

MINUTES
PLANNING AND ZONING COMMISSION
October 25, 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 25, 2023, at 5:05 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Margie Ellis and Commissioners: Eric Pruett, Jordan Villarreal, and Donald McDade

ABSENT: Vice-Chair Tim Smith and Commissioner: Jason Cole

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 (FP23-0026a), 4.C (V23-0006), 5.B (SI23-0002)

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

3.A (FP23-0018a), 3.B (FP23-0005b), 3.C (FR23-0006a), 3.D (FR23-0011a), and 3.E (FP23-0025a)

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

4.B (ZCP23-0028) and 4.D (PP23-0021a)

The following item was postponed to a date certain:

5.A (DCA23-0011)

3. Work Session Reports

- A. PZ23-251 Receive a report and hold a discussion regarding the Municipal Airport Overlay District.

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

The Work Session was adjourned at 5:36 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 25, 2023, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

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

ABSENT: Vice-Chair Tim Smith

2. PLEDGE OF ALLEGIANCE

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

3. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ23-179 Consider the approval of the October 11, 2023, Planning and Zoning meeting minutes.

Commissioner Villarreal moved to approve the October 11, 2023, Planning and Zoning meeting minutes. Motion seconded by Commissioner Cole. Motion carried.

AYES (5): Chair Ellis, and Commissioners: Cole, Pruett, McDade, and Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Smith

4. CONSENT AGENDA

- A. FP23-0018b Consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Habitat for Humanity of Denton County for approval of a Final Plat of the Habitat Village Addition. The approximately 4.19-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. (FP23-0018b, Habitat Village, Phase 1, Angie Manglaris)
- B. FP23-0005b Consider a request by Beall Denton Partners LP, for a Final Plat of Northpointe, Phases 7 & 8. The 18.109-acre site is generally located South of Loop 288 and North of Beall Street in the Northpointe Subdivision in the City of Denton, Denton County, Texas. (FP23-0005b, Northpointe Phases 7 & 8, Erin Stanley).
- C. FR23-0006a Consider a request by FA BB380 LLC for a final re-plat of J.H. Briscoe Addition. The 0.838-acre site is generally located North of University Drive between N. Bonnie Brae and Gay Drive in the City of Denton, Denton County, Texas. (FR23-0006a, J.H. Briscoe Addition, Erin Stanley).

- D. FR23-0011a 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. (FR23-0011a, Golden Triangle Addition, Erin Stanley).
- E. FP23-0025a 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. (FP23-0025a, Golden Point Industrial, Mia Hines).

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

AYES (5): Chair Ellis, and Commissioners: Cole, Pruett, McDade, and Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Smith

5. ITEMS FOR INDIVIDUAL CONSIDERATION

Items are listed in the order as presented.

- C. V23-0006 Consider a subdivision variance request by Travis Pruett, with Jacob and Hefner Associates, on behalf of SY3M, LLC, 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 on the south side of North Elm Street, approximately 550 feet south of Riney Road, in the City of Denton, Denton County, Texas (V23-0006, 3301 N. Elm Street, Ashley Ekstedt).

City staff presented the item. No discussion followed.

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

AYES (5): Chair Ellis, and Commissioners: Cole, Pruett, McDade, and Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Smith

- D. PP23-0021a Consider a request by The Prestige Build LLC for a Preliminary Plat of the Prestige at Mayhill Addition. The 22.9-acre site is generally located northeast of the intersection of S. Mayhill Road and Edwards Road, in the City of Denton, Denton County, Texas. (PP23-0021, Prestige at Mayhill, Julie Wyatt)

City staff presented the item. No discussion followed.

Commissioner Cole moved to approve the extension of the item to a date certain November 15, 2023. Motion seconded by Commissioner Pruett. Motion carried.

AYES (5): Chair Ellis, and Commissioners: Cole, Pruett, McDade, and Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Smith

- A. FP23-0026a 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. (FP23-0026a, Legends Ranch, 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 (5): Chair Ellis, and Commissioners: Cole, Pruett, McDade, and Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Smith

- B. ZCP23-0028 Consider a request by RR Town Center Associates, LLC for approval of a Site Plan for a multifamily residential development within the Rayzor Ranch Overlay District, RR-1 subareas, located on Lot 10R-3, Block A of Rayzor Ranch Town Center. The approximately 9.70-acre subject site is generally located at the southeast corner of IH-35 and West University Drive (US-380) in the City of Denton, Denton County, Texas. (ZCP23-0028, Rayzor Ranch TC Multifamily, Mia Hines).

City staff presented the item. Discussion followed.

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

AYES (5): Chair Ellis, and Commissioners: Cole, Pruett, McDade, and Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Smith

6. PUBLIC HEARINGS

- A. DCA23-0011 Hold a public hearing and consider making a recommendation to City Council regarding a proposed revision to the Denton Development Code; amendments include but are not limited to Table 5.2-A: Table of Allowed Uses, Section 5.3.4: Public, Institutional, Religious, and Civic Use-Specific Standards, Table 7.9-I: Minimum Required Off-Street Parking, and Section 9.2: Definition related to privately-owned cemeteries. STAFF IS REQUESTING TO POSTPONE THIS ITEM TO A DATE CERTAIN OF NOVEMBER 15, 2023. (DCA23-0011, Private Cemetery Use, Cameron Robertson)

Chair Ellis opened the public hearing.

Commissioner Pruett moved to postpone the item to a date certain of November 15, 2023. Motion seconded by Commissioner Villarreal. Motion carried.

AYES (5): Chair Ellis, and Commissioners: Cole, Pruett, McDade, and Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Smith

- B. SI23-0002 Hold a public hearing and consider making a recommendation to City Council regarding a City-initiated zoning change from General Office (GO) District to Mixed-Use Regional (MR) District. The 19.5-acre site is generally located at the northwest corner of Spencer Road and Bridges Street, in the City of Denton, Denton County, Texas. (SI23-0002, 2801 Spencer, Julie Wyatt)

Chair Ellis opened the public hearing.

City staff presented the item. A discussion followed.

Chair Ellis closed the public hearing.

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

AYES (5): Chair Ellis, and Commissioners: Cole, Pruett, McDade, and Villarreal

NAYS (0): None


ABSENT (1): Vice-Chair Smith

7. PLANNING & ZONING COMMISSION PROJECT MATRIX

PZ23-172: Staff provided updates regarding the matrix, Development Code Review Committee outcomes, and area plans. Discussion on the matrix occurred. No items were added to the matrix.

8. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 7:00 p.m.

X 

Margie Ellis, Planning and Zoning Commission Chair

11-15-23

Date

X 

Cathy Welborn, Administrative Assistant III

11/15/23

Date

Minutes approved on: November 15, 2023