

MINUTES  
PLANNING AND ZONING COMMISSION  
February 14, 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, February 14, 2024, at 5:04 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, and Jordan Villarreal

ABSENT: Commissioner: Kimberly Thaggard

**WORK SESSION**

**1. In Person for Regular or 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:  
3.A (FP23-0036b) and 3.B (FR23-0018a)

The following items were presented, and no discussion was had:  
4.A (FP24-0002a), 4.B (V23-0008), and 4.C (FP24-0004)

The following items were presented, and discussion was had:  
5.A (PD23-0003) and 5.B (SD23-0002)

**3. Work Session Reports**

- A. PZ24-011 Receive a report and hold a discussion regarding City of Denton's Affordable Housing Strategic Toolkit.

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

The Work Session was adjourned at 6:16 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, February 14, 2024, at 6:39 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, and Jordan Villarreal

ABSENT: Commissioner: Kimberly Thaggard

**1. PLEDGE OF ALLEGIANCE**

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

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

- A. PZ24-006 Consider the approval of the January 24, 2024, Planning and Zoning meeting minutes.

Vice-Chair Smith moved to approve the January 24, 2024, Planning and Zoning meeting minutes. Motion seconded by Commissioner Cole. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Eric Pruett, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Commissioners: Kimberly Thaggard

**3. CONSENT AGENDA**

- A. A. FP23-0036b 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. (FP23-0036b, Denton West Joint Venture, Mia Hines).
- B. FR23-0018a Consider a request by Aimee Bissett of 97 Land Company on behalf of Agave Ranch Development LLC for approval of a Replat for Agave Ranch, Phase I, Block P Addition. The approximately 3.389-acre Agave Ranch site is generally located on the east side of East Sherman Drive (FM 428), approximately 4,000 feet north of Hartlee Field Road in the City of Denton, Denton County, Texas. (FR23-0018a, Agave Ranch Replat, Julie Wyatt)

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

AYES (5): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Eric Pruett, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Commissioners: Kimberly Thaggard

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

- A. FP24-0002a Consider a request by David Norris of Foresite Group on behalf of Denton Anusa, LLC, for approval of a Final Plat of Denton Shady Shore. The approximately 6.9791-acre site is generally located east of I35-E Northbound Service Road, 415 feet north of Shady Shores Road in the City of Denton, Denton County, Texas. (FP24-0002a, Denton Shady Shore, Erin Stanley).

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 (5): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Eric Pruett, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Commissioners: Kimberly Thaggard

- B. V23-0008 Consider a request for a subdivision variance by Irving Lance Hoke, Jason Hoke, and Misty Hoke from the City of Denton Development Code, Subsection 8.3.2.E.3 and 8.3.2.E.4, regarding the maximum length of the flagpole portion of a flag lot and the provision for a permanent turn-a-round. The variance requested is an increase in the maximum length of the flagpole portion of a proposed flag lot and relief from the provision for a permanent turn-a-round, generally located on the northwest side of N Trinity Rd, approximately 2600 feet north of US 380 in the City of Denton Extraterritorial Jurisdiction Division 1, Denton County, Texas. (V23-0008, Hoke Addition, Matt Bodine)

City staff presented the item. No discussion followed.

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

AYES (5): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Eric Pruett, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Commissioners: Kimberly Thaggard

- C. FP24-0004 Consider a request by B.J.H. Johnson Properties, Ltd. for approval of a Final Plat of Audra Oaks, Phase 2B. The approximately 10.5489-acre site is generally located south side of Audra Lane, approximately 110 feet west of Barbara Street in the City of Denton, Denton County, Texas. (FP24-0004, Audra Oaks Phase 2B, Julie Wyatt)

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain of February 28, 2024. Motion seconded by Commissioner Cole. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Eric Pruett, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Commissioners: Kimberly Thaggard

## **5. PUBLIC HEARINGS**

- A. PD23-0003 Hold a public hearing and consider making a recommendation to City Council regarding a request by 97 Land Company on behalf of the Mason L Ralph Trust to change the zoning of 18.235 acres of land from Suburban Corridor (SC) District, Mixed-Use Neighborhood (MN) District, and Residential 3 (R3) District to a Planned Development (PD) District. The subject properties are generally located at the northwest corner of East University Drive and Old North Road in the City of Denton, Denton County, Texas. (PD23-0003, 380 Multifamily and Commercial, Mia Hines)

Chair Ellis opened the public hearing.

City staff presented the item. Discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Ellis closed the public hearing.

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

AYES (4): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole and Jordan Villarreal

NAYS (1): Commissioner: Eric Pruett,

ABSENT (1): Commissioners: Kimberly Thaggard

- B. SD23-0002 Hold a public hearing and consider making a recommendation to City Council regarding a Special Sign District for James Wood AutoPark. The approximately 54-acre subject property is zoned Highway Corridor (HC) District and generally located on the southeast corner of State School Road and Interstate 35E in the City of Denton, Denton County, Texas. (SD23-0002, James Wood Autopark Special Sign District, Ashley Ekstedt)

Chair Ellis opened the public hearing.

City staff presented the item. Discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Ellis closed the public hearing.

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

AYES (5): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Eric Pruett, and Jordan Villarreal

NAYS (0): None

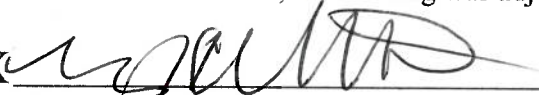
ABSENT (1): Commissioners: Kimberly Thaggard

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

A. PZ24-008: Staff provided updates regarding the matrix, City Council outcomes, and area plans. No items were added to the matrix.

**7. CONCLUDING ITEMS**

With no further business, the meeting was adjourned at 7:47 p.m.

X   
Margie Ellis, Planning and Zoning Commission Chair

2-28-24

Date

X   
Cathy Welborn, Administrative Assistant III

2/28/24

Date

Minutes approved on: February 28, 2024

February 14, 2024 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Larry Beck	Not provided	5-A (PD23-0003)	Support	Online	This is to offer my support for agenda 5A, PD23-0003, "regarding a request by 97 Land Company on behalf of the Mason L Ralph Trust to change the zoning of 18.235 acres of land from Suburban Corridor (SC) District, Mixed-Use Neighborhood (MIN) District, and Residential 3 (R3) District to a Planned Development (PD) District." Thank you
Aimee Bissett (Applicant)	1009 N Elm, Denton, 76201	5-A (PD23-0003)	Support	In Person	Addressed comments and concerns brought up by the Commission. Provided a history and updates of project.
Matt Swedenburg	4550 Travis St. Ste 565, Dallas, 75205	5-A (PD23-0003)	Support	In Person	Spoke in regards regarding the multi-family development of the Planned Development.
Stephen Schattner	5851 Legacy Circle, Plano, 75024	5-A (PD23-0003)	Support	In Person	Answered question the Commission had regarding the commercial development of the Planned Development.
Diana Sims (HOA)	2500 Rugby Lane, Denton, 76209	5-A (PD23-0003)	Support	In Person	Support the approval. Thanked City Council for recommending the development be a Planned Development. Stated the Developers have been very helpful and trust they will take care of their neighborhood.
Clark Perkins (HOA)	2209 Paxton Way, Denton, 76209	5-A (PD23-0003)	Support	In Person	Thanked the Developer for working with them, Supports the zoning change.
Rick Ferrara	5005 Greenville Ave., Dallas, 75206	5-B (SD23-0002)	Support	In Person	Answered question the Commission had regarding the sign district.