

MINUTES
PLANNING AND ZONING COMMISSION
February 15, 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, February 15, 2023, at 5:33 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Margie Ellis, and Commissioners: Jason Cole, Jordan Villarreal, Ronnie Anderson, Eric Pruett, and Donald McDade

ABSENT: Vice-Chair Tim Smith

WORK SESSION

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

The following items were presented, and a discussion followed:

3A. (PE23 0001), 3F. (ZCP22 0039a) 3G. (ZCP22 0062), 4A. (PD22 0010) 4B. (Z22 0019)

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

3B. (FR23 0001). 3C. (FP23 0003), 3D (PP23 0001), 4B. (Z22 0019) 4C. (DCA22 0008)

The following item was withdrawn:

3E. (FP23 0002)

The Work Session was adjourned at 6:10 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, February 15, 2023, at 6:37 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

PZ23-027 Consider the approval of the January 25, 2023, Planning and Zoning meeting minutes.

Commissioner Anderson moved to approve the January 25, 2023, Planning and Zoning meeting minutes. Motion seconded by Commissioner Pruett. Motion carried.

AYES (6): Chair Ellis, and Commissioners: Anderson, Cole, Pruett, Villarreal, and McDade
NAYS (0): None
ABSENT (1): Vice-Chair Smith

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. PE23-0001 Consider a request by Aimee Bissett with 97 Land Company on behalf of 100 North Loop 288 LLC, the property owner, for approval of a Preliminary Plat extension for the 100 N Loop Addition. The approximately 19.49 acre site is generally located on the east side of Loop 288 and the north side of East McKinney Street, approximately 225 feet north of the intersection of Loop 288 and East McKinney Street, in the City of Denton, Denton County, Texas. (PE23 0001, 100 North Loop 288 Addition, Sean Jacobson)

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the one-year extension. Motion seconded by Commissioner Cole. Motion carried.

AYES (6): Chair Ellis, and Commissioners: Anderson, Cole, Pruett, Villarreal, and McDade
NAYS (0): None
ABSENT (1): Vice-Chair Smith

- B. FR23-0001 Consider a request by Allison Engineering, on behalf of Key Ventures, LLC, for a Final Replat of Mission Street Offices Addition, Lots 1R through 13R, Block A. The approximately 4.6 acre site is generally located on the southeast corner of Fort Worth Drive and East Mission Street in the City of Denton, Denton County, Texas. (FR23 0001, Mission Street Offices, Ashley Ekstedt).

City staff presented the item. No discussion followed.

Commissioner Pruett moved to approve the extension of the item to a date certain of March 15, 2023. Motion seconded by Commissioner Villarreal. Motion carried.

AYES (6): Chair Ellis, and Commissioners: Anderson, Cole, Pruett, Villarreal, and McDade
NAYS (0): None
ABSENT (1): Vice-Chair Smith

- C. FP23-0003 Consider a request by Kaz Surveying, on behalf of Monk Watson Investments, LLC, for a Final Plat of Watson Addition, Lots 1 12, Block A. The approximately 15.98 acre site is generally located north of Hunter Hill Court, approximately 1,500 feet north of the intersection of Hunter Hill Court and East Hickory Hill Road in the Extraterritorial Jurisdiction of the City of Denton, Denton County, Texas. (FP23 0003, Watson Addition, Ashley Ekstedt).

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain of March 15, 2023. Motion seconded by Commissioner Anderson. Motion carried.

AYES (6): Chair Ellis, and Commissioners: Anderson, Cole, Pruett, Villarreal, and McDade

NAYS (0): None

ABSENT (1): Vice-Chair Smith

- D. PP23-0001 Consider a request by Denton Independent School District for a Preliminary Plat of the Riney Road Elementary School Addition. The 15.135 acre 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. (PP23 0001, Riney Elementary, Julie Wyatt).

Citizen comments will be listed on Exhibit A.

City staff presented the item. No discussion followed.

Commissioner Anderson moved to approve the extension of the item to a date certain of March 15, 2023. Motion seconded by Commissioner Cole. Motion carried.

AYES (6): Chair Ellis, and Commissioners: Anderson, Cole, Pruett, Villarreal, and McDade

NAYS (0): None

ABSENT (1): Vice-Chair Smith

- E. FP23-0002 Consider a request by A&A Denton Properties, LP for a Final Plat of the M 380 Addition. The 17.525 acre site is generally located at the northwest corner of West University Drive (US 380) and Masch Branch Road in the City of Denton, Denton County, Texas. (FP23 0002, M 380 Addition, Mia Hines).

The item was withdrawn, and no action was taken.

- F. ZCP22-0039a Consider a request by O'Reilly Hotel Partners Denton, LLC for approval of a Site Plan for a hotel within the Rayzor Ranch Overlay District, South Mixed Use subarea, located on Lot 20R, Block A of Rayzor Ranch Town Center. This request also serves as an Alternative Development Plan to allow for deviation from Section 35.13.10.A.1.b of the 2002 Denton Development Code related to cross access. The approximately 2.851 acre subject site is generally located at the northwest corner of Panhandle Street and Heritage Trail in the City of Denton, Denton County, Texas. (ZCP22 0039a, Home 2 by Hilton, Mia Hines).

Citizen comments will be listed on Exhibit A.

City staff presented the item. A discussion followed.

Commissioner Pruett moved to approve the item with staff recommended conditions. Motion seconded by Commissioner Anderson. Motion carried.

AYES (6): Chair Ellis, and Commissioners: Anderson, Cole, Pruett, Villarreal, and McDade

NAYS (0): None

ABSENT (1): Vice-Chair Smith

- G. ZCP22-0062 Consider a request by Allegiance Hillview, LP for approval of a Site Plan for a multifamily residential development within the Rayzor Ranch Overlay District, South Mixed Use subarea, located on Lot 2R, Block C of Rayzor Ranch East. The approximately 3.130 acre subject site is generally located north of Panhandle Street, approximately 270 feet west of Bonnie Brae Street in the City of Denton, Denton County, Texas. (ZCP22 0062, Panhandle Street Multifamily, Mia Hines).

City staff presented the item. No discussion followed.

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

AYES (6): Chair Ellis, and Commissioners: Anderson, Cole, Pruett, Villarreal, and McDade

NAYS (0): None

ABSENT (1): Vice-Chair Smith

4. PUBLIC HEARINGS

- A. PD22 0010 Hold a public hearing and consider making a recommendation to City Council regarding a request by Marksman Realty Service for a zoning change from a Planned Development Mixed Use Neighborhood (PD MN) District to a Planned Development Suburban Corridor (PD SC) District. The 12.770 acre site is generally at the northwest and southwest corners of Teasley Lane (F.M. 2181) and Hunters Creek Road, in the City of Denton, Denton County, Texas. (PD22 0010, Denton West Joint Venture, Mia Hines).

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.

Discussion continued between the Commission and staff.

Commissioner Villarreal moved to deny the item as presented by staff. Motion seconded by Commissioner McDade. Motion carried.

AYES (4): Chair Ellis, and Commissioners: Pruett, Villarreal, and McDade

NAYS (2): Commissioners: Anderson and Cole

ABSENT (1): Vice-Chair Smith

- B. Z22 0019 Hold a public hearing and consider making a recommendation to City Council regarding an initial zoning district and use classification request of Light Industrial (LI) Zoning District on approximately 18.6 acres of land, generally located on the northeast corner of US 380 (University Drive) and Thomas J. Egan Road, in the City of Denton, Denton County, Texas. (Z22 0019, 380 & Thomas J Egan Zoning to LI, 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.

Commissioner Cole moved to deny the item as presented by staff. Motion seconded by Commissioner Villarreal. Motion failed.

AYES (3): Commissioners: Anderson, Cole, and Villarreal

NAYS (3): Chair Ellis, and Commissioners: Pruett and McDade

ABSENT (1): Vice-Chair Smith

Hilary Negron, Deputy City Attorney, stated the item will be moved to the next Planning and Zoning Commission meeting as an Item for Individual Consideration, due to the absence of a commissioner.

- C. DCA22 0008 Hold a public hearing and consider making a recommendation to City Council amending the Denton Development Code related to Outdoor Storage and Outdoor Display, specifically amendments to Sections 5.3.5U Automotive Fuel Sales, 5.3.5V Major Automotive Repair Shop, 5.3.5W Minor Automotive Repair Shop, 5.3.5Y Equipment Sales and Rental, 5.3.6F Outdoor Storage (as a Primary Use), 5.3.6G Self Service Storage, 5.4.4D Accessory Outdoor Storage, 6.3.2E.6 Outdoor Storage Areas, 7.7.8D.3 Fence Height, 7.7.8E.3 Outside Storage, and Section 9.2 Definitions. (DCA22 0008, Outdoor Storage and Outdoor Display, 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.

Commissioner Pruett moved to approve the item as presented by staff. Motion seconded by Commissioner Villarreal. Motion carried.

AYES (6): Chair Ellis, and Commissioners: Anderson, Cole, Pruett, Villarreal, and McDade

NAYS (0): None


ABSENT (1): Vice-Chair Smith

5. PLANNING & ZONING COMMISSION PROJECT MATRIX


PZ23-020: Staff provided updates regarding matrix City Council and future meetings, and there was a discussion on the matrix.

6. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 8:31 p.m.

X  3-1-23

Margie Ellis, Planning and Zoning Commission Chair Date

X  3-1-23

Cathy Welborn, Administrative Assistant III Date

February 15, 2023 Planning and Zoning Meeting - EXHIBIT A
Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone

Name	Address	Agenda Item	Position	Method	Comments
Lindsey CeBallos	3925 N Elm St	PP23-0001		Online	I am 100% in favor of a new elementary school. However, this is not the location for it. This area is already severely congested. The new apartments and housing editions aren't even completed, but once they are, there will be even more traffic on Bonnie Brae. Riney Road and Bonnie Brae would both have to be widened to accommodate for the cars. There would need to be traffic lights or roundabouts installed, instead of 4 way stop signs. I'm not in favor of this location.
Kevin Bankhead	Not Provided	ZCP22-0039a		Online	Under the RR0D design standards, for building facades facing a public street a minimum of 60% of the exterior wall shall be brick or native/natural stone. Though no percentages of building materials are shown on the Conceptual Building Elevations, the majority of the facades appear to be EFIS rather than brick and/or stone.
Mickey Stroup	3837 Kirby Drive, Denton, TX 76210	PD22-0010		Online	The community of Summit Oaks is requesting a traffic signal for a safe crossover to Hunters Creek Road and exiting left at Heights Blvd and Teasley Lane. There are safety issues for major accidents at this intersection with the present speed limit of 50 mph and residents have witnessed even higher speeds of vehicles. Prior to the expansion of Teasley did not take into consideration increased traffic for subdivisions, apartments, and the Denton West Joint Venture Addition.
Ryan Jurgensmeier	2108 Prescott Downs Dr., Denton, TX 76210	PD22-0010		Online	No car washes. No apartments. No hotel/motel. Boutique shops needed.
Justin Hiegl	18333 Preston Rd., Dallas, 75252	DCA22-0008	Support	In Person	Spoke in favor of the proposed changes.
Michael Doranski	3924 Teasley Ln., Denton, 76210	PD22-0010	Opposed	In Person	Spoke about issues he has had with the applicant. Stated there was a issue with a previous project and how the applicant stated he would handle the situation but the item was never postponed but was approved. Spoke how part of project dumps out on Ryan Road which with increase the traffic for the two lane road. Believed citizens in the area should have the ability to review each proposal to see if it meets what they would like to go in that area.
Roger Anderson	2801 San Felipe Dr., Denton, 76210	PD22-0010	Support	In Person	Stated he was in favor of the proposal. Is happy to see they have excluded smoke shops and tattoo parlors. Hopes that staff, Planning and Zoning Commission and City Council help to push the state for better traffic control rules.
Greg Johnson (Applicant)	3190 Teasley Ln., Denton, 76205	PD22-0010	Support	In Person	Provided the history and overview of the proposed project/site.
Justin Toon (Applicant)	3714 Lenox Dr., Fort Worth, 76107	Z22-0019	Support	In Person	Clarified specifications of the site.