



City of Denton

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

Meeting Agenda Planning and Zoning Commission

Wednesday, June 14, 2023

5:30 PM

Council Work Session Room
&
Council Chambers

WORK SESSION BEGINS AT 5:30 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, June 14, 2023, at 5:30 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. [PZ23-121](#) Receive a report and hold a discussion regarding the implementation of the Denton 2040 Comprehensive Plan.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Major Accomplishments](#)
 [Exhibit 3 - Ongoing Projects and Programs](#)
 [Exhibit 4 - Denton 2040 Action Plan](#)
 [Exhibit 5 - Presentation](#)

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, June 14, 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. [PZ23-118](#) Consider approval of the May 24, 2023, Planning and Zoning meeting minutes.

Attachments: [May 24, 2023](#)

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. [PP22-0021d](#) Consider a request by McKinney Mayhill Partners LLC for approval of a Preliminary Plat for Forest Crossing Phase 2 Addition. The approximately 21.444-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. (PP22-0021d, 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](#)

- B. [MP21-0023b](#) Consider a request by Tyler Rank of Eagle Surveying, on behalf of Robert Lee Hicks and Dadrun Hicks, for a Minor Plat of Lot 1, Block A, Robert Hicks Addition. The approximately 0.59-acre subject property is located on the east side of Johnson Street, and being approximately 60 feet +/- southwest of the intersection of Mill Street and Johnson Street, in the City of Denton, Denton County, Texas. (MP21-0023b Robert Hicks Addition, Julie Wyatt)

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

- C. [PP22-0023](#) Consider a request by Golden Point Industrial Investors, LLC, for approval of a Preliminary Plat of the Golden Point Industrial 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, Golden Point Industrial Addition, Mia Hines).

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. [FP23-0009](#) Consider a request by Kimley-Horn, on behalf of Velocis Denton South JV, LP and Earl Edwards, for a Final Plat of the Mayhill 380 Business Park Addition. The approximately 19.508-acre site is generally located on the southwest corner of East University Drive and Mayhill Road, in the City of Denton, Denton County, Texas. (FP23-0009, Mayhill 380 Business Park Addition, Cameron Robertson).

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PP23-0014](#) Consider a request by Matthew Maly of Pape-Dawson on behalf of Mayhill Road Associates, LLC for approval of a Preliminary Plat of Mayhill Addition. The approximately 32.633-acre site is generally located on the west side of Mayhill Road, approximately 1,400 feet north of the intersection of Quailcreek Road and Mayhill Road in the City of Denton, Denton County, Texas. (PP23-0014, Mayhill Addition, Sean Jacobson).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Preliminary Plat](#)
 [Exhibit 5 - Request for Extension](#)
 [Exhibit 6 - LLC Members List](#)

- B. [PP23-0012](#) Consider a request by Claudio Segovia of Johnson Volk Consulting on behalf of Lattimore QOZB, LLC, for approval of a Preliminary Plat of Sage Creek Townhomes. The approximately 23.849-acre site is generally located on the north side of Lattimore Street, at the northwest corner of the intersection of Lattimore Street and Audra Lane in the City of Denton, Denton County, Texas. (PP23-0012, Sage Creek Townhomes, Sean Jacobson).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Preliminary Plat](#)
 [Exhibit 5 - Request for Extension](#)
 [Exhibit 6 - LLC Members List](#)

- C. [PP23-0013](#) Consider a request by Pulte Homes of Texas, L.P. for a Preliminary Plat of the Townsend Green Phase 2 Addition. The 27.959-acre site is generally located south side of Pederson Creek Way, approximately 2,400 feet south of East McKinney Street, in the City of Denton, Denton County, Texas. (PP23-0013, Townsend Green Phase 2, Julie Wyatt)

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

- D. [PE23-0003](#) Consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Habitat for Humanity of Denton County for approval of a Preliminary Plat Extension of the Habitat Village Addition. The approximately 8-acre site is generally located on the west side of Duncan Street and the east side of Hill Street, approximately 240 feet north of Smith Street, in the City of Denton, Denton County, Texas. (PE23-0003, Habitat Village, Angie Manglaris)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Applicant Narrative](#)
 [Exhibit 5 - Approved 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. [DCA23-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding amending the Denton Development Code, specifically amendments related to Table 2.2-A: Summary of Development Review Procedures, Section 2.8: Flexibility and Relief Procedures, Table 5.2-A: Table of Allowed Uses, Section 5.3.3: Residential Use-Specific Standards, Table 7.9-I: Minimum Required Off-Street Parking, and Section 9.2: Definitions. STAFF HAS POSTPONED THIS ITEM TO A FUTURE

PLANNING AND ZONING COMMISSION MEETING. (DCA23-0001, Reasonable Accommodation, Elderly Housing, Community Home, and Group Home, Julie Wyatt)

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

- B. [Z22-0022](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by applicant, Omar Oweis, Sanger Texas Land Investments, LLC., to rezone approximately 18.07 acres from Rural Residential (RR) and Residential 1 (R1) Districts to Residential 6 (R6) and Suburban Corridor (SC). The site is generally located at the northeast corner of US 377 and Brush Creek Road, in the City of Denton, Denton County, Texas. STAFF HAS POSTPONED THIS ITEM TO THE JUNE 28, 2023 PLANNING AND ZONING COMMISSION MEETING (Z22-0022, Brush Creek Residential and Commercial, Angie Manglaris)

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

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ23-107](#) Hold a discussion regarding the Planning and Zoning Project Matrix.

Attachments: [Matrix 2023](#)

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 June 9, 2023, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE 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.