

MINUTES
PLANNING AND ZONING COMMISSION
December 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, December 14, 2022, at 5:04 p.m. in the Council Chambers 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

ABSENT: None

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, and a discussion followed.

5A. (Z22-0020)

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

4.A (PZ22-220c), 4.B (PE22-0002), 4C. (PP22-0029), 4D. (PP22-0026), 4E. (PP22-0028), 4F. (PP22-0030).

The following item was withdrawn:

3B. (FP22-0001b)

The Work Session adjourned at 5:15 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, December 14, 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, Eric Pruett, and Donald McDade

ABSENT: None

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

A. PZ22-272: Consider the approval of the November 14, 2022, Capital Improvement Advisory Committee meeting and the November 16, 2022, Planning and Zoning meeting minutes.

Commissioner Villarreal moved to approve the November 14, 2022, Capital Improvement Advisory Committee meeting and the November 16, 2022, Planning and Zoning meeting minutes. Motion seconded by Commissioner Anderson. Motion carried (7-0).

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

NAYES (0): None

3. CONSENT AGENDA

A. FP22-0029b 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. (FP22-0029b, Loves Travel Stop, Julie Wyatt)

B. FP22-0001b 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 38.512-acre Agave Ranch 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. (FP22-0001b, Agave Ranch, Ph 1 Julie Wyatt)

The item was withdrawn, and no action was taken.

C. FP22-0022b Consider a request by Allison Engineering, on behalf of Stevenson Properties Denton Texas, LLC, for a Final Plat of Airport Road Addition, Lot 1, Block A. The 6.99-acre site is generally located on the north side of Airport Road, approximately 550 feet east of the intersection of Airport Road and Precision Drive in the City of Denton, Denton County, Texas. (FP22-0022b, Airport Road Addition, Ashley Ekstedt).

D. PP22-0024b Consider a request by Pacheco Koch, on behalf of A & A Denton Properties LP, for approval a Preliminary Plat of the M-380 Addition. The 17.525-acre site is generally located at the northwest corner of the intersection of East University Drive (US-380) and Masch Branch Road in the City of Denton, Denton County, Texas. (PP22-0024b, M-380 Addition, Mia Hines).

Commissioner Villarreal moved to approve the Consent Agenda not including item 3B (FP22-0001b) as it had been withdrawn by the applicant. Motion seconded by Commissioner Anderson. Motion carried (7-0).

AYES (7): Chair Ellis, Vice-Chair Smith and Commissioners: Villarreal, Anderson, Cole Pruett, and McDade
NAYES (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. PZ22-220c: Consider approval of the updated 2023 Planning and Zoning Commission meeting calendar.

The item was presented, no discussion followed.

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

AYES (7): Chair Ellis, Vice-Chair Smith and Commissioners: Villarreal, Anderson, Cole Pruett, and McDade
NAYES (0): None

B. PE22-0002: Consider a request by Amanda Mata with Peloton Land Solutions, on behalf of MAD II Owner, LLC, for approval of a Preliminary Plat Extension for The Mark at Denton. The approximately 28.54-acre site is generally located at the southeast intersection of North Elm Street (US-77) and North Bonnie Brae Street in the City of Denton, Denton County, Texas. (PE22-0002, The Mark at Denton, Angie Manglaris).

The item was presented, no discussion followed.

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

AYES (7): Chair Ellis, Vice-Chair Smith and Commissioners: Villarreal, Anderson, Cole Pruett, and McDade
NAYES (0): None

C. PP22-0029: Consider a request by Homeyer Engineering, INC., on behalf of YAXS, LLC, for approval of a Preliminary Plat for Transpere Addition. The approximately 8.9-acre site is generally located on the north side of US 380, approximately 298 feet east of the intersection of Geesling Road and US 380 in the City of Denton, Denton County, Texas. (PP22-0029, Transpere Addition, Angie Manglaris).

The item was presented, no discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain of January 11, 2023. Motion seconded by Commissioner Cole. Motion carried (7-0).

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

NAYES (0): None

- D. PP22-0026: Consider a request by Kimley-Horn, on behalf of Vantage Fort Worth Energy LLC, for approval a Preliminary Plat of the Westview Heights Addition. The 6.425-acre site is generally located at the northwest corner of the intersection of F.M. 1173 and IH-35 in the City of Denton, Denton County, Texas. (PP22-0026, Westview Heights Addition, Mia Hines).

The item was presented by city staff and no discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain of January 11, 2023. Motion seconded by Commissioner McDade. Motion carried (7-0).

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

NAYES (0): None

- E. PP22-0028: Consider a request by ZPS Engineers, on behalf of Linken Real Estate, LP, for a Preliminary Plat of Oak Vista Addition, Phase 1. The 21-acre site is generally located west Lane Street and Mockingbird Lane and north of the terminus of Trailhead Lane, in the City of Denton, Denton County, Texas. (PP22-0028, Oak Vista Addition, Erin Stanley).

The item was presented by city staff and no discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain of January 11, 2023. Motion seconded by Commissioner Cole. Motion carried (7-0).

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

NAYES (0): None

- F. PP22-0030: Consider a request by Aaron Graves with Kimley-Horn and Associates, Inc., on behalf of Matt Merrill with U-Haul International, Inc., for approval of a Preliminary Plat for Lot 1, Block A of the U-Haul Addition. The approximately 5.892-acre site is 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. (PP22-0030, U-Haul Moving & Storage of East Denton, Ron Menguita).

The item was presented by city staff and no discussion followed.

Commissioner Pruett moved to approve the extension of the item to a date certain of January 11, 2023. Motion seconded by Vice-Chair Smith. Motion carried (7-0).

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

NAYES (0): None

5. PUBLIC HEARING

A. Z22-0020: Hold a public hearing and consider making a recommendation to City Council regarding a request by Denton Independent School District to rezone approximately 15.14 acres from Residential 7 (R7) to Public Facilities (PF) District. The site is generally located on the south side of Riney Road, approximately 560 feet east of Bonnie Brae Street, in the City of Denton, Denton County, Texas. (Z22-0020, Riney Elementary, Julie Wyatt)

Chair Ellis opened the public hearing.

City staff presented the item. A discussion followed.

Chair Ellis closed the public hearing

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

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

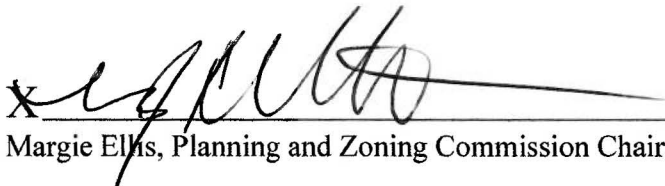
NAYES (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

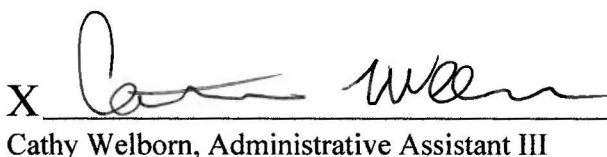
PZ22-273: Staff provided updates regarding City Council and future meetings, and there was a discussion on the matrix.

7. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 6:59 p.m.

X 
Margie Ellis, Planning and Zoning Commission Chair

1-11-23.
Date

X 
Cathy Welborn, Administrative Assistant III

1/11/23
Date