



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, August 10, 2022

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 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.

4. By Phone:

Individuals may register to provide comments by phone. Instructions and a link to register to comment by phone will be available at www.cityofdenton.com/publicmeetings until noon of the meeting date. Residents will submit contact information using the link provided and receive further instructions via email on how to join the meeting by phone and provide comments.

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 10, 2022, 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. Work Session Reports

3. 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.

- A. [PZ22-145](#) Receive a report and hold a discussion regarding drainage and floodplain development requirements related to private development, public infrastructure projects, and city contacts for citizen drainage concerns.

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

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, August 10, 2022 at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney at which time the following items will be considered:

1. PLEDGE OF ALLEGIANCE

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

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FOR:

- A. [PZ22-168](#) Consider the approval of the July 13, 2022 minutes.

Attachments: [July 13, 2022](#)

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. [FP22-0017c](#) Consider a request by Anthony Milbitz, on behalf of the property owner, for a Final Plat of Pecan Creek Business Park, Block B, Lots 3-7. The 5.448-acre site is generally located on the south side of Duchess Drive, approximately 404 feet west of the intersection of Duchess Drive and S Loop 288, in the City of Denton, Denton County, Texas. (FP22-0017c, Pecan Creek Business Park, Block B, Lots 3-7, Sean Jacobson).

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

- B. [FP22-0009b](#) Consider a request by V. Moore Enterprises, LC for approval of a Final Plat for Moore Enterprise Subdivision. The approximately 1.535-acre site is generally located on the south side of West University Drive, approximately 870 feet east of Malone Street in the City of Denton, Denton County, Texas. (FP22-0009b, Moore Enterprise Subdivision, Julie Wyatt)

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. [PP22-0015b](#) Consider a request by Kimley-Horn, on behalf of Habib Pyarali & Salman Arab, for approval of a Preliminary Plat of 380-Mayhill Industrial. The approximately 18.661-acre site is generally located on the southwest corner of East University Drive and Mayhill Road in the City of Denton, Denton County, Texas. (PP22-0015b, 380-Mayhill Industrial, Cameron Robertson).

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

- D. [PP22-0008b](#) Consider a request by Mandy Marmon, on behalf of Millennium Crest, LP, for approval of a Preliminary Plat of Millennium Crest, Lot 1, Block A. The 7.607-acre site is generally located approximately 300 feet east of Lillian Miller Parkway and approximately 250 feet west of IH-35E in the City of Denton, Denton County, Texas. (PP22-0008b, Millennium Crest, Mia Hines)

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PP22-0016a](#) Consider a request by Singing Oaks Church of Christ of Denton for approval of a Preliminary Plat for Singing Oaks Addition. The approximately 32.03-acre site is generally located at the intersection of Mockingbird Lane and Paisley Street in the City of Denton, Denton County, Texas. (PP22-0016a, Singing Oaks Addition, Julie Wyatt)

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

- B. [PE22-0001](#) Consider a request by Aimee Bissett with 97 Land Company on behalf of Agave Ranch Development LLC for approval of a preliminary plat extension for the Agave Ranch Addition. The approximately 92-acre site is generally located on the east side of East Sherman Drive (FM 428), approximately 1,465 feet north of Hartlee Field Road in the City of Denton, Denton County, Texas. (PE22-0001, Agave Ranch, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Applicant Narrative](#)
[Exhibit 5 - Approved Preliminary Plat](#)
[Exhibit 6 - ADP20-0001 Approval Letter](#)
[Exhibit 7 - LLC Members List](#)

- C. [FP22-0023](#) Consider a request by Robson Denton Development, LP for approval of a Final Plat of the Robson Ranch Unit 27 Addition. The approximately 44.903-acre site is generally located approximately 420 feet northwest of the intersection of Ed Robson Boulevard and Goodland Drive in the City of Denton, Denton County, Texas. (FP22-0023, Robson Ranch Unit 27, Julie Wyatt)

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

- D. [FP22-0024](#) Consider a request by Lang Sycamore LLC for approval of a Final Plat for Railyard Phase 1 Addition. The approximately 9.3388-acre site is generally located on the south side of East Sycamore Street, approximately 670 feet east of Bell Avenue, in the City of Denton, Denton County, Texas. (FP22-0024, Railyard Ph 1 Addition, Julie Wyatt)

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

- E. [PP22-0020](#) Consider a request by Kimley-Horn, on behalf of RTS & M, LLC, for approval of a Preliminary Plat for Birchway Denton, IIB. The approximately 14.434-acre site is generally located Mayhill Road, approximately 1,440 feet south of Spencer Road in the City of Denton, Denton County, Texas. (PP22-0020, Birchway Denton, IIB, Angie Manglaris).

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

- F. [PP22-0018](#) Consider a request by Ironwood Realty Partners, LLC, on behalf of Rayzor Investments, LTD., for approval of a Preliminary Plat for Cowboy Distribution. The approximately 80.561-acre property is generally located at the northeast and southwest intersection of N. Western Boulevard and Jim Christal Road in the City of Denton, Denton County, Texas. (PP22-0018, Cowboy Distribution, Angie Manglaris)

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

- G. [PP21-0034b](#) Consider a request by LJA Engineering, Inc., on behalf of The Cole Ranch Company, LP, for a Preliminary Plat of the Cole Ranch, Phase 1 Addition. The 720.141-acre site is generally located south of Tom Cole Road, approximately 3,700 feet east of C. Wolfe

Road, north of FM 2449, and west of Underwood Road in the City of Denton, Denton County, Texas. (PP21-0034, Cole Ranch, Phase 1 Addition, Angie Manglaris).

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

- H. [PP22-0017](#) Consider a request by Kimley-Horn & Associates, on behalf of Wise Asset #1 LTD, for approval of a Preliminary Plat of Legends Ranch. The approximately 542.627-acre site is generally located just north of West University Drive and south of Jackson Road just east of Nail Road in the City of Denton's ETJ Division 1, Denton County, Texas. (PP22-0017, Legends Ranch, Mia Hines).

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

- I. [FR22-0007](#) Consider a request by BGE, Inc., on behalf of Jeff Lindsey, for a Final Replat of Rayzor Ranch East, Lot 4R-1, Block A. The 11.107-acre site is generally located at the northeast corner of the intersection of Eastpark Boulevard and Crescent Street in the City of Denton, Denton County, Texas. (FR22-0007, Rayzor Ranch East, Mia Hines).

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

- J. [FP22-0022](#) Consider a request by Allison Engineering, on behalf of Stevenson Properties Denton Texas, LLC, for a Final Plat of Airport Road Addition, Lot 1, Block A. The 6.99-acre site is generally located on the north side of Airport Road, approximately 550 feet east of the intersection of Airport Road and Precision Drive in the City of Denton, Denton County, Texas. (FP22-0022, Airport Road Addition, Ashley Hickok).

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](#)

- K. [FP22-0020a](#) Consider a request by Trey Braswell of Kimley-Horn and Associates, Inc., on behalf of Colby Schraegle of Exeter Masch Branch Land LP, for approval of a Final Plat of Block A, Lot 1 of the Denton Exeter Addition No. 3. The approximately 90.436-acre site is generally located south of Jim Christal Road and approximately 700 feet east of Masch

Branch Road, in the City of Denton, Denton County, Texas. (FP22-0020a, Denton Exeter Addition No. 3, Block A, Ron Menguita).

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

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. [AES22-000](#)
[2](#) Hold a public hearing and consider making a recommendation to the City Council regarding a request by Trey Braswell of Kimley-Horn & Associates for an Alternative Environmentally Sensitive Areas Plan. Denton Exeter Addition No. 3 is an approximately 96.74-acre site generally located on the southwest side of the intersection of Western Boulevard and Jim Christal Road in the City of Denton, Denton County, Texas. (AES22-0002, Denton Exeter Addition No. 3, Onsite Development, Christi Upton)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Denton Exeter Addition No. 3 Property AESA Restoration Plan](#)
[Exhibit 4 - Notification Map and Responses](#)
[Exhibit 5 - Staff Presentation](#)

- B. [Z22-0008b](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Asbury United Methodist Church to rezone approximately 13.07 acres from Residential 2 (R2) District to Suburban Corridor (SC) District. The site is generally located at the northeast corner of North Locust Street and Hercules Lane, in the City of Denton, Denton County, Texas. (Z22-0008b, Asbury UMC, Julie Wyatt)

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

- C. [Z22-0004](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by 97 Land Company to amend the Rayzor Ranch Overlay District by amending the Development Standards regarding the number of residential dwelling units within the South Campus. The affected area includes an approximately 3.130-acre lot located at 2520 Panhandle Drive and described as Lot 2R, Block C of Rayzor Ranch East and an approximately 6.412-acre lot located at 2405 Crescent Street and described as Lot 2, Block B of Rayzor Ranch East in the City of Denton, Denton County, Texas. THIS ITEM HAS BEEN POSTPONED TO THE SEPTEMBER 14, 2022 PLANNING AND ZONING COMMISSION MEETING. (Z22-0004, RROD MF Density Zone, Mia Hines)

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

- D. [Z21-0019](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by 97 Land Company to change the zoning district and use classification from Rayzor Ranch Overlay (RRO) District to Mixed-Use Neighborhood (MN) District, thereby amending the Rayzor Ranch Overlay District Concept Plan and Zoning Map Exhibits, for approximately 3.819 acres of land generally located west of Bonnie Brae Street between Linden Drive and Panhandle Street, in the City of Denton, Denton County, Texas. (Z21-0019, 2500 Panhandle, Mia Hines)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Existing Zoning Map](#)
[Exhibit 5 - Proposed Zoning Map](#)
[Exhibit 6 - Existing RROD Zoning Exhibit](#)
[Exhibit 7 - Existing RROD Concept Exhibit](#)
[Exhibit 8 - Proposed RROD Zoning Exhibit](#)
[Exhibit 9 - Proposed RROD Concept Exhibit](#)
[Exhibit 10 - Future Land Use Map](#)
[Exhibit 11 - Table of Allowed Uses](#)
[Exhibit 12 - Notification Map & Posting Affidavit](#)
[Exhibit 13 - Draft Ordinance](#)

- E. [Z22-0009](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Ironwood Realty Partners to rezone approximately 10.002 acres from Residential 2 (R2) District to Heavy Industrial (HI) District. The site is approximately 407 feet east of N. Western Blvd., and 1, 466.6 feet north of Jim Christal Rd., in the City of Denton, Denton County, Texas. (Z22-0009, Project Cowboy, Angie Manglaris)

- Attachments:** [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location](#)
[Exhibit 4 - Existing Zoning Map](#)
[Exhibit 5 - Proposed Zoning Map](#)
[Exhibit 6- Future Land Use Map](#)
[Exhibit 7- Comparison of Allowed Uses](#)
[Exhibit 8 - Notification Map and Responses](#)
[Exhibit 9 - Draft Ordinance Z22-0009](#)

- F. [DCA22-0003](#) Hold a public hearing and consider making a recommendation to City Council regarding amending the Denton Development Code related to two new uses: Data Center, Modular and Data Center, Warehouse. (DCA22-0003, Data Center Code amendments, Ron Menguita)

- Attachments:** [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Draft Code Amendments](#)
[Exhibit 3 - Staff Analysis](#)
[Exhibit 4 - Draft Ordinance](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ22-169](#) Hold a discussion regarding the Planning and Zoning Commission Project Matrix.

- Attachments:** [Matrix 2022](#)

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 5, 2022, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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.