

MINUTES
PLANNING AND ZONING COMMISSION
March 1, 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, March 1, 2023, at 5:01 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, Eric Pruett, and Donald McDade

ABSENT: Commissioner Ronnie Anderson

WORK SESSION

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

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

3A. (Z-22-0019a), 3B. (PP23-0004), 3C. (FR23-0002), 3D. (PD22-0010b), 4A. (Z23-0001)

The following items were presented, and discussion was had:

4A. (Z23-0001)

2. Work Session Reports Receive a report and hold a discussion regarding the protection and preservation of Environmentally Sensitive Areas.

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

The Work Session was adjourned at 5:22 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, March 1, 2023, 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

PZ23-028 Consider the approval of the February 15, 2023, Planning and Zoning meeting minutes.

Vice-Chair Smith moved to approve the February 15, 2023, Planning and Zoning meeting minutes. Motion seconded by Commissioner Anderson. Motion carried.

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

NAYS (0): None

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Z22-0019a 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. (Z22-0019a, 380 & Thomas J Egan Zoning to LI, Ron Menguita)

City staff presented the item. A discussion followed.

Citizen comments will be listed on Exhibit A.

Vice-Chair Smith moved to approve as presented. Motion seconded by Commissioner Pruett. Motion carried.

AYES (4): Chair Ellis, Vice-Chair Smith, and Commissioners: Pruett, and McDade

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

- B. PP23-0004 Consider a request by Pisces Denton Logistics Center, LP for a Preliminary Plat of the Denton Logistics Center Addition. The 22.452-acre site is generally located on the south side of FM 1173, just east of the Gulf, Colorado and Santa Fe Railroad, in the City of Denton, Denton County, Texas. (PP23-0004, Denton Logistics Center Addition, Cameron Robertson)

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain of March 29, 2023. Motion seconded by Vice-Chair Smith. Motion carried.

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

NAYS (0): None

- C. FR23-0002 Consider a request by Kevin Dew, on behalf of John and Diane Mullin, trustees of Greenacres Trust, for a Final Replat of Mid States Realty, Block 1, Lot 2-R. The approximately 5.124-acre site is generally located on the west side of South Loop 288, approximately 837 feet northeast of the intersection of South Loop 288 and Spencer Road, in the City of Denton, Denton County, Texas. (FR23-0002, Mid States Realty Replat, Sean Jacobson).

City staff presented the item. No discussion followed.

Commissioner Anderson moved to approve the extension of the item to a date certain of March 29, 2023. Motion seconded by Commissioner Villarreal. Motion carried.

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

NAYS (0): None

- D. PD22-0010b Consider a motion to reconsider the February 15, 2023 recommendation of denial of a zoning change from Planned Development - Mixed-Use Neighborhood (PD-MN) District to Planned Development-Suburban Corridor (PD-SC) District (File ID PD22-0010) for approximately 12.770 acres of land, generally located at the northwest and southwest corners of Teasley Lane (F.M. 2181) and Hunters Creek Road, in the City of Denton, Denton County, Texas. (PD22-0010b, Denton West Joint Venture, Mia Hines)

City staff presented the item. A discussion followed.

Chair Ellis moved to reconsider the February 15, 2023, recommendation of denial of a zoning change. Motion seconded by Commissioner Anderson. Motion carried.

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

NAYS (1): Commissioner Villarreal

4. PUBLIC HEARINGS

- A. Z23-0001 Hold a public hearing and consider making a recommendation to City Council regarding a request by Gardens of Denton, LP for a zoning change from Planned Development (PD) District to a Mixed-Use Neighborhood (MN) District. The 29.714-acre site is generally south of Loop 288, approximately 1,640 feet west of North Locust Street (F.M. 2164), in the City of Denton, Denton County, Texas. (Z23-0001, Loop 288 PD to MN, 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.

Vice-Chair Smith moved to approve the item as presented. Motion seconded by Commissioner McDade. Motion carried.

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


NAYS (0): None

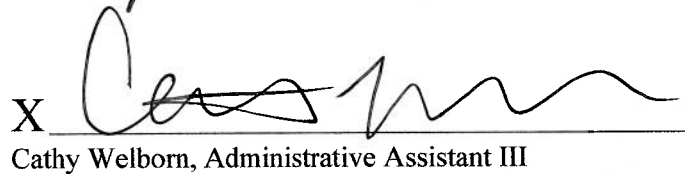
5. PLANNING & ZONING COMMISSION PROJECT MATRIX

PZ23-024: 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 7:20 p.m.

X  3/15/23
Margie Ellis, Planning and Zoning Commission Chair Date

X  3/15/23
Cathy Welborn, Administrative Assistant III Date

March 1, 2023 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Steven Shockey	2616 Fondren Road, Denton, 76210	PD23-028	Opposed	Online	I will only support this project if and when a traffic signal is in place for the intersections of Teasley Ln, Hunters Creek Rd and Heights Blvd. Vehicles exiting Summit Oaks Subdivision must pull out into oncoming traffic to see well enough to make a left or right turn. Vehicles have about 5 seconds to react to both north and southbound Teasley Ln oncoming traffic. Nelson Elementary school children and pedestrians are also in danger trying to crossover from Heights Blvd. to Hunters Creek Rd.
Catherine Ryden	2809 Hilcroft Ave Denton, 76210	PD22-0010b	Opposed	Online	A traffic light is desperately needed at the Teasley/Heights/Hunters Creek intersection! The only possible way to turn left onto SR Teasley Ln out of Summit Oaks neighborhood requires the crossing of 4 lanes now with very poor visibility of oncoming traffic from the right. Esp. at night, when medians are impossible to see due to non-existent streetlights, things become intolerably dangerous. The situation will become life-threatening once additional retail causes increased traffic.
Cheryl Benningfield	2605 Bissonet Drive.	PD22-0010b	Opposed	Online	"I will only support this project if and when a traffic signal is in place for the intersections of Teasley Ln, Hunters Creek Rd and Heights Blvd. Vehicles exiting Summit Oaks Subdivision must pull out into oncoming traffic to see well enough to make a left or right turn. Vehicles have about 5 seconds to react to both north and southbound Teasley Ln oncoming traffic. Nelson Elementary school children and pedestrians are also in danger trying to crossover from Heights Blvd. to Hunters Creek Rd."
Carolyn Kinney	3808 Dunlavy Road, Denton, 76210	PD22-0010b	Opposed	Online	I will only support this project if and when a traffic signal is in place for the intersections of Teasley Ln, Hunters Creek Rd and Heights Blvd. Vehicles exiting Summit Oaks Subdivision must pull out into oncoming traffic to see well enough to make a left or right turn. Vehicles have about 5 seconds to react to both north and south bound Teasley Ln oncoming traffic.
Carolyn Kinney	3808 Dunlavy Road, Denton, 76210	PD22-0010b	Opposed	Online	I will only support this project if and when a traffic signal is in place for the intersections of Teasley Ln, Hunters Creek Rd and Heights Blvd. Vehicles exiting Summit Oaks Subdivision must pull out into oncoming traffic to see well enough to make a left or right turn. Vehicles have about 5 seconds to react to both north and south bound Teasley Ln oncoming traffic.
Tammie Manley-Gurley	3852 Leisure Lane Denton, 76210	PD22-0010b	Opposed	Online	One CAN NOT get out of the subdivision UNLESS you nose your vehicle into the intersection (& I have a Tahoe.. what would small cars do) past the stop sign to see oncoming traffic going either left or right or across the intersection. There needs/has to be a traffic signal at the intersection of Teasley Lane & Hunters Creek Rd/Heights Blvd very soon to keep there from being additional vehicle accidents or worse! We can't wait until the development gets developed...too late at that point.
Bradford Davison	2725 Wesleyan Drive, Denton TX 76210	PD22-0010b	Not Provided	Online	"I will only support this project if and when a traffic signal is in place for the intersections of Teasley Ln, Hunters Creek Rd and Heights Blvd. Vehicles exiting Summit Oaks Subdivision must pull out into oncoming traffic to see well enough to make a left or right turn. Vehicles have about 5 seconds to react to both north and southbound Teasley Ln oncoming traffic. Nelson Elementary school children and pedestrians are also in danger trying to crossover from Heights Blvd. to Hunters Creek Rd."
Kevin Stroup	3837 Kirby Drive, Denton, 76210	PD22-0010b	Opposed	Online	I will only support this project if and when a traffic signal is in place for the intersections of Teasley Ln, Hunters Creek Rd and Heights Blvd. Vehicles exiting Summit Oaks Subdivision must pull out into oncoming traffic to see well enough to make a left or right turn. Vehicles have about 5 seconds to react to both north and south bound Teasley Ln oncoming traffic. Nelson Elementary school children and pedestrians are also in danger trying to crossover from Heights Blvd. to Hunters Creek Rd.
Laurie Labue-Gurley	2600 Westheimer Road	PD22-0010b	Opposed	Online	This intersection is dangerous to families that live off Hunter's Creek and Heights Dr. While attempting to get across the highway is not for the faint. You must enter the intersection to see vehicles coming from Ryan Road and also checking from Ranchman to make sure you have clearance. The middle is not safe to even get half way across, so you have only a few seconds to hesitate. Please keep our safety! We desperately need a light.
Steven Shockey	2616 Fondren Road, Denton, 76210	PD22-0010b	Opposed	Online	I will only support this project if and when a traffic signal is in place for the intersections of Teasley Ln, Hunters Creek Rd and Heights Blvd. Vehicles exiting Summit Oaks Subdivision must pull out into oncoming traffic to see well enough to make a left or right turn. Vehicles have about 5 seconds to react to both north and southbound Teasley Ln oncoming traffic. Nelson Elementary school children and pedestrians are also in danger trying to crossover from Heights Blvd. to Hunters Creek Rd.
Jacob Thompson	3828 Chimney Rock Drive, Denton, 76210	PD22-0010b	Opposed	Online	I will only support once a traffic signal has been installed at Teasley and Heights Blvd/Hunters Creek. Inviting more traffic to the area when crossing at that intersection is already treacherous, the question becomes WHEN and not if a fatality will occur.
Toni Porter	2800 Wesleyan Drive	PD22-0010b	Opposed	Online	I will only support this project if a traffic light is put in for the intersection of Teasley Ln, Hunters Creek, and Heights BLVD. It is too dangerous trying to turn left out of Summit Oaks onto Teasley!
Patricia Stevens	7309 Livingston Drive	PD22-0010b	Opposed	Online	I will only support this project if a traffic light is put in for the intersection of Teasley Ln, Hunters Creek, and Heights Blvd. It is too dangerous trying to turn left out of Summit Oaks onto Teasley and we care about our family!

Amber Mumford	2516 Fondren Road	PD22-0010b	Opposed	Online	We need a traffic light installed at the intersection of Teasley and Heights Blvd (aka Hunters Creek Rd.) The lack of a traffic light at this busy intersection is why I am opposed. If a traffic light is put in, then I would support the motion.
Julia Laney	Not Provided	PD22-0010b	Opposed	Online	I will only support this project if a traffic light is put in for the intersection of Teasley Ln, Hunters Creek, and Heights Blvd. It is too dangerous trying to turn left out of Summit Oaks onto Teasley!
Stephen Anglis	3904 Gessner Drive, Denton, 76210	PD22-0010b	Opposed	Online	I will only support this project if and when a traffic signal is in place for the intersections of Teasley Ln, Hunters Creek Rd and Heights Blvd. Vehicles exiting Summit Oaks Subdivision must pull out into oncoming traffic to see well enough to make a left or right turn. Vehicles have about 5 seconds to react to both north and southbound Teasley Ln oncoming traffic. Nelson Elementary school children and pedestrians are also in danger trying to crossover from Heights Blvd. to Hunters Creek Rd.
Alexandra Kneeling	2805 Hicroft Ave, Denton, 76210	PD22-0010b	Opposed	Online	A traffic light is desperately needed at the Teasley/Heights/Hunters Creek intersection! The only possible way to turn left onto SB Teasley Ln out of Summit Oaks neighborhood requires the crossing of 4 lanes now with very poor visibility of oncoming traffic from the right. Esp. at night, when medians are impossible to see due to non-existent streetlights, things become intolerably dangerous. The situation will become life-threatening once additional retail causes increased traffic.
Jamie Lane	2520 Fondren Road	PD22-0010b	Opposed	Online	I will only support this project if and when a traffic signal is in place for the intersections of Teasley Ln, Hunters Creek Rd and Heights Blvd. I have personally narrowly avoided being hit by oncoming traffic when making a left turn out of the subdivision. There is poor visibility of southbound traveling traffic and vehicles are often traveling over the speed limit. There have been several times it looks clear, and then halfway across, I am met with oncoming traffic.
Jake Black	Not Provided	PD22-0010b	Opposed	Online	I will only support this project if and when a traffic signal is in place for the intersections of Teasley Ln, Hunters Creek Rd and Heights Blvd. Vehicles exiting Summit Oaks Subdivision must pull out into oncoming traffic to see well enough to make a left or right turn. Vehicles have about 5 seconds to react to both north and southbound Teasley Ln oncoming traffic. Nelson Elementary school children and pedestrians are also in danger trying to crossover from Heights Blvd. to Hunters Creek Rd.
Lauren Murphy	Not Provided	PD22-0010b	Opposed	Online	I will only support this project if and when a traffic signal is in place for the intersections of Teasley Ln, Hunters Creek Rd and Heights Blvd.
Leschen Donham	3709 Kirby Drive	PD22-0010b	Opposed	Online	I will only support this project if and when a traffic signal is in place for the intersections of Teasley Ln, Hunters Creek Rd and Heights Blvd. Vehicles exiting Summit Oaks Subdivision must pull out into oncoming traffic to see well enough to make a left or right turn. Vehicles have about 5 seconds to react to both north and southbound Teasley Ln oncoming traffic. Nelson Elementary school children and pedestrians are also in danger trying to crossover from Heights Blvd. to Hunters Creek Rd.
Mickey Stroup	3837 Kirby Drive, Denton, 76210	PD22-0010b	Opposed	Online	I will only support this project if and when a traffic signal is in place for the intersections of Teasley Ln, Hunters Creek Rd and Heights Blvd. Vehicles exiting Summit Oaks Subdivision must pull out into oncoming traffic to see well enough to make a left or right turn. Vehicles have about 5 seconds to react to both north and south bound Teasley Ln oncoming traffic. Nelson Elementary school children and pedestrians are also in danger trying to crossover from Heights Blvd. to Hunters Creek Rd.
Clint Riley	738 Armstrong Blvd, Coppell, 75019	ZZ2-0019a	Support	In Person	Provided clarification and explained what is proposed for the site.
Sylvia Phillips	2801 S. Hwy 377, Cross Roads, 76227	ZZ2-0019a	Support	In Person	Spoke in regards to the quality of life living next to 380 and how light industrial will help protect the residential from noise. Also how this development is very important to Krum ISD which will help balance their tax revenue.
Sydney Evans	2209 High Meadow Drive, Denton 76208	ZZ2-0019a	Support	In Person	Spoke in favor of the request and how it complies with Denton 2040 plan but coincides with surrounding properties and serves a need in community.
Aimee Bissett	109 N Elm Street, Denton, 76201	ZZ3-0001	Support	In Person	Provided clarification of the site to the commission.