



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, January 15, 2025

5:30 PM

Council Work Session Room
&
Council Chambers

WORK SESSION BEGINS AT 5:30 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, January 15, 2025, at 5:30 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. [PZ25-034](#) Receive a report and hold a discussion regarding Master Planned Communities (MPCs), in particular the Cole Ranch MPC. (PZ25-034, Cole Ranch, Angie Manglaris)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Hills of Denton MPC Map](#)
 [Exhibit 3 - Landmark and Cole Ranch MPC Map](#)

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, January 15, 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. [PZ25-001](#) Consider approval of the December 11, 2024, Planning and Zoning meeting minutes.

Attachments: [December 11, 2024](#)

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. [FP24-0043](#) Consider a request by Brian Bridgewater of Manhard Consulting, on behalf of the property owner, for a Final Plat of Lots 1 and 2, Block 1, Haisler Addition. The approximately 36.515-acre site is generally located on the east side of North Locust Street, at the intersection of Beall Street and North Locust Street, in the City of Denton, Denton County, Texas. (FP24-0043, Haisler Addition, Sean Jacobson)

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. [PZ25-033](#) Elect a Chair and Vice-Chair to the Planning and Zoning Commission.

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

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. [AMPC24-000](#)
[1](#) Hold a public hearing and consider making a recommendation to City Council regarding request by LJA Engineering for an Amending Master Planned Community request to amend the Development Map from Light Industrial (LI) and Residential 7 (R7) Base Zoning Districts to Mixed-Use Neighborhood (MN), Mixed-Use Regional (MR), Residential 4 (R4), and Residential 6 (R6) Base Zoning Districts. The approximately 3,169.4-acre site is generally located west of I-35N, south of Tom Cole Road, bounded by Tom Cole Road to the north, bisected by FM 2449 near the center of the property, and bounded on the eastern side by John Paine Road south of FM 2449 and Underwood Road north of FM 2449, in the City of Denton, Denton County, Texas. (AMPC24-0001, Cole Ranch, Angie Manglaris) THIS ITEM IS BEING WITHDRAWN FROM CONSIDERATION FROM THIS AGENDA AND HAS BEEN RE-NOTICED FOR THE JANUARY 29, 2025, MEETING.

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

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ25-013](#) 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 January 10, 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.



City of Denton

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215 E. McKinney St.
Denton, Texas 76201
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Legislation Text

File #: PZ25-034, **Version:** 1

AGENDA CAPTION

Receive a report and hold a discussion regarding Master Planned Communities (MPCs), in particular the Cole Ranch MPC. (PZ25-034, Cole Ranch, Angie Manglaris)



AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: January 15, 2025

SUBJECT

Receive a report and hold a discussion regarding Master Planned Communities (MPCs), in particular the Cole Ranch MPC. (PZ25-034, Cole Ranch, Angie Manglaris)

BACKGROUND

Master Planned Communities (MPCs) is a zoning designation utilized for large-scale, comprehensively planned developments that conform with and enhance the goals and policies of the City of Denton and the Denton 2040 Comprehensive Plan. There are currently four approved MPCs in the City of Denton, all of which were created under the 2002 DDC, and were carried forward when the City-wide zoning transition occurred in 2019 (more detail on this transition below). If an MPC request were to come in today, it would be processed as a Planned Development (PD) request as MPCs function as large-scale PDs.

MPCs provide alternative zoning districts and development processes to accommodate large-scale, master planned developments and provide for a variety of land uses that may not be attainable under the City's zoning ordinance in effect at a given time. The four approved MPCs in the City of Denton, which were created under the 2002 DDC, include: Landmark (formerly Hunter Ranch), Cole Ranch, Hills of Denton North, and Hills of Denton. This work session is intended to provide an overview to orient the Commission as to the location of these MPCs and offer a more in-depth history of the Cole Ranch MPC in light of an upcoming MPC amendment that the Planning and Zoning Commission will be considering without getting into the merits of the specific case.

The Cole Ranch MPC was originally approved on February 5, 2008 (Ordinance 2008-030). This ordinance used the 2002 DDC as a base zoning and regulatory document with noted exceptions to various sections of the 2002 DDC.

In October 2019, the City adopted the 2019 DDC, which adopted new development regulations and zoning districts City-wide. In order to avoid continuing to make amendments and updates to an outdated base zoning document (2002 DDC) for the Cole Ranch MPC, it was determined an amendment to the Cole Ranch MPC would be the best path forward for the project. As a result, a major amendment to the Cole Ranch MPC was brought forward and approved by City Council in April 2020, adopting the 2019 DDC as the base development code for Cole Ranch with some major deviations. In addition to text updates that encompass all procedures, standards, and phasing for the MPC, the amendment also transitioned the various "sub-districts" within the MPC to the new base zoning districts from the 2019 DDC.

Concurrently, in 2019 the Landmark (Hunter Ranch) MPC was also updated in the same manner as the Cole Ranch MPC. At this time, the Hills of Denton and Hills of Denton North MPCs have not been updated from their originally adopted form.

The work session presentation is intended to cover the following:

- Provide an overview of MPCs and where they currently exist within the City,
- Review the history of the Landmark and Cole Ranch MPCs,
- Detailed review of the Cole Ranch MPC, including:
 - Project location,
 - Sub-districts within the MPC,
 - Major deviations between the 2019 DDC and the MPC,
 - Overview of Cole Ranch Phasing, Mobility, and Environmentally Sensitive Areas Plans, and
 - High-level summary of the developer's responsibilities as part of this MPC and associated agreements.

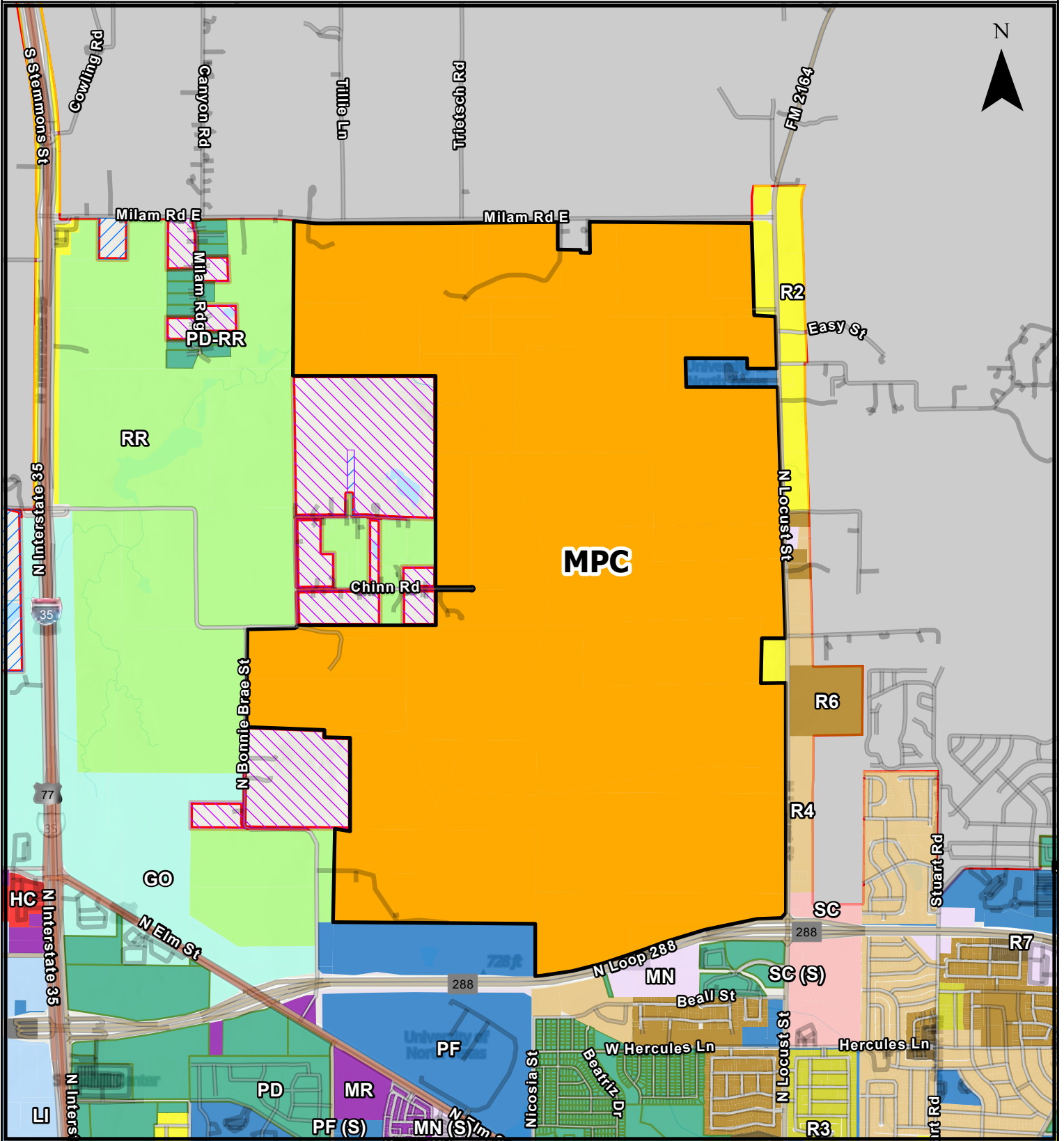
EXHIBITS

1. Agenda Information Sheet
2. Hills of Denton MPC Map
3. Landmark and Cole Ranch MPC Map

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/Planning Director

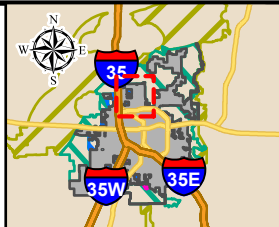
Prepared by:
Angie Manglaris, AICP
Development Review Manager

Hills of Denton MPC



- Hills of Denton
- MPC
- COD
- ETJ

- ETJ 2
- NAA 8/1/20
- NAA 8/1/40

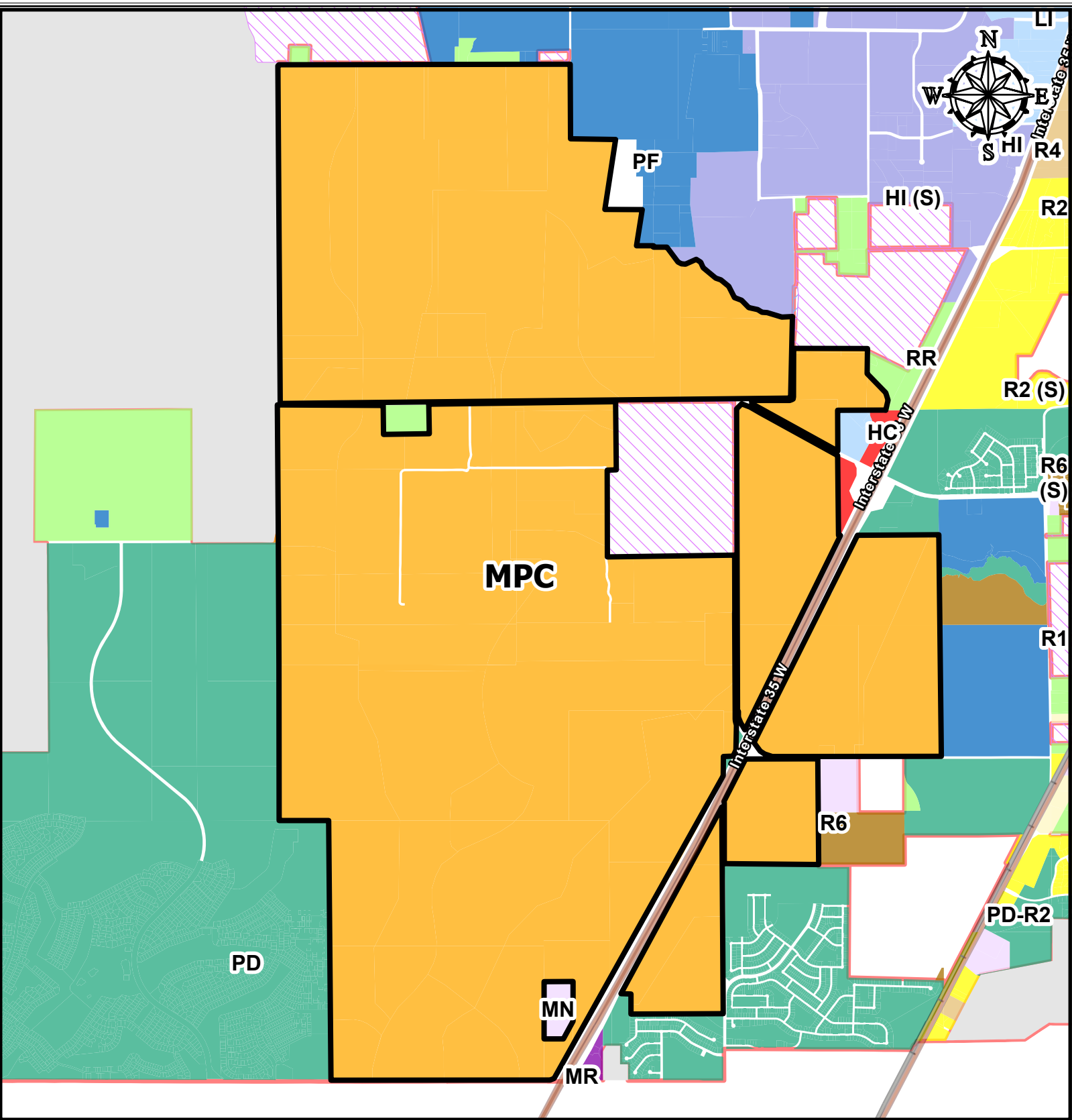


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Feet

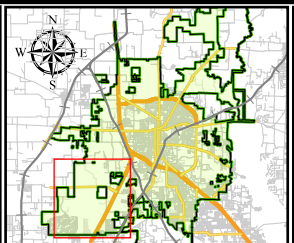
CITY OF DENTON
Development Services - GIS
Date: 1/9/2025

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied. Utilization of this map indicates the understanding that there is no guarantee to the accuracy of this data.

Hunter Cole Ranch MPC



Cole Ranch MPC	PF	COD
HI	RR	ETJ
MPC	ETJ 2	NAA 8/1/20
PD	NAA 8/1/40	



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CITY OF DENTON
Development Services • GIS
Date: 1/9/2025

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Legislation Text

File #: PZ25-001, **Version:** 1

AGENDA CAPTION

Consider approval of the December 11, 2024, Planning and Zoning meeting minutes.

MINUTES
PLANNING AND ZONING COMMISSSION
December 11, 2024

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Work Session on Wednesday, December 11, 2024, at 5:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Desiree Padron, Lilyan Prado Carrillo and Kimberly Thaggard

ABSENT: Commissioner Jordan Villarreal

WORK SESSION

1. In Person for Regular or Consent Agenda Items:

None

2. Clarification of agenda items listed on the agenda for this meeting.

The following items were not presented, and no discussion was had:

3.A(FP24-0031a), 3.B (FP24-0016a), and 3.C (24-0039a)

The following items were presented, and discussion was had:

4.A (AES24-0004a), 4.B (AES24-0003b), 4.C (Z24-0010), and 4.D (Z24-0012)

Recess was called at 5:48pm reconvened at 5:58pm

3. Work Session Reports

- A. PZ24-234 Receive a report and hold a discussion regarding residential development and rental housing in the City of Denton.

Staff presented the report to the Commission and a discussion followed.

Following discussion, there was no direction provided as the item was for presentation/discussion purposes.

- B. PZ24-220 Receive a report and hold a discussion regarding notice of possible quorum eligible events.

Staff presented the report to the Commission and a discussion followed.

Following discussion, there was no direction provided as the item was for presentation/discussion purposes.

The Work Session was adjourned at 6:20 p.m.

REGULAR MEETING

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Regular Meeting on Wednesday, December 11, 2024, at 6:37 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

PRESENT: Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Desiree Padron, Lilyan Prado Carrillo and Kimberly Thaggard

ABSENT: Commissioner Jordan Villarreal

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ24-235 Consider approval of the November 13, 2024, Planning and Zoning meeting minutes.

Commissioner Padron moved to approve the November 13, 2024, Planning and Zoning meeting minutes. Motion seconded by Commissioner Thaggard. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Desiree Padron, Lilyan Prado Carrillo and Kimberly Thaggard

NAYS (0): None

3. CONSENT AGENDA

- A. FP24-0003a Consider a request by Platinum Construction for approval of a Final Plat for Hobson Lane Storage Addition. The approximately 2.264-acre site is located at the northeast corner of the intersection of Country Club Road and Hobson Lane in the City of Denton, Denton County, Texas. (FP24-0031a, Hobson Lane Final Plat, Angie Manglaris).
- B. FP24-0016a Consider a request by Red Bird Ridge LLC for approval of a Final Plat for Red Bird Ridge Addition. The approximately 38.4-acre site is generally located south of Country Club Road, north of Oak Ridge Lane and west of Fincher Trail, in the City of Denton's ETJ Division 1, Denton County, Texas. (FP24-0016a, Red Bird Ridge Addition, Erin Stanley).
- C. Consider a request by Cross Engineering Consultants, Inc. on behalf of Stuart Apartment Properties, LLC for a Final Plat of the Stuart Apartments Addition. The 2.695-acre site is generally located at the southwest corner of Loop 288 and Stuart Road in the City of Denton, Denton County, Texas. (FP24-0039a, Stuart Apartments Addition, Mia Hines).

Commissioner Padron moved to approve the Consent Agenda. Motion seconded by Vice-Chair Pruett. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Desiree Padron, Lilyan Prado Carrillo and Kimberly Thaggard

NAYS (0): None

4. PUBLIC HEARINGS

- A. AESA24-0004a Hold a public hearing and consider making a recommendation to the City Council regarding a request to approve an Alternative Environmentally Sensitive Area Plan to offset the removal of 1.92 acres of Environmentally Sensitive Areas (ESAs). The subject site is on approximately 84.14 acres of land located west of Interstate 35 and 1,900 feet south of the intersection of State Highway 288 and Interstate 35 in the City of Denton, Denton County, Texas. (AESA24-0004a, Harris Ranch Industrial, Christi Upton)

Chair Ellis opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Ellis closed the public hearing.

Vice-Chair Pruett moved to approve the item as presented. Motion seconded by Commissioner Padron. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Desiree Padron, Lilyan Prado Carrillo and Kimberly Thaggard

NAYS (0): None

- B. AESA24-0003b Hold a public hearing and consider making a recommendation to City Council regarding a request by Lindi Weber of Westwood Professional Services, Inc. on behalf of the property owner, Hillwood Corporation, to create an ecological mitigation plan for the permanent removal and temporary disturbance of ecologically important areas, known as Environmentally Sensitive Areas (ESAs). The subject site, formerly known as Hunter Ranch, is generally on approximately 3,152 acres of land, generally located on both sides of I-35W, between Robson Ranch Road and Vintage Boulevard in the City of Denton, Denton County, Texas. (AESA24-0003b, Landmark ESA Mitigation Plan, Christi Upton)

Public Hearing was opened the November 13, 2024, Planning and Zoning Meeting.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Ellis closed the public hearing.

Chair Ellis moved to approve the item as presented. Motion seconded by Commissioner Thaggard. Motion carried.

AYES (4): Chair Margie Ellis, and Commissioners: Desiree Padron, Lilyan Prado Carrillo and Kimberly Thaggard

NAYS (1): Vice-Chair Eric Pruett

- C. Z24-0010 Hold a public hearing and consider making a recommendation to City Council regarding a request by Aranda Planning Consultants on behalf of the property owner, Linken Real Estate to rezone approximately 16.00 acres from Rural Residential (RR) zoning district to Light Industrial (LI) zoning district. The subject site is generally located 446 feet east of Masch Branch Road, 1,156 feet west of Lovers Ln and to the south of Farm to Market 1173 in the City of Denton, Denton County, Texas. (Z24-0010, Metal Towns, Bryce Van Arsdale).

Chair Ellis opened the public hearing.

This item was presented, and discussion followed.

Chair Ellis closed the public hearing.

Commissioner Padron moved to approve the item as presented. Motion seconded by Commissioner Thaggard. Motion carried.

AYES (5): Chair Margie Ellis, Vice-Chair Eric Pruett, and Commissioners: Desiree Padron, Lilyan Prado Carrillo and Kimberly Thaggard

NAYS (0): None

- D. Hold a public hearing and consider making a recommendation to City Council regarding a request by Erin and Jeffrey Huebner, to rezone approximately 0.684 acres from the Rural Residential (RR) zoning district and Residential 2 (R2) zoning district to the Suburban Corridor (SC) zoning district. The subject site is generally located west of Teasley Lane, approximately 170 feet north of Leatherwood Lane in the City of Denton, Denton County, Texas. (Z24-0012, 5702 Teasley, Mia Hines)

Chair Ellis opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Ellis closed the public hearing.

Vice-Chair Pruett moved to approve the item as presented. Motion seconded by Commissioner Thaggard. Motion carried.

AYES (4): Vice-Chair Eric Pruett, and Commissioners: Desiree Padron, Lilyan Prado Carrillo and Kimberly Thaggard

NAYS (1): Chair Margie Ellis

ITEMS FOR INDIVIDUAL CONSIDERATION

- A. PZ24-238 Recognition of service for Chair Margie Ellis.

This item was presented, and discussion followed.

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ24-236: Staff provided updates regarding the matrix and City Council items. No items were added to the matrix.

6. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 8:46 p.m.

X _____
Margie Ellis, Planning and Zoning Commission Chair Date

X _____
Cathy Welborn, Administrative Assistant III Date

Minutes approved on: _____

December 11, 2024 Planning and Zoning Meeting - EXHIBIT A

Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone

Name	Address	Agenda Item	Position	Method	Comments
Katrina Thomas	6408 Roaring Creek, Argyle 76226	AESA24-0003b	Opposed	In Person	Stated when she purchased the property they knew there was going to be land development behind us to the n
Richard Emery	6009 Eagle Mt. Dr., Argyle 76226	AESA24-0003b	Opposed	In Person	Stated he has been in Argyle for 41 years and the roads are the same as they were back then, the difference now is we have 1000 more cars here then we use to. He stated he would like to know what plans they have to handle the traffic.
Bill Cook	4205 Inverness Way, Denton 76210	AESA24-0003b	Opposed	In Person	Stated the mitigation plan on this is really complex and hard to understand. But what it sounds like in the language you are going to improve 40 acres of already established ESA land. Staff confirmed that is correct. Mr. Cook continued that improving ESA land doesn't make any sense to him and how is ESA land improved, and ESA will naturally improve on its own if left alone as nature does.
Logan Mayfield	5900 Harvey Gap Ln., Denton 76226	AESA24-0003b	Opposed	In Person	Stated as long as the ESA behind our neighborhood is not going to be impacted she doesn't have a problem. Thinks her primary concern is the sheer degree that this plan is and just insuring we are holding the developer accountable for everything they promised.
Kimberly Cole	9800 Hillwood Pkwy, Fort Worth,	AESA24-0003b	Support	In Person	Provided clarification on questions asked by residents and also provided an overview of the proposed project.
Chris Hamilton	9800 Hillwood Pkwy, Fort Worth, 76177	AESA24-0003b	Support	In Person	Provided clarification on the improvement process of the ESA process and answered questions from the commission.
Herschel Phillips	Robson Ranch, 76207	AESA24-0003b	Opposed	In Person	Stated his area of concern is the area called Graveyard Branch. Stated he lives right next to the retention pond and stated that is probably the lowest point. He agreed that they are not pretty but he moved to that area because of the woods and the deer that live back there don't mind the types of trees. But is concerned about how much water is coming from this area.
Aimee Bissett (Applicant)	109 N Elm, Denton 76207	PDA24-0002	Support	In Person	Answered question the Commission had from the Work Session. Provided an overview of the proposed development.
Raymond Castro	5724 Teasley Ln., Denton, 76210	Z24-0012	Support	In Person	Stated he attended an informal hearing several months ago and his question was to the owners of the property was what their intension were and they couldn't give him an answer. Doesn't have a problem with progress being made would just like know what the property is going to be used for. Another thing our church and the cemetery next to them have landmark status and the Historic Society has entrusted us to preserve and protect our rich heritage that we have.



City of Denton

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215 E. McKinney St.
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Legislation Text

File #: FP24-0043, **Version:** 1

AGENDA CAPTION

Consider a request by Brian Bridgewater of Manhard Consulting, on behalf of the property owner, for a Final Plat of Lots 1 and 2, Block 1, Haisler Addition. The approximately 36.515-acre site is generally located on the east side of North Locust Street, at the intersection of Beall Street and North Locust Street, in the City of Denton, Denton County, Texas. (FP24-0043, Haisler Addition, Sean Jacobson)



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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: January 15, 2025

SUBJECT

Consider a request by Brian Bridgewater of Manhard Consulting, on behalf of the property owner, for a Final Plat of Haisler Addition, Lots 1 and 2, Block 1. The approximately 36.515-acre site is generally located on the east side of North Locust Street, immediately east of the intersection of North Locust Street and Beall Street, in the City of Denton, Denton County, Texas. (FP24-0043, Haisler Addition, Sean Jacobson)

BACKGROUND

The purpose of this Final Plat is to establish two multifamily residential lots and dedicate easements. The subdivision will have access on North Locust Street (FM 2164). The subject property is zoned Suburban Corridor and is subject to a Specific Use Permit (ASUP23-0001).

Initial Application Date:	November 12, 2024
Withdrawal Effective Date:	December 4, 2024
Days in Review:	22 Days
Resubmittal Date:	December 31, 2024
P&Z Meeting Date:	January 15, 2025
Days in Review:	14 Days

This application is being considered under TX LGC 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699.

OPTIONS

1. Approve as submitted
2. Approve with conditions
3. Deny with reasons

RECOMMENDATION

Staff recommends approval of this plat as it meets the established criteria for approval. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation of approval.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action

February 5, 2002	City Council	Citywide rezoning from Agricultural and SF-10 to Neighborhood Residential 6 (NR-6), Neighborhood Residential 3 (NR-3), and Community Mixed-Use General (CM-G)	Approved
June 26, 2019	Planning and Zoning Commission	City-Initiated Rezoning from NR-6, NR-3, and CM-G to Suburban Corridor (SC) District	Recommended Approval
July 23, 2019	City Council	City-Initiated Rezoning from NR-6, NR-3, and CM-G to Suburban Corridor (SC) District	Approved
October 26, 2022	Planning and Zoning Commission	Specific Use Permit for Multifamily Use	Recommended Approval
November 15, 2022	City Council	Specific Use Permit for Multifamily Use	Approved
August 14, 2024	Planning and Zoning Commission	Amending Specific Use Permit for Multifamily Use	Recommended Approval
September 17, 2024	City Council	Amending Specific Use Permit for Multifamily Use	Approved

PUBLIC OUTREACH

No public outreach is required for a Final Plat.

DEVELOPER ENGAGEMENT DISCLOSURES

No developer contact disclosures have been provided to staff from members of this body as of the issuance of this report.

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Final Plat

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/
Planning Director

Prepared by:
Sean Jacobson
Associate Planner

Planning Staff Analysis

FP24-0043 / Haisler Addition

Planning & Zoning Commission

REQUEST:

Final plat for an approximately 36.515-acre site

APPLICANT:

Brian Bridgewater on behalf of the property owner.

RECOMMENDATION:

Staff recommends approval of this Final Plat as it meets the established approval criteria.

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1. Generally			
<p>a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>The Final Plat meets all review criteria, as detailed below.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>The Final Plat meets all additional review criteria as detailed below in Criteria 15 and 16.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>There is no conflict.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
2. Prior Approvals			
<p>a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</p> <p>Findings:</p> <div data-bbox="253 436 1203 558" style="border: 1px solid black; padding: 5px;"> <p>The proposed plat is consistent with the Amended Specific Use Permit (ASUP23-0001) approved for this property.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. Consistent with Comprehensive Plan and Other Applicable Plans</p> <p>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</p> <p>Findings:</p> <div data-bbox="206 814 1037 953" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</p> <p>Findings:</p> <div data-bbox="253 1203 1040 1287" style="border: 1px solid black; padding: 5px;"> <p>There are no competing plan goals, policies, and strategies for this site.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan.</p> <p>Findings:</p> <div data-bbox="253 1566 1040 1654" style="border: 1px solid black; padding: 5px;"> <p>The overall goals of the Comprehensive Plan are met with the proposed Final Plat.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
4. Compliance with this DDC			
<p>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. Findings:</p> <div data-bbox="253 369 1117 527" style="border: 1px solid black; padding: 5px;"> <p>The proposed development is compliant with all other applicable DDC standards.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>b. Compliance with these standards is applied at the level of detail required for the subject submittal. Findings:</p> <div data-bbox="253 720 1149 789" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat was submitted at an adequate level of detail.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Compliance with Other Applicable Regulations			
<p>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. Findings:</p> <div data-bbox="253 1199 1117 1356" style="border: 1px solid black; padding: 5px;"> <p>The proposed development is compliant with all other applicable regulations.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Consistent with Interlocal and Development Agreements			
<p>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC. Findings:</p> <div data-bbox="253 1646 1117 1745" style="border: 1px solid black; padding: 5px;"> <p>No interlocal or development agreements apply to this development.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

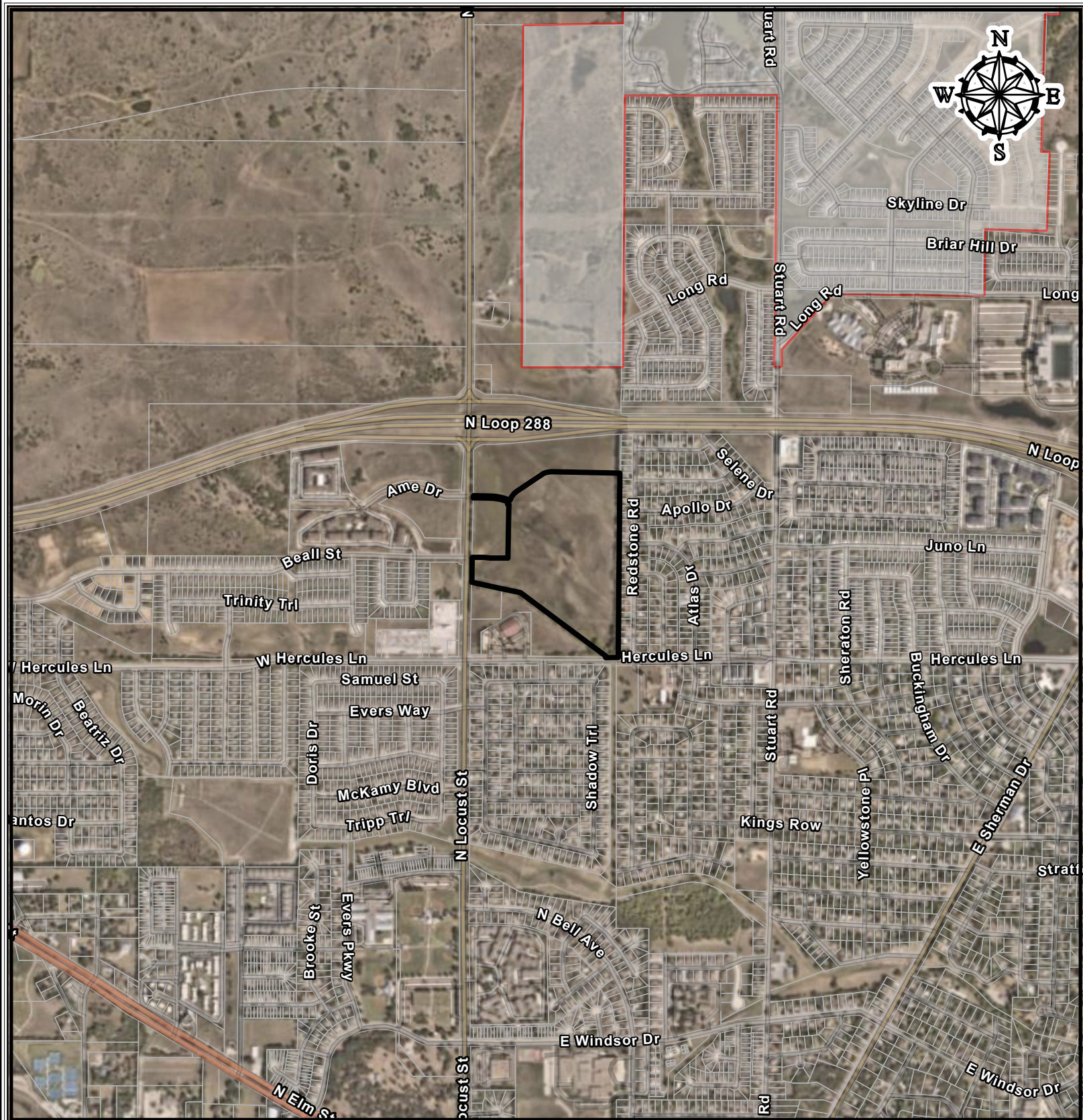
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
7. Minimizes Adverse Environmental Impacts			
<p data-bbox="204 237 1224 401">a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.</p> <p data-bbox="253 405 375 436">Findings:</p> <div data-bbox="253 436 1117 573" style="border: 1px solid black; padding: 5px;"> <p data-bbox="272 447 1094 516">Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Minimizes Adverse Impacts on Surrounding Property			
<p data-bbox="204 651 1195 747">a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</p> <p data-bbox="253 751 375 783">Findings:</p> <div data-bbox="253 783 1117 909" style="border: 1px solid black; padding: 5px;"> <p data-bbox="272 793 1094 863">Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Minimizes Adverse Fiscal Impacts			
<p data-bbox="204 987 1154 1052">a. The proposed development should not result in significant adverse fiscal impacts on the city.</p> <p data-bbox="253 1056 375 1087">Findings:</p> <div data-bbox="253 1087 1117 1203" style="border: 1px solid black; padding: 5px;"> <p data-bbox="272 1098 1094 1167">Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Compliance with Utility, Service, and Improvement Standards			
<p data-bbox="204 1274 1190 1402">a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.</p> <p data-bbox="253 1440 375 1472">Findings:</p> <div data-bbox="253 1472 1133 1570" style="border: 1px solid black; padding: 5px;"> <p data-bbox="272 1482 1104 1551">The proposed development appears to be compliant with all applicable design/construction specifications.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Provides Adequate Road Systems			
<p data-bbox="204 1648 1232 1776">a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p>Findings:</p> <p>Project appears to provide adequate road capacity for proposed uses and to have been designed to ensure safe ingress and egress onto the side and safe road conditions around the site.</p>			
<p>12. Provides Adequate Public Services and Facilities</p>			
<p>a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.</p> <p>Findings:</p> <p>Project appears to provide adequate public service and facility capacity to accommodate uses permitted by the proposed development, while maintaining adequate levels of service to existing development.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13. Rational Phasing Plan</p>			
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p>Findings:</p> <p>No phasing plan is proposed.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

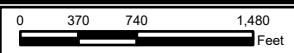
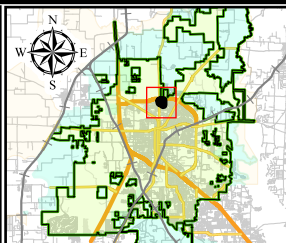
Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</p> <p>Findings:</p> <p>No preliminary plat was required, submitted, or approved for this site. Not applicable.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p>15. Whether the development will substantially comply with all requirements of this DDC. Findings:</p> <div data-bbox="204 302 1037 394" style="border: 1px solid black; padding: 5px;"> <p>The development has been determined to be compliant with all requirements of the DDC.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. Findings:</p> <div data-bbox="204 588 1037 680" style="border: 1px solid black; padding: 5px;"> <p>The development has been determined to be compliant with the applicable technical standards and specifications of the City.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FP24-0043 Site Location



- COD
- ETJ
- ETJ 2
- NAA 8/1/20
- NAA 8/1/40



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied. Utilization of this map indicates the understanding that there is no guarantee to the accuracy of this data.

PROPERTY AREAS

LOT 1 = 625,815 SQ. FT. (14.367 ACRES)
 LOT 2 = 957,971 SQ. FT. (21.992 ACRES)
 ROW DEDICATION NO.1 = 4,244 SQ. FT. (0.097 ACRES)
 ROW DEDICATION NO.2 = 2,377 SQ. FT. (0.055 ACRES)
 ROW DEDICATION NO.3 = 200 SQ. FT. (0.005 ACRES)

ABBREVIATIONS

P.O.B. = POINT OF BEGINNING
 R.O.W. = RIGHT-OF-WAY
 D.P.U.E. = DRAINAGE & PUBLIC UTILITY EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 P.A.E. = PUBLIC ACCESS EASEMENT
 S.S.E. = SANITARY SEWER EASEMENT
 D.D.E. = DRAINAGE & DETENTION EASEMENT
 W.E. = WATER EASEMENT
 D.E. = DRAINAGE EASEMENT
 E.E. = EASEMENT
 P.A.D.P.U.E. = PUBLIC ACCESS, DRAINAGE & PUBLIC UTILITY EASEMENT
 D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
 P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS

LEGEND

— = EX. PROPERTY LINE
 — = PROP. LOT LINE
 — = EX. EASEMENT LINE
 — = EX. ROAD CENTER LINE
 — = EX. AD-JOINER PROPERTY LINE
 — = PROP. SETBACK LINE
 — = PROP. ROW DEDICATION LINE
 — = PROP. EASEMENT LINE
 — = EX. OVERHEAD ELECTRIC LINE
 — = EX. FEMA FLOODPLAIN LINE
 — = EX. CREEK CENTER LINE
 ① = PROP. BLOCK NUMBER

BENCHMARKS

#1 - A RED CAPPED 5/8" IRON ROD SET STAMPED "CONTROL" IN THE CENTERLINE OF A MEDIAN IN HERCULES LANE, ±108 WEST FROM THE INTERSECTION OF HERCULES LANE AND ATLAS DRIVE.
 NORTHING = 7141959.79
 EASTING = 2388842.32
 ELEVATION = 663.34'
 #2 - "X" CUT SET ON THE SOUTHEAST CORNER OF A CONCRETE CHANNEL, ±62 SOUTH OF THE SOUTH EDGE OF PAVEMENT OF HERCULES LANE, AND ±180 WEST OF THE INTERSECTION OF HERCULES LANE AND REDSTONE ROAD.
 NORTHING = 7141877.10
 EASTING = 2388205.36
 ELEVATION = 658.94'

**FINAL PLAT
 LOTS 1 & 2, BLOCK 1
 HAISLER ADDITION**

THOMAS TOBY SURVEY, ABSTRACT NO. 1288
 CITY OF DENTON, DENTON COUNTY, TEXAS
 36.515 ACRES (1,590,613 SQ.FT.)
FP24-0043

PLAT PREPARED BY

MANHARD CONSULTING
 8144 WALNUT HILL LN, STE 750
 DALLAS, TX 75231
 (972) 972-4250
 ATT: JEREMY DEAL (SURVEYOR)
 ATT: BRIAN BRIDGEWATER (ENGINEER)

PROPERTY OWNER

LANDMARK AT DENTON, LLC
 21500 BISCAYNE BLD, STE 402
 AVENTURA, FL 33180

HAISLER ADDITION PLAT

T. TOBY SURVEY, ABSTRACT NO. 1288

CITY OF DENTON, DENTON COUNTY, TX

REV.	COMMENTS	BY	DATE

PROJ. MGR.: JLD

DRAWN BY: MGL

SURVEY DATE: 03/27/23

ISSUE DATE: 12/03/24

SCALE: 1"=80'

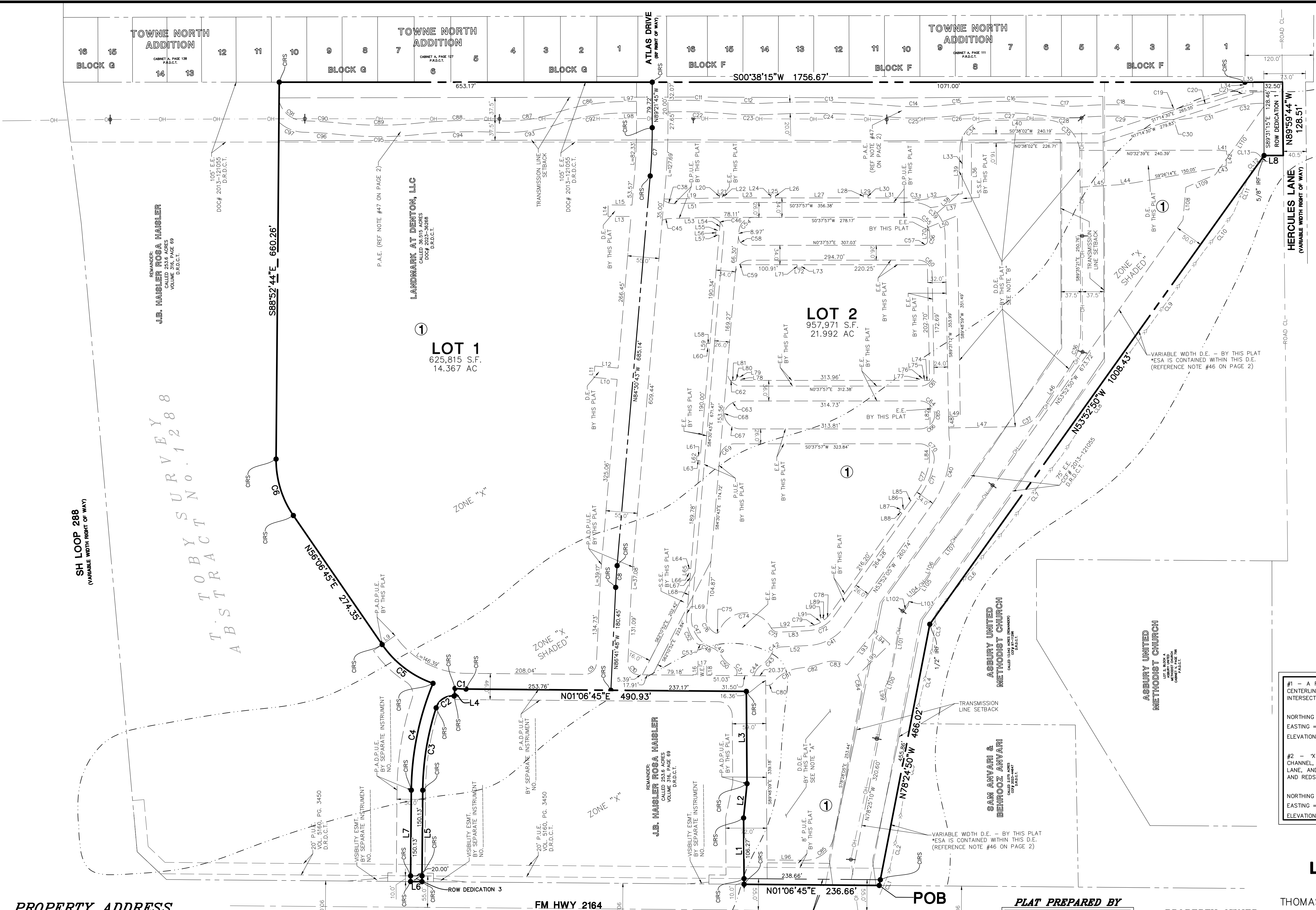
SHEET

1 OF 2

611.044007

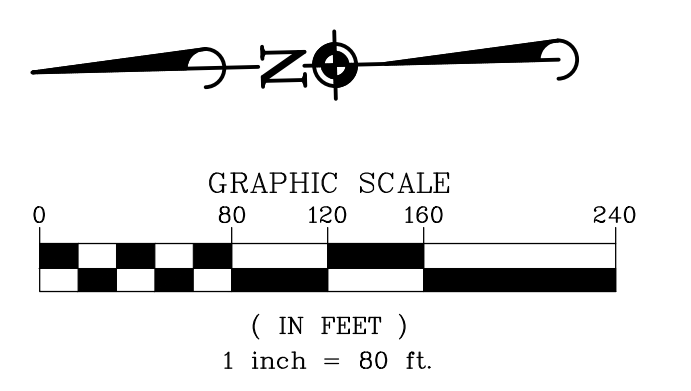


8144 Walnut Hill Lane, Suite 750, Dallas, TX 75231 ph: 972.972.4250 manhard.com
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
 Construction Managers | Environmental Scientists | Landscape Architects | Planners
 Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)



PROPERTY ADDRESS

LOOP 288 & N LOCUST ST.
 DENTON, TEXAS 76209



LOT 1, BLOCK A
 SAMLIN ADDITION
 DOC. NO. 98-R0003765
 P.R.D.C.T.

LOT 1, BLOCK A
 LOCUST LP ADDITION
 DOC. NO. 2011-79
 P.R.D.C.T.

AME DRIVE
 (8' RIGHT OF WAY)

BEALL STREET
 (VARIABLE WIDTH RIGHT OF WAY)

POB

ASBURY UNITED METHODIST CHURCH

ASBURY UNITED METHODIST CHURCH

SAM ANVARI & BEHZAD ANVARI

J.B. HAISLER ROSA HAISLER

J.B. HAISLER ROSA HAISLER

LANDMARK AT DENTON, LLC

T. TOBY SURVEY NO. 1288
 ABSTRACT

SH LOOP 288
 (VARIABLE WIDTH RIGHT OF WAY)

HERCULES LANE
 (VARIABLE WIDTH RIGHT OF WAY)

ATLAS DRIVE
 (8' RIGHT OF WAY)

TOWNE NORTH ADDITION
 BLOCK G

TOWNE NORTH ADDITION
 BLOCK G

TOWNE NORTH ADDITION
 BLOCK F

TOWNE NORTH ADDITION
 BLOCK F

TOWNE NORTH ADDITION
 BLOCK F

LOT 1
 625,815 S.F.
 14.367 AC

LOT 2
 957,971 S.F.
 21.992 AC

STANDARD NOTES

- 1.) THE PURPOSE OF THIS PLAT IS TO CREATE TWO MULTI-FAMILY LOTS AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
- 2.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 1988 DATUM.
- 3.) THE BEARINGS AND GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202).
- 4.) THIS PLAT WAS PREPARED TO MEET CITY OF DENTON AND DENTON COUNTY REQUIREMENTS. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. FT-131-9001312100079, EFFECTIVE DATE MAY 02, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 5.) THIS PLAT LIES WHOLLY WITHIN THE CITY LIMITS OF DENTON (OR) THE ETJ OF THE CITY OF DENTON, AND DENTON COUNTY.
- 6.) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7.) APPROVAL OF THIS PLAT WILL EXPIRE TWO YEARS FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF DENTON.
- 8.) THERE ARE NO GAS, PETROLEUM, OR SIMILAR COMMON CARRIER PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 9.) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, ON OR ADJACENT TO EASEMENTS AND AT INTERSECTIONS SHALL CONFORM TO THE CITY OF DENTON AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- 10.) NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD, OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE, OR OBSTRUCTION OF ANY KIND OVER, UNDER, OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY OR PAVED PARKING LOT UNDER THE FOLLOWING CONDITIONS:
 - a) THE DRIVEWAY SHALL BE JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS; AND
 - b) THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE OR REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
 - c) NO PAVEMENT SHALL BE CONSTRUCTED IN A DRAINAGE OR FLOODPLAIN EASEMENT UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER OF THE CITY OF DENTON.
- 11.) MAINTENANCE OF ALL PRIVATE SANITARY SEWER, STORM SEWER, AND WATER FACILITIES ON-SITE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE CITY OF DENTON SHALL HAVE NO RESPONSIBILITY TO MAINTAIN SUCH FACILITIES.
- 12.) ENCROACHMENT OF PRIVATE IMPROVEMENTS INTO PUBLIC EASEMENTS SHALL NOT BE PERMITTED.
- 13.) A TREE SURVEY AND PRESERVATION PLAN WILL BE REQUIRED TO PROCEED WITH BUILDING PERMITS ON THE SUBJECT SITE WITHIN THE CITY LIMITS. MINIMUM TREE PRESERVATION REQUIREMENTS OF THE DENTON DEVELOPMENT CODE SECTION 7.7.4. MUST BE MET WITHIN THE CITY LIMITS PRIOR TO THE RELEASE OF ANY PERMITS.
- 14.) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY THE DENTON DESIGN CRITERIA MANUAL AND SECTION 7.8.11 OF THE DESIGN STANDARDS OF THE CITY OF DENTON, EXCEPT IN THE CASE OF STREETS WHERE A PAYMENT IN LIEU OF CONSTRUCTION AGREEMENT PER DDC 7.8.7D HAS BEEN APPROVED BY THE CITY OF DENTON. PRIOR TO THE ACCEPTANCE OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF DENTON, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE NON-RESIDENTIAL CONSTRUCTION WILL NOT FRONT OR COMMERCIAL BUILDING DEVELOPERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH NON-RESIDENTIAL CONSTRUCTION FRONT AND ALONG STREETS ON WHICH NON-RESIDENTIAL CONSTRUCTION SIDE BEFORE CERTIFICATES OF OCCUPANCY WILL BE ISSUED.
- 15.) WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY CITY OF DENTON.
- 16.) SANITARY SEWER SERVICE WILL BE PROVIDED BY A SEWER MAIN EXTENSION FROM THE SOUTHEAST AS SHOWN IN CITY PROJECT NUMBER CEP23-0070.
- 17.) MASTER NOTE N/A
- 18.) WATER UTILITY SERVICE WILL BE PROVIDED BY THE CITY OF DENTON.
- 19.) ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, TREES, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 20.) FLOOD STATEMENT: I HAVE REVIEWED THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 480194 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN SHADED ZONE X DEFINED AS "AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 4812C0220G OF SAID MAP.
- 21.) MASTER NOTE N/A
- 22.) MASTER NOTE N/A
- 23.) MASTER NOTE N/A
- 24.) HAISLER ADDITION LIES WITHIN SHADED ZONE MAP X, MAP NUMBER 4812C0220G, DATED 4-18-2011, AS PER FLOOD INSURANCE RATE.
- 25.) THIS PLAT IS HEREBY ADOPTED BY THE OWNER AND APPROVED BY THE CITY OF DENTON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, AND SUCCESSORS. THE DETENTION AND DRAINAGE EASEMENT WITHIN THE LIMITS OF THIS ADDITION SHALL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DETENTION AND DRAINAGE EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION, NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, DRAINAGE, OR STRUCTURE WITHIN THE DRAINAGE EASEMENT, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY. THE OWNERS SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAR AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE THAT WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER. THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE BY THE OWNERS TO ALLEVIATE ANY UNDESIRABLE CONDITIONS THAT MAY OCCUR. FURTHERMORE, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE ABOVE-DESCRIBED DRAINAGE AND DETENTION EASEMENT TO REMOVE ANY OBSTRUCTION TO THE FLOW OF WATER, AFTER GIVING THE OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION, THE CITY OF DENTON SHALL BE REIMBURSED BY THE OWNERS FOR REASONABLE COSTS FOR LABOR, MATERIALS, AND EQUIPMENT FOR EACH INSTANCE. THE NATURAL DRAINAGE THROUGH THE DETENTION AND DRAINAGE EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT OR OTHERWISE.

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S89°48'09"E	116.27	L4	S89°22'03"E	6.29	L7	S00°28'56"E	116.55	L10	S89°21'06"E	28.17
L2	S83°37'10"E	60.35	L5	S00°37'57"W	8.00	L8	S89°31'12"W	20.00	L11	N89°22'03"E	6.29
L3	S89°48'09"E	161.67	L6	N89°22'03"W	6.29	L9	N00°28'56"W	20.42	L12	S89°22'03"E	5.94
L4	N82°45'25"W	13.90	L7	S00°36'19"W	154.00	L10	S01°13'24"E	55.06	L13	N89°22'03"E	5.94
L5	N86°53'15"W	160.13	L8	S89°22'03"E	5.94	L11	S01°16'03"E	61.88	L14	N82°45'25"W	13.90
L6	N10°46'45"E	20.00	L9	S00°37'57"W	8.00	L12	N02°15'43"W	47.30	L15	N89°22'03"E	5.94
L7	S88°33'15"E	160.13	L10	N89°22'03"E	5.94	L13	N01°07'41"E	68.99	L16	N89°22'03"E	5.94
L8	N00°24'24"E	33.57	L11	S00°37'57"W	74.38	L14	S84°30'19"E	14.59	L17	N89°22'03"E	5.94
L9	S33°31'15"E	27.90	L12	S00°37'57"W	8.00	L15	S04°31'38"W	6.13	L18	N89°22'03"E	5.94
L10	S85°29'17"E	41.00	L13	S89°21'58"E	104.98	L16	S85°28'02"E	12.87	L19	N89°22'03"E	5.94
L11	S84°30'44"E	20.00	L14	S89°54'59"E	8.33	L17	N04°31'58"E	6.00	L20	N89°22'03"E	5.94
L12	S05°29'17"W	41.00	L15	S00°38'15"W	16.00	L18	S05°29'17"W	6.00	L21	S00°37'57"W	8.00
L13	N01°06'14"E	40.20	L16	N89°21'58"W	102.80	L19	S84°30'43"E	8.00	L22	N89°22'03"E	5.94
L14	S88°59'46"E	20.00	L17	N07°43'53"W	72.43	L20	N05°29'17"E	6.00	L23	S00°28'19"W	82.00
L15	S01°00'14"W	41.77	L18	N40°28'10"W	49.51	L21	S02°29'17"W	6.00			
L16	S89°22'52"W	16.33	L19	N87°08'53"W	81.97	L22	S84°30'43"E	8.00			
L17	N00°00'00"E	16.00	L20	N00°21'43"E	100.13	L23	N05°29'17"E	6.00			
L18	N89°53'00"E	16.64	L21	N05°06'08"E	16.77	L24	S04°48'22"W	5.00			
L19	S00°33'35"E	97.09	L22	S87°43'28"E	26.03	L25	S85°11'38"E	8.00			
L20	S89°22'03"E	5.94	L23	S13°55'29"E	14.56	L26	N04°48'22"E	5.04			
L21	S00°37'57"W	8.00	L24	S06°23'32"E	27.91	L27	S84°30'43"E	16.80			
L22	N89°22'03"E	5.94	L25	S02°57'49"E	66.77	L28	S84°30'43"E	42.11			
L23	S00°28'19"W	82.00	L26	S55°19'15"E	95.45	L29	S84°30'43"E	23.24			

STANDARD NOTES

- 26.) THIS PROPERTY IS SUBJECT TO ZONING BY CITY OF DENTON ORDINANCE AND ALL REGULATIONS SET FORTH THEREIN.
- 27.) AS REQUIRED BY SECTION 8.2.58 OF THE DEVELOPMENT CODE, THE CITY SHALL NOT ISSUE ANY PERMITS FOR CONSTRUCTION WITHIN THE SUBDIVISION WITHIN THE CORPORATE LIMITS, EXCEPT PERMITS TO CONSTRUCT PUBLIC IMPROVEMENTS, UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OR A CERTIFIED CHECK, PERFORMANCE BOND, OR LETTER OF CREDIT IS PROVIDED TO AND ACCEPTED BY THE CITY.
- 28.) MASTER NOTE N/A
- 29.) MASTER NOTE N/A
- 30.) MASTER NOTE N/A
- 31.) MASTER NOTE N/A
- 32.) MASTER NOTE N/A
- 33.) IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE 'CODE'). THE CODE GENERALLY PROHIBITS STRUCTURES WITH 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION IN SOME INSTANCES. THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
- 34.) ALL LAKE/DETENTION TRACTS, EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- 35.) MASTER NOTE N/A
- 36.) MASTER NOTE N/A
- 37.) MASTER NOTE N/A
- 38.) MASTER NOTE N/A
- 39.) MASTER NOTE N/A
- 40.) MASTER NOTE N/A
- 41.) MASTER NOTE N/A
- 42.) PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES LOCATED WITHIN THE PUBLIC ACCESS EASEMENT(S).
- 43.) PUBLIC ACCESS EASEMENT ARE GRANTED TO THE GENERAL PUBLIC AND PROPERTY OWNER WITHIN THIS DEVELOPMENT FOR THE RIGHT OF ACCESS ACROSS PROPERTY BOUNDARIES. THE PUBLIC ACCESS EASEMENT GRANTS PROPERTY OWNERS WITHIN THE DEVELOPMENT THE ABILITY TO CONSTRUCT, ACCESS, AND MAINTAIN SHARED FACILITIES WITHIN THESE EASEMENTS.
- 44.) ALL NUMBERS OMITTED ABOVE ARE CITY OF DENTON MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
- 45.) SHADED ZONE "X" BUILDING F.F.E. THE MINIMUM BUILDING FINISHED FLOOR ELEVATION(S) NOTED EXCEED THE MINIMUM FINISHED FLOOR ELEVATION(S) AS REQUIRED PER THE SHADED ZONE "X" DESIGNATION ON THE PROPERTY. THE MINIMUM BUILDING FINISHED FLOOR ELEVATIONS FOR THIS DEVELOPMENT ARE BASED ON DETENTION/RETENTION POND 100-YR WATER SURFACE & SPILLWAY ELEVATIONS AS ESTABLISHED IN THE APPROVED CEP23-0070 CONSTRUCTION DRAWINGS.
- 46.) REFERENCE DRAINAGE EASEMENT NOTE ALONG THE SOUTH PROPERTY LINE ON PAGE 1 OF THIS PLAT. THE REFERENCED DRAINAGE EASEMENT ALONG THE SOUTHERN PROPERTY LINE FULLY CONTAINS A CITY OF DENTON ENVIRONMENTAL SENSITIVE AREA(ESA). EXISTING VEGETATION WITHIN THIS DRAINAGE EASEMENT SHALL BE PROTECTED EXCEPT TO CLEAR BLOCKAGES WITHIN THE WATER WAY OR REMOVE NUISANCES WITHIN THE EASEMENT IN ACCORDANCE WITH THE 2024 DENTON DEVELOPMENT CODE SECTION 7.4.
- 47.) THE 20' PUBLIC ACCESS EASEMENT(P.A.E.) ALONG THE EASTERN PROPERTY LINE IS FOR PEDESTRIAN ACCESS ONLY AND SHALL NOT BE USED FOR VEHICULAR TRAFFIC. THE PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF THE TRAIL IMPROVEMENTS WITHIN THE 20' EASEMENT.

SURVEYOR'S NOTES

NOTE "A" - REF CEP23-0070 GRADING & DRAINAGE PLANS FOR MINIMUM BUILDING FINISHED FLOOR ELEVATIONS. MINIMUM FINISHED FLOORS ADJACENT TO DRAINAGE SYSTEM DISCHARGING INTO SOUTHWEST REGIONAL POND SHALL BE THE 676.30'.

NOTE "B" - REF CEP23-0070 GRADING & DRAINAGE PLANS FOR MINIMUM BUILDING FINISHED FLOOR ELEVATIONS. MINIMUM FINISHED FLOORS ADJACENT TO DRAINAGE SYSTEM DISCHARGING INTO SOUTHEAST REGIONAL POND SHALL BE THE 672.50'.

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
CL13	S01°26'51"E	18.49	CL1	S179°98'	6707'92"
CL12	S42°16'21"E	24.90	C2	29.51'	7922'29"
CL11	S68°44'23"E	80.46	C3	480.00'	231'01"
CL10	S51°24'47"E	82.41	C4	500.00'	1200'46"
CL9	S53°12'11"E	231.99	C5	180.00'	3619'43"
CL8	S58°07'10"E	203.29	C6	172.00'	3500'00"
CL7	S51°39'50"E	179.10	C7	1000.00'	491'02"
CL6	S49°51'25"E	179.99	C8	1000.00'	211'04"
CL5	S83°20'06"E	63.20	C9	20.00'	8748'33"
CL4	S75°51'36"E	117.13	C10	20.00'	9211'27"
CL3	S80°26'55"E	196.78	C11	906.67'	6744'30"
CL2	S77°17'13"E	86.45	C12	481.15'	8131'11"
CL1	S66°44'34"E	40.52	C13	1494.08'	813'38"

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	179.98'	6707'92"	19.26'	N04°10'40"E	19.25'
C2	29.51'	7922'29"	40.88'	N32°38'54"W	37.69'
C3	480.00'	231'01"	146.80'	N80°07'32"W	146.23'
C4	500.00'	1200'46"	192.10'	S77°52'52"E	190.92'
C5	180.00'	3619'43"	113.92'	N37°58'54"E	112.03'
C6	172.00'	3500'00"	105.07'	N73°36'45"E	103.44'
C7	1000.00'	491'02"	84.66'	N86°56'14"W	84.63'
C8	1000.00'	211'04"	38.13'	N85°36'15"W	38.12'
C9	20.00'	8748'33"	30.65'	S42°47'31"E	27.74'
C10	20.00'	9211'27"	32.18'	N47°12'29"E	28.82'
C11	906.67'	6744'30"	106.68'	N02°23'28"E	106.62'
C12	481.15'	8131'11"	69.03'	N01°43'12"E	68.97'
C13	1494.08'	813'38"	213.11'	N01°47'12"E	212.92'
C14	485.14'	9232'22"	83.60'	N01°00'17"E	83.49'
C15	6569.42'	1401'16"	87.94'	N04°11'14"W	67.94'
C16	527.91'	1320'42"	122.86'	N02°11'17"E	122.68'
C17	295.88'	1234'58"	64.88'	N02°39'22"E	64.85'
C18	692.76'	1055'58"	132.18'	N01°54'59"E	131.98'
C19	195.90'	1531'46"	53.10'	N00°23'02"W	52.94'
C20	335.42'	1096'53"	58.21'	N31°21'21"W	59.14'
C21	227.26'	1905'10"	75.70'	N08°40'16"W	75.35'
C22	885.49'	6746'07"	104.61'	S022'2'55"W	104.50'
C23	508.71'	8105'33"	71.85'	S01°43'12"E	71.79'
C24	1463.00'	8140'00"	210.23'	S01°47'12"W	210.05'
C25	509.83'	9746'43"	87.01'	N01°00'17"E	86.90'
C26	6569.97'	0334'49"	64.62'	S01°40'19"E	64.62'
C27	498.05'	1401'10"	120.84'	S01°59'43"W	121.53'
C28	320.02'	1224'31"	69.31'	S02°39'22"W	69.17'
C29	671.13'	1057'32"	128.37'	S01°54'59"W	128.17'
C30	203.19'	1630'27"	58.54'	S00°23'02"E	58.34'
C31	357.24'	1003'47"	62.74'	S13°21'21"E	62.66'
C32	206.11'	1913'36"	69.16'	S08°39'00"W	68.84'
C33	394.00'	2422'29"	16.62'	S13°27'49"W	16.64'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C34	50.00'	8721'36"	76.24'	N43°28'05"W	69.06'
C35	60.00'	8407'28"	88.09'	N42°16'27"E	80.39'
C36	120.00'	3416'00"	71.77'	S72°27'18"E	70.71'
C37	50.00'	5450'20"	47.86'	S27°54'06"E	46.00'
C38	30.00'	3655'30"	19.33'	S18°08'01"W	19.40'
C39	56.00'	8853'15"	86.88'	S45°04'35"W	78.02'
C40	165.81'	4321'58"	125.50'	N75°42'33"W	122.92'
C41	86.00'	5136'22"	77.46'	N28°03'54"W	74.87'
C42	20.00'	6152'23"	21.60'	N33°11'55"W	20.56'
C43	50.00'	3010'20"	27.93'	N48°07'56"W	27.93'
C44	30.00'	4358'31"	23.03'	N54°07'02"W	22.46'
C45	30.00'	2612'55"	13.73'	N12°30'48"W	13.61'
C46	26.00'	9332'42"	42.46'	N47°47'33"E	37.90'
C47	55.86'	5727'21"	56.01'	N66°50'24"E	53.70'
C48	56.00'	1715'90"	16.86'	N29°33'59"E	16.80'
C49	30.00'	4010'96"	20.95'	N40°56'58"E	20.63'
C50	50.00'	3568'30"	30.64'	N43°24'17"E	30.16'
C51	10.00'	10005'25"	17.54'	N75°37'50"E	15.39'
C52	63.00'	3923'13"	45.08'	N67°13'27"E	44.39'
C53	9.83'	8521'20"	14.65'	N03°12'32"E	14.13'
C54	26.00'	8508'41"	38.64'	S41°56'33"E	35.18'
C55	30.00'	8820'15"	46.25'	S44°48'05"W	41.81'
C56	26.00'	3625'10"	16.52'	N72°49'13"W	16.25'
C57	10.00'	5514'35"	9.84'	N26°59'48"W	



City of Denton

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

Legislation Text

File #: PZ25-033, **Version:** 1

AGENDA CAPTION

Elect a Chair and Vice-Chair to the Planning and Zoning Commission.



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassandra Ogden

DATE: January 15, 2025

SUBJECT

Elect a Chair and Vice-Chair to the Planning and Zoning Commission.

BACKGROUND

The Planning and Zoning Commission elects a chairperson and vice-chairperson from its members annually.

Per the Boards, Commissions and Council Committees Handbook:

Election of Officers

Procedures for the election of officers for appointed boards are established to ensure consistency with the City Council's goals and policies in making board appointments. Except where otherwise provided by state law, federal law, City Charter, or City ordinances or resolutions, election of officers for City of Denton council-appointed boards will be as follows:

- The chair and vice-chair will be elected by voting board members.
- Election of officers shall be annually and occur in January or February. For those boards not meeting regularly, the election shall be held during the first board meeting of the calendar year. If, for any reason, the chair or vice-chair vacates their seat, a special election shall be held to fill the unexpired term. A temporary chair may be selected by the board pursuant to Roberts Rules of Order.
- The staff liaison, designated by the City Manager, shall serve as the official secretary to the board or commission to ensure records are maintained in accordance with requirements of the City Secretary's office.
- The City Council shall reserve the right, as deemed necessary in individual instances, to appoint the chair and vice-chair for any special issue or temporary advisory committees. If the City Council chooses not to make the appointment for chair and vice-chair, then the procedure outlined in this policy will apply.

According to Robert's Rules of Order, once a chairperson and vice-chairperson are elected, they will "take possession of [their] office immediately upon [their] election's becoming final." As such, the present chairperson and vice-chairperson will vacate their roles at that time, and the newly elected chairperson and vice-chairperson will continue the Planning and Zoning Commission meeting.

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/

Planning Director

Prepared by:
Cathy Welborn
Administrative Assistant III



Legislation Text

File #: AMPC24-0001, Version: 1

AGENDA CAPTION

Hold a public hearing and consider making a recommendation to City Council regarding request by LJA Engineering for an Amending Master Planned Community request to amend the Development Map from Light Industrial (LI) and Residential 7 (R7) Base Zoning Districts to Mixed-Use Neighborhood (MN), Mixed-Use Regional (MR), Residential 4 (R4), and Residential 6 (R6) Base Zoning Districts. The approximately 3,169.4-acre site is generally located west of I-35N, south of Tom Cole Road, bounded by Tom Cole Road to the north, bisected by FM 2449 near the center of the property, and bounded on the eastern side by John Paine Road south of FM 2449 and Underwood Road north of FM 2449, in the City of Denton, Denton County, Texas. (AMPC24-0001, Cole Ranch, Angie Manglaris) THIS ITEM IS BEING WITHDRAWN FROM CONSIDERATION FROM THIS AGENDA AND HAS BEEN RE-NOTICED FOR THE JANUARY 29, 2025, MEETING.



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: January 15, 2025

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by LJA Engineering for an Amending Master Planned Community request to amend the Development Map from Light Industrial (LI) and Residential 7 (R7) Base Zoning Districts to Mixed-Use Neighborhood (MN), Mixed-Use Regional (MR), Residential 4 (R4), and Residential 6 (R6) Base Zoning Districts. The approximately 3,169.4-acre site is generally located west of I-35N, south of Tom Cole Road, bounded by Tom Cole Road to the north, bisected by FM 2449 near the center of the property, and bounded on the eastern side by John Paine Road south of FM 2449 and Underwood Road north of FM 2449, in the City of Denton, Denton County, Texas. (AMPC24-0001, Cole Ranch, Angie Manglaris) **THIS ITEM IS BEING WITHDRAWN FROM CONSIDERATION FROM THIS AGENDA AND HAS BEEN RE-NOTICED FOR THE JANUARY 29, 2025, MEETING.**

BACKGROUND

The applicant, LJA Engineering, on behalf of the owner, The Cole Ranch Company, L.P. is requesting approval of a Major Amendment to the Cole Ranch Master Plan Community (MPC) in accordance Subsection 2.7.3.A.4 of the Cole Ranch MPC (MPC19-0001b) to amend the Development Map from Light Industrial (LI) and Residential 7 (R7) Base Zoning Districts to Mixed-Use Neighborhood (MN), Mixed-Use Regional (MR), Residential 4 (R4), Residential 6 (R6) Base Zoning Districts.

This item is being withdrawn from consideration from this agenda to correct a notification error. Staff has re-noticed the public hearing for the January 29, 2025 Planning and Zoning Commission Meeting in accordance with state law and the Denton Development Code.

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/Planning Director

Prepared by:
Angie Manglaris, AICP
Development Review Manager



City of Denton

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

Legislation Text

File #: PZ25-013, **Version:** 1

AGENDA CAPTION

Hold a discussion regarding the Planning and Zoning Project Matrix.

2025
Planning and Zoning Commission Requests for Information
Meeting Dates

Request		Request Date	Status
Discussion related to removing minimum parking requirements from the DDC.	Villarreal	9/14/2022	This item is on hold given the pending city-wide parking study; City Council to provide subsequent direction at a future date.
LSR explaining the practices and legal limitations based on recent state law changes regarding right-of-way dedication for roadways and perimeter street improvements.	Pruett	5/15/2024	Staff will provide an update Fall 2024
Discussion regarding applicability of gas well regulations within the City's ETJ.	Pruett	9/11/2024	Work session discussion at a future date.
Discussion on communal living and how small home communities could be achieved.	Pruett	10/9/2024	Work session discussion at a future date.
Mobility Plan discussion regarding neighborhoods along east McKinney Street and trail connectivity to neighboring parks.	Pruett	10/9/2024	Work session discussion at a future date.
Ongoing Items		Request Date	Status
Request for additional detail regarding the results of TIAs on future projects.	Smith	10/12/2022	Information regarding TIAs will be provided in the analysis of future projects.
Request to include the number of extension requests associated with a plat application within the agenda information summary (AIS).	Villarreal	12/13/2023	Information regarding the number of extension requests associated with a plat application will be provided for future projects.

Request to include link to videos of past Public Meetings related to a project when the Commission has previously had a public hearing on the item.	Ellis	8/14/2024	Links to video recordings of prior public hearings will be provided within the AIS for projects on which the Commission has previously held a public hearing (i.e. amendments to SUPs or PDs).
Requested as the smaller drainage studies are being completed for the Storm Water Master Plan to inform the commission of the long-term plans for areas to allow them to be more confident about development applications that come in where we see drainage issues existing as opposed to creating drainage with new development.	Pruett	11/13/2024	Provide periodic updates regarding completed area drainage studies that inform the Storm Water Master Plan.
Annual Updates		Request Date	Status
Provide annual updates related to progress on implementing the Denton 2040 Comprehensive Plan Action Items	Smith	3/9/2022	Ongoing 2024 update provided on August 28, 2024. 2023 update provided on June 14, 2023.

01/09/2025

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