



City of Denton

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

Meeting Agenda Planning and Zoning Commission

Wednesday, March 1, 2023

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, March 1, 2023, 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. [PZ23-054](#) Receive a report and hold a discussion regarding the protection and preservation of Environmentally Sensitive Areas.

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

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, March 1, 2023, 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.”

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

- A. [PZ23-028](#) Consider the approval of the February 15, 2023, Planning and Zoning meeting minutes.

Attachments: [February 15, 2023 Minutes](#)

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [Z22-0019a](#) Consider making a recommendation to City Council regarding an initial zoning district and use classification request of Light Industrial (LI) Zoning District on approximately 18.6

acres of land, generally located on the northeast corner of US 380 (University Drive) and Thomas J. Egan Road, in the City of Denton, Denton County, Texas. (Z22-0019a, 380 & Thomas J Egan Zoning to LI, Ron Menguita)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Applicant's Project Narrative](#)
 [Exhibit 4 - Site Location Map](#)
 [Exhibit 5 - Future Land Use Map](#)
 [Exhibit 6 - Existing Zoning Map](#)
 [Exhibit 7 - Proposed Zoning Map](#)
 [Exhibit 8 - Table of Allowed Uses](#)
 [Exhibit 9 - Notification Map and Responses](#)
 [Exhibit 10 - LLC Member's List](#)
 [Exhibit 11 - Draft Ordinance](#)

- B. [PP23-0004](#) Consider a request by Pisces Denton Logistics Center, LP for a Preliminary Plat of the Denton Logistics Center Addition. The 22.452-acre site is generally located on the south side of FM 1173, just east of the Gulf, Colorado and Santa Fe Railroad, in the City of Denton, Denton County, Texas. (PP23-0004, Denton Logistics Center Addition, Cameron Robertson)

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

- C. [FR23-0002](#) Consider a request by Kevin Dew, on behalf of John and Diane Mullin, trustees of Greenacres Trust, for a Final Replat of Mid States Realty, Block 1, Lot 2-R. The approximately 5.124-acre site is generally located on the west side of South Loop 288, approximately 837 feet northeast of the intersection of South Loop 288 and Spencer Road, in the City of Denton, Denton County, Texas. (FR23-0002, Mid States Realty Replat, Sean Jacobson).

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

- D. [PD22-0010b](#) Consider a motion to reconsider the February 15, 2023 recommendation of denial of a zoning change from Planned Development - Mixed-Use Neighborhood (PD-MN) District to Planned Development-Suburban Corridor (PD-SC) District (File ID PD22-0010) for approximately 12.770 acres of land, generally located at the northwest and southwest corners of Teasley Lane (F.M. 2181) and Hunters Creek Road, in the City of Denton,

Denton County, Texas. (PD22-0010b, Denton West Joint Venture, Mia Hines)

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

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. [Z23-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Gardens of Denton, LP for a zoning change from Planned Development (PD) District to a Mixed-Use Neighborhood (MN) District. The 29.714-acre site is generally south of Loop 288, approximately 1,640 feet west of North Locust Street (F.M. 2164), in the City of Denton, Denton County, Texas. (Z23-0001, Loop 288 PD to MN, Mia Hines).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Future Land Use Map](#)
 [Exhibit 5 - Existing Zoning Map](#)
 [Exhibit 6 - Proposed Zoning Map](#)
 [Exhibit 7 - PD-120 Ordinances](#)
 [Exhibit 8 - Table of Allowable Uses](#)
 [Exhibit 9 - Notification Map & Posting Affidavit](#)
 [Exhibit 10 - Draft Ordinance](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ23-024](#) Hold a discussion regarding the Planning and Zoning Project Matrix.

Attachments: [Matrix 2023](#)

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 February 24, 2023, 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.