

MINUTES
PLANNING AND ZONING COMMISSION
March 19, 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, March 19, 2025, at 5:03 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Vice-Chair Jordan Villarreal and Commissioners: Lilyan Prado Carrillo and Lisa Dyer

ABSENT: Commissioners: Desiree Padron, 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 (FP24-0017a), 3.B (FR25-0008)

The following item was presented, and discussion was had: 4.A (FP25-0013), 4.B. (FP25-0007), 4.C. (FP25-0009), 4.D. (FP25-0011), 4.E. (FP25-0008), 4.F. (V25-0029), and 4.G (FP25-0006a)

The following items were presented, and no discussion was had: 5.B (S24-0006)

The following items was withdrawn from consideration:
5.A. (Z25-0003) and 5.C (DCA25-0011b)

The Work Session was adjourned at 5:29 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, March 19, 2025, at 6:33 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

PRESENT: Chair Eric Pruett, Vice-Chair Jordan Villarreal and Commissioners: Lilyan Prado Carrillo and Lisa Dyer

ABSENT: Commissioners: Desiree Padron, 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. PZ25-017 Consider approval of the February 26, 2025, Planning and Zoning meeting minutes.

Vice-Chair Villarreal moved to approve the February 26, 2025, Planning and Zoning meeting minutes. Motion seconded by Commissioner Prado Carrillo. Motion carried.

AYES (4): Chair Eric Pruett, and Vice-Chair Jordan Villarreal and Commissioners: Lilyan Prado Carrillo and Lisa Dyer

NAYS (0): None

3. CONSENT AGENDA

- A. FP24-0017a Consider a request by Denton Mayhill / Quail Creek Investment, LLC, for a Final Plat of the Jefferson Mayhill Addition. The 39.782-acre site is generally located west of Mayhill Road, approximately 850 feet south of Roy Road, in the City of Denton, Denton County, Texas. (FP24-0017a, Jefferson Mayhill Addition, Mia Hines)
- B. FR25-0008 Consider a request by Drew Donosky of Claymore Engineering, on behalf of the property owner, Hickory and Grace Properties, LLC, for a Final Replat of Denton Catholic Addition, Lot 1A-1R Block A, and Lot 1, Block B. The approximately 5.7-acre site is generally located on the south side of Teasley Lane, approximately 525 feet west of Pennsylvania Drive, in the City of Denton, Denton County, Texas (FR25-0008, Denton Catholic Addition, Ashley Ekstedt)

Vice-Chair Villarreal moved to approve the Consent Agenda. Motion seconded by Commissioner Prado Carrillo. Motion carried.

AYES (4): Chair Eric Pruett, and Vice-Chair Jordan Villarreal and Commissioners: Lilyan Prado-Carrillo and Lisa Dyer

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP25-0013 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. (FP25-0013, Landmark Addition, Cameron Robertson)

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to date certain of April 9, 2025. Motion seconded by Commissioner Prado Carrillo. Motion carried.

AYES (3): Chair Eric Pruett, and Commissioners: Lilyan Prado Carrillo and Lisa Dyer

NAYS (1): Vice-Chair Jordan Villarreal

- B. FP25-0007 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. (FP25-0007, Elms Bend Multifamily, Mia Hines)

City staff presented the item. No discussion followed.

Commissioner Prado Carrillo moved to approve the extension of the item to date certain of April 9, 2025. Motion seconded by Commissioner Dyer. Motion carried.

AYES (3): Chair Eric Pruett, and Commissioners: Lilyan Prado Carrillo and Lisa Dyer

NAYS (1): Vice-Chair Jordan Villarreal

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

City staff presented the item. No discussion followed.

Commissioner Prado Carrillo moved to approve the extension of the item to date certain of April 9, 2025. Motion seconded by Commissioner Dyer. Motion carried.

AYES (3): Chair Eric Pruett, and Commissioners: Lilyan Prado Carrillo and Lisa Dyer

NAYS (1): Vice-Chair Jordan Villarreal

- D. FP25-0011 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. (FP25-0011, Villages on McKinney Addition, Julie Wyatt)

City staff presented the item. Discussion followed.

Commissioner Dyer moved to approve the extension of the item to date certain of April 9, 2025. Motion seconded by Commissioner Prado Carrillo. Motion carried.

AYES (3): Chair Eric Pruett, and Commissioners: Lilyan Prado Carrillo and Lisa Dyer
NAYS (1): Vice-Chair Jordan Villarreal

- E. FP25-0008 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, Lot 121,122. 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. (FP25-0008, The Boardwalk, Matt Bodine)

City staff presented the item. No discussion followed.

Commissioner Prado Carrillo moved to approve the extension of the item to date certain of April 9, 2025. Motion seconded by Commissioner Dyer. Motion carried.

AYES (3): Chair Eric Pruett, and Commissioners: Lilyan Prado Carrillo and Lisa Dyer
NAYS (1): Vice-Chair Jordan Villarreal

- F. V25-0029 Consider a request by Wilhite Land Surveying, on behalf of Peggy Lee Roy, for approval of a subdivision variance from the 2019 Denton Development Code Subsection 8.3.2.C.2.a. regarding the maximum number of residential lots permitted to take access from a private access easement. The 9.64-acre tract is located approximately 1,450 east of F.M. 2164, and approximately 5,450 ft north of Loop 288 in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (V25-0029, PLR Addition, Matt Bodine)

City staff presented the item. No discussion followed.

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

AYES (3): Chair Eric Pruett, and Commissioners: Lilyan Prado Carrillo and Lisa Dyer
NAYS (1): Vice-Chair Jordan Villarreal

- G. FP25-0006a Consider a request by Wilhite Land Surveying, on behalf of Peggy Lee Roy, for approval of a Final Plat of PLR Addition, Lots 1-3. The 9.64-acre tract is approximately located 1,450 east of F.M. 2164, and approximately 5,450 ft north of Loop 288 in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (FP25-0006a, PLR Addition, Matt Bodine)

City staff presented the item. No discussion followed.

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

AYES (4): Chair Eric Pruett, and Vice-Chair Jordan Villarreal and Commissioners: Lilyan Prado Carrillo and Lisa Dyer
NAYS (0): None

5. PUBLIC HEARINGS

- A. Z25-0003 Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 4.76 acres of land from Rural Residential (RR) district to Residential 6 (R6) district generally located north of Pockrus Paige Road, approximately 325 feet west of Swisher Road, in the City of Denton, Denton County, Texas. (Z25-0003, Wild Haven Woods-RR to R6, Erin Stanley) THIS ITEM IS BEING WITHDRAWN FROM CONSIDERATION FROM THIS AGENDA AND WILL BE RE-NOTICED FOR A FUTURE MEETING.

This item was not presented or discussed.

- B. S24-0006 Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for an Equipment Sales and Rental use on approximately 4.25 acres of land, generally located west of North Interstate-35 (I-35), east of the terminus of Jim Christal Road, and approximately 1,000 feet north of West Oak Street in the City of Denton, Denton County, Texas. (S24-0006, National Equipment Dealers, Erin Stanley)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Mack Mattke (Applicant), 100 W Oak Street, Ste. 203, Denton, 76201. Clarified the Commissions questions.

Chair Pruett closed the public hearing.

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

AYES (4): Chair Eric Pruett, and Vice-Chair Jordan Villarreal and Commissioners: Lilyan Prado Carrillo and Lisa Dyer
NAYS (0): None

- C. DCA24-0011b Hold a public hearing and consider making a recommendation to City Council regarding amending the Denton Development Code; amendments include but are not limited to Denton Development Code Table 5.2-A: Table of Allowed Uses, Section 5.3.5 Commercial Use-Specific Standards, Table 7.9-I Minimum Required Off-Street Parking, and Section 9.2 Definitions. (DCA24-0011b, Commercial Animal Services, Bryce Van Arsdale).

This item was withdrawn and not presented or discussed.

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ25-017: Staff provided updates regarding the matrix and City Council items. No items were added to the matrix.

Vice-Chair Villarreal thanked Council Member Byrd and former Council Member Maguire for his appointment to the commission. Vice-Chair Villarreal also thanked staff, his past and fellow Commissioners while serving on the Commission.

7. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 7:10 p.m.

X_____

Eric Pruett, Planning and Zoning Commission Chair

_____ Date

X_____

Cathy Welborn, Administrative Assistant III

_____ Date

Minutes approved on: _____