

MINUTES
PLANNING AND ZONING COMMISSSION
October 23, 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, October 23, 2024, at 5:30 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 Kimberly Thaggard

ABSENT: Commissioner Lilyan Prado Carrillo and Jordan Villarreal

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, and no discussion was had:

3.A (PZ24-212)

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

3.B (FP24-0038), 3.C (V24-0111), and 3.D (PP24-0006a)

The following items were presented, and discussion was had:

4.A (Z24-0014), 4.B (MPA24-0002b), and 4.C (MPA24-0004b)

The Work Session was adjourned at 5:47 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, October 23, 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, Kimberly Thaggard, and Jordan Villarreal

ABSENT: Commissioner Lilyan Prado Carrillo

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

A. PZ24-186 Consider approval of the October 9, 2024, Planning and Zoning meeting minutes.

Commissioner Villarreal moved to approve the October 9, 2024, Planning and Zoning meeting minutes. Motion seconded by Commissioner Thaggard. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Desiree Padron, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

3. ITEMS FOR INDIVIDUAL CONSIDERATION

A. PZ24-214 Consider approval of the 2025 Planning and Zoning Commission meeting calendar.

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the 2025 Planning and Zoning Commission meeting calendar as presented. Motion seconded by Commissioner Padron. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Desiree Padron, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

B. FP24-0038 Consider a request by Winkelmann & Associates, Inc. on behalf of JBA Denton LLC for a Final Plat of the Home Zone Denton. The 2.407-acre site is generally located on the southeast corner of U.S. 380 and Ector Street in the City of Denton, Denton County, Texas. (FP24-0038, Home Zone Denton, Cameron Robertson).

City staff presented the item. No discussion followed.

Commissioner Villarreal moved to approve the extension of the item to date certain of November 13, 2024. Motion seconded by Vice-Chair Pruett. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Desiree Padron, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

C. V24-0111 Consider a subdivision variance request by Danny Paterson of Titan Ready Mix from the 2019 City of Denton Development Code, Section 8.3.2E.3, regarding the length of the flagpole portion of a flag-shaped lot. The variance requested is for an increase in the maximum length of the flagpole portion of the lot from 300 feet to 1,538 feet. The approximately 21.083-acre site is generally located on the North side of FM 2449, approximately 3,275 feet east of Florance Road, in Denton County, Texas, within the City of

Denton Division 1 Extraterritorial Jurisdiction (ETJ). (V24-0111, Titan Addition, Erin Stanley).

City staff presented the item. No discussion followed.

Vice-Chair Pruett moved to approve the item as presented. Motion seconded by Commissioner Padron. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Desiree Padron Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

D. PP24-0006a Consider a request by Kimley-Horn & Associates, on behalf of the property owner, for a Preliminary Plat of RM Squared Denton Addition. The approximately 363.034-acre site is generally located at the northeast corner of the intersection of Hampton Road and Masch Branch Road in the City of Denton, Denton County, Texas. (PP24-0006a, RM Squared Denton Addition, Sean Jacobson)

City staff presented the item. No discussion followed.

Vice-Chair Pruett moved to approve the item as presented. Motion seconded by Commissioner Thaggard. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Desiree Padron Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

4. PUBLIC HEARINGS

A. Z24-0014 Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 40.00 acres of land from Rural Residential (RR) District to Public Facilities (PF) District generally located 3,075 feet south of Jim Christal Road and approximately 850 feet west of Tom Cole Road, in the City of Denton, Denton County, Texas. (Z24-0014, Denton Energy Center, Matt Bodine)

Chair Ellis opened the public hearing.

This item was presented, and discussion followed.

Chair Ellis closed the public hearing.

Commissioner Villarreal moved to approve the item as presented. Motion seconded by Vice-Chair Pruett. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Desiree Padron
Kimberly Thaggard, and Jordan Villarreal
NAYS (0): None

- B. MPA24-0002 Hold a public hearing and consider making a 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 Mobility Plan to amend the functional classification of Underwood Road from Primary Arterial to Secondary Arterial between Airport Road and the future southern extension of H Lively Road and to remove a portion of future Amyx Road between C Wolfe Road and the future western extension of Loop 288. The general area of change is located west of Interstate 35W, south of Airport Road, east of C Wolfe Road, and north of Old John Paine Road in the City of Denton, Denton County, Texas. (MPA24-0002b, Underwood Road and Amyx Road Mobility Plan Amendment, Sahar Esfandyari)

The public hearing was left open at the October 9, 2024, meeting.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Ellis closed the public hearing.

Vice-Chair Pruett moved to approve the item as presented. Motion seconded by Commissioner Thaggard. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Desiree Padron
Kimberly Thaggard, and Jordan Villarreal
NAYS (0): None

- C. MPA24-0004 Hold a public hearing and consider making a recommendation to City Council regarding a city-initiated Comprehensive Plan Amendment to modify the Thoroughfare Plan and Thoroughfare Map of the 2022 Mobility Plan. The amendment includes but is not limited to downgrading the current road classification of a future Hummingbird Lane section from Secondary Arterial to Collector. The proposal is generally located east of the intersection of Hummingbird Lane and North Loop 288 and extends east toward the intersection of Mills Road and North Mayhill Road in the City of Denton, Denton County, Texas. (MPA24-0004b, Hummingbird Lane Road Classification, Sahar Esfandyari)

The public hearing was left open at the October 9, 2024, meeting.

This item was presented, and discussion followed.

Chair Ellis closed the public hearing.

Vice-Chair Pruett moved to approve the item as presented. Motion seconded by Commissioner Padron. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Desiree Padron
Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. PZ24-213: Staff provided updates regarding the matrix and City Council items. No items were added to the matrix.

6. CONCLUDING ITEMS

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

X _____

Margie Ellis, Planning and Zoning Commission Chair

Date

X _____

Cathy Welborn, Administrative Assistant III

Date

Minutes approved on: _____

October 23, 2024 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Kelli Holdscaw	2161 Underwood Rd., Denton, 76207	MPA24-0002b	Not Stated	In person	Had questions for the commission and staff to answer and requested clarification on the proposed changes.