

MINUTES
PLANNING AND ZONING COMMISSION
September 11, 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, September 11, 2024, at 5:05 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, Kimberly Thaggard, and Jordan Villarreal

ABSENT: Commissioner Desiree Padron

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 were not presented or discussed:

3.B (FR24-0008a), 3.C (FP24-0026b), 3.D (PP24-0003a), 3.E (FR24-0005b), and 3.F (FP24-0023d)

The following items were presented, and discussion was had:

3.A (FR23-0003d), 4.A (FP24-0032), 5.A (PD24-0002), and 5.B (Z24-0002)

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

4.B (FP24-0033) and 4.C (FP24-0034)

3. Work Session Reports

- A. PZ24-184 Receive a report and hold a discussion regarding the tree preservation, landscaping, and protection and preservation of Environmentally Sensitive Areas requirements for new development projects.

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, September 11, 2024, at 6:38 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, Kimberly Thaggard, and Jordan Villarreal

ABSENT: Commissioner Desiree Padron

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

A. PZ24-156 Consider approval of the August 28, 2024, Planning and Zoning meeting minutes.

Commissioner Villarreal moved to approve the August 28, 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, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

3. CONSENT AGENDA

A. FR23-0003d Consider a request by LJA Engineering, Inc. for approval of a Final Replat of Glenwood Meadows Phase II. The 10.285-acre site is generally located at the southwest intersection of Ridgehurst Lane and Bonnie Brae Street in the City of Denton, Denton County, Texas. (FR23-0003d, Glenwood Meadows Phase II, Angie Manglaris).

B. FR24-0008a Consider a request by Bloomfield Homes, LP for approval of a Replat of Country Lakes North, Phase 6AB. The approximately 6.997-acre tract of land is generally located on the south side of Johnson Lane between John Paine Road and Old John Paine Road in the City of Denton, Denton County, Texas. (FR24-0008a, Country Lakes North, Phase 6AB, Julie Wyatt)

C. FP24-0026b Consider a request by Reece Flanagan of Flanagan Land Solutions, LLC, on behalf of the property owner, for a Final Plat of Acintyo Ventures Addition, Lots 1 and 2, Block 1. The approximately 0.300-acre site is generally located on the south side of Fannin Street, approximately 105 feet east of the intersection of Fannin Street and South Avenue B, in the City of Denton, Denton County, Texas. (FP24-0026b, Acintyo Ventures Addition, Sean Jacobson)

D. PP24-0003a Consider a request by Kimley-Horn & Associates, on behalf of Vandessmith Developers LTD for a Preliminary Plat of Grand Parkside. The approximately 19.15-acre 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. (PP24-0003a, Grand Parkside, Bryce Van Arsdale)

- E. FR24-0005b Consider a request by Kimley-Horn & Associates, on behalf of Forestar Group for a Final Replat of Eagle Creek Phase 3B. The approximately 36.07-acre site is generally located 0.5 miles east of South Bonnie Brae Street and north of Roselawn Drive in the City of Denton, Denton County, Texas. (FR24-0005b, Eagle Creek Phase 3B, Bryce Van Arsdale)
- F. FP24-0023d 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. (FP24-0023d, Water Line Extension Riviera, Matt Bodine)

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

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

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP24-0032 Consider a request by Cross Engineering for approval of a Final Plat for RDC Denton Eagle. The approximately 2.592-acre site is generally located on the south side of W Eagle Drive, between Collier Street and Avenue B, in the City of Denton, Denton County, Texas. (FP24-0032, RDC Denton Eagle, Erin Stanley).

City staff presented the item. No discussion followed.

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

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

NAYS (0): None

- B. FP24-0033 Consider a request by the Foresite Group, LLC for approval of a Final Plat for Stella Hills Phase 2A. The approximately 21.0505-acre site is located approximately 1,500 feet south of E. McKinney Street and east of Laney Circle in the City of Denton, Denton County, Texas. (FP24-0033, Stella Hills Phase 2A, Angie Manglaris).

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to date certain of October 9, 2024. Motion seconded by Commissioner Thaggard. Motion carried.

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

NAYS (0): None

- C. FP24-0034 Consider a request by the Foresite Group, LLC for approval of a Final Plat for Stella Hills Phase 2B. The approximately 15.222-acre site is generally located on the south side of E. McKinney Street, and is situated to the east of Laney Circle in the City of Denton, Denton County, Texas. (FP24-0034, Stella Hills Phase 2B, Angie Manglaris).

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to date certain of October 9, 2024. Motion seconded by Commissioner Thaggard. Motion carried.

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

NAYS (0): None

5. PUBLIC HEARINGS

- A. PD24-0002 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, Greater Texas Land Resources, LP, to rezone approximately 25.96 acres from a Residential 2 (R2) zoning district to a Planned Development with Mixed-Use Neighborhood (PD-MN) and Public Facilities (PD-PF) base zoning districts. The subject site is generally located at the northwest corner of the intersection of North Elm Street and North Locust Street in the City of Denton, Denton County, Texas (PD24-0002, Jefferson North Elm, Ashley Ekstedt)

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.

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

AYES (3): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioner: Kimberly Thaggard

NAYS (2): Commissioners: Jason Cole and Jordan Villarreal

- B. Z24-0002 Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 2.6 acres of land from Residential 2 (R2) district to Residential 4 (R4) district generally located east of Mockingbird Lane, approximately 150 feet south of Audra Lane, in the City of Denton, Denton County, Texas. (Z24-0002, Mockingbird Ln-R2 to R4, Erin Stanley)

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 deny the item as presented. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

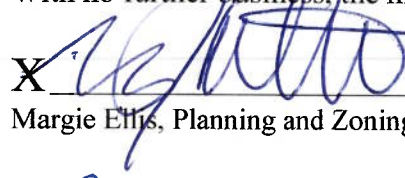
- A. PZ24-153: Staff provided updates regarding the matrix. The following items were added to the matrix.

Chair Ellis requested an update regarding platting standards for gas well designations and would like an update regarding the tree fund.

Vice-Chair Pruett requested a discussion on applicability of gas well regulations in the ETJ and requested if there are ways to make sure impacts to specific neighborhoods with development if there are tree fund dollars to get used there quickly.

7. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 8:37 p.m.

X 

Margie Ellis, Planning and Zoning Commission Chair

9/25/24

Date

X 

Cathy Welborn, Administrative Assistant III

9/25/24

Date

Minutes approved on: September 25, 2024

September 11, 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, Denton, 76201	PD24-0002	Support	In Person	Provided an overview of the Planned Development, the ways the applicant is preserving the property, amenities and parkland dedication.
Ann Howington	1122 Panhandle Street, Denton, 76201	PD24-0002	Opposed	In Person	Thanked the Commission for having this Public Hearing. Stated she is not here to express opposition for the zoning. Provided a petition regarding the creation of a community garden. In closing requested at meeting be scheduled with the Parks and Recreation Department. Stated how we have out grown our projected growth of 10 years within 7 years and we don't have enough affordable housing.
Brenda Stevens	213 McKamy Blvd, Denton, 76207	PD24-0002	Support	In Person	Did not wish to speak.
Charles Voellinger	1831 Panhandle Street Denton, Tx 76201	PD24-0002	Opposed	Online	I oppose this request because this is an historical property with old growth trees that ought to be preserved. Denton needs to do better saving history for future generations and better management of our natural resources.
Charles Lee	640 W University Dr. Denton, 76201	PD24-0002	Opposed	In Person	Stated he never got notice of this and this is a terrible plan. If you put 450 more people over in that area do you know how much traffic that is going to cause.
Cody Temple	Gable Court Neighborhood	PD24-0002	Opposed	In Person	Did receive a notification card before the first meeting. Has the same concerns regarding population density. But also wanted to talked about visual pollution. By looking at the renderings the City of Denton is going to be considered a skyscraper and will stick out like a sore thumb.
Dean and Wina Church	709 W Windsor Dr, Denton 76207	PD24-0002	Not Stated	Online	We are new to Denton and this area. We oppose this type of development due to the traffic it will create. We have seen the Traffic study and it appears that it was only done for Elm and Locust. What about all the other streets especially Windsor going west that is already busy and no lights to slow the traffic in this residential and parks areas. I saw the growth predictions but before any more large multi-family developments get built the road situations need to be expanded and improved.
Erin Alice	301 McKamy Blvd., Denton 76207	PD24-0002	Support	In Person	Long time employee of UNT Engineering Department and would like to voice her support for JPI and building the apartment complex which will preserve the most of the land and trees.
Jacob White	Gable Court Neighborhood	PD24-0002	Not Stated	In Person	Stated he understands the goal to build obtainable housing in the area and retain citizens. Voiced the issues he has had with people walking through his neighborhood, walking in his garage and cutting through this property. Spoke about finding sleeping bags and trash around the neighborhood. Thanked the Commission for their time.
Jennifer Lane	1526 Willowwood Street, Denton, 76205	PD24-0002	Not Stated	In Person	Did not speak.
Kim Spivey	3309 Doris Drive, Denton, 76207	PD24-0002	Support	In Person	Stated she is not in love with having more apartments in Denton. She attended the neighborhood meetings and is in favor of this project because of the tree preservation.
Larry Bell	Gable Court Neighborhood	PD24-0002	Opposed	In Person	Thanked the Commission for letting them speak this evening. One of the major concerns he has and has not seen addressed is the increase in population and density for that area. Moved to Denton in July and didn't not receive any prior notice.
Laura Davis	PO Box 2671 Denton, Texas	PD24-0002	Neutral	Online	My position is neutral because I both support and oppose aspects of the request. The farmhouse has been altered so greatly it is no longer historically viable without much restoration. My interest in buying/moving it was squashed due to extreme cost and more damage that would be done by the move. The developer & Denton Parks & Rec. have planned to preserve as much as possible on the site. The long-term commitment needed from a transient population to sustain a garden there may not be realistic.
Richard Darragh (Applicant)	9001 Cypress Waters Blvd, Ste. 200, Dallas	PD24-0002	Support	In Person	Provide the history of JPI and project scope and site location.
Shan Treat	3508 Pheasant Hollow, Denton, 76207	PD24-0002	Not Stated	In Person	Stated he has been going to the neighborhood meetings. This plan sticks out to him and he wants to be in support of it because this is a unique partnership that kind of hits all the right notes. Stated he understands that the apartments are going to go up and go tall but to think about what is on the other side of that and the connectivity for the city.
B.J Edwards	PO Box 114, Denton, 76202	Z24-0002	Opposed	In Person	Stated his family owns the property on the east side of the proposed development. He is here to 100 percent oppose the zoning change. Stated the applicant has tried multiply times to rezone.
Melody Ostrom	1816 Audra Lane, Denton, 76209	Z24-0002	Not Stated	In Person	Opposed to the request especially being right across the street.