

**MINUTES
PLANNING AND ZONING COMMISSION**

January 11, 2023

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, January 11, 2023, at 5:00 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

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. (Z22-0015), 5C. (S22-0009), 5D. (PDA22-0004)

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

5B. (Z22-0005), 5E. (PDA22-0006)

The following items were not presented or discussed:

3A. (PP22-0025b), 3B. (PP22-0030a)

The following item was withdrawn:

4B. (ZCP22-0039)

3. Work Session Reports

A. PZ23 012 Receive a report and hold a discussion regarding transportation topics.

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

The Work Session adjourned at 5:48 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, January 11, 2023, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

PZ23-008 Consider the approval of the December 14, 2022, Capital Improvement Advisory Committee meeting and the December 14, 2022, Planning and Zoning meeting minutes.

Commissioner Villarreal moved to approve the December 14, 2022, Capital Improvement Advisory Committee meeting and the December 14, 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

NAYS (0): None

3. CONSENT AGENDA

- A. PP22-0025b 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 2,640 feet north of Barthold Road, in the City of Denton, Denton County, Texas. (PP22 0025b, Denton 35 Exchange, Ashley Ekstedt).
- B. PP22-0030a 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 0030a, U Haul Moving & Storage of East Denton, Ron Menguita).

Commissioner Anderson moved to approve the Consent Agenda. Motion seconded by Commissioner Cole. Motion carried (7-0).

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

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. PZ23-007 Election of a Chair and Vice Chair.

Commissioner Villarreal moved to nominate Margie Ellis as Chair. Motion seconded by Commissioner Pruett. Motion carried.

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

NAYS (0): None

Commissioner Pruett moved to nominate Tim Smith as Vice-Chair. Motion seconded by Commissioner Villarreal. Motion carried.

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

NAYS (0): None

B. ZCP22-0039 Consider a request by Brockette Davis Drake, Inc. on behalf of O'Reilly Hotel Partners Denton, LLC for approval of a Site Plan for a hotel within the Rayzor Ranch Overlay District, South Mixed Use RCC D Subarea, located on Lot 20R, Block A of Rayzor Ranch Town Center. The approximately 2.851 acre subject property is generally located at the northwest corner of the intersection of Panhandle Street and Heritage Trail in the City of Denton, Denton County, Texas. (ZCP22 0039, Home 2 by Hilton, Mia Hines)

The item was withdrawn, and no action was taken.

5. PUBLIC HEARING

A. Z22-0015 Hold a public hearing and consider making a recommendation to City Council regarding a request by Miguel Orozco of Orozco Engineering, on behalf of America's Finest City Marketing, to rezone approximately 4.18 acres from Residential Rural (RR) District to Residential 1 (R1) District. The 4.18 acre site is generally located on the west side of Swisher Road, approximately 2,862 feet north of Edwards Road, in the City of Denton, Denton County, Texas. (Z22 0015, AFCM Swisher Rezoning, Ashley Ekstedt).

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

NAYS (0): None

B. Z22-0005 Hold a public hearing and consider making a recommendation to City Council regarding an initial zoning district and use classification to a Light Industrial (LI) Zoning District of approximately 82.96 acres of land, generally located on the north side of Barthold Road approximately 1,300 feet west of Interstate 35 in the City of Denton, Denton County, Texas; (Z22 0005, Zoning to Light Industrial Barthold Road, Ron Menguita)

Chair Ellis opened the public hearing.

City staff presented the item. A discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Ellis closed the public hearing

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

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

NAYS (0): None

C. S22-0009 Hold a public hearing and consider making a recommendation to City Council regarding a request by McKinney Mayhill Partners, LLC. for a Specific Use Permit to allow for a Multifamily Dwelling Use in a Suburban Corridor (SC) District on approximately 16 acres of land, generally located between North Loop 288 and Mayhill Road, approximately 1,090 feet north of East McKinney Street, in the City of Denton, Denton County, Texas. (S22 0009, Forest Crossing Phase 2, Julie Wyatt)

Chair Ellis opened the public hearing.

City staff presented the item. A discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Ellis closed the public hearing

Vice-Chair Smith moved to approve the item. Motion seconded by Commissioner Anderson. Motion carried (6-1).

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

NAYS (1): Commissioner McDade

D. PDA22-0004 Hold a public hearing and consider making a recommendation to City Council regarding a request by Forestar Real Estate Group, Inc. for a Detailed Plan amendment to Sections J & K of Planned Development 132, The Preserve at Pecan Creek. The 7.2 acre property is generally located at the southwest corner of Lakeview Boulevard and Edwards Road, in the City of Denton, Denton County, Texas. (PDA22 0004, Preserve at Pecan Creek J & K Amendment, Julie Wyatt)

Chair Ellis opened the public hearing.

City staff presented the item. A discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Ellis closed the public hearing

Commissioner Anderson moved to approve the item. Motion seconded by Commissioner Pruett. Motion carried (6-1).

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

NAYS (1): Commissioner Villarreal

E. PDA22-0006 Hold a public hearing and consider making a recommendation to City Council regarding a request by Group I Realty, Inc. for a Detailed Plan amendment to Planned Development 12. The 7.12 acre property is generally located on the southbound service road of I 35E, approximately 4,900 feet south of State School Road, in the City of Denton, Denton County, Texas. THIS ITEM HAS BEEN POSTPONED TO A DATE CERTAIN OF JANUARY 25, 2023. (PDA22 0006, Automotive Expansion, Julie Wyatt)

Chair Ellis opened the public hearing.

Vice-Chair Smith moved to postpone the item to a date certain of January 25, 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

NAYS (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

PZ23-003: Staff provided updates regarding matrix City Council and future meetings, and there was a discussion on the matrix.

7. CONCLUDING ITEMS

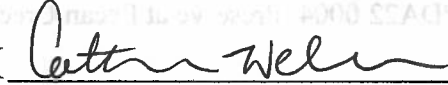
With no further business, the meeting was adjourned at 7:55 p.m.

X 

Margie Ellis, Planning and Zoning Commission Chair

1-25-23

Date

X 

Cathy Welborn, Administrative Assistant III

1/25/23

Date

January 11, 2023 Planning and Zoning Meeting - EXHIBIT A
Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone

Name	Address	Agenda Item	Position	Method	Comments
Britain Seright (Applicant)	2221 N Lamar Blvd., Ste 790,, Arlington	PDA22-0004	Support	In Person	Provided clarification on the project.
Pat Smith	2006 Loop 288, Denton	S22-0009	Support	In Person	Spoke on behalf of the project.
JV Strange (Owner of Property)	531 North Locust, Denton	S22-0009	Support	In Person	Spoke on behalf of the project.
Greg Johnson	3190 Teasley, Denton	S22-0009	Support	In Person	Spoke on behalf of the project.
Aimee Bissett	109 N Elm, Denton	S22-0009	Support	In Person	Spoke on behalf of the project.
Dru Guillot (Applicant)	8390 LBJ Freeway, Dallas	S22-0009	Support	In Person	Provided an overview of the project and future development.
Nathan Tune	3201 Carmel St., Denton	S22-0009	Support	In Person	Spoke on behalf of the project.
Charles Knoulton (Applicant)	109 N Elm, Denton	Z22-0005	Support	In Person	Spoke on behalf of the project.
Aimee Bissett (Applicant)	109 N Elm, Denton	Z22-0005	Support	In Person	Provided an overview of the project. Also spoke on the future development.
Art Smuck	5100 Barthold Rd., Denton	Z22-0005	Support	In Person	He spoke on how the devleopers have been proactive and considerate on reaching out to neigboring properties.