



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

Planning and Zoning Commission

Wednesday, December 2, 2020

4:00 PM

Council Work Session Room

WORK SESSION BEGINS AT 4:00 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 Work Session and Regular Meeting via video/teleconference.

REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION

Due to COVID-19 precautions, members of the public will not be able to attend the December 2, 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 Wednesday, November 25, the agenda was posted online at 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, December 2, 2020, at 4:00 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. 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.

3. Work Session Reports

- A. [PZ20-272](#) Receive a report, hold a discussion, and give staff direction regarding Code amendments related to Subchapter 2 - Administration and Procedures of the Denton Development Code.

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

[Exhibit 2 - House Bill 3167](#)

[Exhibit 3 - House Bill 2497](#)

[Exhibit 4 - Presentation](#)

- B. [ID 20-2413](#) Receive a report, hold a discussion, and give staff direction regarding the proposed Standard Construction Specifications and Standard Details for the construction of public infrastructure.

Attachments: [Exhibit 1 - Agenda Information Sheet Planning and Zoning](#)
 [Exhibit 2 - Presentation Planning and Zoning](#)
 [Exhibit 3 - Draft Construction Specifications](#)

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, December 2, 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:

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.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PP20-0022b](#) Consider a request by Lee Allison of Allison Engineering Group, on behalf of Carmen Investments, Inc., for approval of a Preliminary Plat of Country Club Village Phase 4. The approximately 12.53-acre site is generally located on the northwest corner of Fairway Drive and Club View Drive, in the City of Denton, Denton County, Texas. Staff is recommending denial of this request. (PP20-0022, Country Club Village, Karina Maldonado).

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

- B. [FP20-0025](#) Consider a request by Kimley Horn & Associates Inc for a Final Plat of the Woodmere Addition. The approximately 34.11-acre site is generally located generally located on the north side of Ryan Road, approximately 120 feet east of Monte Carlo Lane in the City of Denton, Denton County, Texas. Staff recommends denial of this request; however, the applicant has requested an extension to December 16, 2020. (FP20-0025, Woodmere Addition, Hayley Zagurski)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Final Plat](#)
 [Exhibit 5 - LLC Members List](#)
 [Exhibit 6 - Extension Request](#)

- C. [PP20-0026](#) Consider a request by Aimee Bissett of 97 Land Company LLC, on behalf of 100 North Loop 288, LLC, for approval of a Preliminary Plat of 100 North Loop 288 Addition. The approximately 5.97-acre site is generally located on the west side of Loop 288, approximately 325 feet north of the intersection of Loop 288 and East McKinney Street in the City of Denton, Denton County, Texas. Staff is recommending denial of this request; however, the applicant has requested a 30-day extension to the December 16, 2020 Planning and Zoning Commission meeting. (PP20-0026, 100 N Loop 288, Karina Maldonado).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Preliminary Plat](#)
 [Exhibit 5 - Request for Extension](#)

- D. [PZ20-275](#) Consider the approval of the November 18, 2020 minutes.

Attachments: [November 18, 2020](#)

- E. [PP20-0024b](#) Consider a request by Lee Allison of Allison Engineering Group, on behalf of NWQ Teasley Partners, LLC, for a Preliminary Plat of Denton Texas Medical Clinic. The approximately 1.202-acre property is generally located on the west side of Teasley Lane, approximately 525 feet north of the intersection of Teasley Lane and Hickory Creek Road, in the City of Denton, Denton County, Texas. Staff is recommending denial. (PP20-0024b, Denton Texas Medical Clinic, Sean Jacobson).

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

- F. [FR20-0007b](#) Consider a Final Replat of Lots 1-R1 & 1-R2, Block A, McDonnell Highlands Phase One Addition; being a replat of Lot 1, Block A, McDonnell Highlands Phase One Addition. The approximately 3.241-acre property is generally located on the south side of E. McKinney Street and west of the intersection of Glenngary Way in the City of Denton, Denton County, Texas. Staff recommends denial of this request. (FR20-0007b, E. McKinney Street Retail Development, Hayley Zagurski)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Replat](#)

- G. [FR20-0016](#) Consider a request by Brock A. Pfister of Kimley-Horn and Associates, Inc., on behalf of Kevin Lazares of Forestar (USA) Real Estate Group, for approval of a Final Replat of the Eagle Creek - Phase 1A Addition. The approximately 22.8025-acre site is generally located on the east side of Highland Park Road, approximately 750 feet south of Willowwood Street, in the City of Denton, Denton County, Texas. Staff is recommending denial of this request as it does not meet the established approval criteria for Final Replats; however, the applicant has requested a 30-day extension. (FR20-0016, Eagle Creek - Phase 1A, Ron Menguita).

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Replat](#)

[Exhibit 5 - Request for 30-Day Extension](#)

5. PUBLIC HEARINGS

This notice authorizes the Planning and Zoning Commission to recommend and City Council to approve a different zoning district which is equivalent to or more restrictive than that which is requested by the applicant, as the different district may not have a maximum structure height, floor area ratio, or density that is higher than the one requested or be nonresidential when the request is for a residential use or vice versa. The different zoning district must be deemed consistent with the Comprehensive Plan and the Future Land Use Plan.

- A. [Z20-0009](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Acme Brick Company to rezone approximately 10.47 acres from Highway Corridor (HC) District to Light Industrial (LI) District and to rezone approximately 13.09 acres from Heavy Industrial (HI) District to LI District. The site is generally located on the south side of the I-35 East Service Road, approximately 672 feet west of Sam Bass Boulevard, in the City of Denton, Denton County, Texas. (Z20-0009, Urban Logistics 35, Hayley Zagurski)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Future Land Use Map](#)
 [Exhibit 5 - Existing Zoning Map](#)
 [Exhibit 6 - Proposed Zoning Map](#)
 [Exhibit 7 - Comparison of Permitted Uses](#)
 [Exhibit 8 - Draft Ordinance](#)
 [Exhibit 9 - Notification Response Map](#)

- B. [AESA20-0006a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Acme Brick Company for an Alternative Environmentally Sensitive Area Plan. The site is generally located on the south side of the I-35 East Service Road, approximately 672 feet west of Sam Bass Boulevard, in the City of Denton, Denton County, Texas. (AESA20-0006, Urban Logistics 35, Christi Upton)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site and ESA Location Map](#)
 [Exhibit 4 - ESA Field Assessment Report \(ESA19-0013\)](#)
 [Exhibit 5 - Acme Industrial AESA Restoration Plan](#)
 [Exhibit 6 - Draft AESA Easement Agreement](#)
 [Exhibit 7 - Notification and Responses](#)
 [Exhibit 8 - Draft Ordinance](#)

- C. [Z20-0011](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Aimee Bissett of 97 Land Company LLC, on behalf of the property owner, to rezone approximately 4.23 acres from a Planned Development (PD) district to a Residential 1 (R1) district. The subject property is generally located on the east side of State School Road, approximately 150 feet southeast of Winston Drive, in the City of Denton, Denton County, Texas. (Z20-0011, State School Road Estate, Karina Maldonado)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Future Land Use Map](#)
[Exhibit 5 - Existing Zoning Map](#)
[Exhibit 6 - Proposed Zoning Map](#)
[Exhibit 7 - Conceptual Site Plan](#)
[Exhibit 8 - Preliminary Trip Generation](#)
[Exhibit 9 - Ordinance No. 1986-109](#)
[Exhibit 10 - LLC Members Lists](#)
[Exhibit 11 - Draft Ordinance](#)
[Exhibit 12 - Notification Response Map](#)

- D. [Z20-0005a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Westview Commercial LP to rezone approximately 142 acres from Mixed-Use Regional (MR) District to General Office (GO) District. The site is generally located at the southwest corner of the I-35 Southbound Service Road and FM 1173, in the City of Denton, Denton County, Texas. THE APPLICANT HAS REQUESTED TO POSTPONE THIS ITEM TO A DATE UNCERTAIN. (Z20-0005a, Denton Commerce Center, Julie Wyatt)

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

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ20-276](#) Hold a discussion regarding the Planning and Zoning Commission Project Matrix.

Attachments: [2020 Matrix](#)

7. 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 25th day of November, 2020 at 1:00 p.m.

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.