



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, December 16, 2020

5:00 PM

Council Work Session Room

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 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 16, 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 Friday, December 11, 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 16, 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. [PZ20-297](#) Hold a discussion regarding the overview of online GIS Maps.

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

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.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, December 16, 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. [PZ20-298](#) Consider the approval of the December 2, 2020 minutes.

Attachments: [December 2, 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. [PP20-0023a](#) Consider a request by Dennis J. Koop and McKinney Building, LP for approval of a Preliminary Plat of Lots 1 and 2, Block 1 of the Denton Grove Addition. The approximately 17.116-acre property is generally located on the northwest corner of Duchess Drive and Loop 288, in the City of Denton, Denton County, Texas. (PP20-0023a, The Grove, Julie Wyatt)

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

- B. [PP20-0025a](#) Consider a request by Singing Oaks Church of Christ of Denton for approval of a Preliminary Plat of the Eden Village Addition. The approximately 34.918-acre property is generally located on the west side of Loop 288, approximately 1,355 feet south of Audra Lane in the City of Denton, Denton County, Texas. (PP20-0025a, Eden Village, Julie Wyatt)

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[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location](#)
[Exhibit 4 - Preliminary Plat](#)

- C. [FR19-0013](#) Consider a request by Denton Creek Realty, LP for approval of a Final Replat of Lot 1R5-1, Block A of the Titus Addition. The approximately 6.07-acre site is generally located approximately 675 east of Masch Branch Road, 845 feet north of Jim Christal Road, in the City of Denton, Denton County, Texas. (FR19-0013, Titus Addition, Julie Wyatt)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Replat](#)

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PP20-0026b](#) 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 east 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. (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](#)

- B. [FP20-0025a](#) 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. (FP20-0025a, 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](#)

- C. [FP20-0027](#) Consider a request by Chris Franke of LEMC, Inc. for a Final Plat of The Woodlands Addition. The approximately 120.08-acre site is generally located on the north side of E. McKinney Street and on the west side of Trinity Road in the City of Denton, Denton County, Texas. Staff recommends denial of this request; however, the applicant has requested an extension to January 6, 2021. (FP20-0027, The Woodlands, 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](#)

- D. [FR20-0017](#) Consider a request by Cody Crannell for a Final Replat of Rayzor Cottages, Lots 1-37, 38X, and 39X, Block A, a replat of Lot 1, Block B of the Rayzor Ranch East Addition.

The approximately 4.51-acre site is generally located on the west side of North Bonnie Brae Street between Crescent Street and Linden Street in the City of Denton, Denton County, Texas. Staff recommends denial of this request; however, the applicant has requested an extension to January 6, 2021. (FR20-0017, Rayzor Cottages, Hayley Zagurski)

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

- E. [PP20-0028](#) Consider a request by Nathan Forney of Kimley-Horn & Associates for a Preliminary Plat of Denton Exeter Addition No. 2. The approximately 104.79-acre site is generally located on the northwest side of the intersection of Western Boulevard and Jim Christal Road in the City of Denton, Denton County, Texas. Staff recommends denial of this request; however, the applicant has requested an extension to January 6, 2021. (PP20-0028, Exeter - Martino Property, Hayley Zagurski)

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 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Preliminary Plat](#)
 [Exhibit 5 - LLC Members List](#)
 [Exhibit 6 - Extension Request](#)

- F. [PP20-0029](#) Consider a request by Chris Franke of LEMC, Inc. for a Preliminary Plat of The Woodlands on McKinney Street Addition. The approximately 6.07-acre site is generally located on the west side of Trinity Road, approximately 1,175 feet north of Grissom Road in the City of Denton, Denton County, Texas. Staff recommends denial of this request; however, the applicant has requested an extension to January 6, 2021. (PP20-0029, The Woodlands on McKinney Street, Hayley Zagurski)

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 [Exhibit 5 - LLC Members List](#)
 [Exhibit 6 - Extension Request](#)

- G. [PP20-0030](#) Consider a request by Rayzor Investments, LTD. for approval of a Preliminary Plat of the Worth-Moore Subdivision. The approximately 2.02-acre property is generally located on the south side of West University, approximately 445 feet west of Fulton Street in the City of Denton, Denton County, Texas. (PP20-0030, Worth-Moore Addition, Julie Wyatt)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Preliminary Plat](#)

- H. [FR20-0016a](#) 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. (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](#)

- I. [FR20-0019](#) 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 2A Addition. The approximately 22.6521-acre site is generally located on the west side of McCormick Street, 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. (FR20-0019, Eagle Creek - Phase 2A, 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](#)

- J. [PP20-0027](#) Consider a request by Patrick Filson of Kirkman Engineering, on behalf of Mukesh Parna of Loop Denton, LLC, for approval of a Preliminary Plat of the Mockingbird Multifamily Addition. The approximately 9.916-acre site is generally located on the west side of Mockingbird Lane and south of Mingo Road, 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 Preliminary Plats; however, the applicant has requested a 30-day extension. (PP20-0027, Mockingbird Multi-Family, Ron Menguita).

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Preliminary Plat](#)

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

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ20-299](#) 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 11th day of December, 2020 at 4:05 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.