

MINUTES
PLANNING AND ZONING COMMISSION
October 11, 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, October 11, 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: Jason Cole, Eric Pruett, Jordan Villarreal, 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.A (PP22-0022a), 4.A (V23-0007), 5.A (S21-0005), and 5.B (S23-0005)

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

3.B (FR23-0002a)

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

4.B (FP23-0011a), 4.C (FP23-0026), and 4.D (PP23-0021)

3. Work Session Reports

- A. PZ23-236 Receive training and hold a discussion regarding the City of Denton Code of Ordinances Chapter 2, Article XI (Ethics).

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

The Work Session was adjourned at 5:43 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, October 11, 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: Jason Cole, Eric Pruett, Jordan Villarreal, and Donald McDade

easement to a public road. The variance requested is for an increase in the maximum number of allowed lots able to take access from a private access easement and to allow the private access easement to connect to a private road. The approximately 15-acre site is generally located on the North side of Amyx Road, approximately 1.1 miles West of C Wolfe Road, in Denton County, Texas, within the City of Denton Division 1 Extraterritorial Jurisdiction (ETJ). (V23-0007, Mesta Addition, Bryce Van Arsdale).

City staff presented the item. No Discussion followed.

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

AYES (6): Chair Ellis, Vice-Chair Smith, and Commissioners: Cole, Pruett, McDade, and Villarreal

NAYS (0): None

- B. FP23-0011a Consider a request by KAZ Surveying, on behalf of Vanessa Mesta, for a Final Plat of Mesta Addition. The approximately 15-acre site is generally located on the North side of Amyx Road, approximately 1.1 miles West of C Wolfe Road, in Denton County, Texas, within the City's extraterritorial jurisdiction (ETJ). (FP23-0011, Mesta Addition, Bryce Van Arsdale)

City staff presented the item. No discussion followed.

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

AYES (6): Chair Ellis, Vice-Chair Smith, and Commissioners: Cole, Pruett, McDade, and Villarreal

NAYS (0): None

- C. FP23-0026 Consider a request by Legends Ranch Development, LLC for a Final Plat of Legends Ranch, Phase 1A. The 48.460-acre site is generally located just north of West University Drive and west of Thomas J Eagan Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP23-0026, Legends Ranch, Mia Hines).

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 McDade. Motion carried.

AYES (6): Chair Ellis, Vice-Chair Smith, and Commissioners: Cole, Pruett, McDade, and Villarreal

NAYS (0): None

Citizen comments received are noted on Exhibit A.

Chair Ellis closed the public hearing.

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

AYES (4): Chair Ellis, Vice-Chair Smith, and Commissioners: Cole, and Pruett
NAYS (2): Commissioners: McDade and Villarreal

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

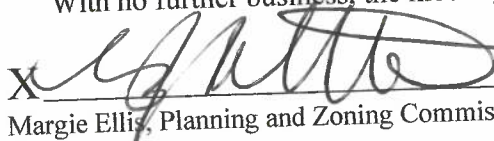
PZ23-171: Staff provided updates regarding the matrix, Development Code Review Committee outcomes, and area plans. Discussion on the matrix occurred.

The following items were added to the matrix:

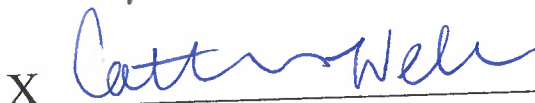
- Commissioner Pruett requested a Discussion regarding appropriate terminology for different types of housing, including multifamily “units” versus single family “homes”.
- Vice-Chair Smith requested a Discussion of City’s demographics, specifically looking at the existing quantities of different housing types, ownership and rental rates, and where various housing types are located across the City compared to other university towns

7. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 8:00 p.m.

X 
Margie Ellis, Planning and Zoning Commission Chair

10/25/23.
Date

X 
Cathy Welborn, Administrative Assistant III

10/25/23
Date

Minutes approved on: October 25, 2023

October 11, 2023 Planning and Zoning Meeting - EXHIBIT A

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

| Name | Address | Agenda Item | Position | Method | Comments |
|-----------------------------|--|-------------|----------|-----------|--|
| Almee Bissett (Applicant) | 109 N. Elm Street, Denton, 76201 | S21-0005 | Support | In Person | Spoke about the changes made since the last proposal, with the updated topography, fencing, overall height reduction and the additional amenities. |
| Ryan Jurgensmeier | 2108 Prescott Downs Drive Denton, 76210 | S21-0005 | Opposed | In Person | Stated they are here to speak in unison of our opposition to this project and why we the voters and constituents of Denton do not want this apartment building in the small lot proposed by this developer. |
| Stephanie Neuharth | 4316 Bay Meadow Drive, Denton, 76210 | S21-0005 | Support | In Person | Spoke in regards to the amount of apartments currently around the proposed site. Stated a little over a year ago she stood before the Commission in opposition of this development which was a catalyst to whole lot more meetings. Those meetings have brought me so much insight, clarity, and forethought into the attempted intentionality of Denton. The framework we are creating, using and changing to establish Developments. A year ago when she should before the Commission it wasn't about flattering the project it was about bringing the community to the fold and making it better for all of us. She understands why her neighbors are still upset, but this developer did take the feedback from the neighborhood to truly made an attempt alleviate the burden it would cause our neighborhood. Why I might not be the majority voice in the room among her neighbors, had she made a Council seat her consideration would have been to approve this developments SUP understanding they are required to develop the project as promised. |
| Toni Haider | 4609 33rd Ave. S Ste. 400, Fargo, 58104 | S21-0005 | Support | In Person | Provided a video of the proposed site, passed around a board of the building materials and stated they want neighbors to want to be around their apartment building as well as being an addition to the community. |
| Ellen Keirn (Applicant) | 1000 San Marcos Street Unit 234, Austin, 78702 | S23-0005 | Support | In Person | Provided the renderings of the proposed project and of past developments. |
| Griffin Neal (Applicant) | 14241 Dallas Pkwy, Ste. 10090, Dallas 75254 | S23-0005 | Support | In Person | Spoke about the TruMont Group and their background and why they want to build in Denton. Provided an overview of the proposed project. |
| Jeremy Blad (Applicant) | 222 S Elm Street, Denton, 76201 | S23-0005 | Support | In Person | Spoke about the preservation plan for the site. |
| Joshua Schuilik (Applicant) | 4500 Mercantile Plaza Drive, Ste. 210, Ft. Worth | S23-0005 | Support | In Person | Clarified the concerns voiced by the Commission during the Work Session. |