

MINUTES  
PLANNING AND ZONING COMMISSION  
November 15, 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, November 15, 2023, at 5:03 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Margie Ellis, and Commissioners: Jason Cole, Eric Pruett, Jordan Villarreal, 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 (PZ23-260), 4.E (FP23-0028), 5.A (DCA23-0011), and 5.B (Z23-0012)

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

3.A (FP23-0016c) and 3B. (FP23-0017c)

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

4.B (PP23-0021b), 4.C (FP23-0030), 4.D (FP23-0031), 4.F (FP23-0029), and 4.G (FP23-0032)

**3. Work Session Reports**

A. PZ23-259 Receive a report and hold a discussion regarding the Capital Improvement project progress for Elm and Locust Streets, Bonnie Brae Street, Interstate 35, and Westgate Drive.

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

The Work Session was adjourned at 5:45 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, November 15, 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

ABSENT: None

**1. PLEDGE OF ALLEGIANCE**

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

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

- A. PZ23-215 Consider the approval of the October 25, 2023, and November 1, 2023, Planning and Zoning meeting minutes.

Commissioner Villarreal moved to approve the October 25, 2023, and November 1, 2023, Planning and Zoning meeting minutes. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

**3. CONSENT AGENDA**

- A. FP23-0016c 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. (FP23-0016c, Riney Elementary, Julie Wyatt)
- B. FP23-0017c Consider a request by Kimley-Horn on behalf of GS Denton 3, LP for approval of a Final Plat for Birchway Denton, III. The approximately 11.6665-acre site is generally located 1074.1 feet west of Mayhill Road, approximately 912.8 feet south of Spencer Road in the City of Denton, Denton County, Texas. (FP23-0017c, Birchway Denton, III, Angie Manglaris).

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

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

NAYS (0): None

**4. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. Consider approval of the 2024 Planning and Zoning Commission meeting calendar.

City staff presented the item. A discussion followed.

Commissioner Villarreal moved to approve the 2024 Planning and Zoning meeting calendar with the change in March to a single meeting on March 20, 2024. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

- B. PP23-0021b 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.

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. FP23-0030 Consider a request by Aimee Bissett, on behalf of 100 N Loop 288 LLC, the property owner, for a Final Plat of 100 N Loop 288 Addition. The approximately 18.1365-acre site is generally located on the east side of North Loop 288, approximately 300 feet north of the intersection of North Loop 288 and East McKinney Street, in the City of Denton, Denton County, Texas. (FP23-0030, 100 N Loop 288 Addition, Sean Jacobson).

City staff presented the item. Discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain December 13, 2023. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

- D. FP23-0031 Consider a request by Aimee Bissett, on behalf of the property owner, for a Final Plat of Mayhill Addition, Lots 1 and 2, Block 1. The approximately 32.633-acre site is generally located on the west side of Mayhill Road, approximately 1,166 feet south of the intersection of South Mayhill Road and Foster Road, in the City of Denton, Denton County, Texas. (FP23-0031, Mayhill Addition, Sean Jacobson).

City staff presented the item. No discussion followed.

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

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

NAYS (0): None

- E. FP23-0028 Consider a request by Sagebrook Denton LP for a Final Plat of the Sagebrook Addition, Phase 2. The approximately 9.5-acre site is generally located at the southwest corner of the Allred Road and South Bonnie Brae Street intersection, in the City of Denton, Denton County, Texas. (FP23-0028, Sagebrook Addition Phase 2, Ashley Ekstedt).

City staff presented the item. No discussion followed.

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

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

NAYS (0): None

- F. FP3-0029 Consider a request by Sagebrook Denton LP for a Final Plat of the Sagebrook Addition, Phase 2B. The approximately 23.8-acre site is generally located at the southwest corner of the Allred Road and South Bonnie Brae Street intersection, in the City of Denton, Denton County, Texas. (FP23-0029, Sagebrook Addition Phase 2B, Ashley Ekstedt).

City staff presented the item. No Discussion followed.

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

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

NAYS (0): None

- G. FP23-0032 Consider a request by Peter Christensen of Weir and Associates, on behalf of Denton P2, LLC, for a Final 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. (FP23-0032, The Cottages, Ashley Ekstedt).

City staff presented the item. Discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain December 13, 2023. Motion seconded by Commissioner Pruett. Motion carried.

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

NAYS (0): None

## **5. 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. (DCA23-0011, Private Cemetery Use, Cameron Robertson)

The public hearing was opened at the October 25, 2023, meeting and remained opened.

City staff presented the item. No discussion followed.

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

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

NAYS (0): None

Chair Ellis closed the public hearing.

- B. Z23-0012 Hold a public hearing and consider making a recommendation to City Council regarding a request by Edgar Medina of MAS Civil Engineers, on behalf of the property owner, for a zoning change from Planned Development (PD) District to a Suburban Corridor (SC) District. The 1.09-acre site is generally located east of Teasley Lane (FM 2181), approximately 440 feet south of the intersection of Teasley Lane (FM 2181) and Robinson Road, in the City of Denton, Denton County, Texas. (Z23-0012, Teasley Commercial Building, Sean Jacobson).

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 item as presented. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (1): Commissioner Villarreal

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


PZ23-173: 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:

Chair Ellis requested a discussion related to impacts of subdividing commercial lots and potential for tree preservation loss.

**7. CONCLUDING ITEMS**

With no further business, the meeting was adjourned at 6:57 p.m.

X  12/13/23  
Margie Ellis, Planning and Zoning Commission Chair Date

X  12/13/23  
Cathy Welborn, Administrative Assistant III Date

Minutes approved on: December 13, 2023