



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, March 9, 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 March 4, the agenda was posted online at <https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>. 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, March 9, 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. 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 will convene in a Regular Meeting on Wednesday, March 9, 2022, 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. [PZ22-033](#) Consider the approval of the January 26 and February 9, 2022 minutes.

Attachments: [January 26, 2022](#)
 [February 9 2022 - Work Session](#)
 [February 9 2022 - Regular Meeting](#)

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. [PP21-0021b](#) 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. (PP21-0021b, 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](#)

- B. [FP22-0002b](#) Consider a request by Jack Traeger of Legacy Multifamily Development, LLC, on behalf of TX Legacy Denton, LP for a Final 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. (FP22-0002b, Legacy Multifamily Denton, Karina Maldonado)

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FP21-0041a](#) 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. (FP21-0041a, Primoris Addition, Hayley Zagurski).

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

- B. [FP22-0007](#) Consider a request by Davit Barseghyan, on behalf of the property owner, for a Final Plat of Perch Denton Addition, Lot 1, Block A. The 17.86-acre site is generally located 275 feet north of the intersection of N Bonnie Brae Street and Carril Al Lago Drive, in the City of Denton, Denton County, Texas. (FP22-0007, Perch Denton Addition, Sean Jacobson)

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

- C. [FP22-0005](#) Consider a request by Tyler Rank of Eagle Surveying, LLC on behalf of Brad and Karin

Book, for a Final Plat of 4B Ranch. The subject property is generally located on the east side of F.M. 1830, approximately 2,480 feet south of the intersection of F.M. 1830 and Country Club Road in the City of Denton's Extraterritorial Jurisdiction, Denton County, Texas. (FP22-0005, 4B Ranch Lots 1-3 Blk A, Karina Maldonado).

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

- D. [FP22-0006](#) Consider a request by Aimee Bissett of 97 Land Company LLC, on behalf of the property owners, for a Final Plat of Pebblebrook Parkside. The approximately 9.92-acre property 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. (FP22-0006, Pebblebrook Parkside, Karina Maldonado).

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

- E. [PP22-0001a](#) Consider a request by TM BTR of Texas LLC for approval of a Preliminary Plat for CTC at Elm Subdivision. The approximately 32.2-acre site is generally located south of North Loop 288, southwest of Hwy 77 (North Elm Street), and west of North Bonnie Brae Street, in the City of Denton, Denton County, Texas. (PP22-0001a, CTC at Elm, Julie Wyatt)

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

- F. [PP22-0004](#) Consider a request by Hickory Venture Group for approval of a Preliminary Plat for Vintage Multifamily Addition. The approximately 12-acre site is generally located at the southeast corner of Vintage Boulevard and I-35W Vintage Boulevard Ramp, in the City of Denton, Denton County, Texas. (PP22-0004, Vintage Multifamily, 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 Letter](#)

- G. [PP21-0020b](#) Consider a request by Robson Denton Development, LP for approval of a Preliminary

Plat for Robson Ranch Unit 27. The approximately 44.903-acre site is generally located approximately 420 feet northwest of the intersection of Ed Robson Boulevard and Goodland Drive in the City of Denton, Denton County, Texas. (PP21-0020b, Robson Ranch Unit 27, Julie Wyatt)

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

- H. [PP21-0029c](#) 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. (PP21-0029c, 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](#)

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. [PD20-0007](#) Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 15.6 acres from Residential 7 (R7) District to a Planned Development (PD) District. The site is generally located south of E McKinney Street, approximately 990 feet east of Mayhill Road, in the City of Denton, Denton County, Texas. (PD20-0007, Love First Community Village, Karina Maldonado) STAFF IS REQUESTING THIS ITEM BE POSTPONED TO A DATE CERTAIN OF MARCH 23, 2022.

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

- B. [PZ21-249](#) Hold a public hearing and consider making a recommendation to City Council regarding the Denton 2040 Comprehensive Plan Update.

- Attachments:** [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Draft Denton 2040 Comprehensive Plan](#)
[Exhibit 3 - Draft Denton 2040 Comprehensive Plan Comments and Responses](#)
[Exhibit 4 - What is a Comprehensive Plan Informational Brochure](#)
[Exhibit 5 - Public Engagement Summary](#)
[Exhibit 6 - Draft Ordinance](#)

- C. [PZ22-003](#) Hold a public hearing and consider making a recommendation to the City Council regarding the adoption of an Ordinance of the City of Denton, Texas, for the Denton 2022 Mobility Plan.

- Attachments:** [Exhibit 1- Agenda Information Sheet](#)
[Exhibit 2 - 2022 Mobility Plan](#)
[Exhibit 3 - Presentation](#)

- D. [DCA22-0001](#) Hold a public hearing and consider making a recommendation to the City Council regarding the adoption of an ordinance of the City of Denton, Texas, amending the Denton Development Code to provide for pathways and trails in Section 7.4.7A, Permitted Uses and Activities in Riparian Buffer and Water-Related Habitat Environmentally Sensitive Areas (ESAs) and Section 7.4.8A, Permitted Uses and Activities in Cross Timbers Upland Habitat ESAs to permit for trail construction in certain circumstances; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; and providing a severability clause and an effective date.

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

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ22-034](#) Hold a discussion regarding the Planning and Zoning Commission Project Matrix.

- Attachments:** [Matrix 2022](#)

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://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on March 4, 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.