

MINUTES
PLANNING AND ZONING COMMISSSION
March 20, 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, March 20, 2024, at 6:08 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, Desiree Padron, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

ABSENT: None

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 (FP24-0005a), 3.B (FP24-0003a), 3.C (PP23-0006a), 3.D (FP24-0007)

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

4.A (FP24-0006b), 4.D (PE24-0001), and 5.B (DCA23-0002b)

The following items were presented, and discussion was had:

4.B (ZCP23-00042), 4.C (ZCP23-0043), 5.A (Z23-0008), and 5.C (DCA24-0002a)

The Work Session was adjourned at 6:25 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 20, 2024, at 6:34 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

PRESENT: Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Desiree Padron, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

ABSENT: None

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ24-038 Consider the approval of the February 28, 2024, Planning and Zoning meeting minutes.

Commissioner Villarreal moved to approve the February 28, 2024, Planning and Zoning meeting minutes. Motion seconded by Vice-Chair Smith. Motion carried.

AYES (7): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Desiree Padron, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

3. CONSENT AGENDA

- A. FP24-0005a Consider a request by B&T Group for approval of a Final Plat of Lot 1, Block 1 Bowling Addition. The approximately 7.024-acre tract is generally located on the north side of FM 2153, approximately 1,100 feet east of FM 2164 in the City of Denton Extraterritorial Jurisdiction Division 1, Denton County, Texas. (FP24-0005a, Bowling - Cell Tower, Matt Bodine)
- B. FP24-0003a Consider a request by Robson Denton Development, L.P. for a Final Plat of the Robson Ranch Unit 28-2. The 11-acre site is generally located north of the Basanite Avenue terminus and west of the Blue Granite Drive terminus, in the City of Denton, Denton County, Texas. (FP24-0003a, Robson Ranch Unit 28-2, Julie Wyatt)
- C. PP23-0006a Consider a request by Quick N Clean TX-04, LLC for a Preliminary Plat of the Quick N Clean Addition. The 2.10-acre site is generally located at the northeast corner of the intersection of McKinney Street and Loop 288, in the City of Denton, Denton County, Texas. (PP23-0006a, Quick N Clean Addition, Julie Wyatt)
- D. FP24-0007 Consider a request by Kimley Horn, on behalf of Amerco Real Estate Company, for a Final Plat of Uhaul Moving and Storage of East Denton. The approximately 6-acre site is generally located on the North side of US 380 (University Drive), approximately one quarter mile East of Loop 288, in the City of Denton, Denton County, Texas (FP24-0007, Uhaul Moving and Storage of East Denton, Bryce Van Arsdale).

Commissioner Villarreal moved to approve the Consent Agenda. Motion seconded by Commissioner Pruett. Motion carried.

AYES (7): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Desiree Padron, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP24-0006b Consider a request by JPI Real Estate Acquisitions, LLC for a Final Plat of the Jefferson Bonnie Brae Addition. The 31.51-acre site is generally located west of Bonnie Brae Road and approximately 150.19 feet south of Bronco Way in the City of Denton, Denton County, Texas. (FP24-0006b, Jefferson Bonnie Brae, Angie Manglaris).

City staff presented the item. No discussion followed.

Commissioner Pruett moved to approve the extension of the item to date certain of April 10, 2024. Motion seconded by Vice-Chair Smith. Motion carried.

AYES (7): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Desiree Padron, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

- B. ZCP23-0042 Consider a request by Urban Strategy on behalf of RR Town Center Associates, LLC for approval of a Site Plan for a general retail development within the Rayzor Ranch Overlay District, South Mixed-Use subdistrict, located on Lot 1, Block A of Rayzor Ranch East. The approximately 4.19-acre subject site is generally located at the southeast corner of West University Drive (US-380) and Heritage Trail in the City of Denton, Denton County, Texas. (ZCP23-0042, Rayzor Ranch East Retail, Mia Hines)

City staff presented the item. No discussion followed.

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

AYES (7): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Desiree Padron, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

- C. ZCP23-0043 Consider a request by W Land Development on behalf of WB Denton Land LP for approval of a Site Plan for the development of a recreational amenity within the Rayzor Ranch Overlay District, Rayzor Ranch Marketplace subarea, located on Lot HOA1, Block A of The Residences at Rayzor Ranch, Phase 1. The approximately 0.46-acre subject site is generally located at the northeast corner of Caril Al Lago Drive and Aurora Lane in the City of Denton, Denton County, Texas. (ZCP23-0043, Residences at Rayzor Ranch Amenity, Mia Hines)

City staff presented the item. No discussion followed.

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

AYES (7): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Desiree Padron, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal
NAYS (0): None

- D. PE24-0001 Consider a request by LJA Engineering, Inc., on behalf of The Cole Ranch Company, LP, for a Preliminary Plat of the Cole Ranch, Phase 1 Addition. The 720.141-acre site is generally located south of Tom Cole Road, approximately 3,700 feet east of C. Wolfe Road, north of FM 2449, and west of Underwood Road in the City of Denton, Denton County, Texas. (PE24-0001, Cole Ranch Phase 1 Preliminary Plat Extension, Angie Manglaris).

Commissioner Cole was recused for this item.

City staff presented the item. Discussion followed.

Commissioner Pruett moved to approve the one-year extension. Motion seconded by Vice-Chair Smith. Motion carried.

AYES (7): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Desiree Padron, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal
NAYS (0): None
ABSTAINED (1): Commissioner Jason Cole

5. PUBLIC HEARINGS

- A. Z23-0008 Hold a public hearing and consider making a recommendation to City Council regarding a request by Philip Baker, of Rayzor Investments LTD., to rezone approximately 1.143 acres from Public Facilities (PF) Zoning District to a Residential 7 (R7) Zoning District. The subject site is generally located at the southeast intersection of Bonnie Brae Road and Riney Road in the City of Denton, Denton County, Texas. (Z23-0008, Bonnie Brae Rezoning PF to R7, Angie Manglaris).

Chair Ellis opened the public hearing.

City staff presented the item. No discussion followed.

Chair Ellis closed the public hearing.

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

AYES (7): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Desiree Padron, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal
NAYS (0): None

- B. DCA23-0002b 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 Table 5.2-A: Table of Allowed Uses, Section 5.3.1 Use-Specific Standards - Generally, Section 5.3.5: Commercial Use-Specific Standards, Table 7.9-I: Minimum Required Off-Street Parking, and Section 9.2: Definitions related to the regulation of Short-Term Rentals. (DCA23-0002b Short-Term Rentals, Angie Manglaris)

The public hearing was left open at the February 28, 2024, meeting.

City staff presented the item. Discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Ellis closed the public hearing.

Discussion between the Commission and Staff continued.

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

AYES (7): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Desiree Padron, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

- C. DCA24-0002a Hold a public hearing and consider making a recommendation to City Council regarding amending the Denton Development Code's land occupancy process; amendments include but are not limited to: Table 2.2-A: Summary of Development Review Procedures and Section 2.5: Development Permits and Procedures. (DCA24-0002, Land Occupancy, Julie Wyatt)

The public hearing was left open at the February 28, 2024, meeting.

City staff presented the item. Discussion followed.

Chair Ellis closed the public hearing.

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

AYES (7): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Desiree Padron, Eric Pruett, Kimberly Thaggard, and Jordan Villarreal

NAYS (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ24-039: Staff provided updates regarding the matrix, City Council outcomes, and area plans. No items were added to the matrix.

7. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 7:53 p.m.

X _____

Margie Ellis, Planning and Zoning Commission Chair

Date

X _____

Cathy Welborn, Administrative Assistant III

Date

Minutes approved on: _____

March 20, 2024 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Kevin Bankhead	Not Provided	ZCP23-0042	Opposed	Online	Site & landscape plans provide inadequate screening from the south of the delivery docks and truck turnaround area for the PetSmart Bldg. Q & Bldg. R. There is virtually no landscape buffer along the south property line. The retaining wall section D-D should have stone facing consistent with other retaining walls within Rayzor Ranch East. Architectural elements should be added to the east & south elevations of the PetSmart Bldg. minimally similar to Bldg. P which contains vertical brick detailing.
Pam Spooner	513 Chateau Court, Denton, 76209	DCA23-0002	Opposed	In Person	Asked questions regarding registration and enforcement. Also how would you know if a property was a short term rental. Voiced her concerns of future STR's. City Staff and the Commission answered Ms. Spooners questions and concerns.
Danna Zoltner	610 Emery, Denton, 76201	DCA23-0002	Opposed	In Person	Stated how what is being presented is left on the backs of the Citizens to deal with code violations. Spoke about parking issues in her neighborhood and how she is looking to get one side street parking just to get some of the cars off the street. Voiced her concerns with the number of STR's being allowed and staff numbers just aren't there to regulate and enforce.