

MINUTES
PLANNING AND ZONING COMMISSION
January 10, 2024

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, January 10, 2024, at 5:35 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 Kimberly Thaggard

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 not presented, and no discussion was had:

2.A (PZ23-285), 3.A (FR23-0016a), 3.B (FP23-0034a), and 4.A (PZ24-001)

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

4.B (FP23-0036)

3. Work Session Reports

A. PZ23-221 Receive a report, hold a discussion, and give staff direction regarding updates to the City of Denton Criteria Manuals.

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, January 10, 2024, 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 Kimberly Thaggard

ABSENT: None

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ23-285 Consider the approval of the December 13, 2023, Planning and Zoning meeting minutes.

Commissioner Villarreal moved to approve the December 13, 2023, Planning and Zoning meeting minutes. Motion seconded by Vice-Chair Smith. Motion carried.

AYES (6): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Eric Pruett, Jordan Villarreal, and Kimberly Thaggard

NAYS (0): None

3. CONSENT AGENDA

- A. FR23-0016a Consider a request by Malerie Gamboa of Tricor LLC on behalf of FR Beall, LLC, for approval of a Final Replat of Beall Way Addition. The approximately 0.367-acre site is located south of the intersection of Beall Street and Abram Ave, in Beall Way Addition south of Loop 288 and east of the Denton Discovery Park in the City of Denton, Denton County, Texas. (FR23-0016a, Beall Way Addition, Erin Stanley).
- B. FP23-0034a Consider a request by Club Car Wash Denton University Dr., LLC. for a Final Plat of the Club Car Wash East University Drive Denton, Lots 1 & 2, Block A. The 3.358-acre site is generally located at the southwest corner of the intersection of East University Drive (US 380) and Mockingbird Lane in the City of Denton, Denton County, Texas. (FP23-0034a, Club Car Wash East University Drive Denton, Mia Hines).

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

AYES (6): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Eric Pruett, Jordan Villarreal, and Kimberly Thaggard

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. PZ24-0001 Elect a Chair and Vice-Chair to the Planning and Zoning Commission.

Commissioner Villarreal moved to nominate Margie Ellis as Chair. Motion seconded by Commissioner Pruett. Motion carried.

AYES (6): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Eric Pruett, Jordan Villarreal, and Kimberly Thaggard

NAYS (0): None

Commissioner Cole moved to nominate Tim Smith as Vice-Chair. Motion seconded by Commissioner Villarreal. Motion carried.

AYES (6): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Eric Pruett, Jordan Villarreal, and Kimberly Thaggard

NAYS (0): None

- B. FP23-0036 Consider a request by Denton West Joint Venture for a Final Plat of the Denton West Joint Venture Addition. The 12.792-acre site is generally located at the northwest corner of the intersection of Ryan Road and Teasley Lane (F.M. 2181) in the City of Denton, Denton County, Texas. (FP23-0036, Denton West Joint Venture, Mia Hines).

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain of January 24, 2024. Motion seconded by Commissioner Pruett. Motion carried.

AYES (6): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Eric Pruett, Jordan Villarreal, and Kimberly Thaggard

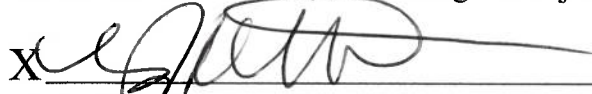
NAYS (0): None

5. PLANNING & ZONING COMMISSION PROJECT MATRIX


- A. PZ23-286: Staff provided updates regarding the matrix, Development Code Review Committee outcomes, and area plans. No items were added to the matrix.

6. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 6:38 p.m.

X 
Margie Ellis, Planning and Zoning Commission Chair

1/24/24
Date

X 
Cathy Welborn, Administrative Assistant III

1/24/24
Date

Minutes approved on: January 24, 2024