



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, August 18, 2021

4:30 PM

Council Chambers

WORK SESSION BEGINS AT 4:30 P.M. IN THE COUNCIL CHAMBERS

REGULAR MEETING BEGINS AT 6:30 P.M. IN THE COUNCIL CHAMBERS

REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION

Citizens are 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, August 13, 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, August 18, 2021, at 5:00 p.m. in the Council Chambers 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. [PZ21-152](#) Receive a report and hold a discussion regarding general topics in zoning.

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, August 18, 2021, at 6:30 p.m. in the Council Chambers 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. [PZ21-153](#) Consider the approval of the July 28, 2021 and August 4, 2021 minutes.

Attachments: [July 28, 2021](#)
[August 4, 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. [PP21-0014b](#) Consider a request by Primoris Services Corporation, for a Preliminary Plat of Primoris Services Corporation Addition, Lot 1, Block A. The approximately 30.00-acre subject property is generally located on the west side of the I-35 East Service Road, approximately 1,700 feet north of Barthold Road, in the City of Denton, Denton County, Texas. (PP21-0014, Primoris Services Corporation Addition, Hayley Zagurski).

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

- B. [FP21-0021](#) Consider a request by Sagebrook Denton LP for approval of a Final Plat of the Sagebrook Addition, Phase IIA. The approximately 3.33-acre site is generally located west of U.S. 377 and the Texas and Pacific Railroad, approximately 600 feet south of the intersection of South Bonnie Brae Street and Allred Road, in the City of Denton, Denton County, Texas. (FP21-0021, Sagebrook, Hayley Zagurski).

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

- C. [FP21-0020a](#) Consider a request by ECM Eden Village LP for approval of a Final 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. (FP21-0020a, Eden Village, Julie Wyatt)

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PE21-0003](#) Consider a request by Lee Allison of Allison Engineering Group on behalf of Forrestridge Inc. LTD for approval of a preliminary plat extension for the Country Club Road Estates Addition. The approximately 35.521-acre property is generally located on the east side of Country Club Road, approximately 270 feet south of Regency Court in the City of Denton, Denton County, Texas. (PE21-0003, Country Club Road Estates, Hayley Zagurski).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Applicant Narrative](#)
 [Exhibit 5 - Approved Preliminary Plat](#)
 [Exhibit 6 - Approved Phase 1 Final Plat](#)

- B. [PP20-0029b](#) 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. (PP20-0029, The Woodlands on McKinney Street, 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 - January 6th Denial Letter](#)

- C. [PP21-0015a](#) Consider a request by Nathan Forney of Kimley-Horn and Associates, Inc., on behalf of Ed Wolski, Trustee, and Virginia Fryman for approval of a Preliminary Plat of Block A, Lot 1 of the Denton Exeter Addition No. 3. The approximately 90.436-acre site is generally located south of Jim Christal Road and approximately 700 feet east of Masch Branch Road, in the City of Denton, Denton County, Texas. (PP21-0015, Denton Exeter Addition No. 3, Ron Menguita).

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

- D. [FP21-0023](#) Consider a request by Sandy Brantley of Kirkman Engineering, on behalf of Mukesh Parna of Loop Denton, LLC, for approval of a Final Plat of Lot 1, Block A 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. (FP21-0023, Mockingbird Multifamily, Ron Menguita).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - 30-day Extention Request](#)
 [Exhibit 5 - Final Plat](#)

- E. [FP21-0017a](#) Consider a request by Robson Denton Development, LP for approval of a Final Plat for Robson Ranch Unit 6.2. The approximately 21.9-acre site is generally located at the

northeast corner of Banded Iron Lane and Crestview Drive in the City of Denton, Denton County, Texas. (FP21-0017a, Robson Ranch Unit 6.2, Julie Wyatt)

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

- F. [FP21-0025](#) Consider a request by Pedcor Investments - 2019- CLXXIII, LP and McKinney Building, LP for approval of a Final Plat of Lots 1 and 2, Block 1 of the Denton Grove Addition. The approximately 17.116-acre property is generally northwest corner of Duchess Drive and Loop 288, in the City of Denton, Denton County, Texas. (FP21-0025, The Grove, 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](#)

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. [DCA21-0003](#) Hold a public hearing and consider making a recommendation to City Council regarding a proposed Code amendment to table 3.5-C: HI District Dimensional Standards and table 3.5.5: Summary Table of Other Nonresidential Dimensional Standards; specifically, to amend the building height maximum in the Heavy Industrial Zoning District from 75 to 140 feet. (DCA21-0003, HI Building Height Maximum, Ron Mengueta)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - HI Zoning District Map](#)
 [Exhibit 4 - Draft Ordinance](#)

- B. [Z21-0014](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Caitlyn Ashley and Joan Phillips to rezone approximately 0.5 acre from Residential 3 (R3) District to Residential 7 (R7) District. The site is generally located on the east side of Bolivar Street, approximately 172 feet north of West Congress Street, in the City of Denton, Denton County, Texas. (Z21-0014, Bolivar 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 Map and Response](#)
[Exhibit 9 - Draft Ordinance](#)

- C. [S21-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by 97 Land Company LLC, on behalf of the property owner, for a Specific Use Permit for a proposed multi-family development on approximately 9.92 acres of land. The subject site is generally located on the east side of Loop 288, approximately 300 feet south of E McKinney Street, in the City of Denton, Denton County, Texas. (S21-0001, Pebblebrook Parkside, Karina Maldonado)

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 - Site Plan](#)
[Exhibit 7 - Landscape Plan](#)
[Exhibit 8 - Conceptual Architectural Elevations](#)
[Exhibit 9 - Notification Response Map](#)
[Exhibit 10 - Draft Ordinance](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ21-154](#) 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 August 13, 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.