



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda

### Planning and Zoning Commission

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Wednesday, July 8, 2020

5:00 PM

Council Work Session Room

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**WORK SESSION BEGINS AT 5:00 P.M. IN THE COUNCIL WORK SESSION ROOM**

**REGULAR MEETING BEGINS AT 6:30 P.M. IN THE COUNCIL WORK SESSION ROOM**

Note: Chair Andrew Rozell, Vice Chair Margie Ellis and Commissioners Ronnie Anderson, Brian Beck, Jason Cole, Mat Pruneda, and Tim Smith will be participating in the Planning and Zoning meeting via video/teleconference.

Due to COVID-19 precautions, members of the public will not be able to attend the July 8, 2020, Planning and Zoning Commission meeting in-person. To accommodate and receive input on agenda items, citizens will be able to participate in one of the following ways (NOTE: Other than public hearings, citizens are only able to comment one time per agenda item; citizens cannot use both methods to comment on a single agenda item. Public comments are not held for work session reports.):

- Virtual White Card – On Thursday, July 2, the agenda was posted online at [www.cityofdenton.com/publicmeetings](http://www.cityofdenton.com/publicmeetings). Once the agenda is posted, a link to the Virtual White Card, an online form, will be made available under the main heading on the webpage. Within this form, citizens may indicate support or opposition and submit a brief comment about a specific agenda item. Comments may be submitted up until the start of the meeting, at which time, the Virtual White Card form will be closed. Similar to when a citizen submits a white card to indicate their position on the item, these comment forms will be sent directly to Planning and Zoning Commission members and recorded by the Secretary.

Planning and Zoning Commissioners review comments received in advance of the meeting and take that public input into consideration prior to voting on an agenda item. The Chair will announce the number of Cards submitted in support or opposition to an item during the public comment period. Comments will not be read during the meeting. The Secretary will reflect the number of comments submitted in favor/opposition to an item, the registrant's name, address, and (summary of) comments within the Minutes of the Meeting, as applicable.

OR

- By phone – Citizens wishing to speak over the phone during this Planning and Zoning Commission meeting, may call (940) 349-7800 beginning 30 minutes prior to the meeting start time. Comments by phone will be accepted until the item is opened for discussion by the Planning and Zoning Commission. When the call is initially received, a staff member will receive the caller's information and either: 1) offer to call the citizen back when it is time for them to speak, or 2) record the caller's information, support or opposition, and comment. If the caller chooses to record their support or opposition, rather than speaking during the meeting, the Chair will announce the number of comments submitted in support or opposition to the item. If the caller wishes to receive a call back, the voice of each caller will be broadcast into the meeting during the public commenting time of their desired agenda item. Individuals will be able to comment once per agenda item, no matter the method.

After determining that a quorum is present, the Planning and Zoning Commission of the City of Denton, Texas will convene in a Work Session on Wednesday, July 8, 2020, at 5:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

## **WORK SESSION**

### **1. Citizen Comments on Consent Agenda Items**

This section of the agenda allows citizens to speak on any item listed on the Consent Agenda prior to its consideration. Each speaker will be given a total of three (3) minutes to address any item(s). Any person who wishes to address the Planning and Zoning Commission regarding these items may do so by utilizing the "By Phone" registration process as referenced under the REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION detailed at the beginning of this agenda. Registration is required prior to the time the Planning and Zoning Commission considers this item. Registrants may call in and remain on hold or receive a call back at the time the Work Session is called to Order and are encouraged to ensure they remain accessible to accept the call.

### **2. Work Session Reports**

- A. [PZ20-145](#) Receive a report and hold a discussion on the update to the City's Mobility Plan and what triggers the installation/removal of traffic signals.
- B. [PZ20-140](#) Receive a report and hold a discussion on platting regulations within the City of Denton, including the purpose, types, criteria for approval, and the effect of HB 3167 (commonly known as the "Shot Clock"). (Julie Wyatt)

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                             [Exhibit 2 - Presentation](#)

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

This is an opportunity for Commissioners to ask questions of staff on the Consent and Regular Agenda items, which may include a full briefing on an item in the order it appears on the regular session agenda. Any such briefing will be repeated in regular session.

## **1. CLOSED MEETING**

- A. [PZ20-146](#) Consultation with Attorneys - Under Texas Government Code Section 551.071.

Consult with the City's attorneys and discuss legal issues, including deadlines, limitations, local permit vesting, and other legal constraints relating to approval and denial of plats, local permits, site plans and development plans; where discussion of these legal matters in an open meeting would conflict with the duty of the City's attorneys to the City of Denton, the Denton Planning & Zoning Commission, and the Denton City Council, under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, or otherwise compromise the City's legal position in the event of a legal dispute.

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## **REGULAR MEETING**

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, July 8, 2020 at 6:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney at which time the following items will be considered:

### 1. PLEDGE OF ALLEGIANCE

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

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

### 2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FOR:

- A. [PZ20-144](#) Consider the approval of the June 17, 2020 meeting minutes.

Attachments: [June 17, 2020](#)

### 3. CONSENT AGENDA

Staff recommends approval of the following items because they meet the requirements of the Denton Development Code. Approval of the Consent Agenda includes staff recommendations for approvals and authorizes staff to proceed. The Planning and Zoning Commission has reviewed the applications and has had an opportunity to raise questions regarding the items prior to consideration.

- A. [PP20-0013a](#) Consider a request by Joe Lehman of Kimley-Horn and Associates, Inc., on behalf of RTS&M LLC, for approval of a Preliminary Plat of Elan Spencer Addition. The approximately 11.77-acre site is generally located on the south side of Spencer Road, approximately 420 feet west of Mayhill Road, in the City of Denton, Denton County, Texas. (PP20-0013, Elan/Greystar Denton, Karina Maldonado).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Preliminary Plat](#)

### 4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FP20-0009b](#) Consider a request by Aimee Bissett with Northbridge Consultants representing Teasley Land JV LLC for approval of a Final Plat of Lot 1, Block A of the Teasley Office Park Addition. The 3.42-acre site is generally located on the west side of Teasley Lane, approximately 248 feet south of Bent Oaks Drive in the City of Denton, Denton County, Texas. Staff recommends denial of the plat. (FP20-0009b, Teasley Office Park Addition, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Final Plat](#)  
[Exhibit 5 - LLC Member List](#)

- B. [FP20-0010](#) Consider approval of a Final Plat of Lot 1, Block A, Quincy Court Addition. The approximately 1.817-acre property is generally located at the southeast corner of Stuart Road and Loop 288 in the City of Denton, Denton County, Texas. (FP20-0010, Quincy Court, Mark Laird)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Applicants Narrative](#)  
[Exhibit 4 - Location Map](#)  
[Exhibit 5 - Final Plat](#)  
[Exhibit 6 - LLC Member List](#)

- C. [PD20-0001e](#) Hold a discussion and consider making a recommendation to City Council regarding a request by Sharon Losak McCutchin, in her capacity as (i) Trustee of the Tamara McCutchin Saxe Trust and (ii) Trustee of the McCutchin Marital Non-Exempt Trust for an initial zoning of Planned Development (PD) District on approximately 131.94 acres and for a change from Residential 6 (R-6) to a PD District on approximately 14.19 acres. The total 146.14-acre site is generally located south of Allred Road and west of South Bonnie Brae Street and Fort Worth Drive, in the City of Denton, Denton County, Texas. (PD20-0001, Sagebrook, Hayley Zagurski). THIS ITEM WAS POSTPONED FROM THE JUNE 3RD PLANNING AND ZONING COMMISSION MEETING.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Zoning Map](#)  
[Exhibit 5 - Future Land Use Map](#)  
[Exhibit 6 - PD Development Regulations](#)  
[Exhibit 7 - PD Layout Exhibits](#)  
[Exhibit 8 - Neighborhood Meeting Summary](#)  
[Exhibit 9 - Notification Map and Responses](#)  
[Exhibit 10 - Draft Ordinance](#)  
[Exhibit 11 - Economic Impact Analysis](#)  
[Exhibit 12 - Hickory Creek Road Realignment Memo](#)  
[Exhibit 13 - Hickory Creek Road Realignment Addendum](#)  
[Exhibit 14 - Hickory Creek Road Alignments - City Council Work Session](#)  
[Exhibit 15 - June 3rd Revised PD Development Regulations](#)  
[Exhibit 16 - June 3rd Revised PD Layout Exhibits](#)  
[Exhibit 17 - July 8th Revised PD Development Regulations](#)  
[Exhibit 18 - July 8th Revised PD Layout Exhibits](#)

## 5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ20-143](#) Hold a discussion regarding the Planning and Zoning Commission project matrix.

Attachments:      [2020 Matrix](#)

## 6. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Planning & Zoning Commission or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Planning and Zoning Commission reserves the right to adjourn into a Closed Meeting on any item on its Work Session or Regular Session agenda consistent with Chapter 551 of the Texas Government Code, as amended, including without limitation, Sections 551.071-551.086 of the Texas Open Meetings Act.

### CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Denton, Texas, on the 2nd day of July, 2020 at 1:25 p.m.

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CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.