

MINUTES
PLANNING AND ZONING COMMISSION
May 24, 2023

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, May 24, 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, Jason Cole, Jordan Villarreal, Eric Pruett, and Donald McDade

ABSENT: None

REGULAR MEETING

1. PLEDGE OF ALLEGIANCE

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

2. Citizen Comments on Consent Agenda Items

None

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

5.A (PP23-001b)

4. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

PP23-105 Consider the approval of the May 10, 2023, Planning and Zoning meeting minutes.

Vice-Chair Smith moved to approve the May 10, 2023, Planning and Zoning meeting minutes. 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

5. CONSENT AGENDA

- A. PP23-0001b 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. (PP23-0001b, Riney Elementary, Julie Wyatt)

- B. PP23-00011b 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. (PP23-0011b, Birchway Denton, III, Angie Manglaris)
- C. PP23-0010b 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. (PP23-0010b, Colonial Business Park, Ashley Ekstedt).

Commissioner Villarreal moved to approve the Consent Agenda. Motion seconded by Commissioner Pruett. Motion carried.

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

NAYS (0): None

6. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP23-0008 Consider a request by GM Civil, on behalf of New Farms, LLC, for a Final Plat of Denton 35 Exchange, Lot 1, Block 1. The approximately 20.3-acre site is generally located on the west side of the I-35 Service Road, approximately 2,600 feet north of Barthold Road, in the City of Denton, Denton County, Texas. (FP23-0008, Denton 35 Exchange, 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 June 14, 2023. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

- B. PP23-0008a 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. (PP23-0008a, Prominence Square Phase IIB, Ron Menguita).

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to deny the item. 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. FR23-0006 Consider a request by FA BB380 LLC for a Final Re-Plat of J.H. Briscoe Addition. The 0.838-acre site is generally located North of University Drive between N. Bonnie Brae and Gay Drive in the City of Denton, Denton County, Texas. (FR23-0006, J.H. Briscoe Addition, Erin Stanley).

City staff presented the item. No discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of June 14, 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

PLANNING & ZONING COMMISSION PROJECT MATRIX


PZ23-106: Staff provided updates regarding the matrix, City Council outcomes, Development Code Review Committee outcomes. Discussion on the matrix occurred.

7. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 6:42 p.m.

X 
Margie Ellis, Planning and Zoning Commission Chair

6-14-23
Date

X 
Cathy Welborn, Administrative Assistant III

6/14/23
Date

Minutes approved on: June 14, 2023