

MINUTES
PLANNING AND ZONING COMMISSSION
April 10, 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, April 10, 2024, at 5:34 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, and Kimberly Thaggard

ABSENT: Commissioner 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 (FP23-0023b)

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

4.A (FP24-0009), 4.B (FP24-0006c), and 4.C (PP24-0002)

The following item was postponed, and no discussion was had:

5.A (MPA24-0001)

The Work Session was adjourned at 5:37 p.m.

CLOSED MEETING.

1. The Planning and Zoning Commission convened into a Closed Meeting at 5:37 p.m. consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law, as follows:

A. PZ24-061 Consultation with Attorneys - Under Texas Government Code Section 551.071.

Consult with City attorneys regarding the definition and land use regulations for donation boxes within the City of Denton, Texas, where public discussion of these legal matters would conflict with the duty of the City's attorneys to the City of Denton and the Denton Planning and Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, or otherwise compromise the City's legal position.

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, April 10, 2024, at 6:32 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, and Kimberly Thaggard

ABSENT: Commissioner Jordan Villarreal

1. PLEDGE OF ALLEGIANCE

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

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ24-056 Consider approval of the March 20, 2024, Capital Improvement Advisory Committee, and the March 20, 2024, Planning and Zoning meeting minutes.

Vice-Chair Smith moved to approve the March 20, 2024, Capital Improvement Advisory Committee, and the March 20, 2024, Planning and Zoning meeting minutes. Motion seconded by Commissioner Cole. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner Jordan Villarreal

3. CONSENT AGENDA

- A. FP23-0023b Consider a request by Danny McCamish of Spiars Engineering, on behalf of Cyrene at Hickory Creek, LLC, for a Final Plat of Barrel Strap Residential. The approximately 14.1-acre site is generally located on the southwest corner of Hickory Creek Road and FM 2499 in the City of Denton, Denton County, Texas. (FP23-0023b, Barrel Strap Residential, Ashley Ekstedt).

Vice-Chair Smith moved to approve the Consent Agenda. Motion seconded by Commissioner Thaggard. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner Jordan Villarreal

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP24-0009 Consider a request by Forestar (USA) Real Estate Group, Inc. for a Final Plat of Hickory Grove, Phase 2. The 58.822-acre site is generally located just north of West University Drive and west of Thomas J Eagan Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP24-0009, Hickory Grove 2, Mia Hines). City staff presented the item. No discussion followed.

City staff presented the item. No discussion followed.

Vice-Chair Smith moved to approve the extension of the item to date certain of April 24, 2024. Motion seconded by Commissioner Thaggard. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner Jordan Villarreal

- B. FP24-0006c 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. (FP24-0006c, Jefferson Bonnie Brae, Angie Manglaris).

City staff presented the item. No discussion followed.

Vice-Chair Smith moved to approve the extension of the item to date certain of April 24, 2024. Motion seconded by Commissioner Pruett. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner Jordan Villarreal

- C. PP24-0002 Consider a request by Kimley-Horn, on behalf of HR 3200, LP, for approval of a Preliminary Plat of Hunter Ranch Phase 1 Amenity Center. The approximately 7.967-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (PP24-0002, Hunter Ranch Phase 1 Amenity Center, Cameron Robertson).

Commissioner Cole recused for this item.

City staff presented the item. No discussion followed.

Vice-Chair Smith moved to approve the extension of the item to date certain of April 24, 2024. Motion seconded by Commissioner Pruett. Motion carried.

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

NAYS (0): None

ABSENT (1): Commissioner Jordan Villarreal

ABSTAINED (1): Commissioner Jason Cole

5. PUBLIC HEARINGS

- A. MPA24-0001 Hold a public hearing and consider making a recommendation to City Council regarding city-initiated Comprehensive Plan Amendment to modify the Thoroughfare Plan and Thoroughfare Map of the Mobility Plan. Amendments include, but are not limited to, an extension of East Windsor Drive across State Loop 288, the addition of a new Major Collector functional classification, and minor alignment changes for connectivity between Highway 380 and Loop 288 for consistency with current TxDOT plans. The proposal is generally located at the current terminus of East Windsor Drive, approximately 700 feet west of State Loop 288, south of Kings Row, and extending approximately 4,800 feet toward the east, connecting to Cooper Creek Drive in the City of Denton, Denton County, Texas. **THIS ITEM HAS BEEN POSTPONED UNTIL THE MAY 15, 2024 PLANNING AND ZONING COMMISSION MEETING.** (MPA24-0001, East Windsor Extension, Julie Wyatt)

No discussion or action was had.

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ24-057: 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 6:41 p.m.

X

Margie Ellis, Planning and Zoning Commission Chair

Date

X

Cathy Welborn, Administrative Assistant III

Date

Minutes approved on: _____