

MINUTES
PLANNING AND ZONING COMMISSION
August 9, 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, August 9, 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, and Commissioners: Ronnie Anderson, Jason Cole, Jordan Villarreal, Eric Pruett, and Donald McDade

ABSENT: Vice-Chair Tim Smith

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:

4.A (V23-0004), 5.B (CA23-0001), 5.C (Z23-0006) and 5.D (S23-0003)

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

3.A (PP23-0012a), 3.B (FR23-0009a), 3.C (FP23-0008b), 3.D (FP23-0010a), and 3.E (FP23-0014a)

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

4.B (FR23-0011), 4.C (FP23-0019b), 4.D (FP23-0020), 4.E (FP23-0021), and 5.A (AES22-0003b)

The following item was withdrawn:

4.C (FP23-0019b)

3. Work Session Reports

A. PZ23-190 Receive a report and hold a discussion regarding the Southeast Denton Area Plan progress.

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

The Work Session was adjourned at 6:14 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, August 9, 2023, at 6:37 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

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

ABSENT: Vice-Chair Tim Smith

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ23-161 Consider the approval of the July 19, 2023, Planning and Zoning meeting minutes.

Commissioner Villarreal moved to approve the July 19, 2023, Planning and Zoning meeting minutes. Motion seconded by Commissioner Cole. Motion carried.

AYES (6): Chair Ellis, and Commissioners: Anderson, Cole, Pruett, McDade, and Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Smith

3. CONSENT AGENDA

- A. PP23-0012a 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. (PP23-0012a, Sage Creek Townhomes, Sean Jacobson).
- B. FR23-0009a Consider a request by Traverse Land Surveying, on behalf of 3 Farmers, LLC, for a Final Replat of East Ponder Estates, Block 2, Lot 14. The approximately 14.45-acre site is generally located West of I-35, 2.2 miles East of FM 156, in Denton County, Texas, within the City of Denton's extraterritorial jurisdiction (ETJ). (FR23-0009, East Ponder Estates, Bryce Van Arsdale).
- C. FP23-0008b 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. (FP23-0008b, Denton 35 Exchange, Ashley Ekstedt).

- D. FP23-0010a Consider a request by Pisces Denton Logistics Center, LP for approval of a Final 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. (FP23-0010a, Denton Logistics Center Addition, Cameron Robertson)
- E. FP23-0014a Consider a request by Westglen Partners, Ltd. for approval of a Final Plat of the Westview Heights Addition. The 6.425-acre site is generally located at the northwest corner of the intersection of F.M. 1173 and IH-35 in the City of Denton, Denton County, Texas. (FP23-0014a, Westview Heights Addition, Mia Hines).

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

AYES (6): Chair Ellis, and Commissioners: Anderson, Cole, Pruett, McDade, and Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Smith

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. V23-0004 Consider a variance request from the Denton Development Code, Section 8.3.2C.1.c regarding minimum points of vehicular access for a residential development. The variance requested is for a reduction in the minimum number of vehicular access points from two to one for a proposed multifamily development, generally located at the northeast corner of Audra Lane and Nottingham Drive, in the City of Denton, Denton County, Texas (V23-0004, 1501 Audra Lane, Mia Hines).

City staff presented the item. Discussion followed.

Commissioner Pruett moved to approve the item as presented. Motion seconded by Commissioner McDade. Motion carried.

AYES (6): Chair Ellis, and Commissioners: Anderson, Cole, Pruett, McDade, and Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Smith

- B. FR23-0011 Consider a request by Traverse Land Surveying, LLC on behalf of GTM Denton, LTD, for approval of a Final Replat of Golden Triangle Addition. The approximately 11.837-acre site is generally located on the west side of S Loop 288, at the northwest corner of the intersection of S Loop 288 and Colorado Blvd. in the City of Denton, Denton County, Texas. (FR23-0011, Golden Triangle Addition, Erin Stanley).

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain of August 23, 2023. Motion seconded by Commissioner Pruett. Motion carried.

AYES (6): Chair Ellis, and Commissioners: Anderson, Cole, Pruett, McDade, and Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Smith

- C. FP23-0019b Consider a request by Amanda Mata with Pelton Land Solutions on behalf of MAD II Owner, LLC for approval of a Final Plat of The Mark at Denton Phase II. The approximately 10.393-acre site is generally located southeast of the intersection of North Elm Street (US-77) and North Bonnie Brae Street in the City of Denton, Denton County, Texas. (FP23-0019b, The Mark at Denton Phase II, Angie Manglaris)

The item was withdrawn by the applicant and no discussion was had.

- D. FP23-0020 Consider a request by Scott Pangburn with Kimley-Horn on behalf of CLH Denton LLC for approval of a Final Plat for Kings Way Addition, Phase 1A. The approximately 5.246-acre property is generally located on the northeast corner of the intersection of Loop 288 and Kings Row in the City of Denton, Denton County, Texas. (FP23-0020, Kings Way, Ph 1A Julie Wyatt)

City staff presented the item. No discussion followed.

Commissioner Anderson moved to approve the extension of the item to a date certain of August 23, 2023. Motion seconded by Commissioner Cole. Motion carried.

AYES (6): Chair Ellis, and Commissioners: Anderson, Cole, Pruett, McDade, and Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Smith

- E. FP23-0021 Consider a request by Scott Pangburn with Kimley-Horn on behalf of CLH Denton LLC for approval of a Final Plat for Kings Way Addition, Phase 1B. The approximately 50.335-acre property is generally located north and northwest of the intersection of Deerwood Parkway and Grant Parkway in the City of Denton, Denton County, Texas. (FP23-0021, Kings Way, Ph 1B, 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 August 23, 2023. Motion seconded by Commissioner Anderson. Motion carried.

AYES (6): Chair Ellis, and Commissioners: Anderson, Cole, Pruett, McDade, and Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Smith

5. PUBLIC HEARINGS

- A. AESA22-0003b Hold a public hearing and consider making a recommendation to the City Council regarding a request by Aimee Bissett, on behalf of J.R. Marriott of Mar-Properties, Ltd., for an Alternative Environmentally Sensitive Areas Plan to remove approximately 0.19 acre of Water Related Habitat and mitigate by creating approximately 0.336 acre of wetland adjacent to a waterway. The site is generally located south of U.S. Highway 380 approximately 1,650 feet west of the intersection of U.S. Highway 380 and N. Western Boulevard, in the City of Denton, Denton County, Texas. (AESA22-0003b Denton Crossing Phase 3, Christi Upton)

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.

Commissioner Pruett moved to approve the item as presented. Motion seconded by Commissioner Anderson. Motion carried.

AYES (6): Chair Ellis, and Commissioners: Anderson, Cole, Pruett, McDade, and Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Smith

- B. CA23-0001 Hold a public hearing and consider making a recommendation to City Council regarding a request by MRLP Bick Property LLC for a Comprehensive Plan Amendment to modify the Future Land Use Map to change the designation from Business Center to Moderate Residential. The 24-acre property is generally located on the west side of North Mayhill Road, approximately 250 feet north of Russell Newman Boulevard, in the City of Denton, Denton County, Texas. (CA23-0001, Mayhill Road Multifamily, Julie Wyatt)

Items 5.B (CA23-0001), 5.C (Z23-0006), and 5.D (S23-0003) were collectively read into the record and presented but discussed and voted on individually.

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.

Commissioner McDade moved to approve the item as presented. Motion seconded by Commissioner Cole. Motion carried.

Follow up discussion occurred regarding the Future Land Use map.

AYES (6): Chair Ellis, and Commissioners: Anderson, Cole, Pruett, McDade, and Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Smith

- C. Z23-0006 Hold a public hearing and consider making a recommendation to City Council regarding a request by MRLP Bick Property LLC for a zoning change from Light Industrial (LI) District to Residential (R7) District. The 24-acre site is generally located on the west side of North Mayhill Road, approximately 250 feet north of Russell Newman Boulevard, in the City of Denton, Denton County, Texas. (Z23-0006, Mayhill Road Multifamily, Julie Wyatt)

Items 5.B (CA23-0001), 5.C (Z23-0006), and 5.D (S23-0003) were collectively read into the record and presented but discussed and voted on individually.

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.

Commissioner Anderson moved to approve the item as presented. Motion seconded by Commissioner Villarreal. Motion carried.

Discussion continued.

AYES (6): Chair Ellis, and Commissioners: Anderson, Cole, Pruett, McDade, and Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Smith

- D. S23-0003 Hold a public hearing and consider making a recommendation to City Council regarding a request by MRLP Bick Property LLC for a Specific Use Permit to allow for a multifamily residential use on approximately 24 acres of land. The property is generally located on the west side of North Mayhill Road, approximately 250 feet north of Russell Newman Boulevard in the City of Denton, Denton County, Texas. (S23-0003, Mayhill Road Multifamily, Julie Wyatt)

Items 5.B (CA23-0001), 5.C (Z23-0006), and 5.D (S23-0003) were collectively read into the record and presented but discussed and voted on individually.

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.

Commissioner Cole moved to approve the item as presented with staff's conditions. Motion seconded by Commissioner Anderson. Motion carried.

Discussion continued.

AYES (6): Chair Ellis, and Commissioners: Anderson, Cole, Pruett, McDade, and Villarreal

NAYS (0): None

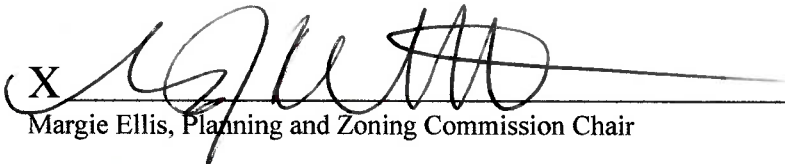
ABSENT (1): Vice-Chair Smith

6. PLANNING & ZONING COMMISSION PROJECT MATRIX


PZ23-162: 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 7:40 p.m.

X  8-23-23

Margie Ellis, Planning and Zoning Commission Chair Date

X  8/23/23

Cathy Welborn, Administrative Assistant III Date

Minutes approved on: August 23, 2023

August 9, 2023 Planning and Zoning Meeting - EXHIBIT A					
Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone					
Name	Address	Agenda Item	Position	Method	Comments
Thomas Fletcher	6160 Warren Pkwy, Frisco, 75034	CA23-0001 Z23-0006 S23-0003	Support	In-Person	Provided a presentation and clarification regarding the project.
Aimee Bissett	109 N Elm, Denton, 76201	AESA22-0003	Support	In-Person	Provided a presentation and clarification regarding the project.