

MINUTES
PLANNING AND ZONING COMMISSION
April 23, 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, April 23, 2025, at 5:02 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

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

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 or discussed:

3.A (FP25-0009b), 3.B (FP25-0015a), and 3.C (FP25-0013b)

The following items were presented, and discussion was had:

5.B (DCA24-0011c)

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

4.A (FP25-0014a), 4.B (PP25-0002), 4.C (FR25-0010), 4.D (V25-0023), and 5.A (Z25-0005),

3. Work Session Reports

- A. PZ25-102 Receive a report, hold a discussion, and give Staff direction regarding amending the proposed land uses on the Denton 2040 Plan Future Land Use Map for an approximately 1.1-mile-long area, extending approximately 250 feet north and south of the US380 right-of-way within City Limits, beginning approximately 0.5 miles east of Geesling Road and extending approximately 1.1 miles east to the Elm Fork of the Trinity River. (PZ25-102, 380 Corridor Study, Erin Stanley).

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

Following discussion, the Commission's consensus was to move forward with staff's recommendation and next steps as outlined in the presentation to update the Denton 2040 Plan Future Land Use Map.

The Work Session was adjourned at 6:23 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, April 23, 2025, at 6:41 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

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

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ25-007 Consider approval of the April 9, 2025, Planning and Zoning meeting minutes.

Vice-Chair Padron moved to approve the April 9, 2025, Planning and Zoning meeting minutes. Motion seconded by Commissioner Dyer. Motion carried.

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

NAYS (0): None

3. CONSENT AGENDA

- A. FP25-0009b Consider a request by Roman Zlatov of Wier & Associates, Inc., on behalf of Argyle Hilltop LCC, for approval of a Final Plat of three lots on Hilltop Road. The 6.011-acre tract is generally located east of Hilltop Road, approximately 430 feet north of East Hickory Hill Road in the City of Denton Extraterritorial Jurisdiction (ETJ 1), Denton County, Texas. (FP25-0009b, Hilltop Village Addition, Erin Stanley)
- B. FP25-0015a Consider a request by Gonzalez & Schneeberg Engineers on behalf of the owner, Realton Ventures, LLC, for a Final Plat of DC Townhomes. The approximately 3.80-acre site is generally located east of the terminus of Pecan Grove, north of East McKinney Street, and approximately 139 feet east of the intersection of East McKinney Street and Springtree Drive, in the City of Denton, Denton County, Texas. (FP25-0015a, DC Townhomes, Angie Manglaris)
- C. FP25-0013b Consider a request by Baird, Hampton & Brown, Inc., on behalf of HR JV L.P., for approval of a Final Plat for Landmark Addition, Block 1, Lots 7 and 13. The 20.285-acre tract is located on the northwest corner of Robson Ranch Road and the frontage road of Interstate 35W in the City of Denton, Denton County, Texas. (FP25-0013b, Landmark Addition, Cameron Robertson)

Commissioner Riggs moved to approve the Consent Agenda including the amended plat for FP25-0013b change that was emailed to the Commission earlier in the day. Motion seconded by Commissioner Vice-Chair Padron. Motion carried.

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

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP25-0014 Consider a request by Kimley-Horn and Associates on behalf of Grand Homes for a Final Plat of Grand Parkside. The 19.151-acre site is generally located 321 feet east of Country Club Road on the north side of Hobson Lane in the City of Denton, Denton County, Texas.

City staff presented the item. No discussion followed.

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

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

NAYS (0): None

- B. PP25-00002 Consider a request by Kimley-Horn & Associates, on behalf of TCCI Churchill, LLC for a Preliminary Plat of Churchill East. The approximately 269-acre site is generally located 1,646 feet north of FM 2449 and west and south of T N Skiles Rd in the City of Denton Extraterritorial Jurisdiction Division 1, Denton County, Texas. (PP25-0002, Churchill East, Ashley Ekstedt) B.

City staff presented the item. No discussion followed.

Vice-Chair Padron moved to approve the extension of the item to date certain of May 14, 2025. Motion seconded by Commissioner Riggs. Motion carried.

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

NAYS (0): None

- C. FR25-0010 Consider approval of a Final Replat of Lot 1-R(6), Block A, Denton High School #2 Addition; being a replat of Lot 1-R(5), Block A, Denton High School #2 Addition together with 10.51 acres of unplatted property. The total 88.523-acre property is generally located on the north side of East McKinney Street, approximately 1,740 feet east of the intersection of Mayhill Road in the City of Denton, Denton County, Texas. (FR25-0010, Ryan High School, Julie Wyatt)

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to date certain of May 14, 2025. Motion seconded by Vice-Chair Padron. Motion carried.

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

NAYS (0): None

- D. V25-0023 Consider a request by Aimee Bissett of 97 Land Company, on behalf of Robert Harris, for approval of a subdivision variance from the 2019 Denton Development Code Subsection 8.3.2A.9 regarding the minimum required frontage for each mixed-use or nonresidential lot on an existing or proposed public street. The two proposed lots in question, 6.527 acres and 1.205 acres respectively, are located west of Interstate 35 (I-35) and approximately 1,700 feet south of North Loop 288 in the City of Denton, Denton County, Texas. (V25-0023, Harris Ranch Industrial, Erin Stanley)

City staff presented the item. Discussion followed.

Citizen comments will be listed on Exhibit A.

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

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

NAYS (0): None

5. PUBLIC HEARINGS

- A. Z25-0005 Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 3.158 acres of land from Overlay Planned Development - Suburban Corridor (PD-SC) District to Public Facilities (PF) District generally located at the northwest corner of Teasley Lane (F.M. 2181) and Hunter's Creek Road in the City of Denton, Denton County, Texas. (Z25-0005, Denton Fire Station 6, Matt Bodine)

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.

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

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

NAYS (0): None

- B. DCA24-0011c Hold a public hearing and consider making a recommendation to City Council regarding amending the Denton Development Code; amendments include but are not limited to Denton Development Code Table 5.2-A: Table of Allowed Uses, Section 5.3.5 Commercial Use-Specific Standards, Table 7.9-I Minimum Required Off-Street Parking, and Section 9.2 Definitions. (DCA24-0011c, Commercial Animal Services, Bryce Van Arsdale).

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

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

NAYS (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ25-019: Staff provided updates regarding the matrix and City Council items. No items were added to the matrix.

7. CONCLUDING ITEMS

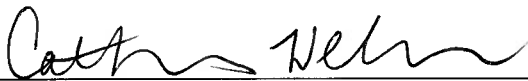
With no further business, the Regular Meeting was adjourned at 7:16 p.m.

X 

Eric Pruett, Planning and Zoning Commission Chair

5/28/2025

Date

X 

Cathy Welborn, Administrative Assistant III

5/28/2025

Date

Minutes approved on: May 28, 2025

April 23, 2025 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, 76201	V25-0023	Support	In Person	Answered questions from the commission.
Julia Hernandez	2505 Briar Forest Dr., 76210	Z25-0005	Opposed	In Person	Stated she does have concerns along with her neighbours as well. But its about the noise potentially going on 24/7 and the disruption to her meetings when she is working from home. She is also concerned about the traffic that could come with this build and also her property values decreasing.
Bobby Self	7800 E McKinney St., 76208	DCA24-0011	Support	In Person	Asked the Commission if a someone brings their dog under veterinary orders and the vet comes to our place and drives on to our property are we now a veterinary clinic.