

MINUTES
PLANNING AND ZONING COMMISSION
November 13, 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, November 13, 2024, at 5:19 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 and Jordan Villarreal

ABSENT: Commissioner Lilyan Prado Carrillo and 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 items were not presented, and no discussion was had:

3.A (FP24-0037, 3.B (FP24-0038a) 3.C (FP24-0025c), 3.D (FP24-0022a), 4.A (FP24-0039), and 4.C (FP24-0031)

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

4.B (ZCP24-0034) and 5.A (PD24-0003)

The following items were presented, and discussion was had:

5.B (PDA24-0002) and 5.C (Z24-0011)

The following item was postponed:

5.D (AESA24-0003a)

3. Work Session Reports

- A. PZ24-197 Receive a report and hold a discussion regarding the Tree Mitigation Fund.

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

Following discussion, there was no direction provided as the item was for presentation/discussion purposes.

- B. PZ24-221 Receive a report and hold a discussion regarding the Department of Parks and Recreation's master planning efforts.

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

Following discussion, there was no direction provided as the item was for presentation/discussion purposes.

Chair Ellis called a recess at 6:05 pm. Chair Ellis reconvened the Work Session at 6:12 p.m.

- C. PZ24-211 Receive a report and hold a discussion regarding residential development and rental housing in the City of Denton.

This item was not heard and will be heard at the December 11, 2024, meeting.

The Work Session was adjourned at 6:12 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, November 13, 2024, at 6:30 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 and Jordan Villarreal

ABSENT: Commissioner Lilyan Prado Carrillo and Kimberly Thaggard

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ24-224 Consider approval of the September 25, 2024, and October 23, 2024, Planning and Zoning meeting minutes.

Commissioner Villarreal moved to approve the September 25, 2024, and October 23, 2024, Planning and Zoning meeting minutes. 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

3. CONSENT AGENDA

- A. FP24-0037 Consider a request by Ofi-Chito, on behalf of Goel Ventures LLC, for approval of a Final Replat of Brier Cliff Center Lot 1R, Block A. The approximately 1.591-acre tract is generally located at the southwest corner of I-35E Service Road and State School Road in the City of Denton, Denton County, Texas. (FP24-0037, McDonald's, Matt Bodine)
- B. FP24-0038a Consider a request by Winkelmann & Associates, Inc. on behalf of JBA Denton LLC for a Final Plat of the Home Zone Denton. The 2.407-acre site is generally located on the southeast corner of U.S. 380 and Ector Street in the City of Denton, Denton County, Texas. (FP24-0038a, Home Zone Denton, Cameron Robertson).
- C. FP24-0038a Consider a request by Stonehawk Capital Partners, LLC for a Final Plat of the Sereno Village Addition. The 18.235-acre site is generally located at the northwest corner of East University Drive (US 380) and Old North Road, in the City of Denton, Denton County, Texas. (FP24-0025c, Sereno Village Addition, Mia Hines).
- D. FP24-0025c 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. (FP24-0022a, Robson Ranch Unit 40, Julie Wyatt)

Commissioner Villarreal moved to approve the Consent Agenda. 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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP24-0039 Consider a request by Cross Engineering Consultants, Inc. on behalf of Stuart Apartment Properties, LLC for a Final Plat of the Stuart Apartments Addition. The 2.695-acre site is generally located at the southwest corner of Loop 288 and Stuart Road in the City of Denton, Denton County, Texas. (FP24-0039, Stuart Apartments 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 December 11, 2024. 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

- B. ZCP24-0031 Consider a request by Allegiance Hillview, LP for approval of a Site Plan for a multifamily residential development within the Rayzor Ranch Overlay District, South Campus – South Mixed-Use District 2 (SMUD-2) subarea, located on Lot 1R, Block D of Rayzor Ranch East. The approximately 8.00-acre subject property is generally located south of Panhandle Street, approximately 200 feet west of North Bonnie Brae Street in the City of Denton, Denton County, Texas. (ZCP24-0034, Pradera at Rayzor Ranch, Mia Hines).

City staff presented the item. No discussion followed.

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

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

NAYS (0): None

- C. FP24-0031 Consider a request by Platinum Construction for approval of a Final Plat for Hobson Lane Storage Addition. The approximately 2.264-acre site is located at the northeast corner of the intersection of Country Club Road and Hobson Lane in the City of Denton, Denton County, Texas. (FP24-0031, Hobson Lane Final Plat, Angie Manglaris).

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to date certain of December 11, 2024. 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

5. PUBLIC HEARINGS

- A. A. PD24-0003 Hold a public hearing and consider making a recommendation to City Council regarding a request by applicant, Omar Oweis, Red Rock Consulting Group, LLC, for a zoning change from Rural Residential (RR) and Residential 1 (R-1) Districts to Planned Development - Residential 4 District (PD-R4) including but not limited to establishing uses and standards and adopting a Development Plan. The approximately 15.44-acre site is generally located northeast of the intersection of US 377 and Brush Creek Road, in the City of Denton, Denton County, Texas. (PD24-0003, The Reserves at Brush Creek, Angie Manglaris)

Chair Ellis opened the public hearing.

This item was presented, and 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: Desiree Padron

NAYS (1): Commissioner Jordan Villarreal

- B. B. PDA24-0002 Hold a public hearing and consider making a recommendation to City Council regarding a request by Elite Hospitality Services for an amendment to an existing Overlay Planned Development (PD) District to facilitate an indoor recreation facility. The approximately 3.185-acre site is generally east of I-35N and approximately 1,078 feet south of W. Windsor Drive, in the City of Denton, Denton County, Texas. (PDA24-0002, Elite Hospitality Pickleball and Restaurant, Angie Manglaris)

Chair Ellis opened the public hearing.

This item was presented, and 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 Vice-Chair Pruett. Motion carried.

AYES (3): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioner: Jordan Villarreal

NAYS (1): Commissioner Desiree Padron

- C. C. Z24-0011 Hold a public hearing and consider making a recommendation to City Council regarding a request by Denton Independent School District for a zoning change from Residential 6 (R6) District to Public Facilities (PF) District. The approximately 10.51-acre site is generally located on the south side of Mills Road, approximately 1,900 feet east of North Mayhill Road, in the City of Denton, Denton County, Texas (Z24-0011, DISD Transportation Facility, Julie Wyatt)

Chair Ellis opened the public hearing.

This item was presented, and 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 Padron. Motion carried.

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

NAYS (0): None

- D. AESA24-0003a Hold a public hearing and consider making a recommendation to the City Council regarding a request to approve the creation of a Mitigation Area in exchange for the removal of Environmentally Sensitive Areas (ESAs) across the subject site, and a request to approve restoration practices when Environmentally Sensitive Areas are temporarily disturbed during construction across the subject site. The subject site is generally on approximately 3,152 acres of land described in Exhibit A, generally located on both sides of I-35W, between Robson Ranch Road and Vintage Boulevard in the City of Denton, Denton County, Texas. STAFF IS REQUESTING THIS PUBLIC HEARING BE CONTINUED TO THE DECEMBER 11, 2024, PLANNING AND ZONING MEETING. (AESA24-0003a, Landmark ESA Mitigation Plan, Christi Upton)

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 December 11, 2024. Motion seconded by Commissioner Padron. Motion carried.

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

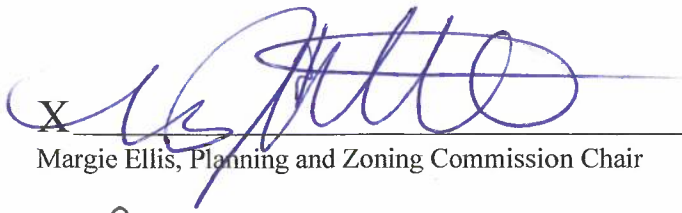
NAYS (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ24-225: Staff provided updates regarding the matrix and City Council items. The following items were added to the matrix.
- Vice-Chair Pruett requested as the smaller drainage studies are being completed for the Storm Water Master Plan to inform the commission of the long-term plans for areas to allow them to be more confident about development applications that come in where we see drainage issues existing as opposed to creating drainage with new development.
 - Chair Ellis requested City Staff to reach out to the residents who spoke regarding drainage issues and concerns during the Public Hearing for PDA24-0002.

7. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 8:34 p.m.

X 

Margie Ellis, Planning and Zoning Commission Chair

12/11/24.

Date

X 

Cathy Welborn, Administrative Assistant III

12/11/24

Date

Minutes approved on: December 11, 2024

November 13, 2024 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Omar Owais (Applicant)	2061 S Stemmons Fwy	PD24-0003	Support	In Person	Provided a history of the project and the proposed development.
Addison Rodgers (Applicant)	7609 Westover Dr., Rowlett 75089	PD24-0003	Support	In Person	Spoke about Toll Brothers as a corporation. Provided the styles they are looking to build in the community.
Mandy Collins	131 Cunningham Rd, Denton 76208	Z24-0011	Support	In Person	Stated she is in favor of the zoning change, she is concerned about the road and how dangerous it is because Mills road is so narrow.
Elizabeth Macdonald	2115 Glen Garden St., Denton 76207	PD24-0002	Opposed	In Person	Echoed what the previous speakers said in term of connecting with Aimee. Stated she has also had to install a French drain. Stated her two main concerns are the hour of operation and at this point they should know that, her second concern is the noise and obtaining the peace and quite and would like to find a way for this to work for their neighborhood so they don't have to see or hear it.
Craig Williams	2119 Glen Garden St., Denton 76207	PD24-0002	Support	In Person	Stated he lives next door to the Scott's, basically he put in hi provisional conditional approval, the developer has done their due diligence with the meetings but there are still some concerns. He has spent thousands of dollars as well on French drains and repairs from flooding. Requested the drainage be handled properly or if the city could get a handle on it. Feels like Denton is trying to become the hub of North Texas for Pickleball.
John Scott	2123 Glen Garden St., Denton 76207	PD24-0002	Opposed	In Person	Stated when the development came to the north of them and they raised the level of the earth up nine feet and they were assured everything was going to be fine. Stated they have spent thousands of dollars on drainage fixes in the back yard which has been an improvement. Has grave concerns knowing there is going to be alcohol out there.
Rose Scott	2123 Glen Garden St., Denton 76207	PD24-0002	Opposed	In Person	Provided photos of the drainage issues caused by the City of Denton. Voiced concerns regarding the drainage this development could cause, also the noise and rats from food.
Aimee Bissett (Applicant)	109 N Elm, Denton 76207	PD24-0002	Support	In Person	Answered question the Commission had. Provided an overview of the proposed development. Also discussed neighborhood outreach.
Carol Haesle	4701 Upper Glenwick Ct., Argyie	PD24-0003	Opposed	In Person	Questioned how to hold the Developer accountable to what they say. Still isn't sure if R4 is the right buffer. Asked what happens if the community is not gated what happens when its not the luxury development. Just still has a lot of questions so every instinct's is still to be opposed to it.
Dennis Brown	3337 Club View Dr., Argyie, 76226	PD24-0003	Opposed	In Person	Spoke in regards to the crowding of the schools in Argyie and that these residents will be attending Argyie ISD. Stated Brush Creek Road is falling apart.
Jay Suk	1040 Brush Creek Rd., Argyie 76226	PD24-0003	Opposed	In Person	Did not wish to speak
David & Shen Brunson	920 Brush Creek Rd., Argyie, 76226	PD24-0003	Opposed	In Person	Did not wish to speak
Amy Blackburn	900 Brush Creek Rd., Argyie, 76226	PD24-0003	Opposed	In Person	Did not wish to speak
Charles Cassidy	4604 Argyie Ln., Argyie, 76226	PD24-0003	Opposed	In Person	Questioned regarding the meetings the Developer sent out to the neighbors. Asked the neighbors in the area if any of them received an invitation.
Layne Tidwell	4700 Upper Glenwick Ct., Argyie, 76226	PD24-0003	Opposed	In Person	Did not wish to speak
Alexander Allen	4609 Upper Glenwick Ct., Argyie, 76226	PD24-0003	Opposed	In Person	Did not wish to speak
David Haesle	4701 Upper Glenwick Ct., Argyie	PD24-0003	Opposed	In Person	Did not wish to speak

