

MINUTES
PLANNING AND ZONING COMMISSION
September 14, 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, September 14, 2022, at 4:32 p.m. in the Council Work Session room at City Hall, 215 E. McKinney Street, Denton, Texas.

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

ABSENT: Chair Margie Ellis

WORK SESSION

1. Citizen Comment on Consent Agenda Items

None

2. Work Session Reports

- A. PZ22-078: Receive a report, hold a discussion, and give staff direction regarding a development fiscal impact model created to assess the future impacts of development requests.

Staff and Chris Brewer, Consultant, presented the report to the Commission, a discussion followed.

- B. PZ22-114: Receive a report and hold a discussion regarding overlay districts and historic districts.

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

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

The following items were presented, and a discussion followed.

3H (FP22-0001), 4A (PD22-0006), 4B (Z22-0004a), 4C (S21-0008),

The following items were presented, and no discussion was had:

3A (ZCP22-0018), 3B (FP22-0028), 3C (MP22-0011b), 3D (PP22-0022), 3F (PP22-0021a), 3G (PP22-0007a), 4D (DCA22-0005), 4E (DCA22-0006)

The following items were not presented or discussed:

3E (FP22-0027a)

The Work Session adjourned at 5:44 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, September 14, 2022, at 6:32 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

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

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. PZ22-205: Consider the approval of the August 24, 2022 minutes

Commissioner Villarreal moved to approve the August 24, 2022 meeting minutes. Motion seconded by Commissioner Anderson. Motion carried (6-0).

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

3. ITEMS FOR INDIVIDUAL CONSIDERATION

A. ZCP22-0018: Consider a request by Urban Structure, on behalf of Prime Denton Properties, LLC for approval of a Site Plan for Phase 3 of a medical office building development within the Rayzor Ranch South Mixed-Use District located on Lot 2, Block 4 of Rayzor Ranch South. The approximately 2.065-acre subject site is generally located at the southeast corner of IH-35 and Panhandle Street, in the City of Denton, Denton County, Texas. (ZCP22-0018, Rayzor Medical Office Building Phase 3, Mia Hines)

The item was presented, no discussion followed.

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

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

B. FP22-0028: Consider a request by 97 Land Company, on behalf of RR Town Center Associates, LLC, for a Final Replat of Rayzor Ranch Addition, Lot 1, Block A. The 54.26-acre site is generally located at the southeast corner of the intersection of IH-35 and West University

Drive (US-380) in the City of Denton, Denton County, Texas. (FP22-0028, Rayzor Ranch Addition, Mia Hines).

The item was presented, no discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain of October 12, 2022. Motion seconded by Commissioner Pruett. Motion carried (6-0).

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

C. MP22-0011b: 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 14.561-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. (MP22-0011b, J & J Acres, Mia Hines).

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

D. PP22-0022: Consider a request by Jose Carillo of Allison Engineering Group, on behalf of the property owners, for a Preliminary Plat of the Prominence Square Addition, Block A, Lots 1-11. The 36.13-acre site is generally located at the southeast corner of the intersection of Loop 288 and University Drive in the City of Denton, Denton County, Texas. (PP22-0022, Prominence Square Addition, Sean Jacobson).

The item was presented, and no discussion followed.

Commissioner Pruett moved to approve the extension of the item to a date certain of October 12, 2022. Motion seconded by Commissioner Anderson. Motion carried (6-0).

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

E. FP22-0027a: Consider a request by Aqua Texas Inc. for approval of a Final Plat for Woodland Water Plant 2 Subdivision. The approximately 3-acre site is generally located on the north of Hartlee Field Road and 558 feet west of Woodland Hills Drive, in the City of Denton's Extraterritorial Jurisdiction, Denton County, Texas. (FP22-0027a, Woodland Hills Plant #2, Julie Wyatt)

The item was withdrawn, and no action was taken.

- F. PP22-0021a: Consider a request by McKinney Mayhill Partners, LLC for approval of a Preliminary Plat for Forest Crossing Phase 2 Addition. The approximately 22.050-acre site is generally located on the west side of Mayhill Road, approximately 1,067 feet north of East McKinney Street in the City of Denton, Denton County, Texas. (PP22-0021a, Forest Crossing Phase 2 Addition, Julie Wyatt)

The item was presented, no discussion followed.

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

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

- G. PP22-0007a: Consider a request by B.J.H. Johnson Properties, Ltd. for approval of a Preliminary Plat of Audra Oaks, Phase 2B. The approximately 10.39-acre site is generally located south side of Audra Lane, approximately 110 feet west of Barbara Street in the City of Denton, Denton County, Texas. (PP22-0007a, Audra Oaks Phase 2B, Julie Wyatt)

The item was presented, and no discussion followed.

Commissioner Cole moved to approve the extension of the item to a date certain of October 12, 2022. Motion seconded by Commissioner Anderson. Motion carried (6-0).

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

- H. FP22-0001: Consider a request by Rene Salinas of Garcia Land Data, Inc. on behalf of Agave Ranch Development LLC for approval of a Final Plat for Agave Ranch, Phase 1 Addition. The approximately 92-acre site is generally located on the east side of East Sherman Drive (FM 428), approximately 1,465 feet north of Hartlee Field Road in the City of Denton, Denton County, Texas. (FP22-0001, Agave Ranch, Ph 1 Julie Wyatt)

The item was presented, and no discussion followed.

Commissioner Pruett moved to approve the extension of the item to a date certain of October 12, 2022. Motion seconded by Commissioner Cole. Motion carried (6-0).

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

4. PUBLIC HEARING

- A. PD22-0006: Hold a public hearing and consider making a recommendation to City Council regarding a request by James Tritt to rezone approximately 2.407 acres from a Mixed-Use Neighborhood (MN) District to a Planned Development (PD) District. The site is generally located at the southeast corner of US 380 and Ector Street, in the City of Denton, Denton County, Texas. (PD22-0006, Home Zone, Cameron Robertson)

Vice-Chair Smith opened the public hearing.

Staff and Michael Clark, Applicant, presented the item, and discussion followed.

Citizen comment will be listed in Exhibit A.

Vice-Chair Smith closed the public hearing.

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

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

B. Z22-0004a: Hold a public hearing and consider making a recommendation to City Council regarding a request by 97 Land Company to amend the Rayzor Ranch Overlay District by amending the Development Standards regarding the number and location of multifamily dwelling units within the Rayzor Ranch South Campus encompassing approximately 257 acres generally located south of West University Drive/US 380 and north of Scripture Street, between I-35 and Bonnie Brae Street in the City of Denton, Denton County, Texas. (Z22-0004a, RROD Multifamily, Mia Hines)

Vice-Chair Smith opened the public hearing.

Staff and Aimee Bisset, Applicant, presented the item, no discussion followed.

Vice-Chair Smith closed the public hearing.

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

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

C. S21-0008: Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for an Equipment Sales and Rental use on approximately 5.892 acres of land, generally located north of US 380 (University Drive) and approximately 250 feet east of Spring Valley Drive, in the City of Denton, Denton County, Texas. (S21-0008, U-Haul of East Denton, Ron Menguita)

Vice-Chair Smith opened the public hearing.

Staff presented the item, no discussion followed.

Vice-Chair Smith closed the public hearing.

Commissioner Cole moved to approve the item with conditions as presented. Motion seconded by Commissioner Villarreal. Motion carried (6-0).

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

D. DCA22-0005: Hold a public hearing and consider making a recommendation to City Council regarding amending the Denton Development Code, specifically amendments related to the Multifamily Dwelling use and to Table 3.3-A: MN District Dimensional Standards. (DCA22-0005, Multifamily Dwelling, Ron Mengueta)

Vice-Chair Smith opened the public hearing.

Staff presented the item, no discussion followed.

Vice-Chair Smith closed the public hearing.

Commissioner Villarreal moved to approve the amendments as presented. Motion seconded by Commissioner McDade. Motion carried (6-0).

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

E. DCA22-0006: Hold a public hearing and consider making a recommendation to City Council regarding amending the Denton Development Code, specifically amendments related to Rezoning to a Planned Development (PD) District Procedures. (DCA22-0006, Planned Development Code Amendments, Ron Mengueta)

Vice-Chair Smith opened the public hearing.

Staff presented the item, no discussion followed.

Vice-Chair Smith closed the public hearing.

Commissioner Cole moved to approve the amendments as presented. Motion seconded by Commissioner Villarreal. Motion carried (6-0).

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


6. PLANNING & ZONING COMMISSION PROJECT MATRIX

Staff provided updates about future meetings.

Commissioner Villarreal proposed a discussion be added to the matrix regarding the possibility of removing parking minimums.

7. CONCLUDING ITEMS


With no further business, the meeting was adjourned at 7:59 p.m.

X 

Margie Ellis, Planning and Zoning Commission Chair

9/28/22

Date

X 

Selena Dillard, Administrative Assistant III

9/28/22

Date

September 14, 2022 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Kristal Rainey-Anderson	1207 Primrose Lane, Denton, Texas 76201	PD22-0006	Opposed	In-Person	Spoke on behalf of her mother that lives at the address. Concerned about light pollution, security cameras, privacy, safety, traffic, decreased property values, and create a potential place where those experiencing homelessness would gather. Does not want the added noise level of delivery trucks increased trash which might attract rats.
Kurt Anderson	1207 Primrose Lane, Denton, Texas 76201	PD22-0006	Opposed	In-Person	Concerned about those that experiencing homelessness gathering in the easment between his home and the proposed property, increased traffic, and safety.
Michael Clark (Applicant)	6750 Hillcrest Plaza #215, Dallas, Texas 75230	PD22-0006	In-Support	In-Person	Spoke on behalf of the projec
Aimee Bissett (Applicant)	109 N Elm Street, Denton, Texas 76201	Z22-0004	In-Support	In-Person	Spoke on behalf of the projec