

MINUTES
PLANNING AND ZONING COMMISSION
August 23, 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 23, 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, Vice-Chair Tim Smith, and Commissioners: Ronnie Anderson, Jason Cole, Jordan Villarreal, 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 (PP23-0016a) and 5.A (DCA23-0001a)

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

3.A (PP22-0031d) and 3.C (FR23-0010a)

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

4.A (FR23-0013), 4.B (FR23-0014), and 4.E (FP23-0022)

The following items were withdrawn:

4.C (FP23-0020a) and 4.D (FP23-0021a)

3. Work Session Reports

- A. PZ23-186 Receive a report and hold a discussion regarding recently passed legislative bills that may impact the City's development processes and regulations.

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

The Work Session was adjourned at 6:11 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 23, 2023, at 6:36 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

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ23-175 Consider the approval of the August 9, 2023, Planning and Zoning meeting minutes.

Commissioner Villarreal moved to approve the August 9, 2023, Planning and Zoning meeting minutes. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

ABSENT (0): None

3. CONSENT AGENDA

- A. PP22-0031d Consider a request by the Foresite Group, LLC for approval of a Preliminary Plat for Stella Hills. The approximately 84.8917-acre site is generally located on the south side of E. McKinney Street, at the intersection of E McKinney Street and Laney Circle in the City of Denton, Denton County, Texas. (PP22-0031d, StellaHills, Angie Manglaris).
- B. PP23-0016a Consider a request by Robson Denton Development, L.P. for a Preliminary Plat of the Robson Ranch Unit 28-2. The 11-acre site is generally located north of the Basanite Avenue terminus and west of the Blue Granite Drive terminus, in the City of Denton, Denton County, Texas. (PP23-0016a, Robson Ranch Unit 28-2, Julie Wyatt)
- C. FR23-0010a Consider a request by Brock A. Pfister of Kimley-Horn and Associates, Inc., on behalf of Kevin Lazares of Forestar (USA) Real Estate Group, for approval of a Final Replat of the Eagle Creek - Phase 3A Addition. The approximately 22.78-acre site is generally located south of Parvin Street and north and west of Roselawn Drive, in the City of Denton, Denton County, Texas. (FR23-0010, Eagle Creek - Phase 3A, Ron Menguita).

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, McDade, and Villarreal

NAYS (0): None

ABSENT (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FR23-0013 Consider a request by O'Reilly Hotel Partners-Denton LLC, for a Final Replat of Lot 20R-1, Block A of the Rayzor Ranch Town Center; being a replat of Lot 20R, Block A of the Rayzor Ranch Town Center. The approximately 2.851-acre property is generally located at the northwest corner of the intersection of Panhandle Drive and Heritage Trail in the City of Denton, Denton County, Texas. (FR23-0013, RR Town Center - Home 2 by Hilton, Mia Hines).

City staff presented the item. No Discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain September 13, 2023. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

ABSENT (0): None

- B. FR23-0014 Consider a request by Home Depot U.S.A., Inc., for a Final Replat of Lot 11R, Lot 11R1, and Lot 11R2 of Rayzor Ranch North; being a replat of Lot 11 of Rayzor Ranch North. The approximately 14.772-acre property is generally located just east of IH-35, approximately 550 feet north of West University Drive (US-380) in the City of Denton, Denton County, Texas. (FR23-0014, Rayzor Ranch North – Home Depot, Mia Hines).

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain September 13, 2023. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

ABSENT (0): None

- C. FP23-0020a 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. (FP23-0020a, Kings Way, Ph 1A Julie Wyatt)

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

- D. FP23-0021a 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. (FP23-0021a, Kings Way, Ph 1B, Julie Wyatt)

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

- E. FP23-0022 Consider a request by Pulte Homes of Texas, L.P. for a Final Plat of the Townsend Green Phase 2 Addition. The 27.959-acre site is generally located on the south side of Pederson Creek Way, approximately 2,400 feet south of East McKinney Street, in the City of Denton, Denton County, Texas. (FP23-0022, 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 September 13, 2023. Motion seconded by Commissioner Pruett. Motion carried.

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

NAYS (0): None

ABSENT (0): None

5. PUBLIC HEARINGS

- A. DCA23-0001a Hold a public hearing and consider making a recommendation to City Council regarding amending the Denton Development Code; amendments include but are not limited 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 5.3.1D: Maximum Persons Occupying a Dwelling, Section 5.3.3: Residential Use-Specific Standards, Table 7.9-I: Minimum Required Off-Street Parking, and Section 9.2: Definitions. (DCA23-0001a, Reasonable Accommodation, Elderly Housing, Community Home, and Group Home, Julie Wyatt)

Chair Ellis opened the public hearing.

City staff presented the item. A discussion followed.

Chair Ellis closed the Public Hearing.

Vice-Chair Smith moved to approve the as presented. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None


ABSENT (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

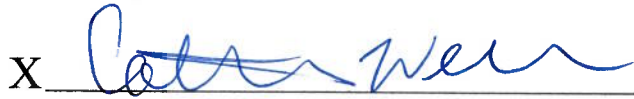
PZ23-168: Staff provided updates regarding the matrix, City Council outcomes, Development Code Review Committee outcomes. Discussion on the matrix occurred.

7. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 7:09 p.m.

X  9-13-23

Margie Ellis, Planning and Zoning Commission Chair Date

X  9/13/23

Cathy Welborn, Administrative Assistant III Date

Minutes approved on: September 13, 2023
