



City of Denton

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

Meeting Agenda Planning and Zoning Commission

Wednesday, December 13, 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, December 13, 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.

Following the completion of the Work Session, the Planning and Zoning will convene in a Closed Meeting in the Council Work Session Room to consider specific item(s) when these items are listed below under the closed Meeting section of this agenda. The Planning and Zoning reserves the right to adjourn into a Closed Meeting on any item on its Open Meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

CLOSED MEETING**A. [PZ23-238](#) Consultation with Attorneys - Under Texas Government Code Section 551.071.**

Consult with the City's attorneys regarding legislative changes to Section 212 of the Texas Local Government Code "Municipal Regulation of Subdivisions and Approval of Subdivision Plans or Plats" (House Bill 3699), where public discussion of these legal matters would conflict with the City Attorneys to the City of Denton and Planning and Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas."

Any final action, decision, or vote on a matter deliberated in a Closed Meeting will only be taken in an Open Meeting that is held in compliance with Texas Government Code, Chapter 551, except to the extent such final decision, or vote is taken in the Closed Meeting in accordance with the provisions of Section 551.086 of the Texas Government Code (the ‘Public Power Exception’). The City Council reserves the right to adjourn into a Closed Meeting or Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda or to reconvene in a continuation of the Closed Meeting on the Closed Meeting items noted above, in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.086 of the Texas Open Meetings Act.

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, December 13, 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. [PZ23-181](#) Consider approval of the November 15, 2023, Planning and Zoning meeting minutes.

Attachments: [November 15, 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. [PP23-0015a](#) Consider a request by David Norris of Foresite Group on behalf of Denton Anusa, LLC, for approval of a Preliminary Plat of Denton Shady Shore. The approximately 6.9791-acre site is generally located east of S I35-E Northbound Service Road, 415 feet north of Shady Shores Road in the City of Denton, Denton County, Texas. (PP23-0015a, Denton Shady Shore, Erin Stanley).

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

- B. [FP23-0007a](#) Consider a request by Millennium Crest, LP for a Final Plat of Millennium Crest. The 7.607-acre site is generally located approximately 300 feet east of Lillian Miller Parkway and approximately 250 feet west of IH-35E in the City of Denton, Denton County,

Texas. (FP23-0007a, Millennium Crest, Mia Hines).

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

- C. [FP23-0032a](#) 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. (FP23-0032a, 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 - LLC Members List](#)

- D. [FP23-0024a](#) Consider a request by Linken Real Estate, LP, for a Preliminary Plat of Oak Vista Addition, Phase 1. The 21.802-acre site is generally located west Lane Street and Mockingbird Lane and north of the terminus of Trailhead Lane, in the City of Denton, Denton County, Texas. (FP23-0024a, Oak Vista, Julie Wyatt)

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

- E. [FP22-0034d](#) Consider a request by First Texas Homes, Inc. for approval of a Final Plat of the Parkside Addition. The 57.509-acre site is generally located north of Hickory Creek Road and approximately 1,515 feet west of Waterside Place in the City of Denton, Denton County, Texas. (FP22-0034d, Parkside Addition, 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. [MP23-0023](#) Consider a request by DK Leasing LLC, for a Minor Plat for Lot 1, Block A, DK Addition. The approximately 2.34-acre site is located 2201 Fort Worth Drive, in the City of Denton, Denton County, Texas. (MP23-0023, DK Addition, Angie Manglaris).

Attachments: [Exhibit 1 - Agenda Information Sheet HZ edits AMcorrections](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location](#)
[Exhibit 4 - Minor Plat](#)
[Exhibit 5 - LLC Members List](#)

- B. [FP23-0033](#) Consider a request by Forestar (USA) Real Estate Group, Inc. for a Final Plat of Hickory Grove, Phase 1B. The 45.403-acre site is generally located just north of West University Drive and west of Thomas J Eagan Road partially in City of Denton's ETJ Division 1, Denton County, Texas and partially in the City of Denton, Denton County, Texas. (FP23-0033, Hickory Grove 1B, Mia Hines).

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

- C. [FP23-0034](#) Consider a request by Club Car Wash Denton Dr., LLC. for a Final Plat of the Club Car Wash East University Drive Denton, Lots 1 & 2, Block A. The 3.358-acre site is generally located at the southwest corner of the intersection of East University Drive (US 380) and Mockingbird Lane in the City of Denton, Denton County, Texas. (FP23-0034, Club Car Wash East, Mia Hines).

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

- D. [FR23-0016](#) Consider a request by Malerie Gamboa of Tricor LLC on behalf of FR Beall, LLC, for approval of a Final Replat of Beall Way Addition. The approximately 0.367-acre site is located south of the intersection of Beall Street and Abram Ave, in Beall Way Addition south of Loop 288 and east of the Denton Discovery Park in the City of Denton, Denton County, Texas. (FR23-0016, Beall Way Addition, Erin Stanley).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Final Replat](#)
[Exhibit 5 - LLC Member List](#)
[Exhibit 6 - Extension Request](#)

- E. [FP23-0030a](#) 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. (FP23-0030a, 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](#)

- F. [FR23-0018](#) Consider a request by Aimee Bissett of 97 Land Company on behalf of Agave Ranch Development LLC for approval of a Replat for Agave Ranch, Phase I, Block P Addition. The approximately 0.943-acre Agave Ranch site is generally located on the east side of East Sherman Drive (FM 428), approximately 4,000 feet north of Hartlee Field Road in the City of Denton, Denton County, Texas. (FR23-0018, Agave Ranch Replat, Julie Wyatt)

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

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. [PDA23-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by the Bishop of the Catholic Diocese of Fort Worth for an amendment to an existing Planned Development District (PD 174, Country Lakes), including, but not limited to, modification to the development plan to increase seating and parking capacity and modify access. The 28-acre property is generally located at the northeast corner of Crawford Road and Carnegie Ridge Road, in the City of Denton, Denton County, Texas. (PDA23-0001, St. Marks, 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 - Ordinance 1999-205](#)
[Exhibit 7 - Original Approved Detail Plan \(Ordinance 99-350\)](#)
[Exhibit 8 - Ordinance 2012-315](#)
[Exhibit 9 - Ordinance 2012-316](#)
[Exhibit 10 - Proposed PD Development Plan](#)
[Exhibit 11 - Notification Map and Responses](#)
[Exhibit 12 - Draft Ordinance](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ23-174](#) 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 December 8, 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.