

MINUTES  
PLANNING AND ZONING COMMISSION  
November 1, 2023

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Special Called Work Session on Wednesday, November 1, 2023, at 4:08 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Margie Ellis, Vice-Chair Tim Smith and Commissioners: Jason Cole, Eric Pruett, and Donald McDade

ABSENT: Commissioner Jordan Villarreal

**WORK SESSION**

**1. Work Session Reports**

- A. PZ23-251 Receive a report and hold a discussion, and give staff direction regarding the draft goals, objectives, and implementation strategies for the Northeast Denton Area Plan.

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

Chair Ellis recessed at 5:58 p.m. for a short break.

Chair Ellis left the Work Session at 5:58 p.m.

Vice -Chair Smith reconvened the meeting at 6:05 p.m.

Following discussion, the consensus of the Commission was as follows for the proposed strategies:

1. Promote conservation development patterns for all future residential developments - **Keep but modify to ask for higher than 30% land conservation, not typical subdivision layout**
2. Scale higher residential development densities closer to major thoroughfares, and transition to lower density rural lot sizes towards the center of the study area closer to the floodplain.  
- **Keep as presented.**
3. Promote neighborhood-level commercial development at specific nodes that allow residents to walk or bike for nearby trips instead of driving for all trips within the study area. - **Keep but modify to reflect northern gateway area as an area for land conservation until the plans for the Outer Loop are set.**
4. Create design standards for future developments that enhance the rural character of the area. - **Keep as presented.**

5. Utilize development agreements and other available tools to protect land within City limits and ETJ that aligns with the preservation and restoration of environmentally sensitive lands and other open space area. - **Keep but modify to include sending out notification to property owners regarding development plans and agreements.**
6. Require Complete Streets for improved safety for all people regardless of transportation mode while also incorporating rural and environmental context sensitive design. - **Keep as presented.**
7. Amend the Transportation Criteria Manual to include street cross sections to reflect designs compatible with the rural character and environmentally sensitive context of the area. - **Keep as presented.**
8. Develop a network of trails that connect residential, commercial, and open spaces to form an active transportation network within Northeast Denton. - **Keep as presented. Prioritize action items appropriately.**
9. Continue to work with Denton County Transportation Authority to explore methods to expand transit options in the employment centers in the southern portion of Northeast Denton. - **Keep as presented. Prioritize this strategy and action items appropriately.**
10. Ensure new development is consistent with the Mobility Plan provided by this plan to ensure traffic from leads directly to major thoroughfares and does not negatively impact existing residential. - **Keep as presented.**
11. Create new economic development programs and incentives that promote small business development unique to Denton. - **Keep as presented.**
12. Create economic development incentive policies and programs that promote open space conservation and management. - **Remove transfer of development rights concept from this strategy.**
13. Create economic development incentive policies for each character area to ensure appropriate design standards per this plan are met. - **Keep as presented**
14. Actively recruit businesses and amenities that attract the eco-conscious digital nomad workforce looking for a rural, outdoor environment. - **Keep as presented.**
15. Adopt regulations that provide for appropriate vegetative riparian buffers along all major streams and tributaries. - **Keep as presented. Add action item related to habitat widths and analysis of fauna as well as flora.**
16. Prioritize bicycle, pedestrian, and equestrian transportation corridors along and within established riparian buffers to create a connected greenway system. - **Keep as presented. Add action item to include subsection in trails masterplan.**

17. Prioritize shared use and multi-benefit nature-based infrastructure including best management practices such as bioswales, bioretention, enhanced swales, and enhanced stormwater detention and retention within and adjacent to all riparian buffer corridors. - **Keep as presented.**
18. Prioritize the protection, restoration, and expansion of remnant tallgrass prairie and connected woodland spaces in the area. - **Keep as presented.**
19. Evaluate retrofitting existing stock ponds in the area as a part of a centralized drainage plan focused on natural drainage corridors and existing tributaries. - **Keep as presented.**
20. Conduct a historic resource survey and seek historic designation of vital historic assets in the area. - **Keep as presented. Action items should be focused in areas where there is greater return for preservation efforts.**
21. Seek Cultural Landscape status for Hartlee Airfield. - **Keep as presented.**

With no further business, the Work Session was adjourned at 6:20 p.m.

X\_\_\_\_\_

Margie Ellis, Planning and Zoning Commission Chair

\_\_\_\_\_ Date

X\_\_\_\_\_

Cathy Welborn, Administrative Assistant III

\_\_\_\_\_ Date

Minutes approved on: \_\_\_\_\_