



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, October 9, 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, October 9, 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. [PZ24-204](#) Receive a report, hold a discussion, and give staff direction regarding amending the proposed land uses in the Denton 2040 Comprehensive Plan Future Land Use Map north of FM 1173, west of Interstate Highway 35, south of Ganzer Road, and generally east of Masch Branch Road and the City of Krum. (PZ24-204, Future Land Use Map Discussion, Cameron Robertson).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Existing Conditions](#)
[Exhibit 3 - Current FLUM](#)
[Exhibit 4 - FLUM Option 1](#)
[Exhibit 5 - FLUM Option 2](#)
[Exhibit 6 - FLUM Option 3](#)

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, October 9, 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. [PZ24-186](#) Consider the approval of the September 25, 2024, Planning and Zoning meeting minutes.
Attachments: [September 25, 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. [FP24-0033a](#) Consider a request by the Foresite Group, LLC for approval of a Final Plat for Stella Hills Phase 2A. The approximately 21.0505-acre site is located approximately 1,500 feet south of E. McKinney Street and east of Laney Circle in the City of Denton, Denton County, Texas. (FP24-0033a, Stella Hills Phase 2A, 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](#)

- B. [FP24-0006f](#) Consider a request by JPI Real Estate Acquisitions, LLC for a Final Plat of the Jefferson Bonnie Brae Addition. The 29.0364-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. (FP24-0006f, Jefferson Bonnie Brae, Angie Manglaris)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Final Plat as Approved May 15, 2024](#)
[Exhibit 5 - Revised Final Plat](#)
[Exhibit 6 - LLC Members List](#)

- C. [FP24-0034a](#) Consider a request by the Foresite Group, LLC for approval of a Final Plat for Stella Hills Phase 2B. The approximately 15.222-acre site is generally located on the south side of E. McKinney Street, and is situated to the east of Laney Circle in the City of Denton, Denton County, Texas. (FP24-0034a, Stella Hills Phase 2B, 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](#)

- D. [PP24-0005](#) Consider a request by Westwood P.S., on behalf of HR, JV, L.P., for approval of a Preliminary Plat of Landmark Addition. The approximately 44.601-acre site is generally located on the northwest corner of the intersection of Interstate Highway 35W and Robson Ranch Road, in the City of Denton, Denton County, Texas. (PP24-0005, Landmark Addition, Cameron Robertson).

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

- E. [FP24-0010b](#) Consider a request by Rob Myers with Kimley-Horn on behalf of MRLP Bick Property LLC for a Final Plat of the Mayhill Multifamily Addition. The 23.9-acre site is generally located generally located on the west side of North Mayhill Road, approximately 250 feet north of Russell Newman Boulevard in the City of Denton, Denton County, Texas. (FP24-0010b, Mayhill Multifamily, Julie Wyatt)

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PP24-0006](#) Consider a request by Kimley-Horn & Associates, on behalf of the property owner, for a Preliminary Plat of RM Squared Denton Addition. The approximately 363.034-acre site is generally located at the northeast corner of the intersection of Hampton Road and Masch Branch Road in the City of Denton, Denton County, Texas. (PP24-0006, RM Squared Denton Addition, Sean Jacobson)

- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Preliminary Plat](#)
[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. [MPA24-0002](#) Hold a public hearing and consider making a recommendation to the City Council regarding a City-initiated Comprehensive Plan Amendment to modify the Thoroughfare Plan and Thoroughfare Map of the 2022 Mobility Plan, including but not limited to modifications to the Mobility Plan to amend the functional classification of Underwood Road from Primary Arterial to Secondary Arterial between Airport Road and the future southern extension of H Lively Road and to remove a portion of future Amyx Road between C Wolfe Road and the future western extension of Loop 288.
- The general area of change is located west of Interstate 35W, south of Airport Road, east of C Wolfe Road, and north of Old John Paine Road in the City of Denton, Denton County, Texas. STAFF IS REQUESTING THIS ITEM BE POSTPONED UNTIL THE OCTOBER 23, 2024, PLANNING AND ZONING COMMISSION MEETING. (MPA24-0002, Underwood Road and Amyx Road Mobility Plan Amendment, Sahar Esfandyari).

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

- B. [MPA24-0004](#) Hold a public hearing and consider making a recommendation to City Council regarding a city-initiated Comprehensive Plan Amendment to modify the Thoroughfare Plan and Thoroughfare Map of the 2022 Mobility Plan. The amendment includes but is not limited to modifying the current road classification of a future Hummingbird Lane section from Secondary Arterial to Collector. The proposal is generally located east of the intersection of Hummingbird Lane and North Loop 288 and extends east toward the intersection of Mills Road and North Mayhill Road in the City of Denton, Denton County, Texas. STAFF IS REQUESTING THIS ITEM BE POSTPONED UNTIL THE OCTOBER 23, 2024, PLANNING AND ZONING COMMISSION MEETING. (MPA24-0004, Hummingbird Lane Road Classification, Sahar Esfandyari)

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

- C. [AESA24-0001a](#) Hold a public hearing and consider making a recommendation to the City Council regarding a request by Kimley-Horn on behalf of the property owner, Vandersmith Developers, LTD., approving an ecological mitigation plan for the disturbance of Environmentally Sensitive Areas. The subject site is generally located 266.11 feet east of Country Club Road and to the north of Hobson Lane City of Denton, Denton County, Texas. (AESA24-0001a, Grand Parkside, Christi Upton)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Grand Parkside AESA Plan](#)
[Exhibit 4 - Draft Ordinance](#)
[Exhibit 5 - Notification Map and Responses](#)

- D. [AESA24-0002a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Kimley-Horn on behalf of the property owner, Alan Hughes, approving an ecological mitigation plan for the disturbance of Environmentally Sensitive Areas. The subject 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. (AESA24-0002a, Dentex Land Tract, Christi Upton)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Dentex Alternative ESA Plan](#)
[Exhibit 4 - Draft Ordinance](#)
[Exhibit 5 - Notification Map and Responses](#)

- E. [Z24-0013](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by RV Land Acquisitions, LP to rezone approximately 0.358 acres from a General Office (GO) zoning district to a Highway Corridor (HC) zoning district. The subject site is generally located on the west side of I35 approximately 1,500 feet north of Schuyler Street in the City of Denton, Denton County, Texas. (Z24-0013, I-35 RV Supercenter, 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 - Existing Zoning Map](#)
[Exhibit 6 - Proposed Zoning Map](#)
[Exhibit 7 - Table of Allowed Uses](#)
[Exhibit 8 - Fiscal Impact Summary](#)
[Exhibit 9 - Notification Map](#)
[Exhibit 10 - Draft Ordinance](#)

- F. [PD24-0004a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Aspire Real Estate Services LLC and OMA Denton LLC for a zoning change from Residential 3 (R-3) District to Planned Development - Residential 6 District (PD-R6) including but not limited to establishing uses and standards and adopting a Development Plan. The approximately 12.1-acre site is generally located north of East McKinney Street, south of Paisley Street, approximately 1,200 feet east of the intersection of East McKinney Street and Mack Drive, in the City of Denton, Denton County, Texas. (PD24-0004a, Villages of McKinney, Julie Wyatt).

- Attachments:**
- [Exhibit 1 - Agenda Information Sheet](#)
 - [Exhibit 2 - Staff Analysis](#)
 - [Exhibit 3 - Site Location Map](#)
 - [Exhibit 4 - Current Zoning Map](#)
 - [Exhibit 5 - Future Land Use Map](#)
 - [Exhibit 6 - PD Development Standards](#)
 - [Exhibit 7 - PD Development Plan](#)
 - [Exhibit 8 - Citizen Participation Report](#)
 - [Exhibit 9 - LLC Members List](#)
 - [Exhibit 10 - Fiscal Impact Summary](#)
 - [Exhibit 11 - Notification Map and Responses](#)
 - [Exhibit 12 - Draft Ordinance](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ24-199](#) 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 October 4, 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.