

MINUTES
PLANNING AND ZONING COMMISSION
November 16, 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, November 16, 2022, at 5:04 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, Eric Pruett, and Donald McDade

WORK SESSION

1. Citizen Comments on Consent Agenda Items

All citizen comment can be found in Exhibit A.

2. Work Session Reports

- A. PZ22-248: Receive a report and hold a discussion regarding regulations and procedures related to Specific Use Permits (SUPs) and Planned Developments (PDs).

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

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

The following items were presented, and a discussion followed.

3A (PP22-0014C), 5A (Z22-0017), 5B (S22-0003)

The following item was presented, and no discussion followed.

5C (DCA22-0007)

The following items were not presented or discussed:

4A (PP22-0025). Item 4B (FR22-0010) was withdrawn.

The Work Session adjourned at 6:25 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, November 16, 2022, at 6:32 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, Eric Pruett, and Donald McDade

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ22-253: Consider the approval of the October 18, 2022 Planning and Zoning and City Council joint meeting minutes. The October 26, 2022 CIAC meeting minutes, and the October 26, 2022 Planning and Zoning meeting minutes.

Vice-Chair Smith moved to approve the October 18, 2022 Planning and Zoning and City Council joint meeting minutes. The October 26, 2022 CIAC meeting minutes, and the October 26, 2022 Planning and Zoning meeting minutes. Motion seconded by Commissioner Villarreal. Motion carried (7-0).

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

3. CONSENT AGENDA

- A. PP22-0014c: Consider a request by Kimley-Horn, on behalf of HR 3200, LP, for approval of a Preliminary Plat of Hunter Ranch Phase 1. The approximately 228.811-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (PP22-0014c, Hunter Ranch Phase 1, Cameron Robertson)

Vice-Chair Smith moved to approve the Consent Agenda. Motion seconded by Commissioner Pruett. Motion carried (6-1).

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

RECUSED (1): Commissioner Cole

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. PP22-0025: Consider a request by GM Civil, on behalf of New Farms, LLC, for a Preliminary Plat of Denton 35 Exchange, Lot 1, Block 1. The 20.302-acre site is generally located on the west side of the I-35 Service Road, approximately 2642 feet north of Barthold Road, in the City of Denton, Denton County, Texas. (PP22-0025, Denton 35 Exchange, Ashley Hickok).

The item was presented, no discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of December 14, 2022. Motion seconded by Commissioner Pruett. Motion carried (7-0).

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

- B. FR22-0010: Consider a request by Kaz Surveying, on behalf of Patrick Meagher and CDM Industries, LLC, for a Final Replat of Haddad Addition, Lots 1-10, Block A. The 5.76-acre site is generally located on the north side of Ryan Road, approximately 280 feet west of the intersection of Ryan Road and Creekdale Drive in the City of Denton, Denton County, Texas. (FR22-0010, Haddad Addition, Ashley Hickok).

The item was withdrawn, and no action was taken.

5. PUBLIC HEARING

- A. Z22-0017: Hold a public hearing and consider making a recommendation to City Council regarding a request by Thomas Fletcher of Kimley-Horn, on behalf of Johnsrud Ranch Properties, LLC, for a zoning change from a Rural Residential zoning district to a Light Industrial zoning district on approximately 29.9354 acres of land, generally located east of Lovers Lane, approximately 1,808 feet south of the intersection of FM 1173 and Lovers Lane, in the City of Denton, Denton County, Texas. (Z22-0017, Johnsrud Ranch Industrial, Sean Jacobson)

Chair Ellis opened the public hearing.

Staff and Thomas Fletcher, Applicant, presented the item. No discussion followed.

Chair Ellis closed the public hearing

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

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

- B. S22-0003: Hold a public hearing and consider making a recommendation to City Council regarding a request by Mark Martin, on behalf of the property owner, Jodo Company, LLC, for approval of a Specific Use Permit to allow a new monopole tower no more than 150 feet in height on approximately 4.37 acres of land. The property is located south of Barcelona Street, approximately 300 feet west of the intersection of Barcelona Street and Mesa Drive, in the City of Denton, Denton County, Texas. (S22-0003, Speed of Light, Sean Jacobson)

Chair Ellis opened the public hearing.

Staff presented the item and no discussion followed.

Chair Ellis closed the public hearing

Vice-Chair Smith moved to approve the item with staff conditions presented. Motion seconded by Commissioner Cole. Motion carried (7-0).

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

C. DCA22-0007: Hold a public hearing and consider making a recommendation to City Council regarding amending the Denton Development Code, specifically amendments related to Sections 8.3.2C.1 Access, 7.8.10 Cross Access between Abutting Development, 8.3.2A.4 Double Frontage Lots and Driveways, Sections 5.2 and 8.3.2A.11 Access to a Site Across a Property, and Section 8.3.2A.6 Driveway Spacing. (DCA22-0007, Access Requirements and Cross-Access, Ron Menguita)

Chair Ellis opened the public hearing.

Staff presented the item, and no discussion followed.

Chair Ellis closed the public hearing

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

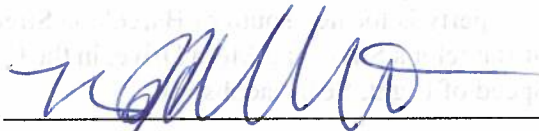
AYES (7): Chair Ellis, Vice-Chair Smith and Commissioners: Villarreal, Cole, Anderson, Pruett, and McDade

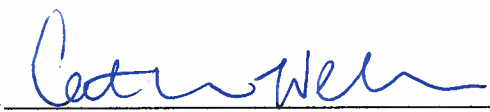
6. PLANNING & ZONING COMMISSION PROJECT MATRIX

PZ22-254: Staff provided updates regarding City Council and future meetings, and there was a discussion on the matrix.

7. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 7:08 p.m.

X  12/14/22
Margie Ellis, Planning and Zoning Commission Chair Date

X  12/14/22
Cathy Welborn, Administrative Assistant III Date

November 16, 2022, 2022 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Leann Todd	3316 Roselawn Drive, Denton, TX 76205	3A (PP22-0014c)	Opposed	In-Person	Requested that Hunter Ranch phase 1, be in compliance of the City of Denton tree and street light code.
Jennifer Lane	N/A	3A (PP22-0014c)	Opposed	In-Person	Concerned about the amount of trees being removed.

