



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, November 17, 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.):

- eComment – On November 12, 2021, the agenda was posted online at www.cityofdenton.com/publicmeetings. Once the agenda is posted, a link to make virtual comments using the eComment module will be made available next to the meeting listing on the Upcoming Events Calendar. Within eComment, 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 ability to make an eComment will be closed. Similar to when a citizen submits a white card to indicate their position on an item, the eComments will be sent directly to members of the Planning and Zoning Commission 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, November 17, 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. [PZ21-234](#) Receive a report and hold a discussion regarding fire and emergency response planning related to new development.

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

- B. [PZ21-241](#) Receive a report and hold a discussion regarding the City's platting process, including addressing the impacts of HB 3167 on the platting process and staff's recommendations.

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

[Exhibit 2 - House Bill 3167](#)

[Exhibit 3 - September 22, 2021 Platting Bootcamp 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

After determining that a quorum is present, the Planning and Zoning Commission of the City of Denton, Texas will convene in a Regular Meeting on Wednesday, November 17, 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. [PZ21-239](#) Consider the approval of the November 3, 2021 minutes.

Attachments: [November 3, 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. [PP18-0024](#) Consider a request for a Preliminary Plat for the Audra Lane Estates Addition. The approximately 7.14-acre site is generally located on the south side of Audra Lane, approximately 290 feet east of the intersection of Audra Lane and Nottingham Drive in the City of Denton, Denton County, Texas. (PP18-0024, Audra Lane Estates, Hayley Zagurski)

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

- B. [FP21-0013d](#) 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. (FP21-0013d, Hilltop Road Estates, Sean Jacobson).

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

- C. [FP21-0033b](#) Consider a request by David Gregory of DCG Engineering, on behalf of the property owner, for a Final Plat of YOLO First Addition, Lot 2, Block A. The approximately 0.888-acre property is generally located on the west side of Teasley Lane, approximately 968 feet north of the intersection of Teasley Lane and Hickory Creek Road, in the City of Denton, Denton County, Texas. (FP21-0033b, YOLO First Addition Lot 2 Block A, Sean Jacobson).

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PZ21-231](#) Consider approval of the 2022 Planning and Zoning Commission meeting calendar.
- Attachments:* [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - 2022 Draft P&Z Calendar](#)
- B. [PP21-0030](#) Consider a request from Pacheco Koch, on behalf of Paage, Ltd. and FDPB, LLC, for a Preliminary Plat of the Paage Crossing Addition. The 56.238-acre site is generally located on the northeast corner of Mingo Road and N Loop 288 in the City of Denton, Denton County, Texas. (PP21-0030, Paage Crossing Addition, Lisa Payne).
- 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 - Request for Extension](#)
- C. [PP21-0028](#) Consider a request by Mack Mattke of Kimley-Horn, on behalf of the property owner, for a Preliminary Plat of BP Chill Storage. The approximately 34.5-acre property is generally located on the west side of Interstate 35W, north of Corbin Road, in the City of Denton, Denton County, Texas. (PP21-0028, BP Chill Storage, Cameron Robertson).
- Attachments:* [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Preliminary Plat](#)
[Exhibit 5 - Extension Request](#)
- D. [PP21-0029](#) Consider a request by K X Wealth Fund I, LLC for approval of a Preliminary Plat for Holland Addition. The approximately 13.46-acre site is generally located on the east side of N Loop 288, approximately 543 feet south of Prominence Parkway in the City of Denton, Denton County, Texas. (PP21-0029, Holland Addition, Julie Wyatt)
- Attachments:* [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - LLC Member List](#)
[Exhibit 5 - Preliminary Plat](#)
[Exhibit 6 - Extension Request](#)
- E. [FP21-0034](#) Consider a request by Key Ventures, LLC for approval of a Final Plat of the Mission Street Offices Addition-Phase 2. The approximately 2.634-acre property is generally located on the southeast corner of Fort Worth Drive (US 377) and Mission Street, in the City of Denton, Denton County, Texas. (FP21-0034, Mission Street Offices, 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](#)

- F. [AFP21-0006](#) 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 an Amending Final Plat of the Eagle Creek - Phase 4 Addition. The approximately 32.672 - acre site is generally located south of Parvin Street and north and west of Roselawn Drive, in the City of Denton, Denton County, Texas. (AFP21-0006, Eagle Creek - Phase 4, Ron Menguita).

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

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. [Z21-0015](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Jason Labrum, property owner, to rezone approximately 1.00 acre from a Residential Rural (RR) District to a Residential 1 (R1) District. The 1.00-acre site is generally located +/- 190 feet east of the intersection of Masch Branch Road and Miller Road, on the north side of Miller Road, within the City of Denton, Denton County, Texas. (Z21-0015, Mark Laird)

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 and Affidavit of Sign Posting](#)
[Exhibit 9 - Draft Ordinance](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ21-240](#) Hold a discussion regarding the Planning and Zoning Commission Project Matrix.

Attachments: [Matrix 2021](#)

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 November 12, 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.