



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, April 27, 2022

4:30 PM

Council Work Session Room
&
Council Chambers

WORK SESSION BEGINS AT 4:30 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

Citizens are able to participate in one of the following ways (NOTE: Other than public hearings, citizens are only able to comment one time per agenda item; citizens cannot use both methods to comment on a single agenda item. Public comments are not held for work session reports.):

- eComment – On April 22, the agenda was 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. Within eComment, citizens may indicate support or opposition and submit a brief comment about a specific agenda item. Comments may be submitted up until the start of the meeting at which time the ability to make an eComment will be closed. Similar to when a citizen submits a white card to indicate their position on an item, the eComments will be sent directly to members of the Planning and Zoning Commission and recorded by the Secretary.

Planning and Zoning Commissioners review comments received in advance of the meeting and take that public input into consideration prior to voting on an agenda item. The Chair will announce the number of Cards submitted in support or opposition to an item during the public comment period. Comments will not be read during the meeting. The Secretary will reflect the number of comments submitted in favor/opposition to an item, the registrant's name, address, and (summary of) comments within the Minutes of the Meeting, as applicable.

OR

- By phone – Citizens wishing to speak over the phone during this Planning and Zoning Commission meeting, may call (940) 349-7800 beginning 30 minutes prior to the meeting start time. Comments by phone will be accepted until the item is opened for discussion by the Planning and Zoning Commission. When the call is initially received, a staff member will receive the caller's information and either: 1) offer to call the citizen back when it is time for them to speak, or 2) record the caller's information, support or opposition, and comment. If the caller chooses to record their support or opposition, rather than speaking during the meeting, the Chair will announce the number of comments submitted in support or opposition to the item. If the caller wishes to receive a call back, the voice of each caller will be broadcast into the meeting during the public commenting time of their desired agenda item. Individuals will be able to comment once per agenda item, no matter the method.

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, April 27, 2022, at 4:30 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

- A. [PZ22-079](#) Receive a report, hold a discussion, and give staff direction on an automated notification dashboard for development projects.

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

- B. [PZ22-075](#) Receive a report, hold a discussion, and give staff direction regarding future Work Session training topics.

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

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.

REGULAR MEETING

After determining a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, April 27, 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. [PZ22-080](#) Consider the approval of the April 13, 2022 meeting minutes,

Attachments: [April 13, 2022](#)

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PZ22-085](#) Election of a Chair and Vice-Chair.
- B. [FP22-0012](#) Consider a request by Robson Denton Development, LP for approval of a Final Plat of the Robson Ranch Unit 26 Addition. The approximately 32.853-acre property is generally located northeast of the intersection of Goodland Drive and Gardenia Drive in the City of Denton, Denton County, Texas. (FP22-0012, Robson Ranch Unit 26, 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](#)

- C. [FP22-0013](#) Consider a request by Robson Denton Development, LP for approval of a Final Plat for Robson Ranch - Ed Robson Blvd. The approximately 1.928-acre site is generally located at the northern terminus of Ed Robson Boulevard, approximately 190 feet north of Goodland Drive in the City of Denton, Denton County, Texas. (FP22-0013, Robson Ranch - Ed Robson Blvd, 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. [PP22-0008](#) Consider a request by The John R. McAdams Company, Inc., on behalf of Millennium Crest, LP, for a Preliminary Plat of the Millennium Crest Addition, Lot 1, Block A. The 7.607-acre site is generally located southwest of I-35 E and approximately 320 feet east of Lillian B. Miller Parkway in the City of Denton, Denton County, Texas. (PP22-0008, Millennium Crest Addition, Lot 1, Block A, Lisa Payne).

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

- E. [ZCP21-0031](#) Consider a request by Aimee Bissett of 97 Land Company, LLC, on behalf of RR Town Center Associates, LLC, for approval of a Site Plan for a retail development to be constructed within the Rayzor Ranch South Campus - Town Center (RR-1) and South RR-2 Districts. The approximately 57.74-acre property is generally located at the southeast corner of Interstate 35 and W University Drive in the City of Denton, Denton

County, Texas. (ZCP21-0031, Rayzor Ranch Retail Center, Karina Maldonado)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis HZ edits](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Site Plan](#)
 [Exhibit 5 - Landscape Plan](#)
 [Exhibit 6 - Conceptual Building Elevations](#)
 [Exhibit 7 - Public Space and Open Space Exhibit](#)
 [Exhibit 8 - RROD Ordinance No. 2016-017](#)
 [Exhibit 9 - 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. [Z21-0017](#) Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 311.5 acres from Residential Rural (RR) District to Light Industrial (LI) District. The subject property is generally located on the northeast corner of Hampton Road and Masch Branch Road in the City of Denton, Denton County, Texas. (Z21-0017, RM Squared Denton Tract, Lisa Payne).

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 - Concept Plan](#)
 [Exhibit 8 - Permitted Use Comparison](#)
 [Exhibit 9 - Notification](#)
 [Exhibit 10 - LLC Members List](#)
 [Exhibit 11 - Draft Ordinance](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ22-081](#) Hold a discussion regarding the Planning and Zoning Commission Project Matrix.

Attachments: [Matrix 2022](#)

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 April 22, 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.