

MINUTES  
PLANNING AND ZONING COMMISSION  
January 24, 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, January 24, 2024, at 5:10 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, Kimberly Thaggard, and Jordan Villarreal

ABSENT: None

**WORK SESSION**

**1. Clarification of agenda items listed on the agenda for this meeting.**

The following items were not presented, and no discussion was had:

3.A FP23-0030b

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

4.A FP23-0036a, 4.B. FP23-0033a, and 4.C FP24-0002

The following items were presented, and discussion was had:

5.A HL23-0002b

**2. Work Session Reports**

- A. PZ24-011 Receive a report and hold a discussion regarding demographic and housing data, as well as City of Denton's Affordable Housing Needs Assessment.

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

The Work Session was adjourned at 6:01 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, January 24, 2024, at 6:30 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, Eric Pruett, Jordan Villarreal, and Kimberly Thaggard

ABSENT: None

**1. PLEDGE OF ALLEGIANCE**

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

**2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES**

- A. PZ24-005 Consider the approval of the January 10, 2024, Planning and Zoning meeting minutes.

Commissioner Thaggard moved to approve the January 10, 2024, Planning and Zoning meeting minutes. Motion seconded by Commissioner Villarreal. Motion carried.

AYES (6): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Eric Pruett, Jordan Villarreal, and Kimberly Thaggard

NAYS (0): None

**3. CONSENT AGENDA**

- A. FR23-0030b Consider a request by Aimee Bissett, on behalf of 100 N Loop 288 LLC, the property owner, for a Final Plat of 100 N Loop 288 Addition. The approximately 19.57-acre site is generally located on the east side of North Loop 288, approximately 300 feet north of the intersection of North Loop 288 and East McKinney Street, in the City of Denton, Denton County, Texas. (FP23-0030b, 100 N Loop 288 Addition, Sean Jacobson).

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

AYES (6): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Eric Pruett, Jordan Villarreal, and Kimberly Thaggard

NAYS (0): None

**4. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. FP23-0036a Consider a request by Denton West Joint Venture for a Final Plat of the Denton West Joint Venture Addition. The 12.792-acre site is generally located at the northwest corner of the intersection of Ryan Road and Teasley Lane (F.M. 2181) in the City of Denton, Denton County, Texas. (FP23-0036a, Denton West Joint Venture, Mia Hines).

City staff presented the item. No discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of February 14, 2024. Motion seconded by Commissioner Thaggard. Motion carried.

AYES (6): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Eric Pruett, Jordan Villarreal, and Kimberly Thaggard

NAYS (0): None

- B. FP23-0033a Consider a request by Forestar (USA) Real Estate Group, Inc. for a Final Plat of Hickory Grove, Phase 1B. The 45.402-acre site is generally located just north of West University Drive and west of Thomas J Eagan Road partially in City of Denton's ETJ Division 1, Denton County, Texas and partially in the City of Denton, Denton County, Texas. (FP23-0033a, Hickory Grove 1B, Mia Hines).

City staff presented the item. No discussion followed.

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

AYES (6): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Eric Pruett, Jordan Villarreal, and Kimberly Thaggard

NAYS (0): None

- C. FP24-0002 Consider a request by David Norris of Foresite Group on behalf of Denton Anusa, LLC, for approval of a Final Plat of Denton Shady Shore. The approximately 6.9791-acre site is generally located east of S I35-E Northbound Service Road, 415 feet north of Shady Shores Road in the City of Denton, Denton County, Texas. (FP24-0002, Denton Shady Shore, Erin Stanley).

City staff presented the item. No discussion followed.

Vice-Chair Smith moved to approve the extension of the item to a date certain of February 14, 2024. Motion seconded by Commissioner Cole. Motion carried.

AYES (6): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Eric Pruett, Jordan Villarreal, and Kimberly Thaggard

NAYS (0): None

## **5. PUBLIC HEARINGS**

- A. HL23-0002b Hold a public hearing and consider making a recommendation to City Council regarding a request by Travis and Sara Rigsby, the property owners, for a Historic Landmark Designation, in accordance with Section 2.9.4 of the Denton Development Code, for the property located at 314 Marietta Street, within the West Oak Area Historic District (WOA). The property is located on the east side of Marietta Street, just south of Houston Place in the City of Denton, Denton County, Texas. (HL23-0002b, Historic Landmark Designation of 314 Marietta Street, Cameron Robertson)

Chair Ellis opened the public hearing.

City staff presented the item. Discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Ellis closed the public hearing.

Commissioner Villarreal moved to approve the item as presented. Motion seconded by Commissioner Cole. Motion carried.

AYES (6): Chair Margie Ellis, Vice-Chair Tim Smith, and Commissioners: Jason Cole, Eric Pruett, Jordan Villarreal, and Kimberly Thaggard

NAYS (0): None

**6. PLANNING & ZONING COMMISSION PROJECT MATRIX**

A. PZ24-007: Staff provided updates regarding the matrix, Development Code Review Committee outcomes, and area plans. No items were added to the matrix.

**7. CONCLUDING ITEMS**

With no further business, the meeting was adjourned at 6:52 p.m.

X \_\_\_\_\_  
Margie Ellis, Planning and Zoning Commission Chair Date

X \_\_\_\_\_  
Cathy Welborn, Administrative Assistant III Date

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

January 24, 2024 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Travis Rigsby (Applicant)	314 Marietta Street, Denton, Texas 76201	HL23-0002b	Support	In person	Spoke in regards to why they purchased the home and thanked staff for their guidance.
Karen DeVinney	1820 W. Oak Street, Denton, Texas 76201	HL23-0002b	Support	Online	I'm writing to ask for P&Z approval of the historic designation for 314 Marietta. This is not a large or impressive home, but, as the application notes, it is a representative of an architectural style that was typical for its time but which is no longer being built. It was also the site of significant events in Denton's history. As a former member of the HLC, I agree with the commission's recommendation to approve

DRAFT