



City of Denton

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

Meeting Agenda Planning and Zoning Commission

Wednesday, September 28, 2022

5:00 PM

Council Work Session Room
&
Council Chambers

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.

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 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.

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, September 28, 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. 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.

2. Work Session Reports

- A. [PZ22-210](#) Recognition of service for Chair Ellis.
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REGULAR MEETING

After determining a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, September 28, 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. [PZ22-217](#) Consider the approval of the September 14, 2022 minutes.

Attachments: [September 14, 2022](#)

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FP22-0030](#) Consider a request by Kimley-Horn for approval of a Final Plat for Summerwell 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. (FP22-0030, Summerwell Denton, IIB, Angie Manglaris).

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 Members List](#)

- B. [FP22-0029](#) Consider a request by Jeremy Reese with CEI Engineering Associates, Inc. on behalf of Love's Travel Stops & Country Stores, Inc. for approval of a Final Replat for Loves Travel Stop Addition. The approximately 17.05-acre site is generally located at the southwest corner of the I-35 Southbound Service Road and Barthold Road in the City of Denton, Denton County, Texas. (FP22-0029, Loves Travel Stop, 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](#)

- C. [FP22-0031](#) Consider a request by Hickory Venture Group for approval of a Final Plat for Vintage Ranch 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. (FP22-0031, Vintage Ranch, 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](#)

- D. [ZCP22-0033](#) Consider a request by Crannell Engineering, on behalf of 2500 Panhandle, LLC for approval of a Site Plan for a medical office building within the Rayzor Ranch South Mixed-Use District located on Lot 1R1, Block C of Rayzor Ranch East. The approximately 0.793-acre subject site is generally located just north of Panhandle Street and approximately 165 feet west of Bonnie Brae Street in the City of Denton, Denton County, Texas. (ZCP22-0033, Dr. Dooley Medical Office, Mia Hines)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Site Plan](#)
 [Exhibit 5 - Landscape Plan](#)
 [Exhibit 6 - Conceptual Building Elevations](#)
 [Exhibit 7 - RROD Ordinance No. Z20-0012c](#)
 [Exhibit 8 - LLC Members List](#)

- E. [PP22-0023](#) Consider a request by Pacheco Koch, on behalf of Texas Blue Horseshoe LTD, for a Preliminary Plat of the Blue Horseshoe Addition, Lot 1, Block A. The 10.579-acre site is generally located just west of IH-35 and approximately 2,100 feet South of West University Drive (US-380) in the City of Denton, Denton County, Texas. (PP22-0023, Blue Horseshoe Addition, Mia Hines).

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

- F. [PP22-0017b](#) Consider a request by Kimley-Horn & Associates, on behalf of Wise Asset #1 LTD, for approval of a Preliminary Plat of Legends Ranch. The 568.029-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. (PP22-0017b, Legends Ranch, Mia Hines).

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

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. [AESA22-000](#) Hold a public hearing and consider making a recommendation to the City Council
 [1a](#) regarding a request by Alex Camunez of Pacheco Koch for an Alternative Environmentally Sensitive Areas Plan. 380 Logistics Warehouse Buildings is a site generally located on the northeast side of the intersection of US Highway 380 and Geesling Road in the City of Denton, Denton County, Texas. THIS ITEM HAS BEEN

WITHDRAWN. (AESAZ22-0001a, 380 Logistics Warehouse Buildings, Christi Upton)

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

- B. [Z22-0003](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by 97 Land Company on behalf of the Mason L Ralph Trust to change the zoning of 2.604 acres of land from Suburban Corridor (SC) District to Mixed-Use Neighborhood (MN) District and 0.196 acres of land from Residential-3 (R3) District to Mixed-Use Neighborhood (MN) District. The subject properties are generally located north of East University Drive between Nottingham Drive and Old North Road in the City of Denton, Denton County, Texas. (Z22-0003, 380 Multifamily SC to MN, Mia Hines)

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 - Table of Allowed Uses](#)
 [Exhibit 8 - Notification Map](#)
 [Exhibit 9 - Draft Ordinance](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ22-218](#) 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 September, 23, 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.
