-0).

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

ABSENT (1): Commissioner Cole

- C. MP22-0019: Consider a request by Aimee Bissett with 97 Land Company on behalf of Allegiance Hillview, LP for a Minor Plat of Lots 1R, 1R1, and 1R2, Block C, Rayzor Ranch East. The approximately 4.657-acre subject property is located west of North Bonnie Brae Street between Linden Drive and Panhandle Street, within the City of Denton, Denton County, Texas. (MP22-0019, Rayzor Ranch East, Mia Hines).

The item was administratively approved, no action was taken

- D. FP22-0014a: 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. (FP22-0014a, CTC at Elm, Julie Wyatt)

The item was presented, no discussion followed.

Commissioner Villarreal moved to deny the item. Motion seconded by Commissioner Pruett. Motion carried (6-0).

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

ABSENT (1): Commissioner Cole

- E. PP22-0013a: Consider a request by Lang Sycamore LLC for approval of a Preliminary Plat for Railyard Phase 1 Addition. The approximately 9.3388-acre site is generally located on the south side of East Sycamore Street, approximately 670 feet east of Bell Avenue, in the City of Denton, Denton County, Texas. (PP22-0013a, Railyard Ph 1 Addition, Julie Wyatt)

The item was presented, no discussion followed.

Commissioner Anderson moved to approve the extension of the item to a date certain of June 22, 2022. Motion seconded by Commissioner Pruett. Motion carried (6-0).

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

ABSENT (1): Commissioner Cole

- F. FP22-0016: Consider a request by Pacheco Koch, on behalf of Denton ICC 35, LCC, for a Final Plat of the Denton ICC 35 Addition. The 72.969-acre site is generally located on the

southwest corner of IH-35 and FM 1173 in the City of Denton, Denton County, Texas. (FP22-0016, Denton ICC 35 Addition, Julie Wyatt).

The item was presented, no discussion followed.

Commissioner Pruett moved to approve the extension of the item to a date certain of June 22, 2022. Motion seconded by Commissioner Villarreal. Motion carried (6-0).

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

ABSENT (1): Commissioner Cole

G. PP22-0010a: 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. (PP22-0010a, Denton West Joint Venture Addition, Julie Wyatt)

The item was presented, no discussion followed.

Commissioner Anderson moved to approve item. Motion seconded by Commissioner Villarreal. Motion carried (6-0).

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

ABSENT (1): Commissioner Cole

## **5. PUBLIC HEARING**

A. SI22-0001: Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 4.4 acres from Mixed Use Neighborhood (MN) District to a Planned Development (PD) District. The site is generally located on the east side of North Ruddell Street, approximately 495 feet north of Mingo Road in the City of Denton, Denton County, Texas. THIS ITEM HAS BEEN WITHDRAWN. (SI22-0001, SONTX, Julie Wyatt)

This item was withdrawn, and no action was taken.

B. DCA22-0002: Hold a public hearing and consider making a recommendation to City Council regarding amending the Denton Development Code, specifically amendments to Subchapter 2 - Administration and Procedures. STAFF IS REQUESTING THAT THIS ITEM BE POSTPONED TO A DATE CERTAIN OF JUNE 22, 2022. (DCA22-0002, Subchapter 2 Code amendments, Ron Mengueta)

Chair Ellis opened the Public Hearing.

Commissioner Pruett moved to postpone the item to a date certain of June 22, 2022. Motion seconded by Commissioner Villarreal. Motion carried (6-0).

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

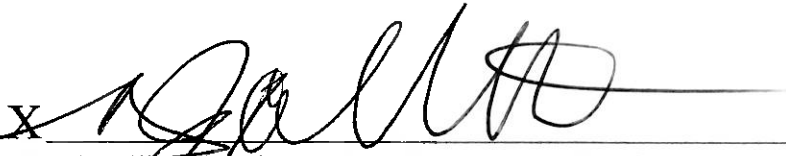
ABSENT (1): Commissioner Cole

#### **6. PLANNING & ZONING COMMISSION PROJECT MATRIX**


Staff provided Council updates to the Commission. No items were added 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

6-22-22  
Date

X   
Selena Dillard, Administrative Assistant III

6/22/22  
Date