



City of Denton

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

Meeting Agenda Planning and Zoning Commission

Wednesday, April 9, 2025

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 for 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.

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, April 9, 2025, 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. [PZ25-090](#) Receive a report and hold a discussion regarding zoning changes, planned developments, and specific use permits.

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

- B. [PZ25-081](#) Receive a report, hold a discussion, and give Staff direction regarding amending the proposed land uses on the Denton 2040 Plan Future Land Use Map for an approximately 1.1-mile-long area, extending approximately 250 feet north and south of the US380 right-of-way within City Limits, beginning approximately 0.5 miles east of Geesling Road and extending approximately 1.1 miles east to the Elm Fork of the Trinity River. (PZ25-081, 380 Corridor Study, Erin Stanley).

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

In the event that the Planning and Zoning Commission does not finish their work session prior to 6:30 p.m., the Commission may return to the work session agenda after adjourning the regular meeting.

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, April 9, 2025, at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas 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. [PZ25-006](#) Consider approval of the March 19, 2025, Planning and Zoning meeting minutes.

Attachments: [March 19, 2025](#)

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. [FP25-0010](#) Consider a request by Flanagan on behalf of Vintage Denton Series, LLC a Series of Joali Investments I, LLC for a Final Plat of the Vintage/35 Addition. The 4.289-acre site is generally located at the southeast corner of Vintage Boulevard and I-35W in the City of Denton, Denton County, Texas. (FP25-0010, Vintage/35 Addition, Mia Hines)

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

- B. [FP25-0007a](#) Consider a request by Johnson Volk Consulting on behalf of Audra QOZB, LLC for a Final Plat of the Elms Bend Multifamily. The 6.634-acre site is generally located at the northeast corner of Audra Lane and Nottingham Drive in the City of Denton, Denton County, Texas. (FP25-0007a, Elms Bend Multifamily, Mia Hines)

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

- C. [FP25-0008a](#) Consider a request by 97 Land Company, on behalf of 2609 Douglas LLC, for approval of a Final Plat of The Boardwalk on Bryan Addition, Block A, Lot 121. The 0.265-acre tract is located on the west side of Bryan Street, and approximately 340 feet south of Scripture Street in the City of Denton, Denton County, Texas. (FP25-0008a, The Boardwalk, Matt Bodine)

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. [PZ25-088](#) Elect a Vice-Chair to the Planning and Zoning Commission.

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

- B. [FP25-0011a](#) Consider a request by Aspire Real Estate Services LLC and OMA Denton LLC for Final Plat of the Villages of McKinney Addition. The approximately 12.1-acre site is generally located north of East McKinney Street, south of Paisley Street, approximately 1,200 feet east of the intersection of East McKinney Street and Mack Drive, in the City of Denton, Denton County, Texas. (FP25-0011a, Villages on McKinney Addition, Julie Wyatt)

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

- C. [FP25-0014](#) Consider a request by Kimley-Horn and Associates on behalf of Grand Homes for a Final Plat of Grand Parkside. The 19.151-acre site is generally located 321 feet east of Country Club Road on the north side of Hobson Lane in the City of Denton, Denton County, Texas. (FP25-0014, Grand Parkside, Bryce Van Arsdale)

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

- D. [FP25-0013a](#) Consider a request by Baird, Hampton & Brown, Inc., on behalf of HR JV L.P., for approval of a Final Plat for Landmark Addition, Block 1, Lots 7 and 13. The 20.285-acre tract is located on the northwest corner of Robson Ranch Road and the frontage road of Interstate 35W in the City of Denton, Denton County, Texas. (FP25-0013a, Landmark Addition, Cameron Robertson)

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

- E. [FP25-0009a](#) Consider a request by Roman Zlatov of Wier & Associates, Inc., on behalf of Argyle Hilltop LCC, for approval of a Final Plat of three lots on Hilltop Road. The 6.011-acre tract is generally located east of Hilltop Road, approximately 430 feet north of East Hickory Hill Road in the City of Denton Extraterritorial Jurisdiction (ETJ 1), Denton County, Texas. (FP25-0009a, Hilltop Village Addition, Erin Stanley)

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](#)

- F. [FP25-0015](#) Consider a request by Gonzalez & Schneeberg Engineers on behalf of the owner, Realton Ventures, LLC, for a Final Plat of DC Townhomes. The approximately 3.80-acre site is generally located east of the terminus of Pecan Grove, north of East McKinney Street, and approximately 139 feet east of the intersection of East McKinney Street and Springtree Drive, in the City of Denton, Denton County, Texas. (FP25-0015, DC Townhomes, Angie Manglaris)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Final Plat](#)
 [Exhibit 5 - 1st 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. [MPA24-0003](#) Hold a public hearing and consider making recommendation to the City Council regarding a City-initiated Comprehensive Plan Amendment to modify the Thoroughfare Map of the 2022 Mobility Plan, including but not limited to modifications to the functional classification of Eagle Drive between North Texas Blvd to South Carroll Blvd, Welch Street between Eagle Drive to West Oak Street, and Avenue A between Highway I-35E to Eagle Drive from Secondary Arterial to Collector. The general area of change is located south and east of the University of North Texas in the City of Denton, Denton County, Texas. STAFF IS REQUESTING THIS ITEM BE WITHDRAWN. (MPA24-0003, Eagle Drive, Avenue A, & Welch, Sahar Esfandyari)

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

- B. [Z25-0003a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 4.99 acres of land from Rural Residential (RR) district to Residential 7 (R7) district generally located north of Pockrus Paige Road, approximately 325 feet west of Swisher Road, in the City of Denton, Denton County, Texas. (Z25-0003a, Wild Haven Woods-RR to R7, Erin Stanley)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Applicant's Project Narrative](#)
[Exhibit 4 - Project Site Location Map](#)
[Exhibit 5 - Future Land Use Map](#)
[Exhibit 6 - Existing Zoning Map](#)
[Exhibit 7 - Proposed Zoning Map](#)
[Exhibit 8 - Table of Allowed Uses](#)
[Exhibit 9 - Notification Map](#)
[Exhibit 10 - Draft Ordinance](#)

- C. [PD23-0001c](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams on behalf of the property owner, 195 Denton Partners, LLC to rezone approximately 195 acres from Residential 2 (R2) zoning district to Overlay Planned Development with Mixed-Use Neighborhood (PD-MN) and Public Facilities (PD-PF) base zoning districts. The subject site is generally located at the southeast corner of the I35-W and Corbin Road intersection in the City of Denton, Denton County, Texas. (PD23-0001c, Denton 195 Planned Development Overlay, Angie Manglaris)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Overall Zoning Exhibit](#)
[Exhibit 5 - PD Development Regulations](#)
[Exhibit 6 - Existing Zoning Map](#)
[Exhibit 7 - Proposed Zoning Map](#)
[Exhibit 8 - Future Land Use Map](#)
[Exhibit 10 - Notification Map and Responses](#)
[Exhibit 11 - LLC Members List](#)
[Exhibit 12 - Draft Ordinance](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ25-018](#) Hold a discussion regarding the Planning and Zoning Project Matrix.

Attachments: [Matrix 2025](#)

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 April 4, 2025, 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.