



# 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, August 24, 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**

Individuals may speak during a Planning and Zoning Commission meeting under one of the following categories:

#### **Comments on Agenda Items:**

Public comments can be given for any item considered by the Planning and Zoning Commission, EXCEPT work session reports or closed meetings. Individuals are only able to comment one time per agenda item and cannot use more than one method to comment on a single agenda item. Public comments are limited to three (3) minutes per citizen.

#### **Public Hearing Items:**

Individuals are limited to four (4) minutes per public hearing item.

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Individuals may participate by using one of the following methods:

#### **1. In Person for Regular or Consent Agenda Items:**

To provide in-person comments regular or consent agenda items (excluding public hearing items), Individuals must be present at the meeting and submit a speaker card (available at the meeting location) to the Secretary prior to the item being called.

#### **2. In Person for Public Hearing Items:**

For public hearing items, speaker cards are encouraged but not required.

#### **3. eComment:**

The agenda is 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. Using eComment, Individuals may indicate support or opposition and submit a brief comment about a specific agenda item. eComments may be submitted up until the start of the meeting at which time the ability to make an eComment will be closed. eComments will be sent directly to members of the Planning and Zoning Commission immediately upon submission and recorded by the Secretary into the Minutes of the Meeting.

**4. By Phone:**

Individuals may register to provide comments by phone. Instructions and a link to register to comment by phone will be available at [www.cityofdenton.com/publicmeetings](http://www.cityofdenton.com/publicmeetings) until noon of the meeting date. Residents will submit contact information using the link provided and receive further instructions via email on how to join the meeting by phone and provide comments.

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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, August 24, 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. Work Session Reports**

- A. [PZ22-063](#) Receive a report and hold a discussion regarding the City's history of annexations and state and local annexation regulations and procedures.

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.

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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, August 24, 2022, at 6:30 p.m. in the City 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.”

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**2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FOR:**

- A. [PZ22-188](#) Consider the approval of the August 10, 2022 minutes.

Attachments: [August 10, 2022](#)

**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. [FR22-0007a](#) Consider a request by BGE, Inc., on behalf of Jeff Lindsey, for a Final Replat of Rayzor Ranch East, Lot 4R-1, Block A. The 11.107-acre site is generally located at the northeast corner of the intersection of Eastpark Boulevard and Crescent Street in the City of Denton, Denton County, Texas. (FR22-0007a, Rayzor Ranch East, Mia Hines).

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

- B. [PP22-0012b](#) Consider a request by Pacheco Koch, on behalf of Denton Creek Realty, LP, for a Preliminary Plat of Masch Branch Industrial, Lot 1, Block A. The 37.170-acre site is generally located on the northeast corner of Masch Branch Road and Jim Christal Road in the City of Denton, Denton County, Texas. (PP22-0012b, Masch Branch Industrial, Ashley Hickok).

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. [PP22-0017a](#) Consider a request by Kimley-Horn & Associates, on behalf of Wise Asset #1 LTD, for approval of a Preliminary Plat of Legends Ranch. The 542.627-acre site is generally located just north of West University Drive and south of Jackson Road just east of Nail Road in the City of Denton's ETJ Division 1, Denton County, Texas. (PP22-0017a, Legends Ranch, Mia Hines).

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

- B. [PP22-0018b](#) Consider a request by Ironwood Realty Partners, LLC, on behalf of Rayzor Investments,

LTD., for approval of a Preliminary Plat for Cowboy Distribution. The approximately 80.561-acre property is generally located at the northeast and southwest corners of the intersection of N. Western Boulevard and Jim Christal Road in the City of Denton, Denton County, Texas. (PP22-0018b, Cowboy Distribution, Angie Manglaris)

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

- C.    [PP22-0020b](#)    Consider a request by Kimley-Horn for approval of a Preliminary Plat for Birchway Denton, IIB. The approximately 14.434-acre site is generally located 1280.2 feet west of Mayhill Road, approximately 2000 feet south of Spencer Road in the City of Denton, Denton County, Texas. (PP22-0020b, Birchway Denton, IIA, Angie Manglaris).

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

- D.    [V22-0002](#)    Consider a variance request by Brad and Karen Book from the 2019 City of Denton Development Code, Sections 8.3.2.E.1.d and 8.3.2.E.3, regarding the width and length of the flagpole portion of a flag lot. The variance requested is for a reduction in the minimum width and increase in the maximum length of the flagpole portion of a proposed flag lot, generally located on the east side of FM 1830, approximately 1, 800 feet north of Briar Hill Lane in the City of Denton Extraterritorial Jurisdiction, Denton County, Texas. (V22-0002, 4B Ranch, Angie Manglaris)

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

- E.    [FP22-0005c](#)    Consider a request by Eagle Surveying, on behalf of Brad and Karen Book, for approval of a Final Plat for 4B Ranch. The 5.00-acre site is generally located on the east side of FM 1830, approximately 1,800 feet north of Briar Hill Lane in the City of Denton Extraterritorial Jurisdiction, Denton County, Texas. (FP22-0005c, 4B Ranch, Angie Manglaris).

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

- F.    [FP22-0026](#)    Consider a request by Aimee Bissett of 97 Land Company LLC, on behalf of Oakmont Partners JV, LP, for a Final Plat of State School Addition. The approximately 4.23-acre subject property is generally located on the east side of State School Road,

approximately 150 feet southeast of Winston Drive, in the City of Denton, Denton County, Texas. (FP22-0026, State School Addition, Ashley Hickok).

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

- G.    [FP22-0027](#)    Consider a request by Aqua Texas Inc. for approval of a Final Plat for Woodland Water Plant 2 Subdivision. The approximately 3-acre site is generally located on the south side of East Sycamore Street, approximately 850 feet north of Hartlee Field Road and 558 feet west of Woodland Hills Drive, in the City of Denton's Extraterritorial Jurisdiction, Denton County, Texas. (FP22-0027, Woodland Hills Plant #2, Julie Wyatt)

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

- H.    [FP22-0024a](#)    Consider a request by Lang Sycamore LLC for approval of a Final Plat for Railyard Phase 1 Addition. The approximately 9.3388-acre site is generally located on the south side of East Sycamore Street, approximately 670 feet east of Bell Avenue, in the City of Denton, Denton County, Texas. (FP22-0024a, Railyard Ph 1 Addition, Julie Wyatt)

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

- I.    [PP22-0021](#)    Consider a request by McKinney Mayhill Partners, LLC for approval of a Preliminary Plat for Forest Crossing Phase 2 Addition. The approximately 22.050-acre site is generally located on the west side of Mayhill Road, approximately 1,067 feet north of East McKinney Street in the City of Denton, Denton County, Texas. (PP22-0021, Forest Crossing Phase 2 Addition, Julie Wyatt)

**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 - Extension Request Letter](#)

- J.    [FP22-0020b](#)    Consider a request by Trey Braswell of Kimley-Horn and Associates, Inc., on behalf of Colby Schraegle of Exeter Masch Branch Land LP, for approval of a Final Plat of Block

A, Lot 1 of the Denton Exeter Addition No. 3. The approximately 90.436-acre site is generally located south of Jim Christal Road and approximately 700 feet east of Masch Branch Road, in the City of Denton, Denton County, Texas. (FP22-0020b, Denton Exeter Addition No. 3, Block A, Ron Menguita).

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                             [Exhibit 2 - Staff Analysis](#)  
                             [Exhibit 3 - Site Location Map](#)  
                             [Exhibit 4 - 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.    [S21-0009](#)      Hold a public hearing and consider making a recommendation to City Council regarding a request by James Tritt, for a Specific Use Permit to allow for a General Retail Use that is more than 15,000 Square Feet on approximately 2.407 acres of land. The site is generally located at the southeast corner of US 380 and Ector Street, in the City of Denton, Denton County, Texas. (S21-0009, Home Zone, Cameron Robertson) THIS ITEM HAS BEEN WITHDRAWN FROM THE AGENDA.

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

- B.    [PD22-0001](#)      Hold a public hearing and consider making a recommendation to City Council regarding a request by RPS Ventures, Inc. to rezone approximately 0.88 acre from a Neighborhood Residential 4 (NR4) District to a Planned Development (PD) District and 2.52 acres from Highway Corridor (HC) District to a Planned Development (PD) District, totaling approximately 3.309 acres. The site is generally located north of the intersection of Willowood Street and Jacqueline Drive, in the City of Denton, Denton County, Texas. (PD22-0001, The Reserves at Magnolia, Julie Wyatt)

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 Development Plan](#)  
                             [Exhibit 8 - Permitted Use Comparison \(R4, R7, and HC Districts\)](#)  
                             [Exhibit 9 - Notification Map and Responses](#)  
                             [Exhibit 10 - Draft Ordinance](#)

- C. [S21-0005](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Wier and Associates, on behalf of KC Land Holdings, LLC, for a Specific Use Permit to allow for a Multifamily Dwelling Use on approximately 4.019 acres of land, generally located 316 feet to the west of Teasley Lane, approximately 335 feet southwest of the intersection of Nowlin Road and Teasley Lane, in the City of Denton, Denton County, Texas. (S21-0005, Teasley Lane Multifamily, Sean Jacobson)

**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 - Exhibit B Proposed Site Plan](#)  
[Exhibit 7 - Exhibit C Landscape Plan](#)  
[Exhibit 8 - Exhibit D Proposed Building Elevations](#)  
[Exhibit 9 - Notification Map and Response](#)  
[Exhibit 10 - Draft Ordinance](#)  
[Exhibit 11 - LLC Disclosure Form](#)

- D. [Z22-0006](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from a Residential 2 (R2) Zoning District to a Light Industrial (LI) Zoning District on approximately 9.56 acres of land, generally located on the northeast corner of US 380 (University Drive) and Thomas Egan Road, in the City of Denton, Denton County, Texas. (Z22-0006, US 380 & Thomas J Egan Industrial, Ron Menguita)

**Attachments:**

[Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Applicant's Project Narrative](#)  
[Exhibit 4 - Applicant's Concept Plan](#)  
[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 - Draft Ordinance.docx](#)

- E. [DCA22-0004](#) Hold a public hearing and consider making a recommendation to City Council regarding amending the Denton Development Code related to Section 7.9 - Parking and Loading. (DCA22-0004, Parking and Loading, Ron Menguita)

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

## 6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ22-189](#)      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 August 19, 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.