



# 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

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Wednesday, September 2, 2020

5:00 PM

Council Work Session Room

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**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 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 Planning and Zoning Meeting via video/teleconference.

Due to COVID-19 precautions, members of the public will not be able to attend the September 2, 2020, 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: Other than public hearings, citizens are only able to comment one time per agenda item; citizens cannot use both methods to comment on a single agenda item. Public comments are not held for work session reports.):

- Virtual White Card – On Friday, August 28, 2020 the agenda was posted online at [www.cityofdenton.com/publicmeetings](http://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. Comments may be submitted up until the start of the meeting, at which time, the Virtual White Card form will be closed. Similar to when a citizen submits a white card to indicate their position on the item, these comment forms will be sent directly to Planning and Zoning Commission members and recorded by the Secretary.

Planning and Zoning Commissioners review comments received in advance of the meeting and take that public input into consideration prior to voting on an agenda item. The Chair will announce the number of Cards submitted in support or opposition to an item during the public comment period. Comments will not be read during the meeting. The Secretary will reflect the number of comments submitted in favor/opposition to an item, the registrant's name, address, and (summary of) comments within the Minutes of the Meeting, as applicable.

OR

- By phone – Citizens wishing to speak over the phone during this Planning and Zoning Commission meeting, may call (940) 349-7800 beginning 30 minutes prior to the meeting start time. Comments by phone will be accepted until the item is opened for discussion by the Planning and Zoning Commission. 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, 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 Work Session on Wednesday, September 2, 2020 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**

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## **REGULAR MEETING**

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, September 2, 2020 at 6:30 p.m. in the Council Work Session Room 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. [PZ20-193](#) Consider the approval of the August 19, 2020 meeting minutes.

Attachments:      [August 19, 2020 Minutes](#)

### **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. [FP20-0013a](#) Consider a request by Lee Allison of Allison Engineering Group, on behalf of North Texas Contracting Inc., for approval of a Final Plat of Vintage Townhomes South Addition. The approximately 2.97-acre site is generally located on the south side Vintage Boulevard, approximately 140 feet east of South Bonnie Brae Street and 138 feet west of Shagbark Drive, in the City of Denton, Denton County, Texas. (FP20-0013, Vintage Townhomes South, Karina Maldonado).

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

- B. [FP20-0017](#) Consider a request by Oxford at Sherman Drive, LLC for approval of a Final Plat of Lot 1, Block A of the Oxford at Sherman Drive Addition. The approximately 11.307-acre property is generally located on the north side of Poinsettia Boulevard, approximately 945 feet east of East Sherman Drive in the City of Denton, Denton County, Texas. (FP20-0017, Oxford at Sherman, Julie Wyatt)

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

- C. [PP20-0018](#) Consider a request by Trans Atlas Financial, Inc. for a Preliminary Plat of the Grey Wolf Addition. The approximately 4.001-acre site is generally located on the northwest side of the intersection of East Windsor Drive and Stuart Road in the City of Denton, Denton County, Texas. Staff recommends denial of this request; however, the applicant has requested extension to the September 16, 2020 agenda. (PP20-0018, Grey Wolf Addition, Julie Wyatt)

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                             [Exhibit 2 - Staff Analysis](#)  
                             [Exhibit 3 - Site Location Map](#)  
                             [Exhibit 4 - Preliminary Plat](#)  
                             [Exhibit 5 - Applicant's request for an extension](#)

- D. [FP20-0018](#) Consider a request by DPS Denton 2000, LLC for a Final Plat for Lot 1, Block 1, DPS Denton Mayhill Addition. The approximately 7.19-acre site is generally located at the southeast corner of the E. McKinney Street and Mayhill Road intersection in the City of Denton, Denton County, Texas. (FP20-0018, DPS Building, Hayley Zagurski)

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

#### 4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A.    [ADP20-0010](#)    Consider a request by Aimee Bissett of Northbridge Consultants, on behalf of the Teasley Land JV, LLC, for approval of an amendment to an approved Alternative Development Plan for a proposed office park on approximately 3.42-acres. The subject site is generally located on the west side of Teasley Lane, approximately 248 feet south of Bent Oaks Drive in the City of Denton, Denton County, Texas. The purpose of the Alternative Development Plan amendment is to revise the proposed site configuration, proposed uses, and deviate from Section 35.13.10 Access, Parking, and Circulation Requirements of the 2002 Denton Development Code. (ADP20-0010, Teasley Office Park, Karina Maldonado)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Staff Analysis](#)  
                                 [Exhibit 3 - Site Location Map](#)  
                                 [Exhibit 4 - LLC Member List](#)  
                                 [Exhibit 5 - Site Plan](#)  
                                 [Exhibit 6 - Landscape Plan](#)  
                                 [Exhibit 7 - Tree Preservation Plan](#)  
                                 [Exhibit 8 - August 21, 2019 PZC Agenda Items](#)

- B.    [PP20-0019](#)    Consider a request by Sharon Losak McCutchin, in her capacity as (i) Trustee of the Tamara McCutchin Saxe Trust and (ii) Trustee of the McCutchin Marital Non Exempt Trust for a Preliminary Plat of the Sagebrook Addition. The approximately 146-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. Staff recommends denial of this request; however, the applicant has requested an extension to September 16, 2020. (PP20-0019, Sagebrook, Hayley Zagurski).

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

- C.    [FP20-0016](#)    Consider a request by Denton Stuart Ridge, LLC for a Final Plat of Phase 1 of the Stuart Ridge Addition. The approximately 51.82-acre site is generally located on the north side of Long Road and east of Stuart Road in the extraterritorial jurisdiction of the City of Denton, Denton County, Texas. Staff recommends denial of this request; however, the

applicant has requested an extension to September 16, 2020. (FP20-0016, Stuart Ridge Phase 1, Hayley Zagurski)

**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.    [FR20-0011](#)    Consider a request by Brock A. Pfister of Kimley-Horn and Associates, Inc., on behalf of Kevin Lazares of Forestar (USA) Real Estate Group, for approval of a Final Replat of the Forestar - Phase 1B Addition. The approximately 24.893-acre site is generally located between Highland Park Road and McCormick Street, approximately 750 feet south of Willowwood 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 September 16, 2020 Planning and Zoning Commission meeting. (FR20-0011, Forestar Rayzor Phase 1B, Ron Menguita).

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

## 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.    [Z20-0007](#)    Hold a public hearing and consider making a recommendation to City Council regarding a request by New Farms LLC, Phase 17 Investments LP, and Phase 18 Investments LP to rezone approximately 55.37 acres from Rural Residential (RR) District to General Office (GO) District with overlay conditions requested by the applicant in accordance with DDC Section 2.7.2. The site is generally located on the west side of Interstate Highway 35, approximately 680 feet north of Barthold Road, in the City of Denton, Denton County, Texas. (Z20-0007, Primoris Corporate Offices, Hayley Zagurski)

**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 - LLC Members List](#)  
[Exhibit 8 - Draft Ordinance](#)  
[Exhibit 9 - Notification Response Map](#)

- B. [AESA20-0004a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request for an Alternative Environmentally Sensitive Area Plan for a renovation at Ryan High School. The approximately 78.904-acre property is generally located on the north side of East McKinney Street, approximately 1,740 feet east of the intersection of Mayhill Road in the City of Denton, Denton County, Texas. (AESA20-0004, Ryan High School Renovation, Christi Upton).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Environmentally Sensitive Areas Map](#)  
[Exhibit 5 - Ryan HS Alternative ESA Plan](#)  
[Exhibit 6 - AESA Overall Site Plan](#)  
[Exhibit 7 - Ryan High School Landscape Plans](#)  
[Exhibit 8 - Notification Map and Responses](#)  
[Exhibit 9 - Draft Ordinance](#)

- C. [AESA20-0002a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request for an Alternative Environmentally Sensitive Area Plan. The approximately 18.83-acre site is generally located on the south side Duchess Drive approximately 1,850 feet west of South Loop 288 in the City of Denton, Denton County, Texas. . STAFF HAS REQUESTED TO POSTPONE THIS ITEM TO A DATE CERTAIN OF SEPTEMBER 16, 2020. (AESA20-0002, Eagle Cove, Christi Upton).

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

- D. [Z19-0012a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Pundari Pothini for a zoning change from R2 District to R4 District. The 2.61 acre site is generally located east of Mockingbird Lane, approximately 133 feet south of Audra Lane, in the City of Denton, Denton County, Texas. (Z19-0012a, Mockingbird, Julie Wyatt)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Existing Zoning Map](#)  
[Exhibit 5 - Proposed Zoning Map](#)  
[Exhibit 6 - Future Land Use Map](#)  
[Exhibit 7 - Applicant's Summary of September 12, 2019 Neighborhood Meeting](#)  
[Exhibit 8 - Notification Map and Response](#)  
[Exhibit 9 - Draft Ordinance](#)

- E.    [PD20-0003](#)      Hold a public hearing and consider making a recommendation to City Council regarding a request by Hickory Venture Group for a Planned Development Amendment for Planned Development 139. The 37.3-acre property is generally located on the southeast corner of the Vintage Boulevard and I-35W Vintage Boulevard Ramp intersection, in the City of Denton, Denton County, Texas. (PD20-0003, Charter School, Julie Wyatt)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Existing Zoning Map](#)  
[Exhibit 5 - Future Land Use Map](#)  
[Exhibit 6 - Ordinance 1991-034](#)  
[Exhibit 7 - Ordinance 1999-317](#)  
[Exhibit 8 - Ordinance 2002-147](#)  
[Exhibit 9 - PD Development Plan](#)  
[Exhibit 10 - Vintage Boulevard Paving Plan](#)  
[Exhibit 11 - Notification Map and Responses](#)  
[Exhibit 12 - Draft Ordinance](#)

## 6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A.    [PZ20-194](#)      Hold a discussion regarding the Planning and Zoning Commission Project Matrix.

**Attachments:**      [2020 Matrix](#)

## 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 bulletin board at the City Hall of the City of Denton, Texas, on the 28th day of August, 2020 at 3:05 p.m.

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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.