



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, May 19, 2021

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, 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 May 19, 2021 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, May 14, 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, May 19, 2021, 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. [PZ21-065](#) Receive a report, hold a discussion, and give staff direction regarding Downtown parking.

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Downtown Master Plan](#)

[Exhibit 3 - Downtown Implementation Plan \(DTIP\)](#)

[Exhibit 4 - Section 7.9 Parking and Loading](#)

[Exhibit 5 - 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.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, May 19, 2021, 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. [PZ21-074](#) Consider the approval of the May 5, 2021 minutes.

Attachments: [May 5, 2021](#)

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. [PP21-0006a](#) Consider a request by Robson Denton Development, LP for approval of a Preliminary Plat of the Robson Ranch Unit 26 Addition. The approximately 32.853-acre property is generally located northeast of the intersection of Goodland Drive and Gardenia Drive in the City of Denton, Denton County, Texas. (PP21-0006a, Robson Ranch Unit 26, Julie Wyatt)

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. [PP21-0008](#) Consider a request by Alex Camunez, P.E. of Pacheco Koch, on behalf of Rayzor Investments and SP Denton 1, LLC., for a Preliminary Plat of SP Denton 1 Addition, Phase 2. The approximately 44.089-acre subject property is located on the west line of Western Boulevard and being north of Airport Road also known as “FM 1515”, in the City of Denton, Denton County, Texas. (PP21-0008 SP Denton 1 Addition, Phase 2, Mark Laird).

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

- B. [PP21-0007](#) Consider a request by Justin Lansdowne of McAdams Company, on behalf of the property owner, for a Preliminary Plat of Vintage Village. The approximately 51.808-acre property is generally located on the west side of Vintage Boulevard, approximately 215 feet northwest of the intersection of Vintage Boulevard and Fort Worth Drive, in the City of Denton, Denton County, Texas. (PP21-0007, Vintage Village, Sean Jacobson).

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

- C. [FP21-0013](#) Consider a request by Tyler Rank of Eagle Surveying, on behalf of the property owner, for a Final Plat of Hilltop Road Estates. The approximately 20.07-acre property is generally located on the west side of Hilltop Road, approximately 2,435 feet south of the intersection of Hilltop Road and Brush Creek Road, in the Extraterritorial Jurisdiction of the City of Denton, Denton County, Texas. (FP21-0013, Hilltop Road Estates, Sean Jacobson).

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

- D. [PP21-0005b](#) Consider a request by Priya Achariya of Wier & Associates, on behalf of the property owner, for a Preliminary Plat of YOLO First Addition. The approximately 6.838-acre property is generally located on the west side of Teasley Lane, approximately 692 feet north of the intersection of Teasley Lane and Hickory Creek Road, in the City of Denton, Denton County, Texas. (PP21-0005b, YOLO First Addition, Sean Jacobson).

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

- E. [FP21-0010](#) Consider a request by Bloomfield Homes, LP. for approval of a Country Lakes North, Phase 5B. The approximately 19.491-acre tract of land is generally located northeast of the terminus of John Paine Road and south of Johnson Lane in the City of Denton, Denton County, Texas. (FP21-0010, Country Lakes North, Phase 5B, Julie Wyatt)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Plat](#)

[Exhibit 5 - Extension Request](#)

- F. [FP21-0012](#) Consider a request by Creekview Estates, LLC for approval of a Final Plat for Creekview Estates Phase 1. The approximately 17.28-acre tract of land is generally located on the west side of Fincher Road, approximately 200 feet north of Karen Drive in the City of Denton's Extraterritorial Jurisdiction, Denton County, Texas. (FP21-0012, Creekview Estates Phase 1, Julie Wyatt)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - LLC Members List](#)

[Exhibit 5 - Final Plat](#)

[Exhibit 6 - Extension Request](#)

- G. [PP21-0009](#) Consider a request by Phase 17 Investments LP and Phase 18 Investments LP, for a Preliminary Plat of I-35 Warehouse Addition. The approximately 23.623-acre subject property is generally located on the west side of I-35 North, approximately 690 feet north of Barthold Road, in the City of Denton, Denton County, Texas. (PP21-0009, I-35 Cold Storage, Hayley Zagurski).

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Preliminary Plat](#)

[Exhibit 5 - LLC Members List](#)

[Exhibit 6 - Extension Request](#)

- H. [FP21-0011](#) Consider a request by Beazer Homes Texas LP for approval of a Final Plat of Phase 2 of the Stark Farms Addition. The approximately 29.988-acre site is generally located on the north side of Long Road at the eastern terminus of Green Tree Drive, in the City of Denton, Denton County, Texas. (FP21-0011, Stark Farms Phase 2, Hayley Zagurski)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Plat](#)

[Exhibit 5 - Extension Request](#)

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. [PD20-0009](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by JBI Partners, Inc., on behalf of the Estate of Ernest Dewey Calvert, for a rezoning from Residential Rural (RR) District to Planned Development (PD) District. The 62.39-acre property is generally located on the north side of Hickory Creek Road and the south side of Creekdale Drive, approximately 600 feet west of Riverpass Drive, in the City of Denton, Denton County, Texas. (PD20-0009, Parkside, Hayley Zagurski). STAFF IS REQUESTING THIS ITEM BE POSTPONED TO A DATE CERTAIN OF JUNE 9, 2021 DUE TO A NOTIFICATION ERROR.

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

- B. [PD21-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Brown Development 1 LTD to rezone approximately 95.18 acres from Neighborhood Residential 4 (NR4) District a Planned Development (PD) District and 5.25 acres from Neighborhood Residential 7 (NR7) District to a Planned Development (PD) District, totaling approximately 100.43 acres. The 95.18-acre site is generally located northwest of the intersection of Deerwood Parkway and Grant Parkway and the 5.25-acre site is generally located northeast of the intersection of North Loop 288 and Kings Row, in the City of Denton, Denton County, Texas. (PD21-0001, Kings Way, Julie Wyatt) STAFF IS REQUESTING THIS ITEM BE POSTPONED TO A DATE CERTAIN OF JUNE 9, 2021.

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

- C. [Z21-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by V. Moore Enterprises LC to rezone approximately 1.535 acres from Public Facilities (PF) District to Suburban Corridor (SC) District. The site is generally located on the south side of West University Drive, approximately 972 feet east of Malone Street, in the City of Denton, Denton County, Texas. (Z21-0001, Commercial Zoning, Julie Wyatt)

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

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ21-075](#) Hold a discussion regarding the Planning and Zoning Commission Project Matrix.

Attachments: [2021 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 official website (<https://www.cityofdenton.com/en-us/government/open/agendas-minutes>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on May 14, 2021, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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.