

MINUTES
PLANNING AND ZONING COMMISSION
July 13, 2022

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, July 13, 2022, at 5:00 p.m. in the Council Work Session room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Margie Ellis, Commissioners: Ronnie Anderson, Jason Cole, Jordan Villarreal, Eric Pruett, and Donald McDade
ABSENT: Vice-Chair Smith

WORK SESSION

1. Work Session Reports

A. PZ22-142: Receive a report and hold a discussion regarding commercial and residential parking requirements

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

2. Citizen Comment on Consent Agenda Items

None

3. Clarification of agenda items listed on the agenda for this meeting.

The following item was presented, and no discussion was had:

3A (FP22-0018b), 4A (PP22-0015), 4B (PP22-0014), 4C (FP21-0039b), 4D (FR21-0012b), 4E (PP22-0016), and 4F (FP22-0020)

The following items were not presented or discussed:

5A (Z22-0008a)

The Work Session adjourned at 5:46 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, July 13, 2022, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

PRESENT: Chair Margie Ellis, Vice-Chair Smith, and Commissioners: Ronnie Anderson, Jordan Villarreal, Jason Cole, Eric Pruett and Donald McDade

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

A. PZ22-143: Consider the approval of the June 22 and July 6, 2022 minutes

Commissioner Villarreal moved to approve the June 22 and July 6, 2022 meeting minutes with corrections. Motion seconded by Commissioner Anderson. Motion carried (7-0).

AYES (7): Chair Ellis, Vice-Chair Smith, and Commissioners: Anderson, Villarreal, Cole, McDade, and Pruett

3. CONSENT AGENDA

A. FP22-0018b: Consider a request by Kimley-Horn on behalf of RTS & M, LLC for approval of a Final Plat for Birchway Denton, IIA. The 22.1919-acre site is located on the west side of Mayhill Road and at the southern terminus of Northstar Road in the City of Denton, Denton County, Texas. (FP22-0018b, Birchway Denton IIA Addition, Angie Manglaris)

Commissioner Villarreal moved to approve the Consent Agenda. Motion seconded by Commissioner Pruett. Motion carried (7-0).

AYES (7): Chair Ellis, Vice-Chair Smith, and Commissioners: Anderson, Villarreal, Cole, McDade, and Pruett

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. PP22-0015: Consider a request by Kimley-Horn, on behalf of Habib Pyarali & Salman Arab, for approval of a Preliminary Plat of 380-Mayhill Industrial. The approximately 18.661-acre site is generally located on the southwest corner of East University Drive and Mayhill Road in the City of Denton, Denton County, Texas. (PP22-0015, 380-Mayhill Industrial, Cameron Robertson).

The item was presented, no discussion followed.

Commissioner Pruett moved to approve the extension of the item to a date certain of August 10, 2022. Motion seconded by Commissioner Cole. Motion carried (7-0).

AYES (7): Chair Ellis, Vice-Chair Smith, and Commissioners: Anderson, Villarreal, Cole, McDade, and Pruett

B. PP22-0014: Consider a request by Kimley-Horn, on behalf of HR 3200, LP, for approval of a Preliminary Plat of Hunter Ranch Phase 1. The approximately 239.914-acre site is generally

located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (PP22-0014, Hunter Ranch Phase 1, Cameron Robertson).

The item was presented, no discussion followed.

Commissioner Cole was recused from this item.

Commissioner Villarreal moved to approve the extension of the item to a date certain of August 10, 2022. Motion seconded by Commissioner Anderson. Motion carried (6-0).

AYES (6): Chair Ellis, Vice-Chair Smith, and Commissioners: Anderson, Villarreal, McDade, and Pruett

RECUSED (1): Commissioner Cole

C. FP21-0039b: Consider a request by Wier & Associates, Inc., on behalf of 4000 Ganzer Investments, LLC, for approval of a Final Plat of the Luxe Addition. The approximately 155.254-acre property is generally located on the west side of I-35 just north of Ganzer Road, in the Division 1 Extraterritorial Jurisdiction and the city limits of the City of Denton, Denton County, Texas. (FP21-0039b, Luxe Addition, Cameron Robertson)

The item was presented, no discussion followed.

Commissioner Villarreal moved to approve the item. Motion seconded by Commissioner Cole. Motion carried (7-0).

AYES (7): Chair Ellis, Vice-Chair Smith, and Commissioners: Anderson, Villarreal, Cole, McDade, and Pruett

D. FR21-0012b: Consider a request by Pacheco Koch, on behalf of C2 Residential, Ltd., for a Final Replat of the Londonderry Addition. The 11.423-acre site is generally located north of Londonderry Lane and east of Sam Bass Boulevard in the City of Denton, Denton County, Texas. (FR21-0012b, Londonderry Addition, Mia Hines).

The item was presented, a discussion followed.

Commissioner Anderson moved to approve the item. Motion seconded by Commissioner Cole. Motion carried (7-0).

AYES (7): Chair Ellis, Vice-Chair Smith, and Commissioners: Anderson, Villarreal, Cole, McDade, and Pruett

E. PP22-0016: Consider a request by Singing Oaks Church of Christ of Denton for approval of a Preliminary Plat for Singing Oaks Addition. The approximately 32.03-acre site is generally located at the intersection of Mockingbird Lane and Paisley Street in the City of Denton, Denton County, Texas. (PP22-0016, Singing Oaks Addition, Julie Wyatt)

The item was presented, no discussion followed.

Commissioner Villarreal moved to approve the extension of the item to a date certain of August 10, 2022. Motion seconded by Commissioner Pruett. Motion carried (7-0).

AYES (7): Chair Ellis, Vice-Chair Smith, and Commissioners: Anderson, Villarreal, Cole, McDade, and Pruett

F. FP22-0020: Consider a request by Trey Braswell of Kimley-Horn and Associates, Inc., on behalf of Colby Schraegle of Exeter Masch Branch Land LP, for approval of a Final Plat of Block A, Lot 1 of the Denton Exeter Addition No. 3. The approximately 90.436-acre site is generally located south of Jim Christal Road and approximately 700 feet east of Masch Branch Road, in the City of Denton, Denton County, Texas. (FP22-0020, Denton Exeter Addition No. 3, Block A, Ron Menguita)

The item was presented, no discussion followed.

Commissioner Pruett moved to approve the extension of the item to a date certain of August 10, 2022. Motion seconded by Commissioner Anderson. Motion carried (7-0).

AYES (7): Chair Ellis, Vice-Chair Smith, and Commissioners: Anderson, Villarreal, Cole, McDade, and Pruett

5. PUBLIC HEARING

A. Z22-0008a: Hold a public hearing and consider making a recommendation to City Council regarding a request by Asbury United Methodist Church to rezone approximately 13.07 acres from Residential 2 (R2) District to Suburban Corridor (SC) District. The site is generally located at the northeast corner of North Locust Street and Hercules Lane, in the City of Denton, Denton County, Texas. THIS ITEM HAS BEEN POSTPONED TO THE AUGUST 10, 2022 PLANNING AND ZONING COMMISSION MEETING. (Z22-0008a, Asbury UMC, Julie Wyatt)

This item was postponed until the August 10, 2022 meeting. No action was taken.

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

Staff provided Council updates to the Commission. No items were added to the Matrix.

7. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 6:44 p.m.

X _____
Margie Ellis, Planning and Zoning Commission Chair Date

X _____
Selena Dillard, Administrative Assistant III Date