

MINUTES
PLANNING AND ZONING COMMISSION
January 29, 2025

The Planning and Zoning Commission of the City of Denton, Texas was noticed to convene in a Work Session on Wednesday, January 29, 2025, at 5:00 p.m. in Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Vice-Chair Jordan Villarreal and Commissioner: Clay Riggs

ABSENT: Commissioners Desiree Padron and Lilyan Prado Carrillo

Attendees waited until 5:09 p.m. for a quorum of members to arrive.

A quorum failed to materialize, no action was taken, and the Work Session was adjourned at 5:09 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, January 29, 2025, at 6:31 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

PRESENT: Chair Eric Pruett, Vice-Chair Jordan Villarreal and Commissioners: Desiree Padron, and Clay Riggs

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. PZ25-002 Consider approval of the January 15, 2025, Planning and Zoning meeting minutes.

Vice-Chair Villarreal moved to approve the January 15, 2025, Planning and Zoning meeting minutes. Motion seconded by Commissioner Padron. Motion carried.

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

NAYS (0): None

3. CONSENT AGENDA

- A. FP24-0016b Consider a request by Red Bird Ridge LLC for approval of a Final Plat for Red Bird Ridge Addition. The approximately 38.4-acre site is generally located south of Country Club Road, north of Oak Ridge Lane and west of Fincher Trail, in the City of Denton's ETJ Division 1, Denton County, Texas. (FP24-0016b, Red Bird Ridge Addition, Erin Stanley).
- B. FP24-0041 Consider a request by MJ Thomas Engineering, on behalf of K-7 Enterprises, for a Final Plat of Starbucks. The 1.04-acre site is generally located on the west side of Loop 288, approximately 464 feet south of East McKinney Street, in the City of Denton, Denton County, Texas. (FP24-0041, Starbucks, Bryce Van Arsdale).
- C. FP25-0002 Consider a request by Eagle Surveying, on behalf of Jignesh Patel, for a Final Plat of Colonial Business Park, Lot 1R, Block A. The 2.5-acre site is generally located on the west side of the I-35 Service Road, approximately 280 feet north of Barcelona Street, in the City of Denton, Denton County, Texas. (FP25-0002, Towneplace Inn & Suites, Ashley Ekstedt).

Vice-Chair Villarreal moved to approve the Consent Agenda. Motion seconded by Commissioner Riggs. Motion carried.

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

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FR25-0001 Consider a request by Brighton Yau of LJA Engineering, on behalf of the property owner, for a Final Replat of Lots 8, 9, and 11, Block D, Glenwood Meadows. The approximately 0.627-acre site is generally located on the east side of Loblolly Lane, at the intersection of Loblolly Lane and Parkwood Circle, in the City of Denton, Denton County, Texas. (FR25-0001, Glenwood Meadows Replat, Sean Jacobson)

City staff presented the item. No discussion followed.

Vice-Chair Villarreal moved to approve the extension of the item to date certain of February 26, 2025. Motion seconded by Commissioner Padron. Motion carried.

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

NAYS (0): None

- B. FR25-0003 Consider a request by Williams Construction Company, on behalf of Larson Properties LLC, for approval of a Final Replat for Hemphill Yorlum Addition II. The 9.429-acre tract is generally located on the east side of N. Masch Branch Road approximately 1,630 feet south of U.S. 380 in the City of Denton, Denton County, Texas. (FR25-0003, Hemphill Yorlum Replat, Matt Bodine)

City staff presented the item. No discussion followed.

Vice-Chair Villarreal moved to approve the extension of the item to date certain of February 26, 2025. Motion seconded by Commissioner Padron. Motion carried.

AYES (4): Chair Eric Pruett, Vice-Chair Jordan Villarreal and Commissioners: Desiree Padron, and Clay Riggs
NAYS (0): None

- C. FP25-0005 Consider a request by Civil Point Engineers Inc, on behalf of Palmer Equities LLC, for approval of a Final Plat of Palmer Place. The approximately 16.42-acre tract is generally located on the east side of F.M. 1830 and approximately 1,675 feet south of Country Club Road in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (FP25-0005, Palmer Place, Matt Bodine)

City staff presented the item. No discussion followed.

Vice-Chair Villarreal moved to approve the extension of the item to date certain of February 26, 2025. Motion seconded by Commissioner Padron. Motion carried.

AYES (4): Chair Eric Pruett, Vice-Chair Jordan Villarreal and Commissioners: Desiree Padron, and Clay Riggs
NAYS (0): None

- D. FP25-0001 Consider a request by Double R. Devco, LLC. for a Final Plat of Hickory Grove, Phase 3. The 86.989-acre site is generally located just south of Jackson Road and approximately 1,800 feet west of Thomas J Eagan Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP25-0001, Hickory Grove 3, Mia Hines).

City staff presented the item. No discussion followed.

Vice-Chair Villarreal moved to approve the extension of the item to date certain of February 26, 2025. Motion seconded by Commissioner Padron. Motion carried.

AYES (4): Chair Eric Pruett, Vice-Chair Jordan Villarreal and Commissioners: Desiree Padron, and Clay Riggs
NAYS (0): None

- E. FP25-0003 Consider a request by The Prestige Build LLC for a Final Plat of the Prestige at Mayhill Addition. The 22.9-acre site is generally located northeast of the intersection of S. Mayhill Road and Edwards Road, in the City of Denton, Denton County, Texas. (FP25-0003, Prestige at Mayhill, Julie Wyatt)

City staff presented the item. No discussion followed.

Commissioner Padron moved to approve the extension of the item to date certain of February 26, 2025. Motion seconded by Commissioner Riggs. Motion carried.

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

NAYS (0): None

- F. FP24-0042 Consider a request by Quick N Clean TX-04, LLC for a Final Plat of the Quick N Clean Addition. The 2.10-acre site is generally located at the northeast corner of the intersection of McKinney Street and Loop 288, in the City of Denton, Denton County, Texas. (FP24-0042, Quick and Clean Car Wash, Julie Wyatt)

City staff presented the item. No discussion followed.

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

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

NAYS (0): None

- G. FP25-0004 Consider a request by Scott Pangburn with Kimley-Horn on behalf of CLH Denton LLC for approval of a Final Plat for Kings Way Addition, Phase 2. The approximately 43.724-acre property is generally located along the east side of North Loop 288, approximately 1,650 feet northwest of the intersection of North Loop 288 and Kings Row in the City of Denton, Denton County, Texas. (FP25-0004, Kings Way, Ph 2, Julie Wyatt)

City staff presented the item. No discussion followed.

Commissioner Padron moved to approve the extension of the item to date certain of February 26, 2025. Motion seconded by Commissioner Riggs. Motion carried.

AYES (3): Chair Eric Pruett, and Commissioners: Desiree Padron, and Clay Riggs

NAYS (1): Vice-Chair Jordan Villarreal

5. PUBLIC HEARINGS

- A. AMPC24-0001b Hold a public hearing and consider making a recommendation to City Council regarding a request by LJA Engineering for a Master Planned Community Major Amendment to amend a portion of the Cole Ranch Master Planned Community Development Plan Map from Light Industrial (LI) and Residential 7 (R7) Base Zoning Districts to Mixed-Use Neighborhood (MN), Mixed-Use Regional (MR), Residential 4 (R4), and Residential 6 (R6), Base Zoning Districts. The approximately 3,169.4-acre site

is generally located west of I-35N, south of Tom Cole Road, bounded by Tom Cole Road to the north, bisected by FM 2449 near the center of the property, and bounded on the eastern side by John Paine Road south of FM 2449 and Underwood Road north of FM 2449, in the City of Denton, Denton County, Texas. (AMPC24-0001b, Cole Ranch, Angie Manglaris)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Ocie Vest, Applicant stated he was there for questions the commission may have.

Discussion continued.

Chair Pruett closed the public hearing.

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

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

NAYS (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ25-014: Staff provided updates regarding the matrix and City Council items. The following item was added to the matrix.

Chair Pruett requested an overview of the platting process, including the Commission's responsibility, the process when last minute changes are made, and what the implications are if a quorum is not available to take action.

7. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 7:05 p.m.

X 

Eric Pruett, Planning and Zoning Commission Chair

2/12/2025

Date

X 

Cathy Welborn, Administrative Assistant III

2/12/2025

Date

Minutes approved on: February 12, 2025