

MINUTES
PLANNING AND ZONING COMMISSION
June 26, 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, June 26, 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 Eric Pruett, and Commissioners: Jason Cole, Desiree Padron, and Jordan Villarreal

ABSENT: Commissioners 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 item was not presented or discussed:

3.A (FP24-0020a)

The following items were presented, and discussion was had:

4.B (FP22-0022) and 4.I (PD24-0005b)

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

4.A (FP24-0024), 4.C (FP24-0012b), 4.D (FP24-0013b), 4.E (FP24-0014b), 4.F (FP24-0015b), 4.G (FP24-0021a), 4.H (FP24-0023a), 5.A (Z24-0008), and 5.B (DCA24-0004)

3. Work Session Reports

- A. PZ24-130 Receive a report, hold a discussion, and give staff direction regarding the Southeast Denton Area Plan draft implementation tasks, including but not limited to, action plan, land use map, and conceptual street cross-sections (PZ24-130).

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

- B. PZ24-090a Receive a report and hold a discussion regarding amending the Denton Development Code related to establishing an agenda item reconsideration process within the Planning and Zoning Commission Operational Procedures.

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

The Work Session was adjourned at 6:00 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, June 26, 2024, at 6:32 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

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

ABSENT: Commissioners Kimberly Thaggard

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

A. PZ24-104 Consider approval of the June 12, 2024, Planning and Zoning meeting minutes.

Commissioner Villarreal moved to approve the June 12, 2024, Planning and Zoning meeting minutes. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner Kimberly Thaggard

3. CONSENT AGENDA

A. FP24-0020a Consider a request by Dunaway Associates LLC, on behalf of The Dien Stout Clarke Beneficiary Trust for a Final Plat of Hickory Hill Events Center. The approximately 15.98-acre site is generally located at the southeast intersection of Copper Canyon Road and Old Alton Road Denton County, Texas, within the City's Extraterritorial Jurisdiction Division 1 (ETJ-1). (FP24-0020a, Hickory Hill Event Center, Bryce Van Arsdale)

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

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

NAYS (0): None

ABSENT (1): Commissioner Kimberly Thaggard

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP24-0024 Consider a request by Claudio Segovia of Johnson Volk Consulting, on behalf of the property owner, for a Final Plat of Sage Creek Townhomes. The approximately 23.849-acre site is generally located at the northwest corner of the intersection of Audra Lane and Lattimore Street, in the City of Denton, Denton County, Texas. (FP24-0024, Sage Creek Townhomes, Sean Jacobson)

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to date certain of July 24, 2024. Motion seconded by Vice-Chair Pruett. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner Kimberly Thaggard

- B. FP24-0022 Consider a request by Robson Denton Development, L.P. for a Final Plat of the Robson Ranch Unit 40. The 54-acre site is generally located east of Ed Robson Boulevard approximately 650 feet north of Goodland Drive, in the City of Denton, Denton County, Texas. (FP24-0022, Robson Ranch Unit 40, Julie Wyatt)

Commissioner Cole was recused for this item.

City staff presented the item. No discussion followed.

Vice-Chair Pruett moved to approve the extension of the item to date certain of July 24, 2024. Motion seconded by Commissioner Villarreal. Motion carried.

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

NAYS (0): None

ABSTAINED (1): Commissioner Jason Cole

ABSENT (1): Commissioner Kimberly Thaggard

- C. FP24-0012b 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. (FP24-0012b, Hunter Ranch Phase 1A, Cameron Robertson).

Commissioner Cole was recused for this item.

City staff presented the item. No discussion followed.

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

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

NAYS (0): None

ABSTAINED (1): Commissioner Jason Cole

ABSENT (1): Commissioner Kimberly Thaggard

- D. FP24-0013b 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. (FP24-0013b, Hunter Ranch Phase 1B, Cameron Robertson).

Commissioner Cole was recused for this item.

City staff presented the item. No discussion followed.

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

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

NAYS (0): None

ABSTAINED (1): Commissioner Jason Cole

ABSENT (1): Commissioner Kimberly Thaggard

- E. FP24-0014b 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. (FP24-0014b, Hunter Ranch Phase 1C, Cameron Robertson).

Commissioner Cole was recused for this item.

City staff presented the item. No discussion followed.

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

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

NAYS (0): None

ABSTAINED (1): Commissioner Jason Cole

ABSENT (1): Commissioner Kimberly Thaggard

- F. FP24-0015b 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. (FP24-0015b, Hunter Ranch Phase 1D, Cameron Robertson).

Commissioner Cole was recused for this item.

City staff presented the item. No discussion followed.

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

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

NAYS (0): None

ABSTAINED (1): Commissioner Jason Cole

ABSENT (1): Commissioner Kimberly Thaggard

- G. FP24-0021a Consider a request by McAdams, on behalf of BV Denton II Land LLC, for approval of a Final Plat of Lots 1 & 2, Block A, Forest Crossing, Phase 2 Addition. The approximately 20.129-acre tract is generally located on the west side of N Mayhill Rd, approximately 1,060 feet north of E McKinney St in the City of Denton, Denton County, Texas. (FP24-0021a, Hummingbird Apartments, Matt Bodine)

City staff presented the item. No discussion followed.

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

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

NAYS (0): None

ABSENT (1): Commissioner Kimberly Thaggard

- H. FP24-0023a Consider a request by Barron Stark Engineers, on behalf of JVAC Properties LLC, for approval of a Final Plat of Lot 1, Block A Riviera Addition. The approximately 15-acre tract is generally located on the north side of Fishtrap Rd, approximately 259.2 feet west of Greenleaf Circle in the City of Denton, Denton County, Texas. (FP24-0023a, Water Line Extension Riviera, Matt Bodine)

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to date certain of July 24, 2024. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner Kimberly Thaggard

- I. PD24-0005b Consider making a recommendation to City Council regarding a request by John Powell Walker, Et al. to change the zoning from Residential 6 (R6) to an Overlay Planned Development - Light Industrial (PD-LI) District on approximately 52.589 acres of land generally located north of Blagg Road, approximately 800 feet east of Geesling Road, in the City of Denton, Denton County, Texas. (PD24-0005b, Walker Gessling, Mia Hines)

City staff presented the item. Discussion followed.

Citizen comments will be listed on Exhibit A.

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

AYES (4): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Jason Cole, and Desiree Padron

NAYS (1): Commissioner Jordan Villarreal

ABSENT (1): Commissioner Kimberly Thaggard

5. PUBLIC HEARINGS

- A. Z24-0008 Hold a public hearing and consider making a recommendation to City Council regarding a request by Rhonda Hurst of Eikon Consulting Group LLC, on behalf of the property owner, to rezone approximately 7.8 acres of land from Rural Residential (RR) District to Light Industrial (LI) District generally located approximately 400 feet south of US 380 and approximately 1,300 feet west of N. Masch Branch Road in the City of Denton, Denton County, Texas. (Z24-0008, Crow-Billingsley Denton- RR to LI, Erin Stanley)

Chair Ellis opened the public hearing.

City staff presented the item. No discussion followed.

Chair Ellis closed the public hearing.

Chair Ellis moved to approve the item as presented. Motion seconded by Vice-Chair Pruett. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner Kimberly Thaggard

- B. DCA24-0004 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 providing the uses and development regulations of Appendix A: Rayzor Ranch Overlay District, which is currently "reserved" and referenced in Section 4.8, and providing that the proposed uses and development regulations are being consolidated from existing overlay zoning ordinances and amended accordingly. (DCA24-0004, Rayzor Ranch Ordinance Consolidation, Hayley Zagurski)

Chair Ellis opened the public hearing.

City staff presented the item. Discussion followed.

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 Eric Pruett, and Commissioners: Jason Cole, Desiree Padron, and Jordan Villarreal

NAYS (0): None

ABSENT (1): Commissioner Kimberly Thaggard

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ24-106: 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 7:32 p.m.

X 
Margie Ellis, Planning and Zoning Commission Chair

7/24/24

Date

X 
Cathy Welborn, Administrative Assistant III

7/24/24

Date

Minutes approved on: July 24, 2024

June 26, 2024 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Aimee Bissett (Applicant)	109 N. Elm Street, Denton, 76201	PD24-0005b	Support	In Person	Stated that they did work through the PD standards as well as spent sometime with neighbors after the last meeting and discussed what their real objectives were.
Johnathan Brooks	5579 Blagg Road, Denton, 76208	PD24-0005b	Not Stated	In Person	Stated he did meet with Aimee after the meeting was very happy with what he understands the proposal to be.
Eric G. Janssen	3617 Falcon Court, Denton, 76210	PD24-0005b	Not Stated	In Person	Spoke in regards to comments by TxDOT that there would be no ingress/egress via 380 Frontage and the only ingress/egress from the subject property will be via Geesling Road. Citizens were under the impression there would be exits at Geesling and University and there would not be much traffic on Blagg Road.
Glenn Markgraf	1800 Lakeview Blvd., Denton 76208	PD24-0005b	Not Stated	In Person	Understands that everyone does their best to plan and engineer all these things but 20 years ago somebody got approval to rezone this for development and this is the results of their drainage planning.
Tom Brooks	6801 Appaloosa Court, Denton, 76208	PD24-0005b	Opposed	In Person	Spoke about the concern of traffic on Blagg Road and the traffic that may come down Mayhill onto Blagg. Stated he lives on the east side of the property for him there is concern to rezone this piece of property without knowing what would be developed and what implications that would have on the ESA from a drainage perspective. Voiced concerns about flooding.