



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, October 7, 2020

3:30 PM

Council Work Session Room

WORK SESSION BEGINS AT 3:30 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 October 7, 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, October 2, 2020 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. 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, October 7, 2020 at 3:30 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. [DCA20-0001](#) Receive a report and hold a discussion regarding the amendment process to the Denton Development Code.

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Resolution 18-637 - Establishing the Development Code Review Con](#)

[Exhibit 3 - Presentation](#)

- B. [PZ20-225](#) Receive a report, hold a discussion, and give staff direction regarding Code amendments related to Planning and Zoning Commission Operational Procedures and Subdivision Procedures.

Attachments:

[Exhibit 1 - Agenda Information](#)

[Exhibit 2 - Presentation](#)

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, October 7, 2020 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. [PZ20-227](#) Consider the approval of the September 16, 2020 meeting minutes.

Attachments: [September 16, 2020](#)

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. [FR20-0011b](#) 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 Willowood Street, in the City of Denton, Denton County, Texas. (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](#)

- B. [PP20-0015b](#) Consider a request by Brock A. Pfister of Kimley-Horn and Associates, Inc., on behalf of Michael H. Drury, for approval of a Preliminary Plat of the Drury Tract Addition. The approximately 22.8025-acre site is generally located on the east side of Highland Park Road, approximately 750 feet south of Willowood Street, in the City of Denton, Denton County, Texas. (PP20-0015, Forestar Rayzor Phase 1A Drury Tract, Ron Menguita).

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

- C. [FP20-0020](#) Consider a request by Joe Lehman of Kimley-Horn and Associates, Inc., on behalf of GS/TPRF V Elan Denton, L.P, for approval of a Final Plat of Elan Spencer Addition. The approximately 11.77-acre site is generally located on the south side of Spencer Road, approximately 420 feet west of Mayhill Road, in the City of Denton, Denton County, Texas. (FP20-0020, Elan/Greystar Denton, Karina Maldonado).

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

- D. [FP20-0021](#) Consider a request by Westpark Group, L.P. for a Final Plat for Lots 2R and 3R, Block A, Westpark Addition, Phase 2. The approximately 14.72-acre site is generally located on the east side of Western Boulevard, approximately 2,350 feet north of Airport Road in the City of Denton, Denton County, Texas. (FP20-0021, Westpark Warehouse Ph.2, Hayley Zagurski)

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

- E. [FP20-0009c](#) Consider a request by Aimee Bissett with Northbridge Consultants representing Teasley Land JV LLC for approval of a Final Plat of Lot 1, Block A of the Teasley Office Park Addition. The 3.42-acre 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. (FP20-0009c, Teasley Office Park Addition, Julie Wyatt)

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FP20-0019](#) Consider approval of Cambridge Brook Addition, Phase 1, being 102 residential lots, and 4 Common Area Lots. The approximately 27.026-acre tract is generally located along the west line of Bonnie Brae Street and being approximately south 2,580 +/- feet from the intersection of Bonnie Brae Street and Vintage Boulevard located within City of Denton, Denton County, Texas. Staff recommends approval of the plat. (FP20-0019 Cambridge Brook Phase 1, Addition, Mark Laird).

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

- B. [PE20-0001](#) Consider a request by Thomas Fletcher of Kimley Horn on behalf of GDHI Homes LLC for approval of a preliminary plat extension for the Audra Pointe Addition. The approximately 13.2-acre site is generally located on the east and south side of Audra Lane approximately 130 feet north of Lattimore Street in the City of Denton, Denton County, Texas. (PE20-0001, Audra Pointe, Hayley Zagurski).

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

- C. [FP20-0022](#) Consider a request by Jamie Marcoux of LJA Engineering, Inc., on behalf of Bloomfield Homes, L.P., for approval of a Final Plat of Glenwood Meadows Addition. The approximately 68.774-acre site is generally located on the southeast side of future Bonnie Brae Street right-of-way, approximately 750 feet north of Vintage Boulevard, in the City of Denton, Denton County, Texas. Staff is recommending denial of this request. (FP20-0022, Glenwood Meadows, Karina Maldonado).

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

- D. [PP20-0020](#) Consider a request by Forestar Real Estate Group, Inc for approval of a Preliminary Plat of Preserve at Pecan Creek Section J & K Addition. The approximately 7.2-acre property is generally located at the southwest corner of Lakeview Boulevard and Edwards Road, in the City of Denton, Denton County, Texas City of Denton, Denton County, Texas. Staff recommends denial of this request; however, the applicant has requested extension to the November 4, 2020 agenda. (PP20-0020, The Preserve at Pecan Creek, Sections J & K, Julie Wyatt)

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

- E. [FR20-0008a](#) Consider a request by Stephen Shannon of CDI Crow, LLC. for approval of a Final Replat of the Lots 1-9, Block 6 of the Crow Esplanade Addition, a replat of Lots 5, 5R, 6R, and 8R, Block 6 of the Wright Addition. The approximately 2.51-acre site is generally located between Crow Street and Sena Street, approximately 400 feet west of Gober Street, in the City of Denton, Denton County, Texas. Staff is recommending denial of this request as it does not meet the established approval criteria for Final Replats. (FR20-0008, Crow Esplanade, Ron Mengueta).

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

- F. [PZ20-223](#) Consider and select a member of the Planning and Zoning Commission to serve on the Development Code Review Committee.

Attachments: [Exhibit 1 - Agenda Information Sheet_PZ20-223](#)
[Exhibit 2 - Draft Resolution](#)
[Exhibit 3 - Presentation](#)

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. [DCA20-0004](#) Hold a public hearing and consider making a recommendation to City Council regarding a proposed amendment to the Denton Development Code; Code Subchapter 5, "Use Regulations," related to the Table Of Allowed Uses And Use-Specific Standards for Tattoo and Piercing Parlors in the Mixed-Use Neighborhood (MN) Zoning District (DCA20-0004, Tattoo and Body Piercing Parlor, Richard Cannone, AICP)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Draft Ordinance](#)

- B. [S20-0005](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Adam Claycomb of Allison Engineering Group, on behalf of the property owner, for a Specific Use Permit to allow a Minor Automotive Use. The 0.201-acre site is generally located on the west side of South Elm Street, 70 feet north of the northwest corner of South Elm Street and West Highland Street in the City of Denton, Denton County, Texas. (S20-0005, S Elm Tire Shop, Sean Jacobson).

Attachments: [Exhibit 1- Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Aerial Map](#)
[Exhibit 4 - Future Land Use Map](#)
[Exhibit 5 - Zoning Map](#)
[Exhibit 6 - Site Plan](#)
[Exhibit 7 - Notification Map and Responses](#)
[Exhibit 8 - Draft Ordinance](#)

- C. [ZCI20-0001b](#) Hold a public hearing and consider making a recommendation to City Council regarding a request for a change in the zoning district and use classification from Suburban Corridor (SC) to a Public Facilities (PF) Zoning District, on approximately 5.106 acres of land, generally located west on Loop 288, approximately 900 feet south of Audra Lane in the City of Denton, Denton County, Texas. (ZCI20-0001, Loop 288 Property, Ron

Menguita)

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 - Project Narrative](#)
 [Exhibit 8 - Notification Map](#)
 [Exhibit 9 - Public Hearing Notice Responses](#)
 [Exhibit 10 - Follow up to Neighborhood Meeting](#)
 [Exhibit 11 - Draft Ordinance](#)

- D. [S20-0001](#)** Hold a public hearing and consider making a recommendation to City Council regarding a request by Kirkman Engineering for a Specific Use Permit (SUP) to allow for a multi-family dwelling use on three adjacent tracts totaling approximately 9.91 acres of land, generally located west of Mockingbird Lane and south of the Mingo Road in the City of Denton, Denton County, Texas. (S20-0001, Mockingbird Multi-Family, Ron Menguita)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Future Land Use Map](#)
 [Exhibit 5 - Zoning Map](#)
 [Exhibit 6 - SUP Approval Ordinance S18-0005g](#)
 [Exhibit 7 - Letter from Applicant](#)
 [Exhibit 8 - Applicant Comparison Table](#)
 [Exhibit 9 - Proposed Site Plan](#)
 [Exhibit 10 - Proposed Landscape Plan](#)
 [Exhibit 11 - Conceptual Site Plan](#)
 [Exhibit 12 - Proposed Rendering](#)
 [Exhibit 13 - Conceptual Elevation](#)
 [Exhibit 14 - Conceptual Section](#)
 [Exhibit 15 - Approved Traffic Impact Analysis](#)
 [Exhibit 16 - Notification Map](#)
 [Exhibit 17 - Public Hearing Notice Responses](#)
 [Exhibit 18 - Neighborhood Meeting Summary](#)
 [Exhibit 19 - Draft Ordinance](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ20-228](#) 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 2nd day of October, 2020 at 4:35 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.