



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, July 24, 2024

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.

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, July 24, 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. 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.

2. Work Session Reports

- A. [PZ24-089a](#) Receive a report and hold a discussion related to amending the Denton Development Code to establish a Community Engagement Incentive participation process including offering potential development process incentives associated with Memorandum of Understandings.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Draft Ordinance](#)

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, July 24, 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. [PZ24-135](#) Consider approval of the June 26, 2024, Planning and Zoning meeting minutes.

Attachments: [June 26, 2024](#)

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FR24-0005](#) Consider a request by Kimley-Horn & Associates, on behalf of Forestar Group for a Final Replat of Eagle Creek Phase 3B. The approximately 36.07-acre site is generally located 0.5 miles east of South Bonnie Brae Street and north of Roselawn Drive in the City of Denton, Denton County, Texas. (FR24-0005, Eagle Creek Phase 3B, Bryce Van Arsdale)

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

- B.** [PP24-0003](#) Consider a request by Kimley-Horn & Associates, on behalf of Vandemith Developers LTD for a Preliminary Plat of Grand Parkside. The approximately 19.15-acre site is generally located 266.11 feet east of Country Club Road and north of Hobson Lane in the City of Denton, Denton County, Texas. (PP24-0003, Grand Parkside, Bryce Van Arsdale)

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

- C.** [FP24-0025](#) Consider a request by Stonehawk Capital Partners, LLC for a Final Plat of the Sereno Village Addition. The 18.235-acre site is generally located at the northwest corner of East University Drive (US 380) and Old North Road, in the City of Denton, Denton County, Texas. (FP24-0025, Sereno Village 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](#)

- D.** [FP24-0024a](#) Consider a request by Claudio Segovia of Johnson Volk Consulting, on behalf of the property owner, for a Final Plat of Sage Creek Townhomes. The approximately 23.849-acre site is generally located at the northwest corner of the intersection of Audra Lane and Lattimore Street, in the City of Denton, Denton County, Texas. (FP24-0024a, Sage Creek Townhomes, Sean Jacobson)

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

- E.** [FP24-0026](#) Consider a request by Reece Flanagan of Flanagan Land Solutions, LLC, on behalf of the property owner, for a Final Plat of Acintyo Ventures Addition, Lots 1 and 2, Block 1. The approximately 0.300-acre site is generally located on the south side of Fannin Street, approximately 105 feet east of the intersection of Fannin Street and South Avenue B, in

the City of Denton, Denton County, Texas. (FP24-0026, Acintyo Ventures Addition, Sean Jacobson)

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

- F. [FP24-0023b](#) Consider a request by Barron Stark Engineers, on behalf of JVAC Properties LLC, for approval of a Final Plat of Lot 1, Block A Riviera Addition. The approximately 15-acre tract is generally located on the north side of Fishtrap Rd, approximately 259.2 feet west of Greenleaf Circle in the City of Denton, Denton County, Texas. (FP24-0023b, Water Line Extension Riviera, Matt Bodine)

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

4. 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. [PD23-0001a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams on behalf of the property owner, 195 Denton Partners, LLC to rezone approximately 26.151 acres from Residential 2 (R2) zoning district to Overlay Planned Development with Mixed-Use Neighborhood (PD-MN) base zoning district. The subject site is generally south of Corbin Road and 1,066 feet east of I35-W within the City of Denton, Denton County, Texas. (PD23-0001a, Denton 195 Planned Development Overlay, Angie Manglaris) STAFF IS REQUESTING THIS ITEM BE POSTPONED TO THE AUGUST 14, 2024 MEETING.

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

- B. [Z22-0018a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams on behalf of the property owner, 195 Denton Partners, LLC to rezone approximately 166.1 acres from Residential 2 (R2) zoning district to Mixed-Use Neighborhood (MN) zoning district and Public Facilities (PF) zoning district. The subject site is generally located at the southeast corner of I35-W and Corbin Road in the City of Denton, Denton County, Texas. (Z22-0018a, Denton 195, Angie Manglaris) STAFF IS

REQUESTING THIS ITEM BE POSTPONED TO THE AUGUST 14, 2024 MEETING.

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

- C. [S23-0001](#) 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 Multifamily use on approximately 2.4 acres of land, generally located on the south side of North Elm Street approximately 560 feet east of Riney Road in the City of Denton, Denton County, Texas (S23-0001, 3301 N Elm Multifamily, Ashley Ekstedt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Future Land Use Map](#)
[Exhibit 5 - Zoning Map](#)
[Exhibit 6 - Applicant Project Narrative](#)
[Exhibit 7 - Proposed Site Plan](#)
[Exhibit 8 - Proposed Landscape Plan](#)
[Exhibit 9 - Proposed Building Elevations](#)
[Exhibit 10 - Fiscal Impact Summary](#)
[Exhibit 11 - Notification Map](#)
[Exhibit 12 - Draft Ordinance](#)
[Exhibit 13 - LLC Members List](#)

- D. [CA24-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Kimley-Horn on behalf on behalf of the property owner, Dentex Land, Cattle, and Energy LP, for a Comprehensive Plan Amendment to modify the Future Land Use Map to change the designation from Rural Areas to Moderate Residential and Community Mixed Use. The approximately 92.382-acre site is generally located north of Johnson Lane, south of Allred Road, and 2,325 feet east of John Paine Road in the City of Denton, Denton County, Texas. (CA24-0001, Dentex Comprehensive Plan Amendment, Angie Manglaris)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location](#)
[Exhibit 4 - Existing Future Land Use Map](#)
[Exhibit 5 - Proposed Future Land Use Map](#)
[Exhibit 6 - Notification Map](#)
[Exhibit 7 - Draft Ordinance](#)

- E. [Z24-0009](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Kimley-Horn on behalf of the property owner, Dentext Land, Cattle, and Energy LP, to rezone approximately 92.382 acres from Rural Residential (RR) zoning district to Mixed Use Neighborhood (MN) zoning district and Residential 6 (R6) zoning

district. The subject site is generally located north of Johnson Lane, south of Allred Road and 2,325 feet east of John Paine Road to the City of Denton, Denton County, Texas. (Z24-0009, Dentex Rezoning, Angie Manglaris)

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 - Comparison of Allowed Uses](#)
[Exhibit 8 - Notification Map](#)
[Exhibit 9 - Fiscal Impact Analysis](#)
[Exhibit 10 - Draft Ordinance](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ24-107](#) Hold a discussion regarding the Planning and Zoning Project Matrix.

Attachments: [Matrix 2024](#)

6. 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 July 19, 2024, 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.