



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, April 8, 2020

6:30 PM

Work Session Room

AMENDED 04-03-2020

REGULAR MEETING BEGINS AT 6:30 P.M. IN THE COUNCIL WORK SESSION ROOM

Note: Chair Andrew Rozell, Vice Chair Margie Ellis and Commissioners Ronnie Anderson, Brian Beck, Jason Cole, Mat Pruneda, and Tim Smith will be participating in the regular meeting via video/teleconference.

REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION

Due to COVID-19 precautions, members of the public will not be able to attend the Wednesday, April 8, Planning and Zoning Commission meeting in-person. To accommodate and receive input on agenda items, citizens will be able to participate in one of the following ways (NOTE: Citizens are only able to comment one time per agenda item; citizens cannot use both methods to comment on a single agenda item):

- Virtual “White Card” – On the afternoon of Friday, April 3, the agenda was posted online at www.cityofdenton.com/publicmeetings. Once the agenda is posted, a link to the Virtual White Card, an online form, will be made available under the main heading on the webpage. Within this form, citizens may indicate support or opposition, and submit a brief comment about a specific agenda item. Similar to when a citizen submits a physical white card to indicate their position on the item, these comment forms will be sent directly to Planning and Zoning Commissioners and recorded by the Secretary. The Chair will announce the number of Comment Cards submitted in support or opposition to an item during the public comment period. Comments may be submitted up until the start of the meeting, which begins at 6:30 p.m. Online comments received after 6:30 p.m. will not be delivered to the Planning and Zoning Commission nor entered into the public record.

OR

- BY PHONE – Citizens wishing to speak to the Planning and Zoning Commission on an agenda item over the phone, may call (940) 349-7800 up to 30 minutes prior to the meeting, which begins at 6:30 p.m. When the call is initially received, a staff member will receive the caller’s information and either: 1) offer to call the citizen back when it is time for them to speak on their requested item, or 2) record the caller’s information, support or opposition, and comment. If the caller chooses to record their support or opposition, rather than speaking during the meeting, the Chair will announce the number of comments submitted in support or opposition to the item. If the caller wishes to receive a call back, the voice of each caller will be broadcast into the meeting during the public commenting time of their desired agenda item. Individuals will be able to comment once per agenda item, no matter the method.

After determining that a quorum is present, the Planning and Zoning Commission of the City of Denton, Texas will convene in a Regular Meeting on Wednesday, April 8, 2020 at 6:30 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:

REGULAR MEETING**1. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FOR:**

- A. [PZ20-086](#) Consider approval of the February 27, 2020 and March 4, 2020 meeting minutes.

Attachments: [February 27, 2020](#)
 [March 4, 2020](#)

2. 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. [PP20-0009a](#) Consider a request by Goodhorn Land Holdings, LLC for a Preliminary Plat of the Audra Heights Assisted Living Center Addition. The approximately 19.910-acre site is generally located on the northwest side of the intersection of Audra Lane and South Loop 288 in the City of Denton, Denton County, Texas. (PP20-0009, Audra Heights Assisted Living Center Addition, Julie Wyatt)

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

- B. [MP19-0017a](#) Consider a request by Porfirio Portales Guajardo, on behalf of KAZ Surveying, for a Minor Plat of Lot 1, Block 1, Portales Addition. The approximately 3.00-acre property is generally located between Collins Road and Countryside Drive being north of Fishtrap Road, in the City of Denton's Extra territorial jurisdiction, Denton County, Texas. (MP19-0017, Portales Addition, Mark Laird)

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

- C. [FP20-0007](#) Consider a request by Aimee Bissett of Northbridge Consultants on behalf of Donald Green and Patricia Green, for a Final Plat of Masch Branch Green Addition, Block A, Lots 1-7. The approximately 32.74-acre property is generally located along and adjacent to the north line of Masch Branch Road being north of FM 1173, in the City of Denton's Extra territorial jurisdiction, Denton County, Texas. (FP20-0007, Green Addition, Mark Laird)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Plat](#)

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FP20-0002](#) Consider a request by MM Westgate, LLC for approval of a Final Plat for Kings Ridge Estates Phase 1. The approximately 34.049-acre tract of land is generally located northwest of the intersection of North Bonnie Brae Street and Riney Road in the City of Denton, Denton County, Texas. Staff is recommending approval with conditions. (FP20-0002, Kings Ridge, Julie Wyatt)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - LLC Member List](#)

[Exhibit 5 - Final Plat](#)

- B. [PP20-0006](#) Consider a request by Chris Wall of JBI Partners, Inc., on behalf of Denton-CJW Partners, LTD., for a Preliminary Plat of Cambridge Brook. The approximately 59.24-acre property is generally located on the west side of South Bonnie Brae Street, approximately 1,604 feet south of the intersection of South Bonnie Brae Street and Killdeer Trail, in the City of Denton, Denton County, Texas. Staff recommends approval with conditions. (PP20-0006, Cambridge Brook, Sean Jacobson)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Preliminary Plat](#)

- C. [PP20-0007a](#) Consider a request by Chris Fairleigh on behalf of Holigan Communities Inc., for approval of the Preliminary Plat of The Woodlands on McKinney Street Lots 1-6, Block A. The 6.019-acre site is generally located on the west of South Trinity Road approximately 1,147 feet north of Grissom Street in the City of Denton, Denton County, Texas. Staff is recommending denial of this request; however, the applicant has requested a 30-day extension to the May 6, 2020 Planning and Zoning Commission meeting. (PP20-0007, Woodlands on McKinney St, Cindy Jackson).

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Ord. No Z17-0004d](#)

[Exhibit 5 - Preliminary Plat](#)

[Exhibit 6 - Extension Request](#)

- D. [PP20-0008](#) Consider a request by Brian Satagaj of Halff Associates, Inc., on behalf of Oncor Electric

Delivery Company, for approval of a Preliminary Plat of the Blagg Addition. The approximately 3.27-acre site is generally located on the north side of Blagg Road, approximately 450 feet east of Geesling Road, in the City of Denton, Denton County, Texas. Staff is recommending denial of this request; however, the applicant has requested a 30-day extension to the May 6, 2020 Planning and Zoning Commission meeting. (PP20-0008, Oncor Substation, Karina Maldonado).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
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[Exhibit 4 - Preliminary Plat](#)
[Exhibit 5 - Extension Request](#)

4. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ20-087](#) Hold a discussion regarding the Planning and Zoning Commission project matrix.

Attachments: [2020 Matrix](#)

5. 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 AMENDED notice of meeting was posted on the bulletin board at the City Hall of the City of Denton, Texas, on the 3rd day of April, 2020 at 3:03 p.m.

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.