

MINUTES
PLANNING AND ZONING COMMISSION
June 11, 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, June 11, 2025, at 5:02 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Acting Chair Clay Riggs, Commissioners: Lisa Dyer, Sherri McDade, and Mary Ann McDuff

ABSENT: Chair Eric Pruett and Vice-Chair Desiree Padron

WORK SESSION

1. ITEM FOR INDIVIDUAL CONSIDERATION

- A. PZ25-132 Elect an acting Chair for the Planning and Zoning Commission's June 11, 2025, meeting.

Commissioner McDuff moved to nominate Clay Riggs as acting Chair for the June 11, 2025, meeting. Motion seconded by Commissioner Dyer. Motion carried.

AYES (4): Commissioners: Lisa Dyer, Sherri McDade, Mary Ann McDuff, and Clay Riggs
NAYS (0): None

2. In Person for Regular or Consent Agenda Items:

None

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

Commissioner McDuff noted changes to the minutes. Staff stated the requested changes would be made and brought back at the June 25, 2025, meeting.

The following items were not presented or discussed:

3.A (FP25-0011b), 3.B (FP25-0019), 3.D (PP25-0002a), 4.A (FP25-0018), 4.B (FP25-0020), 5.B (PDA25-0003), 5.C (MPA25-0001a), 5.D (MPA25-0002a)

The following items were presented, and discussion was had:

3.C (FP25-0017)

The following item was withdrawn from consideration:

5.A (MPA25-0003a)

4. Work Session Reports

- A. PZ25-123 Receive a report and hold a discussion regarding area plans and zoning overlay districts.

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.

Acting Chair Riggs called for a recess at 5:58 p.m. Chair Riggs reconvened the Work Session at 6:16 p.m.

- B. PZ25-131 Receive a report and hold a discussion regarding Alternative Environmentally Sensitive Areas (AESAs) Plans, Historic Landmarks, Development Code Amendments, and other applications that require the review by the Planning and Zoning Commission.

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 6:27 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, June 11, 2025, at 6:41 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

PRESENT: Acting Chair Clay Riggs, Commissioners: Lisa Dyer, Sherri McDade, and Mary Ann McDuff

ABSENT: Chair Eric Pruett and Vice-Chair Desiree Padron

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ25-118 Consider approval of the May 28, 2025, Planning and Zoning meeting minutes.

Acting Chair Riggs stated the minutes would be heard at the June 25, 2025, meeting due to clerical errors needing correction.

3. CONSENT AGENDA

- A. FP25-0011b 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. (FP25-0011b, Villages on McKinney Addition, Julie Wyatt)
- B. FP25-0019 Consider a request by Paige Smith for a Final Plat of Wild Haven Woods Addition. The approximately 4.99-acre site is generally located north of Pockrus Paige Road, approximately 325 feet west of Swisher Road, in the City of Denton, Denton County, Texas. (FP25-0019, Wild Haven Woods Addition, Erin Stanley)
- C. FP25-0017 Consider a request by Chase Finch of Corwin Engineering, on behalf of the property owner, Sagebrook Denton, LP for a Final Plat of the Sagebrook Addition, Phase 3. The approximately 42.042-acre site is approximately located 3,110 feet west of the intersection of Allred Road and South Bonnie Brae Street, in the City of Denton, Denton County, Texas. (FP25-0017, Sagebrook Phase 3, Ashley Ekstedt).
- D. PP25-0002a Consider a request by Kimley-Horn & Associates, on behalf of TCCI Churchill, LLC for a Preliminary Plat of Churchill East. The approximately 277-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. (PP25-0002a, Churchill East, Ashley Ekstedt)

Commissioner Dyer moved to approve the Consent Agenda as presented. Motion seconded by Commissioner McDade. Motion carried.

AYES (4): Acting Chair Clay Riggs, Commissioners: Lisa Dyer, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP25-0018 Consider a request by Double R. Devco, LLC and Hickory Grove Residential Community Inc. for a Final Plat of Hickory Grove, Phase 4. The 114.043-acre site is generally located just south of Jackson Road and approximately 80 feet east of the intersection of Nail Road and Jackson Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP25-0018, Hickory Grove 4, Mia Hines).

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the extension of the item to date certain of June 25, 2025. Motion seconded by Commissioner Dyer. Motion carried.

AYES (4): Acting Chair Clay Riggs, Commissioners: Lisa Dyer, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- B. FP25-0020 Consider a request by Animas Civil Engineering LLC, on behalf of Luxury Storage Condominiums LLC for approval of a Final Plat of Lot 1 Block B Hickory Creek Center Addition. The 10.435-acre tract is approximately located on the south side of Hickory Creek Road, and approximately 610 feet west of Teasley Lane (F.M. 2181) in the City of Denton, Denton County, Texas. (FP25-0020, Luxury Storage Condominiums, Matt Bodine)

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the extension of the item to date certain of June 25, 2025. Motion seconded by Commissioner McDade. Motion carried.

AYES (4): Acting Chair Clay Riggs, Commissioners: Lisa Dyer, Sherri McDade, and Mary Ann McDuff

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 Plan and 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. (MPA24-0003a, Eagle Drive, Avenue A, & Welch, Sahar Esfandiyari).

This item was not presented or discussed.

- B. PDA25-0003 Hold a public hearing and consider making a recommendation to City Council regarding a request by Hickory Venture Group for an amendment to an existing Planned Development District (PD 139) to establish special sign standards for this development. The 4.291-acre property is generally located in the southeast corner of Vintage Boulevard and I-35W, in the City of Denton, Denton County, Texas. (PD25-0003, Gateway of Denton Signs, Mia Hines) B. PDA25-0003

Acting Chair Riggs opened the public hearing.

Commissioner McDade stated she is concerned she has a conflict of interest on this item and would need to recuse herself if she hears the merits of this case, there for she would like to make a motion to continue the Public Hearing to the Commissions next meeting of June 25, 2025 to allow more Commissioner's present to hear this request that would need a quorum if lost this evening.

This item was not presented, and no discussion followed.

Commissioner McDade moved to continue the Public Hearing to the Commissions next scheduled meeting of June 25, 2025, to allow more Commissioner's present to hear this request that would need a quorum if lost this evening. Motion seconded by Commissioner Dyer. Motion carried.

AYES (4): Acting Chair Clay Riggs, Commissioners: Lisa Dyer, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- C. MPA25-0001a 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 removing and realigning a proposed extension of Underwood Road between FM 1515 (Airport Road) and Springside Road, removing an east-west extension of future Corbin Road from Springside Road to existing north-south Corbin Road, and reclassifying portions of Corbin Road and Springside Road. The general area of change is located east of the City of Denton Airport, and west of I-35 W in the City of Denton, Denton County, Texas. (MPA25- 0001a, Underwood, Corbin, and Springside, Sahar Esfandyari).

Acting Chair Riggs opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Acting Chair Riggs closed the public hearing.

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

AYES (4): Acting Chair Clay Riggs, Commissioners: Lisa Dyer, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- D. MPA25-0002a 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 removing a Future Collector between I-35 and Western Boulevard south of West University Drive (US 380). The general area of change is located west of I-35, east of Western Boulevard, south of US 380, and north of Jim Christal Road in the City of Denton, Denton County, Texas. (MPA25-0002a, Future Collector between I-35 and Western, Sahar Esfandyari).

Acting Chair Riggs opened the public hearing.

This item was presented, and no discussion followed.

Acting Chair Riggs closed the public hearing.

Commissioner Dyer moved to approve the item as presented. Commissioner McDuff seconded but noted for the commission to take in account the citizen comments. Motion carried.

AYES (4): Acting Chair Clay Riggs, Commissioners: Lisa Dyer, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. PZ25-022: Staff provided updates regarding the matrix and City Council items. The following item was added to the matrix:

- Commissioner McDuff requested staff to provide the techniques and methodology staff uses for public engagement.

7. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 7:22 p.m.

X_____

Eric Pruett, Planning and Zoning Commission Chair

Date

X_____

Cathy Welborn, Administrative Assistant III

Date

Minutes approved on: _____