

MINUTES
PLANNING AND ZONING COMMISSION
April 24, 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, April 24, 2024, at 5:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Vice-Chair Tim Smith, and Commissioners: Jason Cole, Desiree Padron, Eric Pruett, and Jordan Villarreal

ABSENT: Chair Margie Ellis and Commissioner Kimberly Thaggard

WORK SESSION

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

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

3.A (FP24-0010), 3.B (PP24-0002a), 3.C (FP24-0011), 3.D (FP24-0006d),
3.E (FP24-0009a), 3.F (V24-0001), and 4.B (S24-0001)

The following item was presented, and discussion was had:

4.A (Z24-0003)

2. Work Session Reports

- A. PZ24-074 Receive a report and hold a discussion regarding the Rayzor Ranch Overlay District.

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

The Work Session was adjourned at 5:28 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, April 24, 2024, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

PRESENT: Vice-Chair Tim Smith, and Commissioners: Jason Cole, Desiree Padron, Eric Pruett, and Jordan Villarreal

ABSENT: Chair Margie Ellis and 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. PZ24-063 Consider approval of the April 10, 2024, Planning and Zoning meeting minutes.

Commissioner Villarreal moved to approve the April 10, 2024, Planning and Zoning meeting minutes. Motion seconded by Commissioner Pruett. Motion carried.

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

NAYS (0): None

ABSENT (2): Chair Margie Ellis and Commissioner Kimberly Thaggard

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP24-0010 Consider a request by Rob Myers with Kimley-Horn on behalf of MRLP Bick Property LLC for a Final Plat of the Mayhill Multifamily Addition. The 23.9-acre site is generally located generally located on the west side of North Mayhill Road, approximately 250 feet north of Russell Newman Boulevard in the City of Denton, Denton County, Texas. (FP24-0010, Mayhill Multifamily, Julie Wyatt)

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to date certain of May 15, 2024. Motion seconded by Commissioner Padron. Motion carried.

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

NAYS (0): None

ABSENT (2): Chair Margie Ellis and Commissioner Kimberly Thaggard

- B. PP24-0002a Consider a request by Kimley-Horn, on behalf of HR 3200, LP, for approval of a Preliminary Plat of Hunter Ranch Phase 1 Amenity Center. The approximately 7.967-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (PP24-0002a, Hunter Ranch Phase 1 Amenity Center, Cameron Robertson).

Commissioner Cole recused for this item.

City staff presented the item. No discussion followed.

Commissioner Pruett moved to approve the item as presented. Motion seconded by Commissioner Padron. Motion carried.

AYES (4): Vice-Chair Tim Smith, and Commissioners: Desiree Padron, Eric Pruett, and Jordan Villarreal

NAYS (0): None

ABSENT (2): Chair Margie Ellis and Commissioner Kimberly Thaggard

ABSTAINED (1): Commissioner Jason Cole

- C. FP24-00011 Consider a request by the Foresite Group, LLC for approval of a Final Plat for Stella Hills. The approximately 48.7617-acre site is generally located on the south side of E. McKinney Street, at the intersection of E. McKinney Street and Laney Circle in the City of Denton, Denton County, Texas. (FP24-0011, Stella Hills, Angie Manglaris).

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to date certain of May 15, 2024. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

ABSENT (2): Chair Margie Ellis and Commissioner Kimberly Thaggard

- D. FP24-0006d 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. (FP24-0006d, Jefferson Bonnie Brae, Angie Manglaris).

City staff presented the item. No discussion followed.

Commissioner Pruett moved to approve the extension of the item to date certain of May 15, 2024. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

ABSENT (2): Chair Margie Ellis and Commissioner Kimberly Thaggard

- E. FP24-0009a Consider a request by Forestar (USA) Real Estate Group, Inc. for a Final Plat of Hickory Grove, Phase 2. The 58.638-acre site is generally located just north of West University Drive and west of Thomas J Eagan Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP24-0009a, Hickory Grove 2, Mia Hines).

City staff presented the item. No discussion followed.

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

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

NAYS (0): None

ABSENT (2): Chair Margie Ellis and Commissioner Kimberly Thaggard

- F. V24-0001 Consider a subdivision variance request by CB Green Investments, LLC from the 2019 City of Denton Development Code, Section 8.3.2.E.3 regarding the length of a flagpole portion of a lot. The variance will allow for a flag drive that is 600 feet in length. The approximately 10-acre site is generally located on the West side of Hilltop Road, approximately 740 feet north of E. Hickory Hill Road, in Denton County, Texas, within the City of Denton Division 1 Extraterritorial Jurisdiction (ETJ). (V24-0001, Areloegbe World, Bryce Van Arsdale).

City staff presented the item. No discussion followed.

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

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

NAYS (0): None

ABSENT (2): Chair Margie Ellis and Commissioner Kimberly Thaggard

4. PUBLIC HEARINGS

- A. Z23-0003 Hold a public hearing and consider making a recommendation to City Council regarding a request by Kimley-Horn on behalf of the property owner, Vandessmith Developers, LTD. to rezone approximately 1.52 acres from Suburban Corridor (SC) zoning district to Residential 6 (R6) zoning district. The subject site is generally located 266.11 feet east of Country Club Road and north of Hobson Lane in the City of Denton, Denton County, Texas. (Z24-0003, Vandessmith Tract Rezoning, Bryce Van Arsdale) No discussion or action was had.

Vice-Chair Smith opened the public hearing.

City staff presented the item. Discussion followed.

Citizen comments will be listed on Exhibit A.

Vice-Chair Smith closed the public hearing.

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

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

NAYS (0): None

ABSENT (2): Chair Margie Ellis and Commissioner Kimberly Thaggard

- B. S24-0001 Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for an Equipment Sales and Rental use on approximately 10 acres of land, generally located on the south side of US 380 approximately 3,800 feet west of Masch Branch Road in the City of Denton, Denton County, Texas (S24-0001, RDO Equipment, Ashley Ekstedt)

Vice-Chair Smith opened the public hearing.

City staff presented the item. No discussion followed.

Citizen comments will be listed on Exhibit A.

Vice-Chair Smith closed the public hearing.

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

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

NAYS (0): None

ABSENT (2): Chair Margie Ellis and Commissioner Kimberly Thaggard

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ24-064: Staff provided updates regarding the matrix, City Council outcomes, and area plans. No items were added to the matrix.

6. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 7:03 p.m.

X 
Margie Ellis, Planning and Zoning Commission Chair

5-15-24.
Date

X 
Cathy Welborn, Administrative Assistant III

5/15/24
Date

Minutes approved on: May 15, 2024

April 24, 2024 Planning and Zoning Meeting - EXHIBIT A						
Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone						
Name	Address	Agenda Item	Position	Method	Comments	
Dalton Allen	150 Hobson Lane, Denton, 76205	4.A (Z24-0003)	Opposed	Online	There are \$2,000,000 homes on Hobson and R6 zoning is a serious problem. Hobson is a 2- lane street that is already very busy and backed up during rush hours. When R6 zoning was approved for this and the adjacent property I am sure home value and traffic was significantly different. Today it is not. The value of surrounding homes will undoubtedly be negatively impacted as well if this is allowed to move forward to completion. Existing homes on Hobson have 2 to 3.5 acre lots and the lots in this project will likely be less than .20 acres (for 60 to 65 dwelling units) after detention and streets unless they are 2, 3 or 4 living units per building. Is this really appropriate? I do not know what can be done about the R6 zoning, but I am open to suggestions to try to keep a more homogenic approach to building in this area. Things change over time and I know that P&Z struggles to make sure building in Denton is completed approved and in a reasonable manner. I just hope it is not too late to seriously address this issue.	
Dick Smith (Applicant)	721 Hobson Lane, Denton, 76205	4.A (Z24-0003)	Support	In Person	Answered concerns of the Commission. Stated they will not allow tract housing go in there.	
Thomas Fletcher (Applicant)	6160 Warren Pkwy, Frisco, 75034	4.A (Z24-0003)	Support	In Person	Provided an overview of the project.	
Aimee Bissett (Applicant)	1009 N Elm, Denton, 76201	4.B (S24-0001)	Support	In Person	Were there for questions.	