

MINUTES
PLANNING AND ZONING COMMISSION
September 28, 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 28, 2022, at 5:02 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, and Commissioners: Jason Cole, Jordan Villarreal, Ronnie Anderson, and Donald McDade

ABSENT: Commissioner Eric Pruett

WORK SESSION

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

The following items were presented, and a discussion followed.
4B (Z22-0003)

The following items were presented, and no discussion was had:
3A (FP22-0030), 3B (FP22-0029), 3C (FP22-0031), 3D (ZCP22-0033), and 3E (PP22-0023)

The following items were not presented or discussed:
Items 3F (PP22-0017b) and 4A (AESA22-0001a) were withdrawn and no action was taken.

2. Work Session Reports

- A. PZ22-210: Recognition of service for Chair Ellis.

This item was postponed indefinitely.

The Work Session adjourned at 5:12 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 28, 2022, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

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

ABSENT: Commissioner Eric Pruett

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

A. PZ22-217: Consider the approval of the September 14, 2022 minutes

Commissioner Villarreal moved to approve the September 14, 2022 meeting minutes. Motion seconded by Commissioner Anderson. Motion carried (6-0).

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

3. ITEMS FOR INDIVIDUAL CONSIDERATION

A. FP22-0030: Consider a request by Kimley-Horn for approval of a Final Plat for Summerwell Denton, IIB. The approximately 14.434-acre site is generally located 1280.2 feet west of Mayhill Road, approximately 2000 feet south of Spencer Road in the City of Denton, Denton County, Texas. (FP22-0030, Summerwell Denton, IIB, Angie Manglaris).

The item was presented, no discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of October 26, 2022. Motion seconded by Commissioner Villarreal. Motion carried (6-0).

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

B. FP22-0029: Consider a request by Jeremy Reese with CEI Engineering Associates, Inc. on behalf of Love's Travel Stops & Country Stores, Inc. for approval of a Final Replat for Loves Travel Stop Addition. The approximately 17.05-acre site is generally located at the southwest corner of the I-35 Southbound Service Road and Barthold Road in the City of Denton, Denton County, Texas. (FP22-0029, Loves Travel Stop, Julie Wyatt)

The item was presented, no discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain of October 26, 2022. Motion seconded by Commissioner Cole. Motion carried (6-0).

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

- C. FP22-0031: Consider a request by Hickory Venture Group for approval of a Final Plat for Vintage Ranch Addition. The approximately 12-acre site is generally located at the southeast corner of Vintage Boulevard and I-35W Vintage Boulevard Ramp, in the City of Denton, Denton County, Texas. (FP22-0031, Vintage Ranch, Julie Wyatt)

The item was presented, no discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of October 26, 2022. Motion seconded by Commissioner Cole. Motion carried (6-0).

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

- D. ZCP22-0033: Consider a request by Crannell Engineering, on behalf of 2500 Panhandle, LLC for approval of a Site Plan for a medical office building within the Rayzor Ranch South Mixed-Use District located on Lot 1R1, Block C of Rayzor Ranch East. The approximately 0.793-acre subject site is generally located just north of Panhandle Street and approximately 165 feet west of Bonnie Brae Street in the City of Denton, Denton County, Texas. (ZCP22-0033, Dr. Dooley Medical Office, Mia Hines)

The item was presented, and no discussion followed.

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

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

- E. PP22-0023: Consider a request by Pacheco Koch, on behalf of Texas Blue Horseshoe LTD, for a Preliminary Plat of the Blue Horseshoe Addition, Lot 1, Block A. The 10.579-acre site is generally located just west of IH-35 and approximately 2,100 feet South of West University Drive (US-380) in the City of Denton, Denton County, Texas. (PP22-0023, Blue Horseshoe Addition, Mia Hines).

The item was presented, no discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of October 26, 2022. Motion seconded by Commissioner Anderson. Motion carried (6-0).

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

- F. PP22-0017b: Consider a request by Kimley-Horn & Associates, on behalf of Wise Asset #1 LTD, for approval of a Preliminary Plat of Legends Ranch. The 568.029-acre site is generally located just north of West University Drive and south of Jackson Road just east of Nail Road in the City of Denton's ETJ Division 1, Denton County, Texas. (PP22-0017b, Legends Ranch, Mia Hines).

The item was withdrawn, and no action was taken.

4. PUBLIC HEARING

- A. AESA22-0001a: Hold a public hearing and consider making a recommendation to the City Council regarding a request by Alex Camunez of Pacheco Koch for an Alternative Environmentally Sensitive Areas Plan. 380 Logistics Warehouse Buildings is a site generally located on the northeast side of the intersection of US Highway 380 and Geesling Road in the City of Denton, Denton County, Texas. THIS ITEM HAS BEEN WITHDRAWN. (AESA22-0001a, 380 Logistics Warehouse Buildings, Christi Upton)

This item was withdrawn, and no action was taken.

- B. Z22-0003: Hold a public hearing and consider making a recommendation to City Council regarding a request by 97 Land Company on behalf of the Mason L Ralph Trust to change the zoning of 2.604 acres of land from Suburban Corridor (SC) District to Mixed-Use Neighborhood (MN) District and 0.196 acres of land from Residential-3 (R3) District to Mixed-Use Neighborhood (MN) District. The subject properties are generally located north of East University Drive between Nottingham Drive and Old North Road in the City of Denton, Denton County, Texas. (Z22-0003, 380 Multifamily SC to MN, Mia Hines)

Chair Ellis opened the public hearing.

Staff and the Applicants, Aimee Bisset and Matt Swedenburg, presented the item and a discussion followed.

All citizen comment can be found in Exhibit A.

Chair Ellis closed the public hearing.

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

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

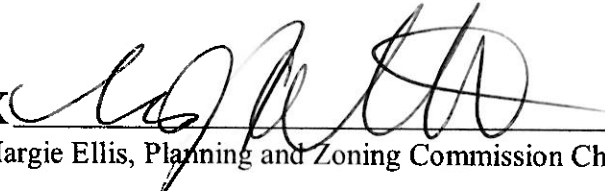
6. PLANNING & ZONING COMMISSION PROJECT MATRIX

Staff provided updates regarding City Council and future meetings. No items were added to the Matrix.

7. CONCLUDING ITEMS

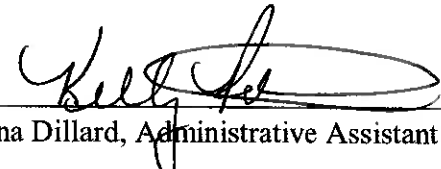
With no further business, the meeting was adjourned at 7:18 p.m.

X


Margie Ellis, Planning and Zoning Commission Chair

10/26/22
Date

X


for Selena Dillard, Administrative Assistant III

10-26-22
Date

September 28, 2022 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Aimee Bissett (Applicant)	109 N Elm Street, Denton, Texas 76201	Z22-0003	In-Support	In-Person	Spoke on behalf of the project
Michael Clark (Applicant)	6750 Hillcrest Plaza #215, Dallas, Texas 75230	Z22-0003	In-Support	In-Person	Spoke on behalf of the project
Diana Julien Sims	N/A	Z22-0003	Opposition	In-Person	Concerned about the project being so close to single-family residences, privacy, and increased traffic.