

MINUTES
PLANNING AND ZONING COMMISSION
January 25, 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 25, 2023, at 5:30 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, Ronnie Anderson, Eric Pruett, and Donald McDade

ABSENT: Commissioner: Jordan Villarreal

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. (PDA22-0006a)

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

3A. (FP22-0001c), 4B. (PP22-032), 4C. (FP22-0034), 4D. (ZCP22-0046)

The following items were not presented or discussed:

3A. (FP22-0001c), 3B. (FP22-0024c)

The following item was withdrawn:

4A. (PP22-0031)

The Work Session was adjourned at 5:38 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 25, 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

PZ23-021 Consider the approval of the January 11, 2023, Planning and Zoning meeting minutes.

Vice-Chair Smith moved to approve the January 11, 2023, Planning and Zoning meeting minutes. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner: Villarreal

3. CONSENT AGENDA

B. FP22-0024c Consider a request by Lang Sycamore LLC for approval of a Final Plat for Railyard Phase 1 Addition. The approximately 9.3388-acre site is generally located on the south side of East Sycamore Street, approximately 670 feet east of Bell Avenue, in the City of Denton, Denton County, Texas. (FP22-0024c, Railyard Ph 1 Addition, Julie Wyatt)

Vice-Chair Smith moved to approve the Consent Agenda now consisting of 3.B (FP22-0024c). Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner: Villarreal

ITEM PULLED FOR INDIVIDUAL CONSIDERATION

A. FP22-0001c 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 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. (FP22-0001c, Agave Ranch, Ph 1 Julie Wyatt)

City staff presented the item. A discussion followed.

Citizen comments will be listed on Exhibit A.

Vice-Chair Smith moved to approve the items. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner: Villarreal

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. PP22-0031 Consider a request by the Foresite Group, LLC for approval of a Preliminary Plat for Stella Hills. The approximately 84.8917-acre site is generally located on the south side of E McKinney Street, at the intersection of E McKinney Street and Laney Circle in the City of Denton, Denton County, Texas. (PP22-0031, Stella Hills, Angie Manglaris)

The item was withdrawn, and no action was taken.

- B. PP22-0032 Consider a request by the Manhard Consulting for approval of a Preliminary Plat of the Kings Row Addition. The approximately 194.78-acre site is generally located on the east side of Loop 288, south of Kings Row Road, and approximately 1,762.99 feet north of Mingo Road in the City of Denton, Denton County, Texas. (PP22-0032, Kings Row Addition, Angie Manglaris).

City staff presented the item. No discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of February 15, 2023. Motion seconded by Commissioner Pruett. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner: Villarreal

- C. FP22-0034 Consider a request by First Texas Homes, Inc. for approval of a Final Plat of the Parkside Addition. The 57.509 acre site is generally located north of Hickory Creek Road and approximately 1,515 feet west of Waterside Place in the City of Denton, Denton County, Texas. (FP22-0034, Parkside Addition, Angie Manglaris).

City staff presented the item. No discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of February 15, 2023. Motion seconded by Commissioner Anderson. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner: Villarreal

- D. ZCP22-0046 Consider a request by HD Group, Inc. on behalf of RR Town Center Associates, LLC for approval of a Site Plan for a restaurant with a drive-through facility within the Rayzor Ranch Overlay District, South RR-2 subarea, located on Lot 10R-3, Block A of Rayzor Ranch Town Center. The approximately 2.12-acre subject site is generally located just east of IH-35, approximately 800 feet south of West University Drive (US-380) in the City of Denton, Denton County, Texas. (ZCP22-0046, Portillo's Hot Dogs, Mia Hines)

City staff presented the item. A discussion followed.

Citizen comments will be listed on Exhibit A.

Commissioner Anderson moved to approve the item. Motion seconded by Commissioner McDade. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner: Villarreal

5. PUBLIC HEARING

- A. PDA22-0006a 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. (PDA22-0006a, Automotive Expansion, Julie Wyatt)

Chair Ellis stated the Public Hearing was still open from the January 11, 2023, Planning and Zoning Commissioner meeting.

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 with conditions as presented by staff. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

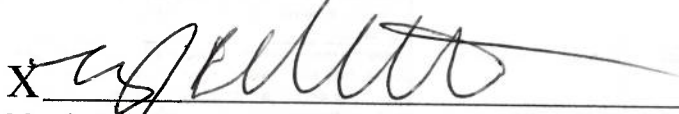
ABSENT (1): Commissioner: Villarreal

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

PZ23-019: Staff provided updates regarding matrix City Council and future meetings, and there was a discussion on the matrix.

7. CONCLUDING ITEMS

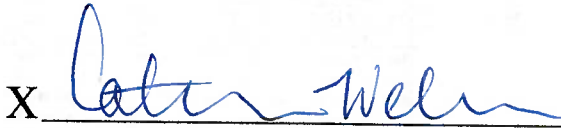
With no further business, the meeting was adjourned at 7:18 p.m.

X 

Margie Ellis, Planning and Zoning Commission Chair

2/15/23

Date

X 

Cathy Welborn, Administrative Assistant III

2/15/23

Date

January 25, 2023 Planning and Zoning Meeting - EXHIBIT A
Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone

Name	Address	Agenda Item	Position	Method	Comments
Ann Woodbridge	3596 Hartlee Field Road, Denton, 76208	FP22-0001c	Opposed	In Person	Stated the most disappointing thing about the project was the zoning switch that happened and changed the intent of the Planning and Zoning Commission and City Councils approvals that occurred in the summer of 2019. The neighborhood and all parties appeared to compromise in reaching a deal that all could live with. As quoted by city staff this area was supposed to be a low density transition to the surrounding rural neighborhoods.
Ned Woodbridge	3596 Hartlee Field Road, Denton, 76208	FP22-0001c	Opposed	In Person	Stated they feel the development is not consistent with what was approved by City Council and when you look at what was approved and density is very different now then what was approved. In addition what has trouble him is the one of the key things that was discussed with this plat was have both walking and biking trail access along FM 428 and with the widening that is planned by TxDOT those trail accesses will be gone and the vision that was discussed for that area will not be able to exist.
Aimee Bissett	109 N. Elm Street, Denton, 76201	FP22-0001c	Support	In Person	Stated she represented this zoning case in 2019 and provided history regarding the zoning. They have always intended to plat the same number of lots and comply with zoning dimensional standards of NR2 and NR3 from the 2002 code. Spoke to the buffer along FM 428
Bridget Marshal	3539 Pine Trail, Denton, 76208	FP22-0001c	Opposed	In Person	No comment provided.
Amanda Schwerin (Applicant)	805 Via Altos, Mesquite, 75150	ZCP22-0046	Support	In Person	Introduced herself to the commission.
Preston Funkhouser (Applicant)	2001 Spring Road Suite 400, Oak Brook, 60523	ZCP22-0046	Support	In Person	Introduced himself and thanked the commission.
Birkie Ayer (Applicant)	215 Johnston Street, Rock Hill, 29730	PDA22-0006a	Support	In Person	Provided clarification to the commission regarding the permitting process
Kenneth Goins	2027 Fair Oaks Circle, Corinth, 76210	PDA22-0006a		In Person	Spoke regarding the public address system and how he hears them everyday. The other issues is when the guys are going out to get the cars they set off the alarms to find the car which is a recurring issue on a daily bases. Stated he has no interest in trying to stop the development, but maybe if there could be some consideration with setting off alarms and public addressing announcements.