

MINUTES
PLANNING AND ZONING COMMISSION
May 28, 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, May 28, 2025, at 5:06 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, Sherri McDade, Mary Ann McDuff, 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 (FP25-0016)

3. Work Session Reports

- A. PZ25-109 Receive a report, hold a discussion, and give Staff direction regarding the Southeast Denton Live/Work Overlay District, a recommendation of the Southeast Denton Area Plan, encompassing approximately 20 acres, including land along certain portions of East Prairie Street, Skinner Street, Robertson Street, and Cook Street. (PZ25-109, SED Live/Work Overlay, Mia Hines).

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

Following discussion, the Commission's consensus was as follows:

1. Does the Commission concur with staff's recommendation to address the area along Prairie Street only as the first step for adopting the Southeast Denton Live/Work Overlay District?
 - The Commission agreed with staff's recommendation.
2. Does the Commission concur with rezoning the area along Prairie Street to R7 as a base zoning district, and allowing the additional land uses as provided for in the proposed Overlay District?
 - The Commission agreed with staff's recommendation.
3. Does the Commission concur with the proposed operational restrictions associated with nonresidential uses? Are there any areas that staff may have missed that should be considered?
 - The Commission agreed with staff's recommendation.

4. Does the Commission believe there are any items that have not been addressed, consistent with the SEDAP recommendations as it relates to establishing this new Live/Work Overlay District?
 - The Commission offered suggestions of other items to be addressed such as health and safety, set maximum lot and building sizes”. within the overlay, and encouraged continued public engagement.

B. PZ25-113 Receive a report and hold a discussion regarding platting.

Following discussion, there was no direction provided as the item was for presentation/discussion purposes.

The Work Session was adjourned at 6:16 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, May 28, 2025, at 6:36 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, Sherri McDade, Mary Ann McDuff, 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 23, 2025, Planning and Zoning meeting minutes.

Vice-Chair Padron moved to approve the April 23, 2025, Planning and Zoning meeting minutes. Motion seconded by Commissioner Riggs. Motion carried.

AYES (5): Chair Eric Pruett, Vice- Chair Desiree Padron, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Clay Riggs

NAYS (0): None

ABSTAINED (1): Commissioner Sherri McDade

3. CONSENT AGENDA

- A. FP25-0016 Consider a request by Kimley-Horn and Associates, on behalf of HR 3200 L.P., for approval of a Final Plat for Landmark Amenity Center, Block A, Lot 1X. The 7.967-acre tract is generally located north of Robson Ranch Road just west of the frontage road of Interstate 35W in the City of Denton, Denton County, Texas. (FP25-0016, Landmark Amenity Center, Cameron Robertson)

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

AYES (6): Chair Eric Pruett, Vice- Chair Desiree Padron, and Commissioners: Lisa Dyer, Sherri McDade, Mary Ann McDuff, and Clay Riggs

NAYS (0): None

4. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ25-021: Staff provided updates regarding the matrix and City Council items. No items were added to the matrix.

5. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 6:41 p.m.

X

Eric Pruett, Planning and Zoning Commission Chair

Date

X

Cathy Welborn, Administrative Assistant III

Date

Minutes approved on: _____