

MINUTES
PLANNING AND ZONING COMMISSION
April 26, 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, April 26, 2023, at 6:02 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: Ronnie Anderson, Jordan Villarreal, Eric Pruett, and Donald McDade

ABSENT: Commissioner: Jason Cole

WORK SESSION

1. Citizen Comments on Consent Agenda Items

None

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

The following item was presented, and no discussion was had:

4.A (PP23-0010), 4.B (PP23-0011), 4.C (PP23-0008),

The following items were presented, and discussion was had:

3.A (FR22-0010b), 4.E (FP23-0007)

The following item was withdrawn:

4.D (PP23-0003a)

The Work Session was adjourned at 6:07 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, April 26, 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: Ronnie Anderson, Jordan Villarreal, Eric Pruett, and Donald McDade

ABSENT: Commissioner: Jason Cole

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag

B. Texas Flag

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

PZ23-078 Consider the approval of the April 12, 2023, Planning and Zoning meeting minutes.

Vice-Chair Smith moved to approve the April 12, 2023, Planning and Zoning meeting minutes. Motion seconded by Commissioner Anderson. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner Cole

3. CONSENT AGENDA

- A. FR22-0010b Consider a request by Kaz Surveying, on behalf of Patrick Meagher and CDM Industries, LLC, for a Final Replat of Haddad Addition, Lots 1R, 2R, and 3-10, Block A. The 5.76-acre site is generally located on the north side of Ryan Road, approximately 280 feet west of the intersection of Ryan Road and Creekdale Drive in the City of Denton, Denton County, Texas. (FR22-0010b, Haddad Addition, Ashley Ekstedt).

Vice-Chair Smith moved to approve the Consent Agenda. Motion seconded by Commissioner Villarreal. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner Cole

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. PP23-0010 Consider a request by Chetan Patel, on behalf of Jignesh Patel, for a Preliminary Plat of Colonial Business Park, Lot 1R, Block A. The approximately 2.5-acre site is generally located on the west side of the I-35 Service Road, approximately 280 feet north of Barcelona Street, in the City of Denton, Denton County, Texas. (PP23-0010, Colonial Business Park, Ashley Ekstedt).

City staff presented the item. No discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of May 24, 2023. Motion seconded by Commissioner Pruett. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner Cole

- B. PP23-0011 Consider a request by Kimley-Horn on behalf of RTS & M, LLC for approval of a Preliminary Plat for Birchway Denton, III. The approximately 11.6665-acre site is generally located 1074.1 feet west of Mayhill Road, approximately 912.8 feet south of Spencer Road in the City of Denton, Denton County, Texas. (PP23-0011, Birchway Denton, III, 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 May 24, 2023. Motion seconded by Vice-Chair Smith. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner Cole

- C. PP23-0008 Consider a request by Chase Finch with Corwin Engineering, Inc., on behalf of Suresh Shridharani with Harlan Properties for approval of a Preliminary Plat for Lots 10-14, Block G, Lots 1-42, Block H, and Lots 1-5, Block I of the Prominence Square Phase IIB Addition. The approximately 8.382-acre site is generally located west of Mayhill Road and approximately 825 feet south of the intersection of Mayhill Road and Prominence Parkway, in the City of Denton, Denton County, Texas. (PP23-0008, Prominence Square Phase IIB, Ron Menguita)

City staff presented the item. No discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of May 24, 2023. Motion seconded by Commissioner Pruett. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner Cole

- D. 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. (PP23-0003a, Mayhill 380 Business Park Addition, Cameron Robertson).

This item was withdrawn, and no action was taken.

- E. Consider a request by Millennium Crest, LP for a Final Plat of Millennium Crest. The 7.607-acre site is generally located approximately 300 feet east of Lillian Miller Parkway and approximately 250 feet west of IH-35E in the City of Denton, Denton County, Texas. (FP23-0007, Millennium Crest, Mia Hines).

City staff presented the item. No discussion followed.

Commissioner Pruett moved to approve the extension of the item to a date certain of May 24, 2023. Motion seconded by Commissioner Villarreal. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner Cole

5. PLANNING & ZONING COMMISSION PROJECT MATRIX


PZ23-026: Staff provided updates on upcoming events, matrix, City Council items and future meetings, and there was a discussion on the matrix.

6. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 6:40 p.m.

X 
Margie Ellis, Planning and Zoning Commission Chair

5/10/23
Date

X 
Cathy Welborn, Administrative Assistant III

5/10/23
Date

Minutes approved on: May 10, 2023