



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda

### Planning and Zoning Commission

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Wednesday, March 23, 2022

5:00 PM

Council Work Session Room  
&  
Council Chambers

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**WORK SESSION BEGINS AT 5:00 P.M. IN THE COUNCIL WORK SESSION ROOM**

**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 18, 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 23, 2022, at 5:00 p.m. in the Council Work Session Room 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.

### **3. Work Session Reports**

- A. [PZ21-257](#) Receive a report, hold a discussion, and give staff direction regarding prioritizing Area Plans.

**Attachments:**

[Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Loop 288 and Sherman Drive \(Northeast\)](#)  
[Exhibit 3 - Southeast Area Plan \(SEDNA\)](#)  
[Exhibit 4 - Downtown Master Plan Update Area](#)  
[Exhibit 5 - I-35 North and Hwy 77 Focus \(Northwest\)](#)  
[Exhibit 6 - Dallas Drive Corridor \(I-35 to Eagle Drive\)](#)  
[Exhibit 7 - Fort Worth Drive Corridor \(Country Club Road to I-35\)](#)  
[Exhibit 8 - University Drive at Loop 288 and Mayhill](#)  
[Exhibit 9 - McKinney Street at Loop 288 and Mayhill](#)  
[Exhibit 10 - Mayhill Corridor \(I-35 to University\)](#)  
[Exhibit 11 - Sherman Corridor \(Locust to Loop 288\)](#)

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## **REGULAR MEETING**

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, March 23, 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. 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. [FP22-0007a](#) 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. (FP22-0007a, Perch Denton Addition, Sean Jacobson)

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

- B. [FP21-0042b](#) 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. (FP21-0042b, 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 - LLC Member List](#)

- C. [FP22-0004a](#) Consider a request by Bloomfield Homes, LP. for approval of a final plat for Country Lakes North, Phase 5B. The approximately 42.831-acre tract of land is generally located northwest of the terminus of John Paine Road and south of Johnson Lane in the City of Denton, Denton County, Texas. (FP22-0004a, Country Lakes North, Phase 6A-6B, Julie Wyatt)

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

## 3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FP21-0037a](#) Consider a request by Justin Lansdowne of McAdams Company, on behalf of the

property owner, for a Final Plat of Vintage Village Phase 1A. The approximately 2.789-acre property is generally located on the west side of Vintage Boulevard, approximately 818 feet northwest of the intersection of Vintage Boulevard and Fort Worth Drive, in the City of Denton, Denton County, Texas. (FP21-0037a, Vintage Village Phase 1A, Sean Jacobson).

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

- B. [FP22-0006b](#) 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. (FP22-0006b, Pebblebrook Parkside, Karina Maldonado).

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

- C. [PP22-0004a](#) Consider a request by Hickory Venture Group for approval of a Preliminary Plat for Vintage Ranch Addition. The approximately 16.291-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. (PP22-0004a, Vintage Multifamily, Julie Wyatt)

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

- D. [FP21-0030e](#) Consider a request by Justin Lansdowne of McAdams Company, on behalf of the property owner, for a Final Plat of Vintage Village. The approximately 51.808-acre property is generally located on the west side of Vintage Boulevard, approximately 215 feet northwest of the intersection of Vintage Boulevard and Fort Worth Drive, in the City of Denton, Denton County, Texas. (FP21-0030e, Vintage Village, Sean Jacobson).

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

- E. [PP22-0002a](#) Consider a request by Kimley-Horn, on behalf of RTS & M, LLC, for a Preliminary Plat of the Elan Spencer - Phase 2 Addition. The 22.1919-acre site is generally located on the northwest corner of Mayhill Road and Roy Road in the City of Denton, Denton County, Texas. (PP22-0002a, Elan Spencer - Phase 2 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](#)

- F.    [PP22-0006](#)      Consider a request by Kimley-Horn, on behalf of HC 2181 Retail, LLC, for a Preliminary Plat of the Hickory Creek Center Addition, Lot 4, Block A. The 10.452-acre site is generally located southwest of the intersection of Teasley Lane (FM 2181) and Hickory Creek Road in the City of Denton, Denton County, Texas. (PP22-0006, Hickory Creek Center Addition, Lot 4, Block A, Lisa Payne).

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                                 [Exhibit 2 - Staff Analysis](#)  
                                 [Exhibit 3 - Site Location Map](#)  
                                 [Exhibit 4 - Preliminary Plat](#)  
                                 [Exhibit 5 - LLC Members List](#)  
                                 [Exhibit 6 - Request for Extension](#)

#### 4. 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.    [S20-0009](#)      Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for a townhome use on approximately 8.382 acres of land, generally located west of Mayhill Road and approximately 825 feet south of the intersection of Mayhill Road and Prominence Parkway, in the City of Denton, Denton County, Texas. (S20-0009, Prominence Square - Phase 2B, Ron Menguita)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Staff Analysis](#)  
                                 [Exhibit 3 - Site Location Map](#)  
                                 [Exhibit 4 - Future Land Use Map](#)  
                                 [Exhibit 5 - Zoning Map](#)  
                                 [Exhibit 6 - Applicant Project Narrative](#)  
                                 [Exhibit 7 - Proposed Site Plan](#)  
                                 [Exhibit 8 - Proposed Landscape Plan](#)  
                                 [Exhibit 9 - Notification Map](#)  
                                 [Exhibit 10 - Draft Ordinance](#)

- B. [PD20-0007b](#) Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 15.9 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. (PD20-0007b, Love First Community Village, 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 - PD Development Standards](#)  
                                 [Exhibit 7 - PD Exhibits](#)  
                                 [Exhibit 8 - Draft Ordinance](#)  
                                 [Exhibit 9 - Notification Map and Responses](#)

- C. [Z21-0018](#) Hold a public hearing and consider making a recommendation to City Council regarding an amendment to the Rayzor Ranch Overlay District to amend the Landscape Plan and development standards for development within Lot 11 of the Rayzor Ranch North Addition, located with the Rayzor Ranch North Campus - Marketplace District. The subject property includes approximately 14.974 acres generally located on the east side of Interstate 35, approximately 600 feet north of the intersection of Interstate 35 and W University Drive in the City of Denton, Denton County, Texas. (Z21-0018, Home Depot, 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 - RROD Marketplace Landscape Guidelines and Plan Redline](#)  
                                 [Exhibit 7 - Proposed RROD Marketplace Landscape Plan Amendment \(Lot 11\)](#)  
                                 [Exhibit 8 - Draft Ordinance.docx](#)  
                                 [Exhibit 9 - Notification Map and Sign Affidavit](#)  
                                 [Exhibit 10 - Neighborhood Meeting Presentation](#)

- D. [Z22-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by the property owner to rezone approximately 2.00 acres from Residential Rural (RR) District to Residential 1 (R1) District. The subject property is generally located east of Masch Branch Road and approximately 2,175 feet south of FM 1173 in the City of Denton, Denton County, Texas. (Z22-0001, Masch Branch Rezoning, Lisa Payne).

**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](#)  
[Exhibit 9 - Draft Ordinance](#)

## 5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ22-061](#)      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://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on March 18, 2022, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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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.