

MINUTES
PLANNING AND ZONING COMMISSION
May 15, 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, May 15, 2024, at 5:02 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, Desiree Padron, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

ABSENT: None

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 presented, and no discussion was had:

3.A (FP24-0006e), 4.A (FP24-0008), 4.B (FP23-0031a), 4.C (FP24-0012), 4.D (FP24-0013), 4.E (FP24-0014), 4.F (FP24-0015), and 4. G (FP24-0017)

The following item was presented, and discussion was had:

5.B (MPA24-0001) and 5.C (DCA24-0006)

The following item was postponed, and no discussion was had:

5.A (S23-0006)

Chair Ellis recessed at 6:00 p.m. for a short break.

Chair Ellis reconvened the Work Session at 6:10 p.m.

3. Work Session Reports

- A. PZ24-088 Receive a report and hold a discussion regarding Municipal Utility Districts in the areas around the City of Denton corporate limits.

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

The Work Session was adjourned at 6:30 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, May 15, 2024, at 6:41 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, Desiree Padron, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

ABSENT: None

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

A. PZ24-076 Consider approval of the April 24, 2024, Planning and Zoning meeting minutes.

Commissioner Villarreal moved to approve the April 24, 2024, Planning and Zoning meeting minutes. Motion seconded by Commissioner Cole. Motion carried.

AYES (7): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Desiree Padron, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal
NAYS (0): None

3. CONSENT AGENDA

- A. 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. (FP24-0006e, Jefferson Bonnie Brae, Angie Manglaris).

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

AYES (7): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Desiree Padron, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal
NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP24-0008 Consider a request by CCM Engineering, on behalf of Cana Capital Series 3, LLC for a Final Plat of Enclave at Hickory Hill. The approximately 48.68-acre site is generally located on the north side of East Hickory Hill Road, approximately 650 feet west

of Hunter Hill Lane in Denton County, Texas, within the City's extraterritorial jurisdiction Division 1 (ETJ-1). (FP24-0008, Enclave at Hickory Hill, Bryce Van Arsdale).

City staff presented the item. No discussion followed.

Commissioner Cole moved to approve the extension of the item to date certain of June 12, 2024. Motion seconded by Commissioner Thaggard. Motion carried.

AYES (7): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Desiree Padron, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

- B. FP23-0031a Consider a request by Aimee Bissett, on behalf of the property owner, for a Final Plat of Mayhill Addition, Lots 1 and 2, Block 1. The approximately 32.633-acre site is generally located on the west side of Mayhill Road, approximately 1,166 feet south of the intersection of South Mayhill Road and Foster Road, in the City of Denton, Denton County, Texas. (FP23-0031a, Mayhill Addition, Sean Jacobson).

City staff presented the item. No discussion followed.

Commissioner Pruett moved to approve the extension of the item to date certain of June 12, 2024. Motion seconded by Commissioner Villarreal. Motion carried.

AYES (7): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Desiree Padron, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

- C. FP24-0012 Consider a request by Kimley-Horn, on behalf of Hunter Ranch Land, LLC, for approval of a Final Plat of Hunter Ranch Phase 1A. The approximately 52.956-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FP24-0012, Hunter Ranch Phase 1A, Cameron Robertson).

Commissioner Cole was recused for this item.

City staff presented the item. No discussion followed.

Commissioner Thaggard moved to approve the extension of the item to date certain of June 12, 2024. Motion seconded by Commissioner Padron. Motion carried.

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

NAYS (0): None

ABSTAINED (1): Commissioner Jason Cole

- D. FP24-0013 Consider a request by Kimley-Horn, on behalf of Hunter Ranch Land, LLC, for approval of a Final Plat of Hunter Ranch Phase 1B. The approximately 53.081-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FP24-0013, Hunter Ranch Phase 1B, Cameron Robertson).

Commissioner Cole was recused for this item.

City staff presented the item. No discussion followed.

Commissioner Padron moved to approve the extension of the item to date certain of June 12, 2024. Motion seconded by Commissioner Villarreal. Motion carried.

AYES (6): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Desiree Padron, Eric Pruet, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

ABSTAINED (1): Commissioner Jason Cole

- E. FP24-0014 Consider a request by Kimley-Horn, on behalf of Hunter Ranch Land, LLC, for approval of a Final Plat of Hunter Ranch Phase 1C. The approximately 66.777-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FP24-0014, Hunter Ranch Phase 1C, Cameron Robertson).

Commissioner Cole was recused for this item.

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to date certain of June 12, 2024. Motion seconded by Commissioner Padron. Motion carried.

AYES (6): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Desiree Padron, Eric Pruet, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

ABSTAINED (1): Commissioner Jason Cole

- F. FP24-0015 Consider a request by Kimley-Horn, on behalf of Hunter Ranch Land, LLC, for approval of a Final Plat of Hunter Ranch Phase 1D. The approximately 56.100-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FP24-0015, Hunter Ranch Phase 1D, Cameron Robertson).

Commissioner Cole was recused for this item.

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to date certain of June 12, 2024. Motion seconded by Commissioner Thaggard. Motion carried.

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

NAYS (0): None

ABSTAINED (1): Commissioner Jason Cole

- G. FP24-0017 Consider a request by Denton Mayhill / Quail Creek Investment, LLC, for a Final Plat of the Jefferson Mayhill Addition. The 39.782-acre site is generally located west of Mayhill Road, approximately 850 feet south of Roy Road, in the City of Denton, Denton County, Texas. (FP24-0017, Jefferson Mayhill Addition, Mia Hines).

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to date certain of June 12, 2024. Motion seconded by Commissioner Thaggard. Motion carried.

AYES (7): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Desiree Padron, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

5. PUBLIC HEARINGS

- A. S23-0006 Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for a Veterinary Clinic use on approximately 4.89 acres of land, generally located on the south side of Teasley Lane, approximately 525 feet west of Pennsylvania Drive, in the City of Denton, Denton County, Texas. (S23-0006, Wright Denton Teasley, Ashley Ekstedt) THE APPLICANT IS REQUESTING TO POSTPONE THIS ITEM TO THE MAY 29, 2024, MEETING.

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 May 29, 2024. Motion seconded by Commissioner Thaggard. Motion carried.

AYES (7): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Desiree Padron, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

- B. MPA24-0001a Hold a public hearing and consider making a recommendation to City Council regarding a city-initiated Comprehensive Plan Amendment to modify the 2022 Mobility Plan, including adding a Major Collector roadway functional classification to the Thoroughfare Plan and amending the Thoroughfare Plan Map to change the alignment of the 380 Connector and to extend East Windsor Drive across State Loop 288. The general area is located at the current terminus of East Windsor Drive, approximately 700 feet west of State Loop 288, south of Kings Row, and extending approximately 4,800 feet toward the east, in

the City of Denton, Denton County, Texas. (MPA24-0001a, East Windsor Extension, Julie Wyatt)

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

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

NAYS (2): Chair Margie Ellis and Commissioner Jason Cole

- C. DCA24-0006 Hold a public hearing and consider making a recommendation to the City Council regarding amending the Denton Development Code; amendments include but are not limited to Table 5.2-A: Table of Allowed Uses, Section 5.4.3 General Standards for Accessory Uses and Structures, Section 5.4.4 Additional Standards for Specific Accessory Uses, and Section 9.2: Definitions related to the regulation of Donation Boxes. (DCA24-0006, Donation Boxes, 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.

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

AYES (7): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Desiree Padron, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ24-077: Staff provided updates regarding the matrix, City Council outcomes, and area plans.

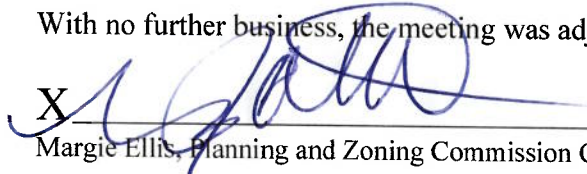
Tina Firgens, Deputy Director of Development Services, thanked Vice-Chair Tim Smith for his service on the Planning and Zoning Commission.

- Commissioner Pruett requested a LSR explaining the practices and legal limitations based on recent state law changes regarding right-of-way dedication for roadways and perimeter street improvements.

7. **CONCLUDING ITEMS**

Vice-Chair Tim Smith expressed immense gratitude to staff, his past and fellow Commissioners while serving on the Commission.

With no further business, the meeting was adjourned at 8:17 p.m.

X  _____ 5/29/24.
Margie Ellis, Planning and Zoning Commission Chair Date

X  _____ 5/29/2024
Cathy Welborn, Administrative Assistant III Date

Minutes approved on: May 29, 2024

May 15, 2024 Planning and Zoning Meeting - EXHIBIT A						
Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone						
Name	Address	Agenda Item	Position	Method	Comments	
Roger Cox	3912 Deer Forest Dr., Denton, 76208	5.B MPA24-0001a	Opposed	In person	Spoke about the experiences from the Neighborhood Meeting at Hodge Elementary. Stated the City is trying to reinstate what was already set up in 1996, but what we should be trying to initiate is from 2006 which is a negotiations agreement between property owners that are still the same owners of the tie end of Farris Road.	
Brian Bentley	2528 Jamestown Ln., 76209	5.B MPA24-0001a	Opposed	In person	Stated he is in opposition of the east tie end of Windsor to Farris Road.	
Brian Bentley	2528 Jamestown Ln., 76209	5.C DCA24-0006	Opposed	In person	Stated he has to oppose what in before the Commission because there are technical errors in the packet. Provided history of future and proposed development of Northeast Denton area and the City is not able to know what TxDOT is going to do.	
Brian Bentley	2528 Jamestown Ln., 76209	5.C DCA24-0006	Opposed	In person	Questioned why donation boxes has to be allowed in all residential zoning districts. Wonders who is going to enforce all the Donation Boxes. Stated how the City has cut the Code Enforcement Department down to an at complaint only level.	