

MINUTES  
PLANNING AND ZONING COMMISSION  
September 27, 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, September 27, 2023, at 5:02 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Vice-Chair Tim Smith, and Commissioners: Jason Cole, Eric Pruett, Jordan Villarreal, and Donald McDade

ABSENT: Chair Margie Ellis

**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 (FP23-0022b), 4.B (FP23-0016b), 5.B (S23-0002)

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

3.A (FP23-0019d), 3.B (PP23-0007b), and 3.C (FP23-0013a)

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

4.C (FP23-0024), 4.D (FP23-0025), and 5.A (DCA23-0008)

**3. Work Session Reports**

Note: The items are listed in the order as discussed.

- B. PZ23-191 Receive a report and hold a discussion regarding progress on the Design Downtown Denton plan.

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

Vice-Chair Smith recessed the Work Session at 5:43 p.m.

Vice-Chair Smith reconvened the Work Session at 5:53 p.m.

- A. PZ23-187 Receive a report, hold a discussion and provide suggestions or recommendations regarding the creation of a City of Denton Streetlight Criteria Manual and proposed amendments to the Denton Development Code (DDC) regarding streetlights and said manual.

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

The Work Session was adjourned at 6:02p.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, September 27, 2023, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

PRESENT: Vice-Chair Tim Smith, and Commissioners: Jason Cole, Jordan Villarreal, Eric Pruett, and Donald McDade

ABSENT: Chair Margie Ellis

#### **1. PLEDGE OF ALLEGIANCE**

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

#### **2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES**

- A. PZ23-177 Consider the approval of the September 13, 2023, Planning and Zoning meeting minutes.

Commissioner Villarreal moved to approve the September 13, 2023, Planning and Zoning meeting minutes. Motion seconded by Commissioner Cole. Motion carried.

AYES (5): Vice-Chair Smith, and Commissioners: Cole, Pruett, McDade, and Villarreal

NAYS (0): None

ABSENT (1): Chair Ellis

#### **3. CONSENT AGENDA**

- A. FP23-0019d 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. (FP23-0019d, The Mark at Denton Phase II, Angie Manglaris)

- B. PP23-0007b Consider a request by Peter Christensen of Weir and Associates, on behalf of Haven at Denton, LLC, for a Preliminary Plat of Cottages at Denton Addition, Lot 1, Block 1. The approximately 1.8-acre site is generally located on the east side of Johnson Street, approximately 130 feet south of Collins Street, in the City of Denton, Denton County, Texas. (PP23-0007b, Cottages at Denton, Ashley Ekstedt).
- C. FP23-0013a Consider a request by Todd Hensley, on behalf of D.R. Horton Texas Ltd., for a Final Plat of Stuart Ridge, Phase 3. The approximately 42.585-acre site is generally located on the northeast side of Knob Hill Drive, approximately 30 feet northeast of the intersection of Knob Hill Drive and Saddlehorn Drive, in the Extraterritorial Jurisdiction of the City of Denton, Denton County, Texas. (FP23-0013, Stuart Ridge Phase 3, Sean Jacobson).

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

AYES (5): Vice-Chair Smith, and Commissioners: Cole, Pruett, McDade, and Villarreal

NAYS (0): None

ABSENT (1): Chair Ellis

#### **4. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. FP23-0022b 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. (FP23-0022b, Townsend Green Phase 2, Julie Wyatt)

City staff presented the item. No Discussion followed.

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

AYES (5): Vice-Chair Smith, and Commissioners: Cole, Pruett, McDade, and Villarreal

NAYS (0): None

ABSENT (1): Chair Ellis

- B. FP23-0016b Consider a request by Denton Independent School District for a Final 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. (FP23-0016b, Riney Elementary, Julie Wyatt)

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the item with conditions. Motion seconded by Commissioner Cole. Motion carried.

AYES (5): Vice-Chair Smith, and Commissioners: Cole, Pruett, McDade, and Villarreal  
NAYS (0): None  
ABSENT (1): Chair Ellis

- C. FP23-0024 Consider a request by Linken Real Estate, LP, for a Preliminary Plat of Oak Vista Addition, Phase 1. The 21.802-acre site is generally located west Lane Street and Mockingbird Lane and north of the terminus of Trailhead Lane, in the City of Denton, Denton County, Texas. (FP23-0024, Oak Vista, Julie Wyatt)

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain October 25, 2023. Motion seconded by Commissioner Pruett. Motion carried.

AYES (5): Vice-Chair Smith, and Commissioners: Cole, Pruett, McDade, and Villarreal  
NAYS (0): None  
ABSENT (1): Chair Ellis

- D. FP23-0025 Consider a request by Golden Point Industrial Investors, LLC. for a Final 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. (FP23-0025, Golden Point Industrial, Mia Hines).

City staff presented the item. No discussion followed.

Commissioner Cole moved to approve the extension of the item to a date certain October 25, 2023. Motion seconded by Commissioner Villarreal. Motion carried.

AYES (5): Vice-Chair Smith, and Commissioners: Cole, Pruett, McDade, and Villarreal  
NAYS (0): None  
ABSENT (1): Chair Ellis

## **5. PUBLIC HEARINGS**

- A. DCA23-0008 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, amendments to Sections 7.11.6C and 7.11.6D related to revising street lighting standards and adding a reference to the Streetlight Criteria Manual. (DCA23-0008, Street Lighting Standards Code Amendment, Aaron Bennion)

Vice-Chair Smith opened the public hearing.

City staff presented the item. A discussion followed.

Vice-Chair Smith closed the public hearing.

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

AYES (5): Vice-Chair Smith, and Commissioners: Cole, Pruett, McDade, and Villarreal

NAYS (0): None

ABSENT (1): Chair Ellis

- B. S23-0002 Hold a public hearing and consider making a recommendation to City Council regarding a request by Stuart Apartment Properties, LLC for a Specific Use Permit to allow for an increase in the maximum permitted height for a proposed multifamily dwelling use on an approximately 2.695-acre lot generally located at the southwest corner of Loop 288 and Stuart Road in the City of Denton, Denton County, Texas. (S23-0002, Stuart Apartments, Mia Hines).

Vice-Chair Smith Ellis opened the public hearing.

City staff presented the item. A discussion followed.

Citizen comments received are noted on Exhibit A.

Vice-Chair Smith closed the public hearing.

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

AYES (3): Vice-Chair Smith, and Commissioners: Cole and Pruett

NAYS (2): Commissioners: McDade and Villarreal

ABSENT (1): Chair Ellis

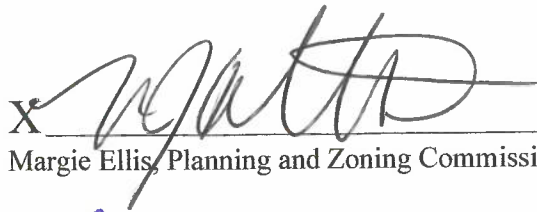
## **6. PLANNING & ZONING COMMISSION PROJECT MATRIX**

PZ23-170: Staff provided updates regarding the matrix, Development Code Review Committee outcomes, and area plans. Discussion on the matrix occurred.

Tina Firgens, Deputy Director of Development Services, and Vice- Chair Tim Smith thanked Commissioner Ronnie Anderson for his time serving on the Planning and Zoning Commission.

## **7. CONCLUDING ITEMS**

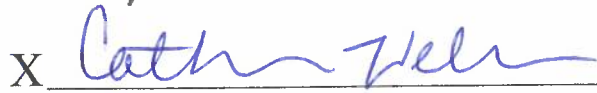
With no further business, the meeting was adjourned at 7:17 p.m.

X 

Margie Ellis, Planning and Zoning Commission Chair

10/11/23

Date

X 

Cathy Welborn, Administrative Assistant III

10/11/23

Date

Minutes approved on: October 11, 2023

September 27, 2023 Planning and Zoning Meeting - EXHIBIT A

Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone

Name	Address	Agenda Item	Position	Method	Comments
Alan Moreno	705 Jupiter Drive, Denton, 76209	5.B S23-0003	Opposed	In Person	Voiced concerns about the traffic, the side street parking from the current apratment complex and how incoming traffic. Spoke on how this development will be more of an eye sore because it doesn't have a high tree line as the development across the street. He stated he is here to be in opposition.
Brittiany Boss	704 Jupiter Drive, Denton, 76209	5.B S23-0004	Opposed	In Person	Voiced concerns regarding the traffic and safety on Stuart from Loop 288. Stated she is opposition of this solely for the traffic issues she is already experiencing since the current development.
Janice Rogers	4204 Selene Drive, Denton, 76209	5.B S23-0002	Opposed	In Person	Stated she wanted to clarify the location of the building since her property backs up to the site.
Nicholas Ehringer (Applicant)	1720 W Virginia Street, McKinney, 75069	5.B S23-0004	Support	In Person	Provide clarification to the Commission regarding reasoning for not hosting a neighborhood meeting.