

MINUTES
PLANNING AND ZONING COMMISSION
February 28, 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 28, 2024, at 5:01 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, Kimberly Thaggard, and Jordan Villarreal

ABSENT: Vice-Chair Tim Smith

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 (FP23-0012c) and 3.B (FP24-0004a)

The following items were presented, and no discussion was had:
4.A (FP24-0006) and 4.B (FP24-0005)

The following items were presented, and discussion was had:
5.B (Z23-0014), 5.C (DCA23-0002b)

The following item was postponed:
5.A (DCA24-0002)

Chair Ellis recessed at 5:49 p.m. for a short break.

Chair Ellis reconvened the meeting at 5:59 p.m.

3. Work Session Reports

- A. PZ24-030 Receive a report and hold a discussion regarding Denton's Simply Sustainable Framework.

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

The Work Session was adjourned at 6:10 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 28, 2024, at 6:33 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

PRESENT: Chair Margie Ellis, and Commissioners: Jason Cole, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

ABSENT: Vice-Chair Tim Smith

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ24-028 Consider the approval of the February 14, 2024, and February 21, 2024, Planning and Zoning meeting minutes.

Commissioner Villarreal moved to approve the February 14, 2024, and February 21, 2024, Planning and Zoning meeting minutes. Motion seconded by Commissioner Pruett. Motion carried.

AYES (5): Chair Margie Ellis, and Commissioners: Jason Cole, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Tim Smith

3. CONSENT AGENDA

- A. FP23-0012c Consider a request by Aimee Bissett of 97 Land Company on behalf of Agave Ranch Development, LLC for approval of a Final Plat for Agave Ranch, Phase 2 Addition. The approximately 54.4-acre Agave Ranch site is generally located on the east side of East Sherman Drive (FM 428), approximately 1,465 feet north of Hartlee Field Road in the City of Denton, Denton County, Texas. (FP23-0012c, Agave Ranch, Ph 2 Julie Wyatt)
- B. FP24-0004a 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. (FP24-0004a, Audra Oaks Phase 2B, Julie Wyatt)

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

AYES (5): Chair Margie Ellis, and Commissioners: Jason Cole, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Tim Smith

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP24-0006 Consider a request by JPI Real Estate Acquisitions, LLC for a Final Plat of the Jefferson Bonnie Brae Addition. The 31.51-acre site is generally located west of Bonnie Brae Road and approximately 150.19 feet south of Bronco Way in the City of Denton, Denton County, Texas. (FP24-0006, Jefferson Bonnie Brae, Angie Manglaris).

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain of March 20, 2024. Motion seconded by Commissioner Cole. Motion carried.

AYES (5): Chair Margie Ellis, and Commissioners: Jason Cole, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Tim Smith

- B. FP24-0005 Consider a request by B&T Group for approval of a Final Plat of Lot 1, Block 1 Bowling Addition. The approximately 7.024-acre tract is generally located on the north side of FM 2153, approximately 1,100 feet east of FM 2164 in the City of Denton Extraterritorial Jurisdiction Division 1, Denton County, Texas. (FP24-0005, Bowling - Cell Tower, Matt Bodine)

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain of March 20, 2024. Motion seconded by Commissioner Pruett. Motion carried.

AYES (5): Chair Margie Ellis, and Commissioners: Jason Cole, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Tim Smith

5. PUBLIC HEARINGS

- A. DCA24-0002 Hold a public hearing and consider making a recommendation to City Council regarding amending the Denton Development Code's land occupancy process; amendments include but are not limited to: Table 2.2-A: Summary of Development Review Procedures and Section 2.5: Development Permits and Procedures. STAFF IS REQUESTING THAT THIS ITEM BE POSTPONED UNTIL THE MARCH 20, 2024, PLANNING AND ZONING COMMISSION MEETING. (DCA24-0002, Land Occupancy, Julie Wyatt)

Chair Ellis opened the public hearing.

The item was not presented or discussed.

Commissioner Villarreal moved to postpone the item to a date certain of March 20, 2024. Motion seconded by Commissioner Cole. Motion carried.

AYES (5): Chair Margie Ellis, and Commissioners: Jason Cole, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Tim Smith

- B. Z23-0014 Hold a public hearing and consider making a recommendation to City Council regarding a request by Aimee Bissett, of 97 Land Company, on behalf of the property owner, to rezone approximately 13.4 acres from a Rural Residential (RR) zoning district to a Light Industrial (LI) zoning district. The subject site is generally located on the south side of US 380 approximately 2,400 feet west of Masch Branch Road in the City of Denton, Denton County, Texas. (Z23-0014, RDO Equipment -RR to LI, Ashley Ekstedt)

Chair Ellis opened the public hearing.

City staff presented the item. No discussion followed.

Chair Ellis closed the public hearing.

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

AYES (5): Chair Margie Ellis, and Commissioners: Jason Cole, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Tim Smith

- C. DCA23-0002b Hold a public hearing and consider making a recommendation to City Council regarding amending the Denton Development Code; amendments include but are not limited to Table 5.2-A: Table of Allowed Uses, Section 5.3.1 Use-Specific Standards - Generally, Section 5.3.5: Commercial Use-Specific Standards, Table 7.9-I: Minimum Required Off-Street Parking, and Section 9.2: Definitions related to the regulation of Short-Term Rentals. (DCA23-0002b Short-Term Rentals, Angie Manglaris)

Chair Ellis opened the public hearing.

City staff presented the item. Discussion followed.

Chair Ellis moved to postpone the item to a date certain of March 20, 2024. Motion seconded by Commissioner Cole. Motion carried.

AYES (5): Chair Margie Ellis, and Commissioners: Jason Cole, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Vice-Chair Tim Smith

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ24-029: 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 7:04 p.m.

X 

Margie Ellis, Planning and Zoning Commission Chair

3/20/24.

Date

X 

Cathy Welborn, Administrative Assistant III

3/20/24

Date

Minutes approved on: March 20, 2024