

MINUTES
PLANNING AND ZONING COMMISSION
September 25, 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, September 25, 2024, at 5:31 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 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 item were not presented or discussed:

3.A (FP24-0030a) and 3.B (FP21-0037c)

The following items were presented, and discussion was had:

5.B (DCA24-0011)

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

4.A (FP24-0016) and 4.C (FP24-0010a)

The following items were postponed or withdrawn:

4.B (FP24-0025b) and 5.A(PD24-0004)

The Work Session was adjourned at 5:42 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, September 25, 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 Kimberly Thaggard

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ24-156 Consider approval of the September 11, 2024, Planning and Zoning meeting minutes.

Commissioner Villarreal moved to approve the September 11, 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. FP24-0030a Consider a request by Oncor Electric Delivery Company, LLC for a Final Plat of the Grain Belt Substation Addition. The 5.606-acre site is generally located at the northeast corner of F.M. 1173 and Masch Branch Road, in the City of Denton's ETJ Division 1, Denton County, Texas. (FP24-0030a, Grain Belt Substation Addition, Mia Hines).
- B. FP21-0037c Consider a request by Justin Lansdowne of McAdams Company, on behalf of the property owner, for a Final Plat of Vintage Village Phase 1A. The approximately 2.789-acre property is generally located on the west side of Vintage Boulevard, approximately 818 feet northwest of the intersection of Vintage Boulevard and Fort Worth Drive, in the City of Denton, Denton County, Texas. (FP21-0037c, Vintage Village Phase 1A, Sean Jacobson).

Commissioner Villarreal moved to approve the Consent Agenda. 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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP24-0016 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. (FP24-0016, Red Bird Ridge Addition, Erin Stanley).

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 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. FP24-0025b 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. (FP24-0025b, Sereno Village Addition, Mia Hines).

This item was withdrawn by the applicant. This item was not presented or discussed.

- C. FP24-0010a 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. (FP24-0010a, Mayhill Multifamily, Julie Wyatt).

City staff presented the item. No discussion followed.

Chair Ellis moved to approve the extension of the item to date certain of October 23, 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

5. PUBLIC HEARINGS

- A. PD24-0004 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. STAFF IS REQUESTING THIS ITEM BE POSTPONED UNTIL THE OCTOBER 9, 2024 PLANNING AND ZONING COMMISSION MEETING. (PD24-0004, Villages of McKinney, Julie Wyatt).

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 9, 2024. Motion seconded by Vice-Chair Pruet. Motion carried.

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

NAYS (0): None

- B. DCA24-0011 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. (DCA24-0011, Commercial Animal Services, Bryce Van Arsdale).

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 Jordan Villarreal

NAYS (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ24-154: Staff provided updates regarding the matrix and City Council items. No new items were added to the matrix.

7. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 7:06 p.m.

X_____

Margie Ellis, Planning and Zoning Commission Chair

_____ Date

X_____

Cathy Welborn, Administrative Assistant III

_____ Date

Minutes approved on: _____

September 25, 2024 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Olivia Hernandez-Frias	2428 Longmeadow St. Denton Texas	PD24-0004	Opposed	Online	I live on Longmeadow St and this proposed development is immediately behind our home. My concerns are noise, privacy, property values, and traffic. This narrow space is not able to accommodate residential home lots much less 119 units. At school drop off/pickup cars line each side of Paisley street and drivers funnel from both directions into Longmeadow while students walk to school. We are unable to leave our home during these times already without adding more traffic within this block.
Kendra Angel	820 N Elm St. Denton, Texas	DCA24-0011	Not Stated	In Person	spoke about her current business and asked if the new code regulations would effect her business.
Bruce Brown	10708 Goodland Dr. Denton, Texas	DCA24-0011	Not Stated	In Person	Spoke in regards to his commercial property tenants and is concerned about the stipulations and allowing the tenant to expand.
Bobby Self	7800 E. McKinney St. Denton, Texas	DCA24-0011	Opposed	In Person	Stated the verbiage in the letter and requested the verbiage be reconsidered because that really put a burden on us mentally. But does not have an issue with a little verbiage change here and there but if it gets into licensing he is concerned with that.
Charles Lee	624 W University Dr. #278 Denton, 76201	PD24-0002	Opposed	In Person	Stated he is against this proposal because as far as he knows there has been complaints against these businesses. Doesn't understand why we are trying to create a whole new regulatory system on business that the community is not complaining about any issues