



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, October 6, 2021

5:00 PM

Council Chambers

WORK SESSION BEGINS AT 5:00 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, October 1, 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, October 6, 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. [PZ21-196](#) Receive a presentation and hold a discussion related to various City of Denton programs and regulatory requirements that promote sustainable development throughout the city.

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, October 6, 2021, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas 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. [PZ21-202](#) Consider the approval of the September 22, 2021 minutes.

Attachments: [September 22, 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. [PP21-0018b](#) Consider a request by Jose Diplan of Jose Diplan of Kimley-Horn and Associates, Inc., on behalf of Denton/LMD LLC, for a Preliminary Plat of Legacy MF Denton. The subject property is generally located on the south side of East McKinney Street, approximately 530 feet east of the intersection of Mayhill Road and E McKinney Street in the City of Denton, Denton County, Texas. (PP21-0018, Legacy Multifamily Denton, Karina Maldonado).

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FP21-0027](#) Consider a request by Exeter Denton Land, LP, for a Final Plat of Denton Exeter Addition No. 2. The approximately 100.25-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. (FP21-0027, Denton Exeter Addition No. 2, Hayley Zagurski).

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

- B. [FP21-0028](#) Consider a request by Acme Brick Corporation, South I-35 Industrial, LP, and Acme Investment Frontage Tracts, LP, for a Final Plat of Urban Logistics Addition. The approximately 40.51-acre subject property 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. (FP21-0028, Urban Logistics 35, Hayley Zagurski).

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

- C. [FP21-0029](#) Consider a request by Priya Achariya of Wier & Associates, on behalf of the property owner, for a Final Plat of YOLO First Addition, Lot 1, Block A. The approximately 1.842-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. (FP21-0029, YOLO First Addition, Sean Jacobson).

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

- D. [PP21-0017b](#) Consider a request by Aimee Bissett of 97 Land Company LLC, on behalf of the property owners, for a Preliminary Plat of Pebblebrook Parkside. The approximately 9.92-acre property is generally located on the east side of S Loop 288, approximately 300 feet south of E McKinney Street, in the City of Denton, Denton County, Texas. (PP21-0017, Pebblebrook Parkside, Karina Maldonado).

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. [MP21-0023](#) Consider a request by Tyler Rank of Eagle Surveying, on behalf of Robert Lee Hicks and Dadrun Hicks, for a Minor Plat of Lot 1, Block A, Robert Hicks Addition. The approximately 0.59acre subject property is located on the east line of Johnson Street, and being approximately 60 feet +/- from the southwest intersection of Mills Street and Johnson Street, in the City of Denton, Denton County, Texas. (MP21-0023 Robert Hicks Addition, Mark Laird).

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

- F. [PP21-0021](#) Consider a request by Robson Denton Development, LP for approval of a Preliminary Plat for Robson Ranch - Ed Robson Blvd. The approximately 1.928-acre site is generally located at the northern terminus of Ed Robson Boulevard, approximately 190 feet north of Goodland Drive in the City of Denton, Denton County, Texas. (PP21-0021, Robson Ranch - Ed Robson Blvd, Julie Wyatt)

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

- G. [PP21-0023](#) Consider a request by Brown Development 1 LTD for approval of a Preliminary Plat for Kings Way Addition. The approximately 100.43-acre site includes two tracts of land: a 95.18-acre site is generally located northwest of the intersection of Deerwood Parkway

and Grant Parkway and a 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. (PP21-0023, Kings Way, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Preliminary 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. [Z21-0011b](#) Hold a public hearing and consider making a recommendation to City Council regarding a zoning change request by the applicant, Aimee Bissett of 97 Land Company, on behalf of the property owner, to rezone approximately 9.462 acres from a Residential 2 (R2) Zoning District to a Light Industrial (LI) Zoning District. The site is generally located at the northwest corner of the intersection of East University Drive and North Trinity Road, in the City of Denton, Denton County, Texas. (Z21-0011, Dollar Flowers 380, Ron Menguita)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Applicant's Project Narrative](#)
 [Exhibit 4 - Applicant's Traffic Generation Calculations](#)
 [Exhibit 5 - Site Location Map](#)
 [Exhibit 6 - Future Land Use Map](#)
 [Exhibit 7 - Existing Zoning Map](#)
 [Exhibit 8 - Proposed Zoning Map](#)
 [Exhibit 9 - Table of Allowed Uses](#)
 [Exhibit 10 - Notification Map and Responses](#)
 [Exhibit 11 - Neighborhood Meeting Summary](#)
 [Exhibit 12 - Draft Ordinance](#)

- B. [Z21-0003](#) 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 owners, to rezone approximately 88.71-acres from Mixed-Use Regional (MR) District to General Office (GO) District. The site is generally located on the south side of W University Drive, approximately 90 feet east of Marshall Road, in the City of Denton, Denton County, Texas. (Z21-0003, Karina Maldonado)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Current Zoning Map](#)
[Exhibit 5 - Future Land Use Map](#)
[Exhibit 6 - Proposed Zoning Map](#)
[Exhibit 7 - Permitted Use Comparison Table](#)
[Exhibit 8 - Notification Map and Sign Post Affidavit](#)
[Exhibit 9 - Neighborhood Meeting Summary](#)
[Exhibit 10 - Conceptual Plan](#)
[Exhibit 11 - Draft Ordinance](#)

- C. [PD21-0005](#) Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 22.2 acres from Residential 2 (R2) District to a Planned Development (PD) District. The site is generally located east of Bonnie Brae Street, approximately 198 feet north of West Windsor Drive, in the City of Denton, Denton County, Texas. (PD21-0005, 2800 Bonnie Brae, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Zoning Map](#)
[Exhibit 5 - Proposed Zoning Map](#)
[Exhibit 6 - Future Land Use Map](#)
[Exhibit 7 - PD Development Standards](#)
[Exhibit 8 - PD Development Plan](#)
[Exhibit 9 - Notification Map and Response](#)
[Exhibit 10 - Draft Ordinance](#)

- D. [DCA21-0004](#) Hold a public hearing and consider making a recommendation to City Council regarding a proposed Code amendment to the Denton Development Code Subchapter 5 Use Regulations, Subchapter 7 Development Standards, and Subchapter 9 Definitions; specifically, to introduce a new use, Data Center. (DCA21-0004, Data Center Use, Karina Maldonado)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Draft Ordinance](#)
[Exhibit 4 - Proposed DDC Amendments](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ21-203](#) 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 October 1, 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.