

MINUTES
PLANNING AND ZONING COMMISSION
April 9, 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 9, 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, and Commissioners: Lisa Dyer, Desiree Padron, Lilyan Prado Carrillo 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 (FP25-0010), 3.B (FP23-0007a), 3.C (FP25-0008a).

The following items were presented, and discussion was had:

4.F (FP25-0015), 5.B (Z25-0003a), 5.C PD23-0001c

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

4.A (PZ25-088), 4.B (FP25-0011a), 4.C (FP25-0014), 4.D (FP25-0013a), 4.E (FP25-0009a)

The following item was withdrawn from consideration:

5.A (MPA24-0003)

Chair Pruett called a recess at 5:42 pm.

Chair Pruett reconvened the work session at 5:49 pm

3. Work Session Reports

- A. PZ25-090 Receive a report and hold a discussion regarding zoning changes, planned developments, and specific use permits.

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. PZ25-081 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. (PZ25-081, 380 Corridor Study, Erin Stanley).

This item was not presented or discussed.

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 9, 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, Lilyan Prado Carrillo 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. PZ25-066 Consider approval of the March 19, 2025, Planning and Zoning meeting minutes.

Commissioner Padron moved to approve the March 19, 2025, Planning and Zoning meeting minutes. Motion seconded by Commissioner Riggs. Motion carried.

AYES (5): Chair Eric Pruett, and Commissioners: Lisa Dyer, Desiree Padron, Lilyan Prado Carrillo and Clay Riggs

NAYS (0): None

3. CONSENT AGENDA

- A. FP25-0010 Consider a request by Flanagan on behalf of Vintage Denton Series, LLC a Series of Joali Investments I, LLC for a Final Plat of the Vintage/35 Addition. The 4.289-acre site is generally located at the southeast corner of Vintage Boulevard and I-35W in the City of Denton, Denton County, Texas. (FP25-0010, Vintage/35 Addition, Mia Hines)

- B. FP25-0007a Consider a request by Johnson Volk Consulting on behalf of Audra QOZB, LLC for a Final Plat of the Elms Bend Multifamily. The 6.634-acre site is generally located at the northeast corner of Audra Lane and Nottingham Drive in the City of Denton, Denton County, Texas. (FP25-0007a, Elms Bend Multifamily, Mia Hines)
- C. FP25-0008a Consider a request by 97 Land Company, on behalf of 2609 Douglas LLC, for approval of a Final Plat of The Boardwalk on Bryan Addition, Block A, Lot 121. The 0.265-acre tract is located on the west side of Bryan Street, and approximately 340 feet south of Scripture Street in the City of Denton, Denton County, Texas. (FP25-0008a, The Boardwalk, Matt Bodine)

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

AYES (5): Chair Eric Pruett, and Commissioners: Lisa Dyer, Desiree Padron, Lilyan Prado Carrillo and Clay Riggs

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Elect a Vice-Chair to the Planning and Zoning Commission.

Commissioner Prado Carrillo moved to nominate Desiree Padron as Vice-Chair. Motion seconded by Commissioner Dyer. Motion carried.

AYES (5): Chair Eric Pruett, and Commissioners: Lisa Dyer, Desiree Padron, Lilyan Prado Carrillo and Clay Riggs

NAYS (0): None

- B. FP25-0011a Consider a request by Aspire Real Estate Services LLC and OMA Denton LLC for Final Plat of the Villages of McKinney Addition. 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. (FP25-0011a, Villages on McKinney Addition, Julie Wyatt)

City staff presented the item. No discussion followed.

Commissioner Padron moved to approve the extension of the item to date certain of April 23, 2025. Motion seconded by Commissioner Riggs. Motion carried.

AYES (5): Chair Eric Pruett, and Commissioners: Lisa Dyer, Desiree Padron, Lilyan Prado Carrillo and Clay Riggs

NAYS (0): None

- C. 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. (FP25-0014, Grand Parkside, Bryce Van Arsdale)

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to date certain of April 23, 2025. Motion seconded by Commissioner Padron Motion carried.

AYES (5): Chair Eric Pruett, and Commissioners: Lisa Dyer, Desiree Padron, Lilyan Prado Carrillo and Clay Riggs
NAYS (0): None

- D. FP25-0013a 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. (FP25-0013a, Landmark Addition, Cameron Robertson)

City staff presented the item. No discussion followed.

Commissioner Padron moved to approve the extension of the item to date certain of April 23, 2025. Motion seconded by Commissioner Dyer. Motion carried.

AYES (5): Chair Eric Pruett, and Commissioners: Lisa Dyer, Desiree Padron, Lilyan Prado Carrillo and Clay Riggs
NAYS (0): None

- E. FP25-0009a 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. (FP25-0009a, Hilltop Village Addition, Erin Stanley)

City staff presented the item. No discussion followed.

Commissioner Padron moved to approve the extension of the item to date certain of April 23, 2025. Motion seconded by Commissioner Riggs. Motion carried.

AYES (5): Chair Eric Pruett, and Commissioners: Lisa Dyer, Desiree Padron, Lilyan Prado Carrillo and Clay Riggs
NAYS (0): None

- F. FP25-0015 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. (FP25-0015, DC Townhomes, Angie Manglaris)

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to date certain of April 23, 2025. Motion seconded by Commissioner Prado-Carrillo. Motion carried.

AYES (5): Chair Eric Pruett, and Commissioners: Lisa Dyer, Desiree Padron, Lilyan Prado Carrillo and Clay Riggs

NAYS (0): None

5. PUBLIC HEARINGS

- A. MPA24-0003 Hold a public hearing and consider making recommendation to the City Council regarding a City-initiated Comprehensive Plan Amendment to modify the Thoroughfare Map of the 2022 Mobility Plan, including but not limited to modifications to the functional classification of Eagle Drive between North Texas Blvd to South Carroll Blvd, Welch Street between Eagle Drive to West Oak Street, and Avenue A between Highway I-35E to Eagle Drive from Secondary Arterial to Collector. The general area of change is located south and east of the University of North Texas in the City of Denton, Denton County, Texas. STAFF IS REQUESTING THIS ITEM BE WITHDRAWN. (MPA24-0003, Eagle Drive, Avenue A, & Welch, Sahar Esfandyari)

This item was not presented or discussed.

- B. Z25-0003a Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 4.99 acres of land from Rural Residential (RR) district to Residential 7 (R7) district generally located north of Pockrus Paige Road, approximately 325 feet west of Swisher Road, in the City of Denton, Denton County, Texas. (Z25-0003a, Wild Haven Woods-RR to R7, 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 Riggs moved to approve the item as presented. Motion seconded by Commissioner Dyer. Motion carried.

AYES (5): Chair Eric Pruett, and Commissioners: Lisa Dyer, Desiree Padron, Lilyan Prado Carrillo and Clay Riggs
NAYS (0): None

- C. PD23-0001c Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams on behalf of the property owner, 195 Denton Partners, LLC to rezone approximately 195 acres from Residential 2 (R2) zoning district to Overlay Planned Development with Mixed-Use Neighborhood (PD-MN) and Public Facilities (PD-PF) base zoning districts. The subject site is generally located at the southeast corner of the I35-W and Corbin Road intersection in the City of Denton, Denton County, Texas. (PD23-0001c, Denton 195 Planned Development Overlay, Angie Manglaris)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

The applicant and citizens listed on Exhibit A provided rebuttal comments.

Chair Pruett closed the public hearing.

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

AYES (5): Chair Eric Pruett, and Commissioners: Lisa Dyer, Desiree Padron, Lilyan Prado Carrillo and Clay Riggs
NAYS (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ25-018: 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 9:19 p.m.

X

Eric Pruett, Planning and Zoning Commission Chair

Date

X

Cathy Welborn, Administrative Assistant III

Date

Minutes approved on: _____

April 9, 2025 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Joe LaCroix	6302 Ridglea Place Ste. 700	FP25-0013	Support	In Person	Stated he was there to answer questions the commission may have.
Benaette Tanner	1825 Westridge St.	PD23-0001c	Opposed	In Person	Stated she does know about floodplains and owns property in Decatur that sets on floodplain and you can not do anything with the floodplains. Spoke about how a road was taken out that was built in a floodplain. Also stated to put something like the proposed development in the middle of these communities it not making it look like they are working with the communities.
Chris Watts	Bonnie Brae	PD23-0001c	Not Stated	In Person	Stated he is not here supporting or opposing but its not right and its premature. Its got a condition in the overlay conditions that could blow the whole thing up. Its all predicated on the City of Denton accepting 130 acres of floodplain for park dedication. There may have been some informal discussions but the whole thing is predicated on that and believes that it is premature to consider that in this zoning request until there is some kind of official memorandum of understanding, draft development agreement you can contract around for contingency if it gets rezoned. Recommend the Commission postpone this to an event certain and that event certain be some kind of draft memorandum of understanding or letter of intent stating the City is willing to accept this floodplain.
Doug Henry	212 Goodson Way	PD23-0001c	Opposed	In Person	Stated his property backs up to the proposed development. Spoke about the Chang family and how no one has approached them about selling and they really don't want to sell. Stated that the zoning change is predicated on the City acquiring land to the south that the property owners of the land are rejecting. Spoke about the Future Land Use Map and how the neighbourhood doesn't show this type of use and their understanding of the Denton Development Code and 2040 Plan are there to protect neighbourhoods like theirs.
Jack Howell	3198 S. Bonnie Street	PD23-0001c	Opposed	In Person	Stated you can see how he will be impacted by the development, his property joins this on the north and west. Stated he opposes because there are a lot of questions out there not being answered. Spoke about the flooding in the area.
John Brown	206 Goodson Way	PD23-0001c	Opposed	In Person	Stated his family owned the property owned by 195 Land from 1980 to about 2002. His concerns about this proposed rezoning are several: 1. it is incompatible with character of the neighbourhood. 2. Corbin Road is a bigger issue then what has been mentioned so far but it is also very uneven and flooding is a significant issue. 3. There is the idea of a park, we are less the two miles from Denia Park which is currently being expanded and improved and are less the two and half miles from Southwest park the 190 acres. As a father of two children we don't need an additional park there that is going to be very expensive to develop and maintain.
Kyle Eaton (Denia Neighbourhood Association)	2909 Corbin Rd	PD23-0001c	Opposed	In Person	Stated he lives on Corbin Road. He has a driveway on Corbin Road which is scheduled to be a secondary arterial which will make him out of code and no one has told them how they will have driveway access. Brought a concept plan that is the fifth iteration and understands they are not binding. He stated his point here is that we are basing recommendations on numbers based on concept plans that are not binding and there is nothing to stop these individuals from going back and putting more there. Questioned what is to stop the developer from building out both ways and not building in the flood plain. If the flood plain is the most costly place to build he would build out. He stated that he told the developer that they have to build infrastructure like it is the maximum amount, it has to be done otherwise once again land is going to be taken away but not by roads but because the flood plain is going to expand on all of us that are upstream.
Lisa Henry	212 Goodson Way	PD23-0001c	Opposed	In Person	Spoke about the density issue and how all the units are being pushed to one side on tract B due to the floodplain on the tract which is where all the current houses are located. The neighbourhood also does not have the infrastructure for this development and in order to go east to new Bonnie Brae someone has to acquire land and houses and to go west the frontage road has to be developed and now just seems not the time to be rezoning this land.

Patricia Sherman	2625 Tremont Circle	PD23-0001c	Opposed	In Person	Stated as a resident of the Denia Neighbourhood we are concerned particularly with getting ahead of ourselves and thinks there is so much contingent in this plan that so much has to be done by the City and adoption of the zoning change is a bit premature. The traffic is a concern and the overlays don't extend to I-35 and the inability to access south bound I-35 is a significant concern and will be a lot more through the neighbourhoods.
Randi Rivera (Applicant)	4400 State Hwy 121	PD23-0001c	Support	In Person	Presented a presentation regard the overall concept plan, proposed zoning, and proposed standards for the site. Also answered questions from the Commission.
Rebecca Bray (Traffic Engineer)	6820 Via Correto	PD23-0001c	Support	In Person	Stated she was there for any questions the commission may have.
Paige Smith	6287 Pockrus Page Rd.	Z25-0003a	Support	In Person	Answered question from the Commission.