

MINUTES
PLANNING AND ZONING COMMISSION
October 9, 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, October 9, 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: Desiree Padron, Kimberly Thaggard, and Jordan Villarreal

ABSENT: Commissioner Lilyan Prado Carrillo

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.A (FP24-0033a), 3.B (FP24-0006f), 3.C (FP24-0034a), 3.D (PP24-0005), and 3.E (FP24-0010b),

The following items were presented, and discussion was had:

4.A (PP24-0006), 5.C (AESA24-0001a), 5.D (AESA24-0002a), 5.E (Z24-0013), and 5.F (PD24-0004a)

The following items were postponed:

5.A (MPA24-0002) and 5.B (MPA24-0004)

Chair Ellis called a recess at 5: 42 p.m. Chair Ellis reconvened the work session at 5:52 p.m.

3. Work Session Reports

- A. PZ24-204 Receive a report, hold a discussion, and give staff direction regarding amending the proposed land uses in the Denton 2040 Comprehensive Plan Future Land Use Map north of FM 1173, west of Interstate Highway 35, south of Ganzer Road, and generally east of Masch Branch Road and the City of Krum. (PZ24-204, Future Land Use Map Discussion, Cameron Robertson).

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

The consensus of the Commission was to move forward with option 4.

The Work Session was adjourned at 6:21 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, October 9, 2024, at 6:35 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

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

ABSENT: Commissioner Lilyan Prado Carrillo

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ24-186 Consider approval of the September 25, 2024, Planning and Zoning meeting minutes.

Commissioner Villarreal moved to approve the September 25, 2024, Planning and Zoning meeting minutes. Motion seconded by Commissioner Padron. Motion carried.

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

NAYS (0): None

3. CONSENT AGENDA

- A. FP24-0033a 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. (FP24-0033a, Stella Hills Phase 2A, Angie Manglaris).
- B. FP24-0006f Consider a request by JPI Real Estate Acquisitions, LLC for a Final Plat of the Jefferson Bonnie Brae Addition. The 29.0364-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. (FP24-0006f, Jefferson Bonnie Brae, Angie Manglaris)
- C. FP24-0034a 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. (FP24-0034a, Stella Hills Phase 2B, Angie Manglaris).

- D. PP24-0005 Consider a request by Westwood P.S., on behalf of HR, JV, L.P., for approval of a Preliminary Plat of Landmark Addition. The approximately 44.601-acre site is generally located on the northwest corner of the intersection of Interstate Highway 35W and Robson Ranch Road, in the City of Denton, Denton County, Texas. (PP24-0005, Landmark Addition, Cameron Robertson).
- E. FP24-0010b 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. (FP24-0010b, Mayhill Multifamily, Julie Wyatt)

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

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

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. PP24-0006 Consider a request by Kimley-Horn & Associates, on behalf of the property owner, for a Preliminary Plat of RM Squared Denton Addition. The approximately 363.034-acre site is generally located at the northeast corner of the intersection of Hampton Road and Masch Branch Road in the City of Denton, Denton County, Texas. (PP24-0006, RM Squared Denton Addition, Sean Jacobson)

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to date certain of October 23, 2024. Motion seconded by Commissioner Thaggard. Motion carried.

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

NAYS (0): None

5. PUBLIC HEARINGS

- A. MPA24-0002 Hold a public hearing and consider making a recommendation to the City Council regarding a City-initiated Comprehensive Plan Amendment to modify the Thoroughfare Plan and Thoroughfare Map of the 2022 Mobility Plan, including but not limited to modifications to the Mobility Plan to amend the functional classification of Underwood Road from Primary Arterial to Secondary Arterial between Airport Road and the future southern extension of H Lively Road and to remove a portion of future Amyx Road between C Wolfe Road and the future western extension of Loop 288. The general area of change is located west of Interstate 35W, south of Airport Road, east of C Wolfe Road, and

north of Old John Paine Road in the City of Denton, Denton County, Texas. STAFF IS REQUESTING THIS ITEM BE POSTPONED UNTIL THE OCTOBER 23, 2024, PLANNING AND ZONING COMMISSION MEETING. (MPA24-0002, Underwood Road and Amyx Road Mobility Plan Amendment, Sahar Esfandyari).

Chair Ellis opened the public hearing.

This item was not presented or discussed.

Commissioner Villarreal moved to postpone the item to a date certain of October 23, 2024. Motion seconded by Commissioner Padron. Motion carried.

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

NAYS (0): None

- B. MPA24-0004 Hold a public hearing and consider making a recommendation to City Council regarding a city-initiated Comprehensive Plan Amendment to modify the Thoroughfare Plan and Thoroughfare Map of the 2022 Mobility Plan. The amendment includes but is not limited to modifying the current road classification of a future Hummingbird Lane section from Secondary Arterial to Collector. The proposal is generally located east of the intersection of Hummingbird Lane and North Loop 288 and extends east toward the intersection of Mills Road and North Mayhill Road in the City of Denton, Denton County, Texas. STAFF IS REQUESTING THIS ITEM BE POSTPONED UNTIL THE OCTOBER 23, 2024, PLANNING AND ZONING COMMISSION MEETING. (MPA24-0004, Hummingbird Lane Road Classification, Sahar Esfandyari)

Chair Ellis opened the public hearing.

This item was not presented or discussed.

Commissioner Villarreal moved to postpone the item to a date certain of October 23, 2024. Motion seconded by Commissioner Thaggard. Motion carried.

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

NAYS (0): None

- C. AESA24-0001a Hold a public hearing and consider making a recommendation to the City Council regarding a request by Kimley-Horn on behalf of the property owner, Vandersmith Developers, LTD., approving an ecological mitigation plan for the disturbance of Environmentally Sensitive Areas. The subject site is generally located 266.11 feet east of Country Club Road and to the north of Hobson Lane City of Denton, Denton County, Texas. (AESA24-0001a, Grand Parkside, Christi Upton)

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 (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Desiree Padron Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

- D. AESA24-0002a Hold a public hearing and consider making a recommendation to City Council regarding a request by Kimley-Horn on behalf of the property owner, Alan Hughes, approving an ecological mitigation plan for the disturbance of Environmentally Sensitive Areas. The subject site is generally located north of Johnson Lane, south of Allred Road and 2,325 feet east of John Paine Road in the City of Denton, Denton County, Texas. (AESA24-0002a, Dentex Land Tract, Christi Upton)

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 Commissioner Thaggard. Motion carried.

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

NAYS (0): None

- E. Z24-0013 Hold a public hearing and consider making a recommendation to City Council regarding a request by RV Land Acquisitions, LP to rezone approximately 0.358 acres from a General Office (GO) zoning district to a Highway Corridor (HC) zoning district. The subject site is generally located on the west side of I35 approximately 1,500 feet north of Schuyler Street in the City of Denton, Denton County, Texas. (Z24-0013, I-35 RV Supercenter, 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.

Chair Ellis 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 Kimberly Thaggard

NAYS (1): Commissioner Jordan Villarreal

- F. PD24-0004a Hold a public hearing and consider making a recommendation to City Council regarding a request by Aspire Real Estate Services LLC and OMA Denton LLC for a zoning change from Residential 3 (R-3) District to Planned Development - Residential 6 District (PD-R6) including but not limited to establishing uses and standards and adopting a Development Plan. The approximately 12.1-acre site is generally located north of East McKinney Street, south of Paisley Street, approximately 1,200 feet east of the intersection of East McKinney Street and Mack Drive, in the City of Denton, Denton County, Texas. (PD24-0004a, Villages of McKinney, Julie Wyatt).

Public Hearing was left open from the September 25, 2024, Planning and Zoning meeting.

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 Padron. Motion carried.

AYES (4): Chair Margie Ellis, and Commissioners: Desiree Padron Kimberly Thaggard, and Jordan Villarreal

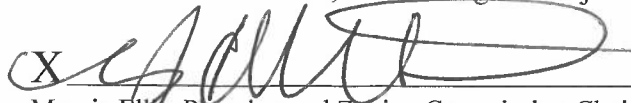
NAYS (1): Vice-Chair Eric Pruett

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ24-199: Staff provided updates regarding the matrix and City Council items.
- Commissioner Pruett requested if City Council does approve PD24-0004a would like an update on the mobility plan in the area of town. Would like to see a method to extend trail connectivity across McKinney Street toward Pecan Creek Trail. Secondly he requested a work session to have a broader discussion on communal living and how small home communities could be achieved.

7. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 8:16 p.m.

X  10/23/24
Margie Ellis, Planning and Zoning Commission Chair Date

X  10/23/24
Cathy Welborn, Administrative Assistant III Date

Minutes approved on: October 23, 2024

October 9, 2024 Planning and Zoning Meeting - EXHIBIT A						
Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone						
Name	Address	Agenda Item	Position	Method	Comments	
Thomas Fletcher (Applicant)	6160 Warren Pkwy, Frisco, 75034	AESA24-0001a	Support	In Person	Answered the questions the Commission had during the Work Session.	
Thomas Fletcher (Applicant)	6160 Warren Pkwy, Frisco, 75034	AESA24-0002a	Support	In Person	Provided an overview and answered questions of the Commission.	
George Terry	2308 Eagle Nest, Denton 76209	PD24-0004a	Opposed	In Person	Spoke about the neighborhood meeting and how he was not notified. Also asked how far back they will have to be from their property line. Concerned about parking issues and density with this development.	
Patricia Wood	2800 Paisley St., Denton, 76209	PD24-0004a	Opposed	In Person	Agrees with previous speakers and spoke on how the parking is already an issue. Thinks they should have notified more neighbors because it effects more than just those within two hundred feet.	
Barbara Whitson	1805 Woodbrook St., Denton, 76209	PD24-0004a	Opposed	In Person	Stated the address she is speaking about is 2605 E. McKinney Street and if they put in these units it would be a solid wall next to her property and how the applicant wants to know down all the trees.	
Charles Lee	624 W University Dr. #278, Denton, 76201	PD24-0004a	Opposed	In Person	Stated this is a tough sale but that we are just trying to a square peg in a round hole and maybe not all land could be developed.	
Matt Muraki	2416 Longmeadow St., Denton 76207	PD24-0004a	Opposed	In Person	Provided concerns him and his neighbors have. Are the 119 units there going to be used as rentals or short rentals, and how renters take care of a property differently. Also brought up traffic concerns and safety of school age children.	
Alexa Knight (Applicant)	322 W. Walnut St., Celina	PD24-0004a	Support	In Person	Provided an overview of current development around the proposed site and all planning and meetings they have conducted. Spoke in regards to site conditions.	
Robert Daake (Applicant)	322 W. Walnut St., Celina	PD24-0004a	Support	In Person	Provide an overview, lot orientation, and why they choose the purposed development and zoning change.	