

MINUTES
PLANNING AND ZONING COMMISSION
August 24, 2022

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, August 24, 2022, 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 Commissioners: Jason Cole, Jordan Villarreal, Ronnie Anderson, Eric Pruett, and Donald McDade

WORK SESSION

1. Citizen Comment on Consent Agenda Items

None

2. Work Session Reports

- A. PZ22-063: Receive a report and hold a discussion regarding the City's history of annexations and state and local annexation regulations and procedures.

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

3. Clarification of agenda items listed on the agenda for this meeting.

The following items were presented, and a discussion followed.

4D (V22-0002), 4J(FP22-0020b), 5C (S21-0005), 5D (Z22-0006), and 5E (DCA22-0004)

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

4C (PP22-0020b), 4E (FP22-0005c), 4F (FP22-0026), 4I(PP22-0021), and 5B (PD22-0001)

The following items were not presented or discussed:

3A (FR22-0007a) and 3B (PP22-0012b)

4A (PP22-0017a), 4B (PP22-0018b), 4H (FP22-0024a), and 5A (S21-0009) were withdrawn.

The Work Session adjourned at 6:17 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, August 24, 2022, at 6:36 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

PRESENT: Chair Margie Ellis, Vice-Chair Tim Smith Commissioners: Jason Cole, Jordan Villarreal, Ronnie Anderson, Eric Pruett, 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. PZ22-188: Consider the approval of the August 10, 2022 minutes

Vice-Chair Smith moved to approve the August 10, 2022 meeting minutes. Motion seconded by Commissioner Pruett. Motion carried (7-0).

AYES (7): Chair Ellis, Vice-Chair Smith and Commissioners: Villarreal, Cole, Anderson, McDade, and Pruett

3. CONSENT AGENDA

- A. FR22-0007a: Consider a request by BGE, Inc., on behalf of Jeff Lindsey, for a Final Replat of Rayzor Ranch East, Lot 4R-1, Block A. The 11.107-acre site is generally located at the northeast corner of the intersection of Eastpark Boulevard and Crescent Street in the City of Denton, Denton County, Texas. (FR22-0007a, Rayzor Ranch East, Mia Hines).
- B. PP22-0012b: Consider a request by Pacheco Koch, on behalf of Denton Creek Realty, LP, for a Preliminary Plat of Masch Branch Industrial, Lot 1, Block A. The 37.170-acre site is generally located on the northeast corner of Masch Branch Road and Jim Christal Road in the City of Denton, Denton County, Texas. (PP22-0012b, Masch Branch Industrial, Ashley Hickok).

Vice-Chair Smith moved to approve the Consent Agenda. Motion seconded by Commissioner Cole. Motion carried (7-0).

AYES (7): Chair Ellis, Vice-Chair Smith and Commissioners: Villarreal, Cole, Anderson, McDade, and Pruett

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. PP22-0017a: Consider a request by Kimley-Horn & Associates, on behalf of Wise Asset #1 LTD, for approval of a Preliminary Plat of Legends Ranch. The 542.627-acre site is generally located just north of West University Drive and south of Jackson Road just east of Nail Road in the City of Denton's ETJ Division 1, Denton County, Texas. (PP22-0017a, Legends Ranch, Mia Hines).

The item was withdrawn, and no action was taken.

- B. PP22-0018b: Consider a request by Ironwood Realty Partners, LLC, on behalf of Rayzor Investments, LTD., for approval of a Preliminary Plat for Cowboy Distribution. The approximately 80.561-acre property is generally located at the northeast and southwest corners of the intersection of N. Western Boulevard and Jim Christal Road in the City of Denton, Denton County, Texas. (PP22-0018b, Cowboy Distribution, Angie Manglaris)

The item was withdrawn, and no action was taken.

- C. PP22-0020b: Consider a request by Kimley-Horn for approval of a Preliminary Plat for Birchway Denton, IIB. The approximately 14.434-acre site is generally located 1280.2 feet west of Mayhill Road, approximately 2000 feet south of Spencer Road in the City of Denton, Denton County, Texas. (PP22-0020b, Birchway Denton, IIA, Angie Manglaris).

The item was presented, no discussion followed.

Vice-Chair Smith moved to approve the item. Motion seconded by Commissioner Cole. Motion carried (7-0).

AYES (7): Chair Ellis, Vice-Chair Smith and Commissioners: Villarreal, Cole, Anderson, McDade, and Pruett

- D. V22-0002: Consider a variance request by Brad and Karen Book from the 2019 City of Denton Development Code, Sections 8.3.2.E.1.d and 8.3.2.E.3, regarding the width and length of the flagpole portion of a flag lot. The variance requested is for a reduction in the minimum width and increase in the maximum length of the flagpole portion of a proposed flag lot, generally located on the east side of FM 1830, approximately 1, 800 feet north of Briar Hill Lane in the City of Denton Extraterritorial Jurisdiction, Denton County, Texas. (V22-0002, 4B Ranch, Angie Manglaris)

The item was presented, and no discussion followed.

Vice-Chair Smith moved to approve the item. Motion seconded by Commissioner Anderson. Motion carried (7-0).

AYES (7): Chair Ellis, Vice-Chair Smith and Commissioners: Villarreal, Cole, Anderson, McDade, and Pruett

- E. FP22-0005c: Consider a request by Eagle Surveying, on behalf of Brad and Karen Book, for approval of a Final Plat for 4B Ranch. The 5.00-acre site is generally located on the east side of FM 1830, approximately 1,800 feet north of Briar Hill Lane in the City of Denton Extraterritorial Jurisdiction, Denton County, Texas. (FP22-0005c, 4B Ranch, Angie Manglaris).

The item was presented, and no discussion followed.

Commissioner Villarreal moved to approve the item. Motion seconded by Commissioner Anderson. Motion carried (7-0).

AYES (7): Chair Ellis, Vice-Chair Smith and Commissioners: Villarreal, Cole, Anderson, McDade, and Pruett

- F. FP22-0026: Consider a request by Aimee Bissett of 97 Land Company LLC, on behalf of Oakmont Partners JV, LP, for a Final Plat of State School Addition. The approximately 4.23-acre subject property is generally located on the east side of State School Road, approximately 150 feet southeast of Winston Drive, in the City of Denton, Denton County, Texas. (FP22-0026, State School Addition, Ashley Hickok).

The item was presented, no discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of September 14, 2022. Motion seconded by Commissioner Villarreal. Motion carried (7-0).

AYES (7): Chair Ellis, Vice-Chair Smith and Commissioners: Villarreal, Cole, Anderson, McDade, and Pruett

- G. FP22-0027: Consider a request by Aqua Texas Inc. for approval of a Final Plat for Woodland Water Plant 2 Subdivision. The approximately 3-acre site is generally located on the south side of East Sycamore Street, approximately 850 feet north of Hartlee Field Road and 558 feet west of Woodland Hills Drive, in the City of Denton's Extraterritorial Jurisdiction, Denton County, Texas. (FP22-0027, Woodland Hills Plant #2, Julie Wyatt)

The item was presented, no discussion followed.

Commissioner Villareal moved to approve the extension of the item to a date certain of September 14, 2022. Motion seconded by Commissioner McDade. Motion carried (7-0).

AYES (7): Chair Ellis, Vice-Chair Smith and Commissioners: Villarreal, Cole, Anderson, McDade, and Pruett

- H. FP22-0024a: Consider a request by Lang Sycamore LLC for approval of a Final Plat for Railyard Phase 1 Addition. The approximately 9.3388-acre site is generally located on the south side of East Sycamore Street, approximately 670 feet east of Bell Avenue, in the City of Denton, Denton County, Texas. (FP22-0024a, Railyard Ph 1 Addition, Julie Wyatt)

The item was withdrawn, and no action was taken.

- I. PP22-0021: Consider a request by McKinney Mayhill Partners, LLC for approval of a Preliminary Plat for Forest Crossing Phase 2 Addition. The approximately 22.050-acre site is generally located on the west side of Mayhill Road, approximately 1,067 feet north of East

McKinney Street in the City of Denton, Denton County, Texas. (PP22-0021, Forest Crossing Phase 2 Addition, Julie Wyatt)

The item was presented, no discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of September 14, 2022. Motion seconded by Commissioner Villarreal. Motion carried (7-0).

AYES (7): Chair Ellis, Vice-Chair Smith and Commissioners: Villarreal, Cole, Anderson, McDade, and Pruett

- J. FP22-0020b: Consider a request by Trey Braswell of Kimley-Horn and Associates, Inc., on behalf of Colby Schraegle of Exeter Masch Branch Land LP, for approval of a Final Plat of Block A, Lot 1 of the Denton Exeter Addition No. 3. The approximately 90.436-acre site is generally located south of Jim Christal Road and approximately 700 feet east of Masch Branch Road, in the City of Denton, Denton County, Texas. (FP22-0020b, Denton Exeter Addition No. 3, Block A, Ron Menguita).

The item was presented, no discussion followed.

Vice-Chair Smith moved to approve the item. Motion seconded by Commissioner Anderson. Motion carried (7-0).

AYES (7): Chair Ellis, Vice-Chair Smith and Commissioners: Villarreal, Cole, Anderson, McDade, and Pruett

5. PUBLIC HEARING

- A. S21-0009: Hold a public hearing and consider making a recommendation to City Council regarding a request by James Tritt, for a Specific Use Permit to allow for a General Retail Use that is more than 15,000 Square Feet on approximately 2.407 acres of land. The site is generally located at the southeast corner of US 380 and Ector Street, in the City of Denton, Denton County, Texas. (S21-0009, Home Zone, Cameron Robertson) THIS ITEM HAS BEEN WITHDRAWN FROM THE AGENDA.

The item was withdrawn, and no action was taken.

- B. PD22-0001: Hold a public hearing and consider making a recommendation to City Council regarding a request by RPS Ventures, Inc. to rezone approximately 0.88 acre from a Neighborhood Residential 4 (NR4) District to a Planned Development (PD) District and 2.52 acres from Highway Corridor (HC) District to a Planned Development (PD) District, totaling approximately 3.309 acres. The site is generally located north of the intersection of Willowood Street and Jacqueline Drive, in the City of Denton, Denton County, Texas. (PD22-0001, The Reserves at Magnolia, Julie Wyatt)

Chair Ellis opened the public hearing.

The item was presented by staff and Matt Gillem, the applicant. Discussion followed.

All citizen comment will be listed in Exhibit A.

Chair Ellis closed the public hearing.

Commissioner Smith moved to approve the item. Motion seconded by Commissioner Cole. Motion carried (7-0).

AYES (7): Chair Ellis, Vice-Chair Smith and Commissioners: Villarreal, Cole, Anderson, McDade, and Pruett

C. S21-0005: Hold a public hearing and consider making a recommendation to City Council regarding a request by Wier and Associates, on behalf of KC Land Holdings, LLC, for a Specific Use Permit to allow for a Multifamily Dwelling Use on approximately 4.019 acres of land, generally located 316 feet to the west of Teasley Lane, approximately 335 feet southwest of the intersection of Nowlin Road and Teasley Lane, in the City of Denton, Denton County, Texas. (S21-0005, Teasley Lane Multifamily, Sean Jacobson)

Chair Ellis opened the public hearing.

The item was presented by staff and Blake Carlson, the applicant. Discussion followed.

All citizen comment will be listed in Exhibit A.

Chair Ellis closed the public hearing.

Commissioner Smith moved to deny the item. Motion seconded by Commissioner Villarreal. Motion carried (6-1).

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

NAY (1) Commissioner Pruett

The meeting adjourned into recess at 9:23 p.m.

The meeting was called back to order at 9:36 p.m.

D. Z22-0006: Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from a Residential 2 (R2) Zoning District to a Light Industrial (LI) Zoning District on approximately 9.56 acres of land, generally located on the northeast corner of US 380 (University Drive) and Thomas Egan Road, in the City of Denton, Denton County, Texas. (Z22-0006, US 380 & Thomas J Egan Industrial, Ron Menguita)

Chair Ellis opened the public hearing.

The item was presented by staff and Justin Toone, the applicant, spoke on the item as well. discussion followed.

All citizen comment will be listed in Exhibit A.

Chair Ellis closed the public hearing.

Vice-Chair Smith moved to approve the item. Motion seconded by Commissioner Cole. Motion carried (7-0).

AYES (7): Chair Ellis, Vice-Chair Smith and Commissioners: Villarreal, Cole, Anderson, McDade, and Pruett

E. DCA22-0004: Hold a public hearing and consider making a recommendation to City Council regarding amending the Denton Development Code related to Section 7.9 - Parking and Loading. (DCA22-0004, Parking and Loading, Ron Mengueta)

Chair Ellis opened the public hearing.

The item was presented, and discussion followed.

All citizen comment will be listed in Exhibit A.

Chair Ellis closed the public hearing, a discussion followed.

Vice-Chair Smith moved to approve the item. Motion seconded by Commissioner Cole. Motion carried (6-1).

AYES (5): Chair Ellis, Vice-Chair Smith and Commissioners: Villarreal, Cole, and McDade
NAYS (2): Commissioners Anderson and Pruett

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

Staff provided Council updates to the Commission. No items were added to the Matrix.

7. CONCLUDING ITEMS

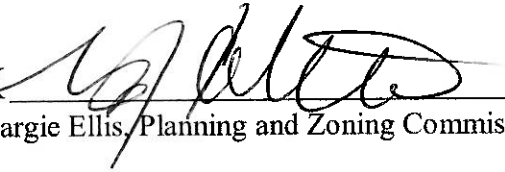
With no further business, the meeting was adjourned at 10:43 p.m.

Item	Name	Requested To Speak	Address	Comment	Position	Method
				How many units and approx number of people? Why do we have to share our parks and pool why can't the build their own? Will this be low income housing?		
PP22-0020b	Greg Gabriel	No	6212 highfield park Denton, Texas 76210		Oppose	E-Comment
S21-0005	Stephanie Neuharth	No	4316 Bay Meadow Dr, Denton TX 76210	I will be speaking today but wanted to record that at the time of this comment, I have gathered 233 signatures OPPOSING this. Cramming 90+ units into this lot is NOT a bridge for the residential communities and the commercial spaces surrounding it. We cannot change this zone from low residential. There will be zero barriers from the community to this complex and it will be detrimental to our community.	Oppose	E-Comment
S21-0005	Ryan Jurgensmeier	No	2108 Prescott Downs Dr., Denton, TX 76210	There is no amenities for the proposed tenants. There is no security barrier between the proposed location and our amenities here in Lexington Park. The additional traffic, noise, trash, at all hours of the day/night would completely disrupt the community feel. A couple other apt buildings were jammed in recently and it is reminding me of Lewisville and Flower Mound. Dentonites don't want to live there as we are grateful for the ruralness of our community. Shut this down.	Oppose	E-Comment
S21-0005	Lauren Hilton	No	2309 Creekdale Dr. Denton, TX 76210	This proposed complex borders our Lexington Park neighborhood and has direct access to our (HOA maintained and funded) pool, pond, and playground. I urge you to have the developer build a barrier between our two properties to deter use of our amenities. I also propose that this development be a low-density residential space, thus limiting the number of units to help with noise, traffic, crime. With city growth comes change, but also responsibility to its citizens. Thank you.		E-Comment
S21-0005	Roger Hill	No	2201 Creekdale Dr	Building looks like a motel 6. Stuffed behind a car wash. Will be visible to every homeowner in every direction. How many cheap buildings is Denton going to try and shoehorn into spaces they don't fit. No direct access points, no accountability or funding provided to surrounding communities who have to increase their dues to support these residents impact. This is not solely unjust, its plain stupid. Please lay greed aside and reject this proposal.	Oppose	E-Comment
S21-0005	Walter Fleming	No	76210	Wheeler Ridge: The amenities that I pay for w/ HOA dues are now going to be offered up to the new residents for free. You're even proposing a new sidewalk to facilitate this. Traffic will worsen, prop values will drop, noise will increase, & Guyer has too many kids already. This is the "affordable" housing that some of us warned everyone about during the last few elections. Likely a modern, overpriced complex that costs \$1200/mo for a 1 bedroom. What cause does that serve, exactly? Not mine.	Oppose	E-Comment
S21-0005	Salanna Reza	No	6121 Countess Ln Denton Texas, 76210	As a wheeler ridge resident I oppose this proposal. Our parks, which we pay HOA dues to maintain, are already crowded and it would not be in our best interest to have large numbers of non-wheeler ridge residents using our parks and trails.	Oppose	E-Comment
S21-0005	Frankie Nichols	Yes	2313 Fairmont Park Drive, Denton, Texas 76210	Concerned about safety, people using his community amenities, and believes a fence will not be sufficient.	Oppose	In-Person
S21-0005	Nina Nichols	Yes	2313 Fairmont Park Drive, Denton, Texas 76210	Concerned about safety, people using his community amenities, and does not like the view.	Oppose	In-Person
S21-0005	Erin Maxwell	Yes	Belmont Park Drive	Concerned about safety, rising HOA fees and lowering property value	Oppose	In-Person
S21-0005	Stephanie Newman	Yes	N/A	Believed notification of the project did not reach enough people, concerned about rising HOA fees, lowering Property Value, Lack of Barrier and Safety.	Oppose	In-Person
S21-0005	Stephanie Ortega	Yes	2205 Fairmont Park Drive, Denton, Texas 76210	Concerned about safety, hoa fees increase, and property value	Oppose	In-Person
S21-0005	Bob Ashley	Yes	2309 Fairmont Park Drive, Denton, Texas 76210	Does not believe it compliments an area, there will be a displacement of animals, risk of flooding, and there is a gas well nearby.	Oppose	In-Person
S21-0005	Maria Pilato	Yes	2201 Fairmont Park Drive, Denton, Texas 76210	Concerned about drainage, lack of buffer, increase of crime, and that is too large to fit the area.	Oppose	In-Person
S21-0005	Phillip Yates	Yes	N/A	Concerned with overcrowding	Oppose	In-Person

S21-0005	Monica Lopez	Yes	1916 Belmont Park Drive, Denton, Texas 76210	Concerned with safety, traffic, and animals coming through area.	Oppose	In-Person
S21-0005	Archie Crew	Yes	2100 Fairmont Park Drive, Denton, Texas 76210	Concerned with increased HOA fees, runoff from trash, increase in crime, and crowding of schools.	Oppose	In-Person
S21-0005	Bill Mills	Yes	2000 Belmont Park Drive, Denton, Texas 76210	Concerned with Traffic, Trash, Crime, HOA fee increase, and lack of barricade.	Oppose	In-Person
S21-0005	Mike and Melissa Scott	Yes	2200 Prescott Downs, Denton, Texas 76210	Concerned about traffic, crowding in schools	Oppose	In-Person
S21-0005	Susanne Bietchel	Yes	2101 Prescott Downs, Denton, Texas 76210	Concerned about safety	Oppose	In-Person
S21-0005	Stephanie Derricks	Yes	2105 Fairmont Park, Denton, Texas 76210	Concerned about safety, infrastructure, flooding, and safety for the kids walking to school.	Oppose	In-Person
S21-0005	Penny Ashley	Yes	2309 Fairmont Park Drive, Denton, Texas 76210	Concerned about school bus's for the children	Oppose	In-Person
S21-0005	Jason Jobovet	Yes	2308 Prescott Downs, Denton, Texas 76210	Concerned there wasn't enough outreach, and the potential environmental and traffic impacts.	Oppose	On Phone
S21-0005	Trinidad Ortega	Yes	Fairmont Park, Denton, Texas 76210	Concerned there was not enough of a barrier, or notification.	Oppose	In-Person
S21-0005	Bill Lunder	Yes	2301 Fairmont Park, Denton, TX 76210	Concerned about density, not enough of a barrier, and amenities being used.		
S21-0005	Nancy Davis	No	N/A	N/A	Oppose	Non Speaking Card
S21-0005	Christina Smith	No	N/A	N/A	Oppose	Non Speaking Card
S21-0005	Leeda Covert	No	N/A	N/A	Oppose	Non Speaking Card
S21-0005	Stephanie Beckwith	Yes	4205 Aqueduct Drive, Denton TX 76210	Concerned about increased Crime.		
S21-0005	Jeremy Lynn	No	11501 Marion Rd, Sanger, TX 76266	Definitely do not agree with the mandatory minimum parking requirements. What makes Denton vibrant as a city/community is its walkability and general overall flow. This would not only displace those who commute by foot/bike but also local businesses.	Oppose	E-Comment
DCA22-0004	Tye Claridge	No	717 West Hickory St	I strongly oppose the mandatory minimum parking requirement. The Denton community has a significant amount of people who walk or bike and makes our community unique from many others in North Texas. The city should be prioritizing it efforts to make the roads more accessible and safe for people who walk and bike.	Oppose	E-Comment
DCA22-0004	Ruidian Zhang	No	2413 w prairie St	We need more parking space!!!!!!		E-Comment
DCA22-0004	Zachary Cathcart	No	2105 Carriage Hill, Denton, TX, 76207	Do not agree with new parking requirements on Food and Beverage Services or Industrial spaces. This would place many business out of compliance and reduce their ability to make renovations to their space which are critical to keeping Denton a vibrant community. If a business needs more parking they can ask for it, we should not mandate it. The townhouse parking changes is good, though. Keep that part.	Oppose	E-Comment

DCA22-0004	Shaun Treat	No	76207	I oppose mandatory minimum parking requirements for Denton, we need more walkable/bikeable infrastructure, not more concrete deserts invest and enable more pedestrian-friendly transportation, NOT more parking.	Oppose	E-Comment
DCA22-0004	Ronald Rountree	No	1720 Sena St. Denton, Tx 76201	More parking is not the solution, more modes of active transport and public transport are.	Oppose	E-Comment
DCA22-0004	Logan Lawhon	No	1217 Linden Dr 76201	Taking away from the flow of walking and biking around denton is going to disrupt everything and make it feel even more crowded. No need to do that. Let the natural flow of things be and those who don't have a car are still able to get around town.	Oppose	E-Comment
DCA22-0004	Abbie Beck	No	124 Mill Pond Road Denton, TX 76209	I oppose mandatory minimum parking requirements for Denton. Businesses and property owners should be able to decide what amount of parking serves the community best. Also parking spaces take up space that can be used to improve walking access and bicycle lanes. We should be moving away from dependency on cars, not creating a community that can only be accessed with a car.	Oppose	E-Comment
DCA22-0004	Chris Godfrey	No	214 Normal St Denton Texas 76201	There are many people who don't own vehicles, so I think we need to keep our focus on making Denton Walker/biker friendly!	Oppose	E-Comment
DCA22-0004	Kamie VanDeusen	No	717 W Hickory st.	In the words of the Denton 2040 Plan, "Land uses should...reduce the amount of demand placed on Denton's street network...[Denton should] use TDM strategies to...reduce parking requirements," (6-12). A goal in our 2040 plan is to "create a transportation network where residents can...use non-motorized transportation...to get to daily destinations." (6-17). Increasing parking requirements directly contradicts the city's goals by favoring auto-dependency. It's time to favor walking and green space	Oppose	E-Comment
DCA22-0004	Glenn Jensen	No	4700 Napa Valley Dr. Denton, TX 76226	I oppose minimum parking requirements. This negativity effects available space for pedestrian and cycling infrastructure. Please do not require more parking spaces. This will decrease walkability and make it more difficult for small businesses to startup and operate.	Oppose	E-Comment
DCA22-0004	George Nil	No	409 Kingfisher Ln, Denton, Tx. 76209	Also, please do not decrease the number of duplexes. We need more walkable and affordable housing in Denton. Thank you.		E-Comment
DCA22-0004	Tim Stoltzfus	No	3004 Pecan Tree Drive Denton, TX 76210	I am against parking minimums in general and any increase in them is ill-advised. They are bad for small businesses, creating an additional and unnecessary cost of starting and maintaining business. In addition, more parking simply encourages more cars. We should be focusing on safer, more pedestrian-friendly options to make our city more walkable. Please do not increase parking minimums.	Oppose	E-Comment
DCA22-0004	Wouter van Erve	No	2108 Kayewood Dr, Denton, TX 76209	I oppose mandatory parking minimums, and specifically oppose any increases to existing parking minimums. Parking minimums disproportionately prioritize cars over other uses, and parking lots often see only limited use. Increasing minimums will discourage more productive, vibrant, and valuable land uses in our downtown area that would allow it to flourish. Without minimums, we can decide parking on a case-by-case basis, ensuring we don't build more parking than would realistically be used.	Oppose	E-Comment
DCA22-0004	Sarah Hendel	No	76209	I am opposed to any increases to mandatory parking minimums, & support the reduction of these requirements across all of Denton. My family loves to walk around downtown to support local businesses, but that's only possible when things are walkable/close. In summer time, walking across large sections of parking lots to get to where we want is uncomfortable and turns us off staying to visit more stores. The city should invest in walkability, bike lanes and frequent public transport.	Oppose	E-Comment
DCA22-0004	James McBennet	Yes	1818 W Oak Street, Denton, Texas 76201	Opposed to Parking Minimums	Oppose	In-Person
DCA22-0004	Desiree Wiley	Yes	1516 Kendolph Drive, Denton, Texas 76201	Questioned who has the responsibility of parking spots	Oppose	In-Person

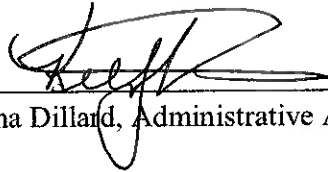
DCA22-0004	Ken Kerin	Yes	600 N Locust Street, Denton, TX 76201	Would like to see a limit on parking requirements.	Oppose	In-Person
DCA22-0004	Susan Rumor	No	1700 Crescent Willowwood Street, Denton	N/A	Oppose	Non Speaking Card
DCA22-0004	Jennifer Lane	Yes		Would like more neighborhood awareness and asked for the item could be postponed for more discussion.	Oppose	In-Person

X 

Margie Ellis, Planning and Zoning Commission Chair

10/26/22

Date

X 

for Selena Dillard, Administrative Assistant III

10.26.22

Date