



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, January 26, 2022

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 January 21, 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, January 26, 2022, 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. [PZ22-007](#) Receive a report, hold a discussion, and give staff direction regarding the Denton 2040 Comprehensive Plan Update.

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Draft Denton 2040 Comprehensive Plan](#)
[Exhibit 3 - Denton Plan 2030 Community Vision Statement](#)
[Exhibit 4 - Draft Denton 2040 Comprehensive Plan Community Vision Statement](#)
[Exhibit 5 - Draft Denton 2040 Comprehensive Plan Goals and Policies](#)
[Exhibit 6 - Draft Denton 2040 Preferred Growth Concept Map](#)
[Exhibit 7 - Draft Denton 2040 Future Land Use Map](#)
[Exhibit 8 - Draft Denton 2040 Future Land Use Designations](#)
[Exhibit 9 - Draft Denton 2040 Focus Areas Concept Map](#)

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, January 26, 2022, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas at which 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. [PZ22-021](#) Consider the approval of the January 12, 2022 minutes.

Attachments: [January 12, 2022 P&Z Minutes](#)

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. [PP21-0026b](#) Consider a request by Singing Oaks Church of Christ of Denton for approval of a Preliminary Plat for Singing Oaks Addition. The approximately 32.03-acre site is generally located at the intersection of Mockingbird Lane and Paisley Street in the City of Denton, Denton County, Texas. (PP21-0026b, Singing Oaks Addition, 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. [FR21-0011](#) 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 2B Addition. The approximately 23.59-acre site is generally located south of Parvin Street and north and west of Roselawn Drive, in the City of Denton, Denton County, Texas. (FR21-0011, Eagle Creek - Phase 2B, 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](#)

- B. [FP21-0039](#) Consider a request by Wier & Associates, Inc., on behalf of 4000 Ganzer Investments, LLC, for approval of a Final Plat of the Luxe Addition. The approximately 155.254-acre property is generally located on the west side of I-35 just north of Ganzer Road, in the Division 1 Extraterritorial Jurisdiction and the city limits of the City of Denton, Denton County, Texas. (FP21-0039, Luxe Addition, Cameron Robertson)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Plat](#)

[Exhibit 5 - Extension Request](#)

- C. [FP21-0042](#) Consider a request by Michael Clark, on behalf of the property owner, for a Final Plat of the Prose Prominence Addition. The 22.608-acre site is generally located on the north side of Prominence Parkway, across from the intersection of Atlanta Drive and Prominence Parkway in the City of Denton, Denton County, Texas. (FP21-0042, Prose Prominence 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. [FP22-0003](#) Consider a request by Stephen Zimmerer of Wilhite Land Surveying, on behalf of the property owner, for a final plat of the PLR Addition. The approximately 9.64-acre property is generally located 1,467 feet west of North Locust Street, and 2,368 south of the intersection of North Locust Street and Pecan Creek Road, in the Extraterritorial Jurisdiction of the City of Denton, Denton County, Texas. (FP22-0003, PLR 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](#)

- E. [PP21-0029b](#) 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. (PP21-0029b, 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](#)

- F. [PP21-0033](#) Consider a request by Rayzor Investments, LTD for approval of a Preliminary Plat for Moore Enterprise Subdivision. The approximately 1.535-acre site is generally located on the south side of West University Drive, approximately 870 feet east of Malone Street in

the City of Denton, Denton County, Texas. (PP21-0033, Moore Enterprise Subdivision, Julie Wyatt)

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

- G. [FP21-0041](#) Consider a request by Primoris Services Corporation, for a Final Plat of Primoris Addition, Lot 1, Block A. The approximately 30.00-acre subject property is generally located on the west side of the I-35 Service Road, approximately 1,700 feet north of Barthold Road, in the City of Denton, Denton County, Texas. (FP21-0041, Primoris Addition, 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](#)

- H. [FR21-0012](#) Consider a request by Pacheco Koch, on behalf of Denton Surgicare Real Estate, Ltd. and Charles L. Parker, for a Final Replat of the Londonderry Addition. The 11.423-acre site is generally located north of Londonderry Lane and east of Sam Bass Boulevard in the City of Denton, Denton County, Texas. (FR21-0012, Londonderry Addition, Lisa Payne).

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

- I. [PP21-0032](#) Consider a request by Pacheco Koch, on behalf of Denton ICC 35, LLC, for a Preliminary Plat of the Denton ICC 35 Addition. The 72.969-acre site is generally located on the southwest corner of IH-35 and FM 1173 in the City of Denton, Denton County, Texas. (PP21-0032, Denton ICC 35 Addition, Lisa Payne).

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 Members List](#)

- J. [PP21-0034](#) Consider a request by LJA Engineering, Inc., on behalf of The Cole Ranch Company,

LP, for a Preliminary Plat of the Cole Ranch, Phase 1 Addition. The 720.141-acre site is generally located south of Tom Cole Road, approximately 3,700 feet east of C. Wolfe Road, north of FM 2449, and west of Underwood Road in the City of Denton, Denton County, Texas. (PP21-0034, Cole Ranch, Phase 1 Addition, Lisa Payne).

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

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ22-022](#) Hold a discussion regarding the Planning and Zoning Commission Project Matrix.

Attachments: [Matrix 2022](#)

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 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 January 21, 2022, 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.

