

MINUTES
PLANNING AND ZONING COMMISSION
June 14, 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, June 14, 2023, at 5:30 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, Ronnie Anderson, Eric Pruett, and Donald McDade

ABSENT: None

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 a discussion followed:

3.B. (MP21-0023b)

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

4.A (PP23-0014), 4.B (PP23-0012), 4.C (PP23-0013), and 4.D (PE23-0003)

The following items were postponed:

5.A (DCA23-0001) and 5.B (Z22-0022)

3. Work Session Reports

A. Receive a report and hold a discussion regarding the implementation of the Denton 2040 Comprehensive Plan.

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

The Work Session was adjourned at 6:27 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, June 14, 2023, at 6:50 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

- A. PZ23-118 Consider the approval of the May 24, 2023, Planning and Zoning meeting minutes.

Vice-Chair Smith moved to approve the May 24, 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

3. CONSENT AGENDA

- A. PP22-0021d Consider a request by McKinney Mayhill Partners LLC for approval of a Preliminary Plat for Forest Crossing Phase 2 Addition. The approximately 21.444-acre site is generally located on the west side of Mayhill Road, approximately 1,067 feet north of East McKinney Street in the City of Denton, Denton County, Texas. (PP22-0021d, Forest Crossing Phase 2 Addition, Julie Wyatt)
- B. MP21-0023b Consider a request by Tyler Rank of Eagle Surveying, on behalf of Robert Lee Hicks and Dadrin Hicks, for a Minor Plat of Lot 1, Block A, Robert Hicks Addition. The approximately 0.59-acre subject property is located on the east side of Johnson Street, and being approximately 60 feet +/- southwest of the intersection of Mill Street and Johnson Street, in the City of Denton, Denton County, Texas. (MP21-0023b Robert Hicks Addition, Julie Wyatt)
- C. PP22-0023 Consider a request by Golden Point Industrial Investors, LLC, for approval of a Preliminary Plat of the Golden Point Industrial Addition, Lot 1, Block A. The 10.579-acre site is generally located just west of IH-35 and approximately 2,100 feet South of West University Drive (US-380) in the City of Denton, Denton County, Texas. (PP22-0023, Golden Point Industrial Addition, Mia Hines).
- D. FP23-0009 Consider a request by Kimley-Horn, on behalf of Velocis Denton South JV, LP and Earl Edwards, for a Final 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. (FP23-0009, Mayhill 380 Business Park Addition, Cameron Robertson).

Commissioner Villarreal moved to approve the Consent Agenda. 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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. PP23-0014 Consider a request by Matthew Maly of Pape-Dawson on behalf of Mayhill Road Associates, LLC for approval of a Preliminary Plat of Mayhill Addition. The approximately 32.633-acre site is generally located on the west side of Mayhill Road, approximately 1,400 feet north of the intersection of Quailcreek Road and Mayhill Road in the City of Denton, Denton County, Texas. (PP23-0014, Mayhill Addition, Sean Jacobson).

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain of June 28, 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. PP23-0012 Consider a request by Claudio Segovia of Johnson Volk Consulting on behalf of Lattimore QOZB, LLC, for approval of a Preliminary Plat of Sage Creek Townhomes. The approximately 23.849-acre site is generally located on the north side of Lattimore Street, at the northwest corner of the intersection of Lattimore Street and Audra Lane in the City of Denton, Denton County, Texas. (PP23-0012, Sage Creek Townhomes, Sean Jacobson).

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 28, 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

- C. PP23-0013 Consider a request by Pulte Homes of Texas, L.P. for a Preliminary Plat of the Townsend Green Phase 2 Addition. The 27.959-acre site is generally located south side of Pederson Creek Way, approximately 2,400 feet south of East McKinney Street, in the City of Denton, Denton County, Texas. (PP23-0013, Townsend Green Phase 2, Julie Wyatt)

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain of June 28, 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

- D. PE23-0003 Consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Habitat for Humanity of Denton County for approval of a Preliminary Plat Extension of the Habitat Village Addition. The approximately 8-acre site is generally located on the west side of Duncan Street and the east side of Hill Street, approximately 240 feet north of Smith Street, in the City of Denton, Denton County, Texas. (PE23-0003, Habitat Village, Angie Manglaris)

City staff presented the item. No discussion followed.

Vice-Chair Smith moved to approve the one-year extension. 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

5. PUBLIC HEARINGS

- A. DCA23-0001 Hold a public hearing and consider making a recommendation to City Council regarding amending the Denton Development Code, specifically amendments related to Table 2.2-A: Summary of Development Review Procedures, Section 2.8: Flexibility and Relief Procedures, Table 5.2-A: Table of Allowed Uses, Section 5.3.3: Residential Use-Specific Standards, Table 7.9-I: Minimum Required Off-Street Parking, and Section 9.2: Definitions. STAFF HAS POSTPONED THIS ITEM TO A FUTURE PLANNING AND ZONING COMMISSION MEETING. (DCA23-0001, Reasonable Accommodation, Elderly Housing, Community Home, and Group Home, Julie Wyatt)

The item was postponed, and no action was taken.

- B. Z22-0022 Hold a public hearing and consider making a recommendation to City Council regarding a request by applicant, Omar Oweis, Sanger Texas Land Investments, LLC., to rezone approximately 18.07 acres from Rural Residential (RR) and Residential 1 (R1) Districts to Residential 6 (R6) and Suburban Corridor (SC). The site is generally located at the northeast corner of US 377 and Brush Creek Road, in the City of Denton, Denton County, Texas. STAFF HAS POSTPONED THIS ITEM TO THE JUNE 28, 2023 PLANNING AND ZONING COMMISSION MEETING (Z22-0022, Brush Creek Residential and Commercial, Angie Manglaris)

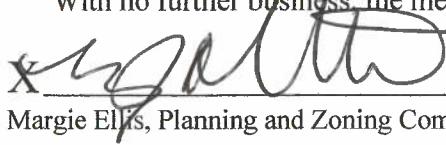
The item was postponed, and no action was taken.

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

PZ23-107: Staff provided updates regarding the matrix, City Council outcomes, Development Code Review Committee outcomes. Discussion on the matrix occurred.

7. CONCLUDING ITEMS

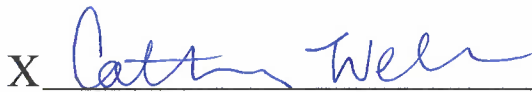
With no further business, the meeting was adjourned at 7:13 p.m.

X 

Margie Ellis, Planning and Zoning Commission Chair

6/28/23

Date

X 

Cathy Welborn, Administrative Assistant III

6/28/2023

Date

Minutes approved on: June 28, 2023