

MINUTES
PLANNING AND ZONING COMMISSION
March 29, 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 29, 2023, at 5:36 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, Eric Pruett, and Donald McDade

ABSENT: Vice-Chair Tim Smith and Commissioner Ronnie Anderson

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 no discussion was had:

4.A(PP23-0007). 4.B(PP23-0003), 4.C(FR23-0003)

The following items were not presented, and no discussion was had:

3.A(PP23-0004b), 3.B(FR23-0004), 3.C(FP23-0002a), 3.D(PP22-0028a)

The following items were postponed:

5.A (PD21-0007b), 5B. (PD22-0010c)

The Work Session was adjourned at 5:41 p.m.

The Work Session reconvened at 5:42 p.m.

3. Work Session Reports

PZ23-072 Receive a report and hold a discussion regarding regulations and procedures related to public hearing notification.

Work Session Report was postponed to April 12, 2023, at staff's request.

The Work Session was adjourned at 5:42p.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 29, 2023, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

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

ABSENT: Vice-Chair Tim Smith and Commissioner Ronnie Anderson

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

PZ23-030 Consider the approval of the March 15, 2023, Planning and Zoning meeting minutes.

Commissioner Villarreal moved to approve the March 15, 2023, Planning and Zoning meeting minutes. Motion seconded by Commissioner McDade. Motion carried.

AYES (5): Chair Ellis, and Commissioners: Cole, Pruett, Villarreal, and McDade

NAYS (0): None

ABSENT (2): Vice-Chair Smith, and Commissioner Anderson

3. CONSENT AGENDA

- A. PP23-0004b Consider a request by Pisces Denton Logistics Center, LP for approval of 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. (PP23-0004b, Denton Logistics Center Addition, Cameron Robertson).
- B. FR23-0004 Consider a request by Tyler Rank of Eagle Surveying for a Final Replat of Lynch Farms, Lots 1R and 2R, Block A. The approximately 10.4-acre site is generally located on the west side of Green Valley Circle, approximately 480 feet south of Warschun Road in the City of Denton, Denton County, Texas. (FR23-0004, Lynch Farms, Ashley Ekstedt).
- D. PP22-0028a Consider a request by Linken Real Estate, LP, for a Preliminary Plat of Oak Vista Addition, Phase 1. The 21.802-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).

Commissioner Villarreal moved to approve the Consent Agenda excluding Item 3C. (FP23-002a). Motion seconded by Commissioner Cole. Motion carried.

AYES (5): Chair Ellis, and Commissioners: Cole, Pruett, Villarreal, and McDade

NAYS (0): None

ABSENT (2): Vice-Chair Smith, and Commissioner Anderson

ITEM PULLED FOR INDIVIDUAL CONSIDERATION

- C. FP23-0002a 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. (FP23-0002a, M-380 Addition, Mia Hines).

Pulled for Individual Consideration by Commission Cole.

The item was not presented and no discussion followed.

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

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

NAYS (0): None

ABSENT (2): Vice-Chair Smith, and Commissioner Anderson

RECUSED (1): Commissioner Cole

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. PP23-0007 Consider a request by Peter Christensen of Weir and Associates, on behalf of Haven at Denton, LLC, for a Preliminary Plat of Cottages at Denton Addition, Lot 1, Block 1. The approximately 1.8-acre site is generally located on the east side of Johnson Street, approximately 130 feet south of Collins Street, in the City of Denton, Denton County, Texas. (PP23-0007, Cottages at Denton, 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 April 26, 2023. Motion seconded by Commissioner McDade. Motion carried.

AYES (5): Chair Ellis, and Commissioners: Cole, Pruett, Villarreal, and McDade

NAYS (0): None

ABSENT (2): Vice-Chair Smith, and Commissioner Anderson

- B. PP23-0003 Consider a request by Kimley-Horn, on behalf of Velocis Denton South JV, LP and Earl Edwards, for a Preliminary Plat of the Mayhill 380 Business Park Addition. The approximately 19.508-acre site is generally located on the southwest corner of East University Drive and Mayhill Road in the City of Denton, Denton County, Texas. (PP23-0003, Mayhill 380 Business Park Addition, Cameron Robertson).

City staff presented the item. No discussion followed.

Commissioner Cole moved to approve the extension of the item to a date certain of April 26, 2023. Motion seconded by Commissioner Pruett. Motion carried.

AYES (5): Chair Ellis, and Commissioners: Cole, Pruett, Villarreal, and McDade

NAYS (0): None

ABSENT (2): Vice-Chair Smith, and Commissioner Anderson

- C. FR23-0003 Consider a request by LJA Engineering, Inc. for approval of a Final Replat of Glenwood Meadows Phase II. The 10.285-acre site is generally located at the southwest intersection of Ridgehurst Lane and Bonnie Brae Street in the City of Denton, Denton County, Texas. (FR23-0003, Glenwood Meadows Phase II, Angie Manglaris).

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain of April 26, 2023. Motion seconded by Commissioner Cole. Motion carried.

AYES (5): Chair Ellis, and Commissioners: Cole, Pruett, Villarreal, and McDade

NAYS (0): None

ABSENT (2): Vice-Chair Smith, and Commissioner Anderson

- D. MP22-0032b Consider a request by 2500 Panhandle LLC, for a Final Plat for Lots 1R3, 1R4, and 1R5, Block C, of Rayzor Ranch East. The approximately 2.907-acre site is generally located at the southwest corner of the intersection of Linden Drive and North Bonnie Brae Street, in the City of Denton, Denton County, Texas. (MP22-0032b, Rayzor Ranch East, Mia Hines).

Item was administratively approved prior to the meeting. No action was required by the commission.

5. PUBLIC HEARINGS

- A. PD21-0007b Hold a public hearing and consider making a recommendation to City Council regarding a request by Aimee Bisset, 97 Land Company, LLC., on behalf of the owner, Tony Riley, to rezone approximately 20.92 acres from a Suburban Corridor (SC) District to a Planned Development Mixed Use Neighborhood (PD MN) District. The site is generally located at the northeast corner of Loop 288 and FM 428, in the City of Denton, Denton County, Texas. THE APPLICANT HAS REQUESTED TO POSTPONE THIS ITEM TO A DATE CERTAIN OF APRIL 12, 2023. (PD21-0007, Sherman Drive Mixed Use, Angie Manglaris).

Citizen comments will be listed on Exhibit A.

Chair Ellis moved to postpone to a date certain of April 12, 2023, with the Public Hearing remaining open. Motion seconded by Commissioner Pruett Motion carried.

AYES (5): Chair Ellis, and Commissioners: Cole, Pruett, Villarreal, and McDade

NAYS (0): None

ABSENT (2): Vice-Chair Smith, and Commissioner Anderson

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

Chair Ellis stated the applicant has requested this item be postponed to April 12, 2023.

Chair Ellis opened the public hearing.

City staff presented the item. No discussion followed.

Commissioner Pruett moved to postpone to a date certain of April 12, 2023. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (1): Commissioner: Villarreal

ABSENT (2): Vice-Chair Smith, and Commissioner Anderson

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

PZ23-025: 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 6:45 p.m.

X 

Margie Ellis, Planning and Zoning Commission Chair

4-12-23.

Date

X 

Cathy Welborn, Administrative Assistant III

4/12/23

Date

Minutes approved on: April 12, 2023

March 29, 2023 Planning and Zoning Meeting - EXHIBIT A						
Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone						
Name	Address	Agenda Item	Position	Method	Comments	
Dayna McMillan	3112 Deerfield Drive	PD21-0007b	Opposed	In Person	Did not wish to speak.	
Gordon Porter	3112 Deerfield Drive	PD21-0007b	Opposed	In Person	Did not wish to speak.	