



# City of Denton

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

## Meeting Agenda

### Planning and Zoning Commission

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Wednesday, May 15, 2024

5:00 PM

Council Work Session Room  
&  
Council Chambers

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**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.

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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.

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, May 15, 2024, 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. [PZ24-088](#) Receive a report and hold a discussion regarding Municipal Utility Districts in the areas around the City of Denton corporate limits.

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - MUD Policy](#)

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## REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, May 15, 2024, 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. [PZ24-076](#) Consider approval of the April 24, 2024, Planning and Zoning meeting minutes.
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Attachments:      [April 24, 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. [FP24-0006e](#) Consider a request by JPI Real Estate Acquisitions, LLC for a Final Plat of the Jefferson Bonnie Brae Addition. The 31.51-acre site is generally located west of Bonnie Brae Road and approximately 150.19 feet south of Bronco Way in the City of Denton, Denton County, Texas. (FP24-0006e, Jefferson Bonnie Brae, Angie Manglaris).

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. [FP24-0008](#) Consider a request by CCM Engineering, on behalf of Cana Capital Series 3, LLC for a Final Plat of Enclave at Hickory Hill. The approximately 48.68-acre site is generally located on the north side of East Hickory Hill Road, approximately 650 feet west of Hunter Hill Lane in Denton County, Texas, within the City's extraterritorial jurisdiction Division 1 (ETJ-1). (FP24-0008, Enclave at Hickory Hill, Bryce Van Arsdale).

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

- B. [FP23-0031a](#) Consider a request by Aimee Bissett, on behalf of the property owner, for a Final Plat of Mayhill Addition, Lots 1 and 2, Block 1. The approximately 32.633-acre site is generally located on the west side of Mayhill Road, approximately 1,166 feet south of the intersection of South Mayhill Road and Foster Road, in the City of Denton, Denton County, Texas. (FP23-0031a, Mayhill Addition, Sean Jacobson).

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

- C. [FP24-0012](#) Consider a request by Kimley-Horn, on behalf of Hunter Ranch Land, LLC, for approval

of a Final Plat of Hunter Ranch Phase 1A. The approximately 52.956-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FP24-0012, Hunter Ranch Phase 1A, Cameron Robertson).

**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](#)

- D. [FP24-0013](#) Consider a request by Kimley-Horn, on behalf of Hunter Ranch Land, LLC, for approval of a Final Plat of Hunter Ranch Phase 1B. The approximately 53.081-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FP24-0013, Hunter Ranch Phase 1B, Cameron Robertson).

**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](#)

- E. [FP24-0014](#) Consider a request by Kimley-Horn, on behalf of Hunter Ranch Land, LLC, for approval of a Final Plat of Hunter Ranch Phase 1C. The approximately 66.777-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FP24-0014, Hunter Ranch Phase 1C, Cameron Robertson).

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

- F. [FP24-0015](#) Consider a request by Kimley-Horn, on behalf of Hunter Ranch Land, LLC, for approval of a Final Plat of Hunter Ranch Phase 1D. The approximately 56.100-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (FP24-0015, Hunter Ranch Phase 1D, Cameron Robertson).

- 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](#)

- G. [FP24-0017](#) Consider a request by Denton Mayhill / Quail Creek Investment, LLC, for a Final Plat of the Jefferson Mayhill Addition. The 39.782-acre site is generally located west of Mayhill Road, approximately 850 feet south of Roy Road, in the City of Denton, Denton County, Texas. (FP24-0017, Jefferson Mayhill Addition, Mia Hines).

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

## 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. [S23-0006](#) Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for a Veterinary Clinic use on approximately 4.89 acres of land, generally located on the south side of Teasley Lane, approximately 525 feet west of Pennsylvania Drive, in the City of Denton, Denton County, Texas. (S23-0006, Wright Denton Teasley, Ashley Ekstedt) THE APPLICANT IS REQUESTING TO POSTPONE THIS ITEM TO THE MAY 29, 2024 MEETING.

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

- B. [MPA24-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a city-initiated Comprehensive Plan Amendment to modify the 2022 Mobility Plan, including adding a Major Collector roadway functional classification to the Thoroughfare Plan and amending the Thoroughfare Plan Map to change the alignment of the 380 Connector and to extend East Windsor Drive across State Loop 288. The general area is located at the current terminus of East Windsor Drive, approximately 700 feet west of State Loop 288, south of Kings Row, and extending approximately 4,800 feet toward the east, in the City of Denton, Denton County, Texas. (MPA24-0001a, East Windsor Extension, Julie Wyatt)

- Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Future Land Use Map](#)  
[Exhibit 4 - Roadway Types](#)  
[Exhibit 5 - 2015 Mobility Plan Excerpt](#)  
[Exhibit 6 - 2022 Mobility Plan Thoroughfare Plan Map and Roadway Classification](#)  
[Exhibit 7 - Proposed Thoroughfare Plan Map](#)  
[Exhibit 8 - Notification Response Map](#)  
[Exhibit 9 - Draft Ordinance](#)

- C. [DCA24-0006](#) Hold a public hearing and consider making a recommendation to the City Council regarding amending the Denton Development Code; amendments include but are not limited to Table 5.2-A: Table of Allowed Uses, Section 5.4.3 General Standards for Accessory Uses and Structures, Section 5.4.4 Additional Standards for Specific Accessory Uses, and Section 9.2: Definitions related to the regulation of Donation Boxes. (DCA24-0006, Donation Boxes, Mia Hines)

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

## 6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ24-077](#) Hold a discussion regarding the Planning and Zoning Project Matrix.

- Attachments:**      [Matrix 2024](#)

## 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 May 10, 2024, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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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.