



# 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, August 14, 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, August 14, 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. [PZ24-163](#) Receive a report, hold a discussion, and give staff direction regarding an ordinance of the City of Denton, Texas amending the Denton Development Code to include Section 2.12: Affordable Housing Incentive Procedures.

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Draft of Section 2.12 Affordability Incentive Procedures](#)  
[Exhibit 3 - Summary of Public Feedback](#)

- B. [PZ24-167](#) Receive a report and hold a discussion regarding North Central Texas Council of Governments (NCTCOG) demographic projections update associated with the regional travel demand forecast model.

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

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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, August 14, 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. [PZ24-155](#) Consider the approval of the July 17, 2024, and July 24, 2024, Planning and Zoning meeting minutes.

Attachments:      [July 17, 2024](#)  
                                 [July 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. [FP24-0024b](#) 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. (FP24-0024b, Sage Creek Townhomes, Sean Jacobson)

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

- B. [FP23-0031b](#) 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. (FP23-0031b, Mayhill 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. [FP24-0026a](#) 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. (FP24-0026a, 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](#)

- B.    [FP24-0023c](#)    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. (FP24-0023c, 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 Letter Request](#)  
                          [Exhibit 6 - LLC Members List](#)

- C.    [FR24-0005a](#)    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. (FR24-0005a, 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](#)

- D.    [FR24-0008](#)    Consider a request by Bloomfield Homes, LP for approval of a Replat of Country Lakes North, Phase 6AB. The approximately 6.997-acre tract of land is generally located on the south side of Johnson Lane between John Paine Road and Old John Paine Road in the City of Denton, Denton County, Texas. (FR24-0008, Country Lakes North, Phase 6AB, Julie Wyatt)

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

- E.    [ZCP24-0015](#)    Consider a request by Allegiance Hillview, LP for approval of a Site Plan for a multifamily residential development within the Rayzor Ranch Overlay District, South Campus - South

Mixed-Use District 2 (SMUD-2) subarea, located on Lot 2, Block B of Rayzor Ranch East. The approximately 6.41-acre subject property is generally located at the southeast corner of Crescent Street and Eastpark Boulevard in the City of Denton, Denton County, Texas. (ZCP24-0015, Altera Rayzor Ranch, 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-2A](#)  
[Exhibit 8 - RROD Exhibit D-2](#)

- F. [FR24-0006](#) Consider a request by Forestar (USA) Real Estate Group Inc. for a final replat of Hickory Grove, Phase 1A. The 2.655-acre site is generally located just north of West University Drive and west of Thomas J Eagan Road in City of Denton's ETJ Division 1, Denton County, Texas. (FR24-0006, Hickory Grove Phase 1A, Mia Hines).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Final Replat](#)  
[Exhibit 5 - 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. [PD23-0001b](#) 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. (PD23-0001b, Denton 195 Planned Development Overlay, Angie Manglaris) THE APPLICANT IS REQUESTING THIS ITEM BE POSTPONED INDEFINITELY.

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

- B. [Z22-0018b](#) 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. (Z22-0018b, Denton 195, Angie Manglaris) THE APPLICANT IS REQUESTING THIS ITEM BE POSTPONED INDEFINITELY.

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

- C. [CA24-0003](#)    Hold a public hearing and consider making a recommendation to City Council regarding an ordinance adopting the Design Downtown Denton Plan and amending the Denton 2040 Comprehensive Plan. The Design Downtown Denton Plan has an approximate boundary line of Carroll Boulevard to the west, Eagle Drive to the south, Bell Avenue and Mingo Road to the east, and a northern boundary generally along College Street, Texas Street, Oakland Street and University Drive, encompassing approximately 767 acres in the City of Denton, Denton County, Texas. (CA24-0003, Design Downtown Denton Plan, Cameron Robertson and Sean Jacobson)

Attachments:        [Exhibit 1 - Agenda Information Sheet](#)  
                               [Exhibit 2 - Draft Design Downtown Denton Plan](#)  
                               [Exhibit 4 - Draft Ordinance](#)

- D. [ASUP23-0001](#)    Hold a public hearing and consider making a recommendation to City Council regarding a request by Brian Bridgewater of Manhard Consulting, on behalf of the property owner, for an Amending Specific Use Permit to allow for Multifamily Dwelling Uses on approximately 53.407 acres of land, generally located at the southeast corner of the intersection of Locust Street and Loop 288, in the City of Denton, Denton County, Texas. (ASUP23-0001, Landmark at Locust Multifamily, Sean Jacobson)

Attachments:        [Exhibit 1 - Agenda Information Sheet](#)  
                               [Exhibit 2 - Staff Analysis](#)  
                               [Exhibit 3 - Site Location Map](#)  
                               [Exhibit 4 - Zoning Map](#)  
                               [Exhibit 5 - Future Land Use Map](#)  
                               [Exhibit 6 - Ordinance S21-0006b](#)  
                               [Exhibit 7 - Proposed Site Plan](#)  
                               [Exhibit 8 - Proposed Landscape Plan](#)  
                               [Exhibit 9 - Proposed Building Elevations](#)  
                               [Exhibit 10 - Applicant Project Narrative](#)  
                               [Exhibit 11 - Notification Map and Public Engagement](#)  
                               [Exhibit 12 - Draft Ordinance](#)  
                               [Exhibit 13 - LLC Membership](#)

**6. PLANNING & ZONING COMMISSION PROJECT MATRIX**

- A. [PZ24-151](#)        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 August 9, 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.