



# 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

---

Wednesday, November 15, 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](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.

---

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, November 15, 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. 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. [PZ23-259](#) Receive a report and hold a discussion regarding the Capital Improvement project progress for Elm and Locust Streets, Bonnie Brae Street, Interstate 35, and Westgate Drive.

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, November 15, 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. [PZ23-215](#) Consider the approval of the October 25, 2023, and November 1, 2023, Planning and Zoning meeting minutes.

Attachments:      [October 25, 2023](#)  
                                 [November 1, 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. [FP23-0016c](#) Consider a request by Denton Independent School District for a Final Plat of the Riney Road Elementary School Addition. The 15.135-acre site is generally located on the south side of Riney Road, approximately 560 feet east of Bonnie Brae Street, in the City of Denton, Denton County, Texas. (FP23-0016c, Riney Elementary, Julie Wyatt)

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

- B. [FP23-0017c](#) Consider a request by Kimley-Horn on behalf of GS Denton 3, LP for approval of a Final Plat for Birchway Denton, III. The approximately 11.6665-acre site is generally located 1074.1 feet west of Mayhill Road, approximately 912.8 feet south of Spencer Road in the City of Denton, Denton County, Texas. (FP23-0017c, Birchway Denton, III, Angie Manglaris).

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. [PZ23-260](#) Consider approval of the 2024 Planning and Zoning Commission meeting calendar.
- Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                             [Exhibit 2 - 2024 Draft P&Z Calendar](#)
- B. [PP23-0021b](#) Consider a request by The Prestige Build LLC for a Preliminary Plat of the Prestige at Mayhill Addition. The 22.9-acre site is generally located northeast of the intersection of S. Mayhill Road and Edwards Road, in the City of Denton, Denton County, Texas. (PP23-0021b, Prestige at Mayhill, 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](#)
- C. [FP23-0030](#) Consider a request by Aimee Bissett, on behalf of 100 N Loop 288 LLC, the property owner, for a Final Plat of 100 N Loop 288 Addition. The approximately 18.1365-acre site is generally located on the east side of North Loop 288, approximately 300 feet north of the intersection of North Loop 288 and East McKinney Street, in the City of Denton, Denton County, Texas. (FP23-0030, 100 N Loop 288 Addition, Sean Jacobson).
- Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                             [Exhibit 2 - Staff Analysis](#)  
                             [Exhibit 3 - Site Location Map](#)  
                             [Exhibit 4 - Final Plat](#)  
                             [Exhibit 5 - Requested Extension](#)  
                             [Exhibit 6 - LLC Members List](#)
- D. [FP23-0031](#) Consider a request by Aimee Bissett, on behalf of the property owner, for a Final Plat of Mayhill Addition, Lots 1 and 2, Block 1. The approximately 32.633-acre site is generally located on the west side of Mayhill Road, approximately 1,166 feet south of the intersection of South Mayhill Road and Foster Road, in the City of Denton, Denton County, Texas. (FP23-0031, Mayhill Addition, Sean Jacobson).
- Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                             [Exhibit 2 - Staff Analysis](#)  
                             [Exhibit 3 - Site Location Map](#)  
                             [Exhibit 4 - Final Plat](#)  
                             [Exhibit 5 - Requested Extension](#)
- E. [FP23-0028](#) Consider a request by Sagebrook Denton LP for a Final Plat of the Sagebrook Addition, Phase 2. The approximately 9.5-acre site is generally located at the southwest corner of the Allred Road and South Bonnie Brae Street intersection, in the City of Denton, Denton County, Texas. (FP23-0028, Sagebrook Addition Phase 2, Ashley Ekstedt).

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Plat](#)

[Exhibit 5 - Extension Request](#)

- F. [FP23-0029](#) Consider a request by Sagebrook Denton LP for a Final Plat of the Sagebrook Addition, Phase 2B. The approximately 23.8-acre site is generally located at the southwest corner of the Allred Road and South Bonnie Brae Street intersection, in the City of Denton, Denton County, Texas. (FP23-0029, Sagebrook Addition Phase 2B, Ashley Ekstedt).

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Plat](#)

[Exhibit 5 - Extension Request](#)

- G. [FP23-0032](#) Consider a request by Peter Christensen of Weir and Associates, on behalf of Denton P2, LLC, for a Final Plat of Cottages at Denton Addition, Lot 1, Block 1. The approximately 1.8-acre site is generally located on the east side of Johnson Street, approximately 130 feet south of Collins Street, in the City of Denton, Denton County, Texas. (FP23-0032, The Cottages, Ashley Ekstedt).

**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](#)

## 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. [DCA23-0011](#) Hold a public hearing and consider making a recommendation to City Council regarding a proposed revision to the Denton Development Code; amendments include but are not limited to Table 5.2-A: Table of Allowed Uses, Section 5.3.4: Public, Institutional, Religious, and Civic Use-Specific Standards, Table 7.9-I: Minimum Required Off-Street Parking, and Section 9.2: Definition related to privately-owned cemeteries. (DCA23-0011a, Private Cemetery Use, Cameron Robertson)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Draft Ordinance](#)  
[Exhibit 4 - HB 783](#)  
[Exhibit 5 - Existing Privately-Owned Cemeteries in Denton](#)

- B.**    [Z23-0012](#)    Hold a public hearing and consider making a recommendation to City Council regarding a request by Edgar Medina of MAS Civil Engineers, on behalf of the property owner, for a zoning change from Planned Development (PD) District to a Suburban Corridor (SC) District. The 1.09-acre site is generally located east of Teasley Lane (FM 2181), approximately 440 feet south of the intersection of Teasley Lane (FM 2181) and Robinson Road, in the City of Denton, Denton County, Texas. (Z23-0012, Teasley Commercial Building, Sean Jacobson).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Current Zoning Map](#)  
[Exhibit 5 - Proposed Zoning Map](#)  
[Exhibit 6 - Future Land Use Map](#)  
[Exhibit 7 - Fiscal Impact Summary](#)  
[Exhibit 8 - Comparison of Allowed Uses, Dimensional Standards, and Landscap](#)  
[Exhibit 9 - Notification Response Packet](#)  
[Exhibit 10 - LLC Member List](#)  
[Exhibit 11 - Draft Ordinance](#)

## **6. PLANNING & ZONING COMMISSION PROJECT MATRIX**

- A.**    [PZ23-173](#)    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 November 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.