

MINUTES
PLANNING AND ZONING COMMISSION
June 22, 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 22, 2022, at 5:01 p.m. in the Council Work Session room at City Hall, 215 E. McKinney Street, Denton, Texas.

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

ABSENT: Vice-Chair Smith

WORK SESSION

1. Work Session Reports

- A. PZ22-112: Receive a report, hold a discussion, and give staff direction regarding the Vision Zero traffic safety Plan for the City of Denton.

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

2. Citizen Comment on Consent Agenda Items

None

3. Clarification of agenda items listed on the agenda for this meeting.

The following items were presented, and discussion was had:

3A (PP22-0013b), 4A (V22-0003), 4C (PP22-0003b), 4D (PP22-0011a), 4E (FP22-0019), 5A (S22-0002D), 5C (DCA22-0002C)

The following item was presented, and no discussion was had:

4B (FP22-0018)

The following items were not presented or discussed:

3B (PP22-0016A), 5B (Z22-0008)

The Work Session adjourned at 6:00 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 22, 2022, at 6:31 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

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

ABSENT: Vice-Chair Tim Smith

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

A. PZ22-130: Consider the approval of the June 8, 2022 meeting minutes.

Commissioner Anderson moved to approve the June 8, 2022 meeting minutes. Motion seconded by Commissioner Villarreal. Motion carried (6-0).

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

ABSENT (1): Vice-Chair Smith

3. CONSENT AGENDA

B. PP22-0013b: 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. (PP22-0013b, Railyard Ph 1 Addition, Julie Wyatt)

C. FP22-0016a: 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. (FP22-0016a, Denton ICC 35 Addition, Julie Wyatt).

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

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

ABSENT (1): Vice-Chair Smith

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. V22-0003: Consider a variance request from the 2018 City of the Denton Transportation Design Criteria Manual Section 2.2.2 regarding minimum drive approach spacing. The variance requested is for a reduction in the minimum spacing for a driveway for the proposed Londonderry multifamily development, generally located on the east side of Sam Bass Boulevard, approximately 360 feet south of I-35E. (V22-0003, Londonderry Multifamily, Mia Hines)

The item was presented, no discussion followed.

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

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

- B. FP22-0018: Consider a request by Kimley-Horn on behalf of RTS & M, LLC for approval of a Final Plat for Birchway Denton, IIA. The 22.1919-acre site is located on the west side of Mayhill Road and at the southern terminus of Northstar Road in the City of Denton, Denton County, Texas. (FP22-0018, Birchway Denton IIA Addition, Angie Manglaris)

The item was presented, no discussion followed.

Commissioner Anderson moved to approve the extension of the item to a date certain of July 13, 2022. Motion seconded by Commissioner Villarreal. Motion carried (6-0).

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

- C. PP22-0003b: 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. (PP22-0003b, Cyrene at Hickory 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 July 13, 2022. Motion seconded by Commissioner Villarreal. Motion carried (6-0).

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

- D. PP22-0011a: Consider a request by Terrano Realty, Inc for approval of a Preliminary Plat for Woodrow Multifamily Addition. The approximately 13.898 acres 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. (PP22-0011a, Woodrow Multifamily Addition, Julie Wyatt)

The item was presented, a discussion followed.

Commissioner Anderson moved to approve the item with staff conditions. Motion seconded by Commissioner Cole. Motion carried (5-1).

AYES (5): Chair Ellis, Commissioners: Anderson, Villarreal, Cole, and Pruett

NAY (1): Commissioner McDade
ABSENT (1): Vice-Chair Smith

- E. FP22-0019: Consider a request by Terrano Realty, Inc for approval of a Final 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. (FP22-0019, Woodrow Multifamily Addition, Julie Wyatt)

The item was presented, no discussion followed.

Commissioner Anderson moved to approve the item with staff conditions. Motion seconded by Commissioner Cole. Motion carried (5-1).

AYES (5): Chair Ellis, Commissioners: Anderson, Villarreal, Cole, and Pruett
NAY (1): Commissioner McDade
ABSENT (1): Vice-Chair Smith

5. PUBLIC HEARING

- A. S22-0002d: 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. (S22-0002d, Pathway Woodrow Lane Multifamily, Julie Wyatt)

Chair Ellis opened the Public Hearing

City Staff and the Applicant presented the item, a discussion followed.

All citizen comment is listed in Exhibit A.

Chair Ellis closed the Public Hearing

Commissioner Pruett moved to approve the item. Motion seconded by Commissioner Cole. Motion carried (4-2).

AYES (4): Chair Ellis, Commissioners: Anderson, Cole, and Pruett
NAY (2): Commissioners McDade and Villarreal
ABSENT (1): Vice-Chair Smith

The meeting went into recess at 8:20 p.m.

The meeting went back into session at 8:25 p.m.

- B. Z22-0008: Hold a public hearing and consider making a recommendation to City Council regarding a request by Asbury United Methodist Church to rezone approximately 9.5 acres

from Residential 2 (R2) District to Suburban Corridor (SC) District. The site is generally located at the northeast corner of North Locust Street and Hercules Lane, in the City of Denton, Denton County, Texas. THE APPLICANT HAS REQUESTED TO POSTPONE THIS ITEM TO AN UPCOMING PLANNING AND ZONING COMMISSION DATE. (Z22-0008, Asbury UMC, Julie Wyatt)

No action was taken on this item as it was postponed to a later date.

- C. DCA22-0002c: 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. (DCA22-0002c, Subchapter 2 Code amendments, Ron Menguita)

Chair Ellis opened the Public Hearing

The item was presented, no discussion followed.

Chair Ellis closed the Public Hearing

Commissioner Villarreal moved to approve the recommendation to City Council. Motion seconded by Commissioner Pruett. Motion carried (6-0).

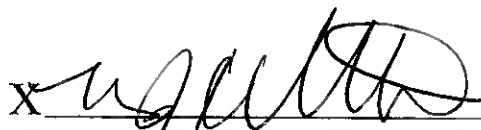
AYES (6): Chair Ellis, Commissioners: Anderson, Villarreal, Cole, McDade, and Pruett
ABSENT (1): Vice-Chair Smith

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 8:35 p.m.

X 
Margie Ellis, Planning and Zoning Commission Chair

7/13/22

Date

X 
Selena Dillard, Administrative Assistant III

7/13/22

Date

June 22, 2022 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Diane Baker	2233 Holly Hill, Denton, Texas 76205	S22-0002d	Support	In-Person	In support of the proposed item to bring more affordable housing to Denton.
Beverly Bryant	910 Brittony Drive, Denton, Texas 76209	S22-0002d	Support	In-Person	In support of the proposed item to bring more affordable housing to Denton.
Nathaniel Johnson	6109 Thoroughbred Trall, Denton, Texas 76201	S22-0002d	Opposed	In-Person	Opposed to the proposed item as he believes it will increase the traffic in the surrounding community, and will open the door for more developers.
William H. Clark	1109 Kerley Street, Denton, Texas 76205	S22-0002d	Opposed	In-Person	Opposed to the proposed item, noting the increase in traffic in the area
Cynthia Cochran	2420 E McKinney Street, Denton, Texas 76209	S22-0002d	Opposed	In-Person	Opposed to the proposed item due to over crowding in the area, lack of parking, as well as the possibility of increased crime.
Audrey battle	723 Hillalley Street, Denton, Texas 76205	S22-0002d	Opposed	In-Person	Opposed to the proposed item noting there is not an adequate number of grocery stores in the area, and does not believe this project will benefit current residents.
Melody Manuel	1036 Kamey Circle, Denton, Texas 76205	S22-0002d	Opposed	In-Person	Opposed to the proposed item and stated that there is already overcrowding and traffic issues in the area - and that with the increase of residents it will lead to new school re-zonings.
Collette Johnson	327 Rauth Street, Denton, Texas 76205	S22-0002d	Opposed	In-Person	Opposed to the proposed item, stating that the nearby neighborhood was not informed of the proposed project, and noted the increased traffic of the area. She would like to see the area cemetery extended or more grocery stores.
Catherine Bell	612 Park Lane, Denton, Texas, 76205	S22-0002d	Opposed	In-Person	Submitted a non speaking card in opposition.
Irene Rogers	600 Park Lane, Denton, Texas 76205	S22-0002d	Opposed	In-Person	Submitted a non speaking card in opposition.
Shirley Matherson	1328 Morse Street, Denton, Texas 76205	S22-0002d	Opposed	In-Person	Submitted a non speaking card in opposition.