

MINUTES
PLANNING AND ZONING COMMISSION
February 26, 2025

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, February 26, 2025, at 5:03 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, and Commissioners: Lisa Dyer, Desiree Padron, and Clay Riggs

ABSENT: Vice-Chair Jordan Villarreal and 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 was presented, and discussion was had: 4.B (V24-0137),

The following items were presented, and no discussion was had: 4.A (FP25-0006), 5.A (PD23-0006), and 5.B (Z25-0001)

3. Work Session Reports

- A. PZ25-056 Receive a report and hold a discussion regarding the Fiscal Year 2024-2025 Planning Work Plan.

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. PZ25-072 Receive a report and hold a discussion regarding the overall development process and comprehensive planning.

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.

The Work Session was adjourned at 6:07 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, February 26, 2025, at 6:33 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

PRESENT: Chair Eric Pruett, and Commissioners: Lisa Dyer, Desiree Padron, and Clay Riggs

ABSENT: Vice-Chair Jordan Villarreal and 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. PZ25-004 Consider approval of the February 12, 2025, Capital Improvement Advisory Committee, and the February 12, 2025, Planning and Zoning meeting minutes.

Commissioner Padron moved to approve the February 12, 2025, Capital Improvement Advisory Committee, and the February 12, 2025, Planning and Zoning meeting minutes. Motion seconded by Commissioner Riggs. Motion carried.

AYES (4): Chair Eric Pruett, and Commissioners: Lisa Dyer, Desiree Padron, and Clay Riggs
NAYS (0): None

3. CONSENT AGENDA

- A. FP25-0005a 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. (FP25-0005a, Palmer Place, Matt Bodine)
- B. FR25-0003a 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. (FR25-0003a, Hemphill Yorlum Replat, Matt Bodine)
- C. FR25-0001a 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. (FR25-0001a, Glenwood Meadows Replat, Sean Jacobson)

- D. FP25-0001a 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. (FP25-0001a, Hickory Grove 3, Mia Hines).
- E. FP25-0004a 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. (FP25-0004a, Kings Way, Ph 2, Julie Wyatt)
- F. FP25-0003a 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. (FP25-0003a, Prestige at Mayhill, Julie Wyatt)
- G. FP25-0012 Consider a request by Seth Kelly with RLK Engineering, Inc. on behalf of Denton Independent School District and the City of Denton for approval of a Final Plat for Borman Elementary School Addition. The approximately 35.94-acre property is generally located southwest of the intersection of Parvin Street and Bernard Street in the City of Denton, Denton County, Texas. (FP25-0012, Borman Elementary School Addition, Julie Wyatt)

Commissioner Padron moved to approve the Consent Agenda. Motion seconded by Commissioner Riggs. Motion carried.

AYES (4): Chair Eric Pruett, and Commissioners: Lisa Dyer, Desiree Padron, and Clay Riggs

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP25-0006 Consider a request by Wilhite Land Surveying, on behalf of Peggy Lee Roy, for approval of a Final Plat of PLR Addition. The 9.64-acre tract is approximately located 1,150 feet east of F.M. 2164, and approximately 5,450 feet north of Loop 288 in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (FP25-0006, PLR Addition, Matt Bodine)

City staff presented the item. No discussion followed.

Commissioner Padron moved to approve the extension of the item to date certain of March 19, 2025. Motion seconded by Commissioner Riggs. Motion carried.

AYES (4): Chair Eric Pruett, and Commissioners: Lisa Dyer, Desiree Padron, and Clay Riggs

NAYS (0): None

- B. V24-0137 Consider a request by Mattamy Texas LLC to modify an approved Alternative Development Plan for a proposed single-family residential development on 92 acres located on the east side of East Sherman Drive (FM 428), approximately 1,465 feet north of Hartlee Field Road in the City of Denton, Denton County, Texas. The purpose of the Alternative Development Plan is to deviate from Section 35.13.13.1 Residential Buildings of the 2002 Denton Development Code. (V24-0137, Agave Ranch, Julie Wyatt)

City staff presented the item. Discussion followed.

Commissioner Riggs moved to approve the item as presented. Motion seconded by Commissioner Padron. Motion carried.

AYES (4): Chair Eric Pruett, and Commissioners: Lisa Dyer, Desiree Padron, and Clay Riggs

NAYS (0): None

5. PUBLIC HEARINGS

- A. PD23-0006 Hold a public hearing and consider making a recommendation to City Council regarding a request by Aimee Bissett with 97 Land Company on behalf of Denton County Friends of the Family for a zoning change from Residential 7 (R-7) District to Planned Development - Residential 7 District (PD-R7), including but not limited to, establishing uses and standards and adopting a Development Plan. The approximately 6.5-acre site is generally located on the east side of North Bonnie Brae Street approximately 1,165 feet south of Riney Road, in the City of Denton, Denton County, Texas. (PD23-0006, Family Justice Center, Julie Wyatt)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

Commissioner Padron moved to approve the item as presented. Motion seconded by Commissioner Riggs. Motion carried.

AYES (4): Chair Eric Pruett, and Commissioners: Lisa Dyer, Desiree Padron, and Clay Riggs

NAYS (0): None

- B. Z25-0001 Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 8.93 acres of land from Residential 3 (R3) district to Residential 6 (R6) district generally located north of Mingo Road, approximately 230 feet west of Nottingham Drive, in the City of Denton, Denton County, Texas. (Z25-0001, Sequoia Park-R3 to R6, Erin Stanley)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

Commissioner Padron moved to approve the item as presented. Motion seconded by Commissioner Riggs. Motion carried.

AYES (4): Chair Eric Pruett, and Commissioners: Lisa Dyer, Desiree Padron, and Clay Riggs

NAYS (0): None

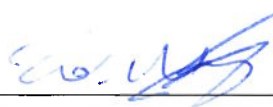
6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ25-016: Staff provided updates regarding the matrix and City Council items. No items were added to the matrix.

Chair Pruett requested the updates on City Council items also include final action on Annexations.

7. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 7:31 p.m.

X  3/19/2025
Eric Pruett, Planning and Zoning Commission Chair Date

X  3/19/2025
Cathy Welborn, Administrative Assistant III Date

Minutes approved on: March 19, 2025

February 26, 2025 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Nancy Sorrells	3501 Roselawn Dr., Denton 76205	Z25-0001	Support	In Person	Stated she is the current owner of the property. Has had it und contract a number of times, but no one can developed it due to the current zoning and some issues.
Marshall Thomas Storm	1812 Boyn Street, Denton, 76209	Z25-0001	Opposed	In Person	Did not wish to speak
Aimee Bissett (Applicant)	109 N Elm, Denton 76207	PD23-0006	Support	In Person	Provided a presentation on the purposed development.
Rebecca Burbridge	2404 Canongate Dr., Denton, 76207	PD23-0006	Opposed	In Person	Did not wish to speak
Toni Johnson Simpson	4845 S I-35E, Corinth, 76210	PD23-0006	Support	In Person	Stated the services Denton County Friends of Family currently provides to the coummunity.