



City of Denton

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

Meeting Agenda Planning and Zoning Commission

Wednesday, August 13, 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, August 13, 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. [PZ25-162](#) Receive a report and hold a discussion regarding municipal comprehensive planning and Denton 2040 Comprehensive Plan.

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, August 13, 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. [PZ25-156](#) Consider approval of the July 23, 2025, Capital Improvement Advisory Committee, and the June 23, 2025, Planning and Zoning meeting minutes.

Attachments: [July 23, 2025 - CIAC](#)
[July 23, 2025 - P&Z](#)

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. [FP25-0020b](#) Consider a request by Animas Civil Engineering LLC, on behalf of Luxury Storage Condominiums LLC for approval of a Final Plat of Lot 1 Block A Luxury Storage Condominiums. The 9.405-acre tract is approximately located on the south side of Hickory Creek Road, and approximately 610 feet west of Teasley Lane (F.M. 2181) in the City of Denton, Denton County, Texas. (FP25-0020b, Luxury Storage Condominiums, Matt Bodine)

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FR25-0019](#) Consider a request by Baird, Hampton & Brown on behalf of H-E-B, L.P. for a Final Replat of the North Lakes Shopping Center Addition. The 15.843-acre site is generally located on the east side of Bonnie Brae Street, approximately 214 feet north of US 380, in City of Denton, Denton County, Texas. (FR25-0019, North Lakes Shopping Center Addition, Cameron Robertson).

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

- B. [FP25-0025](#) Consider a request by Landmark Surveyors, on behalf of Wes and Amber Parnell, for approval of a Final Plat of Lots 1-5, Block A, Fincher Oaks Addition. The 19.562-acre tract is approximately located on the southeast corner of the intersection of Oak Ridge Lane and Fincher Road in the Extraterritorial Jurisdiction 1 of the City of Denton, Denton County, Texas. (FP25-0025, Fincher Oaks, Matt Bodine)

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

- C. [ZCP25-0010](#) Consider a request by CBH Properties Denton, LLC for approval of a Site Plan for quick vehicle servicing within the Rayzor Ranch Overlay District, South Campus - South Commercial District (SCD) subarea, located on Lot 14, Block A of Rayzor Ranch Town Center. The approximately 1.036-acre subject property is generally located east of I-35, approximately 500 feet north of Panhandle Street in the City of Denton, Denton County, Texas. (ZCP25-0010, Christian Brothers Automotive, Mia Hines)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Proposed Site Plan](#)
 [Exhibit 5 - Proposed Landscape & Open Space Plan](#)
 [Exhibit 6 - Proposed Conceptual Building Elevations](#)
 [Exhibit 7 - RROD Exhibit C-1](#)
 [Exhibit 8 - RROD Exhibit D-1](#)

- D. [V25-0058](#) Consider a request by Luis Gachuzo for approval of a subdivision variance from the 2019 Denton Development Code Subsection 8.3.2.C.2.a. regarding the maximum number of residential lots permitted to take access from a private access easement. The 10.00-acre tract is located approximately 391 feet north of Ganzar Road East, and approximately 4,755 feet east of I-35W in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (V25-0058, Gauchzo Addition, Angie Manglaris)

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

- E. [V25-0050](#) Consider a request by David Jett of Eagle Surveying, on behalf of Armando Ruiz, for approval of a subdivision variance from the 2019 Denton Development Code Subsection 8.3.2E.3 regarding the maximum length of the flagpole portion of a flag shaped lot. The proposed lot in question is 2.228 acres and located north of E. Masch Branch Road, approximately 3,000 feet west of Barthold Road and 1,000 feet east of the town of the Town of Krum, in the City of Denton Extraterritorial Jurisdiction (ETJ 1), Denton County, Texas. (V25-0050, Masch Branch Green Addition, Erin Stanley)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Variance Exhibit - MP25-0002](#)
[Exhibit 5 - Variance Request Narrative](#)

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. [AESA25-000](#) Hold a public hearing and consider making a recommendation to the City Council
[1b](#) regarding a request to approve an Alternative Environmentally Sensitive Area Plan to
offset the removal of 0.23 acre of Environmentally Sensitive Areas (ESAs) on
approximately 53.89 acres of land located north of Spencer Road and approximately
1,200 feet west of the intersection of Spencer Road and Loop 288 in the City of Denton,
Denton County, Texas (AESA25-0001b, Spencer Road Industrial, Christi Upton).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Spencer Road Industrial Alternative ESA Plan](#)
[Exhibit 4 - Draft Ordinance](#)
[Exhibit 5 - Notifications and Responses](#)

- B. [MPA24-0003](#) Hold a public hearing and consider making recommendation to the City Council regarding
[c](#) 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; (MPA24-0003, Eagle Drive, Avenue A, & Welch, Sahar Esfandyari).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Future Land Use Map with Proposed Mobility Plan Amendments](#)
[Exhibit 4 - Roadway Types](#)
[Exhibit 5 - 2022 Mobility Plan](#)
[Exhibit 6 - Proposed Mobility Plan](#)
[Exhibit 7 - Notification Responses Map](#)
[Exhibit 8 - Draft Ordinance](#)

- C. [PD25-0002](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Lee Allison with Allison Engineering Group, on behalf of the property owner, Burbank House, LLC, to change the zoning from Residential 3 (R3), Residential 7 (R7), and Mixed-Use Neighborhood (MN) districts to an Overlay Planned Development - Residential 7 (PD-R7) District on approximately 0.74 acres of land generally located on the north side of East University Dr, approximately 240 feet west of North Bell Avenue, in the City of Denton, Denton County, Texas. (PD25-0002, 415 E University, Ashley Ekstedt).

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Existing Zoning Map](#)

[Exhibit 5 - Future Land Use Map](#)

[Exhibit 6 - Proposed Zoning Map](#)

[Exhibit 7 - Applicant Narrative](#)

[Exhibit 8 - PD Development Standards](#)

[Exhibit 9 - PD Table of Allowed Uses](#)

[Exhibit 10 - Table of Allowed Uses in Current Zoning](#)

[Exhibit 11 - Fiscal Impact Summary](#)

[Exhibit 12 - Notification Map and Sign Posting Affidavit and Responses](#)

[Exhibit 13 - Draft Ordinance](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ25-025](#) 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 August 8, 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.