



City of Denton

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

Meeting Agenda Planning and Zoning Commission

Wednesday, September 14, 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

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.

4. By Phone:

Individuals may register to provide comments by phone. Instructions and a link to register to comment by phone will be available at www.cityofdenton.com/publicmeetings until noon of the meeting date. Residents will submit contact information using the link provided and receive further instructions via email on how to join the meeting by phone and provide comments.

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, September 14, 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.

3. Work Session Reports

- A. [PZ22-078](#) Receive a report, hold a discussion, and give staff direction regarding a development fiscal impact model created to assess the future impacts of development requests.

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

- B. [PZ22-114](#) Receive a report and hold a discussion regarding overlay districts and historic districts.

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

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.

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, September 14, 2022, at 6:30 p.m. in the 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. [PZ22-205](#) Consider the approval of the August 24, 2022 minutes

Attachments: [August 24, 2022](#)

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ZCP22-0018](#) Consider a request by Urban Structure, on behalf of Prime Denton Properties, LLC for approval of a Site Plan for Phase 3 of a medical office building development within the Rayzor Ranch South Mixed-Use District located on Lot 2, Block 4 of Rayzor Ranch South. The approximately 2.065-acre subject site is generally located at the southeast corner of IH-35 and Panhandle Street, in the City of Denton, Denton County, Texas. (ZCP22-0018, Rayzor Medical Office Building Phase 3, Mia Hines)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Site Plan](#)
[Exhibit 5 - Landscape Plan](#)
[Exhibit 6 - Conceptual Building Elevations](#)
[Exhibit 7 - Approved Phase 1 Exhibits](#)
[Exhibit 8 - Approved Phase 2 Exhibits](#)
[Exhibit 9 - RROD Ordinance No. 2011-225](#)
[Exhibit 10 - LLC Members List](#)

- B. [FP22-0028](#) Consider a request by 97 Land Company, on behalf of RR Town Center Associates, LLC, for a Final Replat of Rayzor Ranch Addition, Lot 1, Block A. The 54.26-acre site is generally located at the southeast corner of the intersection of IH-35 and West University Drive (US-380) in the City of Denton, Denton County, Texas. (FP22-0028, Rayzor Ranch Addition, Mia Hines).

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

- C. [MP22-0011b](#) Consider a request by Robert A. Ingram and Devron Jeffers for a Minor Plat of Lots 1R and 2R, Block A, J & J Acres. The approximately 14.561-acre subject property is

located on the northeast corner of the intersection of Warschun Road and Green Valley Circle, in the ETJ of the City of Denton, Denton County, Texas. (MP22-0011b, J & J Acres, Mia Hines).

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

- D. [PP22-0022](#) Consider a request by Jose Carillo of Allison Engineering Group, on behalf of the property owners, for a Preliminary Plat of the Prominence Square Addition, Block A, Lots 1-11. The 36.13-acre site is generally located at the southeast corner of the intersection of Loop 288 and University Drive in the City of Denton, Denton County, Texas. (PP22-0022, Prominence Square Addition, Sean Jacobson).

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. [FP22-0027a](#) Consider a request by Aqua Texas Inc. for approval of a Final Plat for Woodland Water Plant 2 Subdivision. The approximately 3-acre site is generally located on the north of Hartlee Field Road and 558 feet west of Woodland Hills Drive, in the City of Denton's Extraterritorial Jurisdiction, Denton County, Texas. (FP22-0027a, Woodland Hills Plant #2, Julie Wyatt)

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

- F. [PP22-0021a](#) Consider a request by McKinney Mayhill Partners, LLC for approval of a Preliminary Plat for Forest Crossing Phase 2 Addition. The approximately 22.050-acre site is generally located on the west side of Mayhill Road, approximately 1,067 feet north of East McKinney Street in the City of Denton, Denton County, Texas. (PP22-0021a, Forest Crossing Phase 2 Addition, Julie Wyatt)

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

- G. [PP22-0007a](#) Consider a request by B.J.H. Johnson Properties, Ltd. for approval of a Preliminary Plat of Audra Oaks, Phase 2B. The approximately 10.39-acre site is generally located south side of Audra Lane, approximately 110 feet west of Barbara Street in the City of Denton,

Denton County, Texas. (PP22-0007a, Audra Oaks Phase 2B, Julie Wyatt)

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

- H. [FP22-0001](#) Consider a request by Rene Salinas of Garcia Land Data, Inc. on behalf of Agave Ranch Development LLC for approval of a Final Plat for Agave Ranch, Phase 1 Addition. The approximately 92-acre site is generally located on the east side of East Sherman Drive (FM 428), approximately 1,465 feet north of Hartlee Field Road in the City of Denton, Denton County, Texas. (FP22-0001, Agave Ranch, Ph 1 Julie Wyatt)

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

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. [PD22-0006](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by James Tritt to rezone approximately 2.407 acres from a Mixed-Use Neighborhood (MN) District to a Planned Development (PD) District. The site is generally located at the southeast corner of US 380 and Ector Street, in the City of Denton, Denton County, Texas. (PD22-0006, Home Zone, Cameron Robertson)

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 - PD Development Standards](#)
 [Exhibit 7 - PD Development Plan](#)
 [Exhibit 8 - Permitted Use Comparison \(MN District\)](#)
 [Exhibit 9 - Notification Map and Responses](#)
 [Exhibit 10 - Draft Ordinance](#)

- B. [Z22-0004a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by 97 Land Company to amend the Rayzor Ranch Overlay District by amending the Development Standards regarding the number and location of multifamily dwelling units within the Rayzor Ranch South Campus encompassing approximately 257 acres generally located south of West University Drive/US 380 and north of Scripture Street, between I-35 and Bonnie Brae Street in the City of Denton, Denton County, Texas. (Z22-0004a, RROD Multifamily, Mia Hines)

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 - RROD Zoning Exhibit](#)
 [Exhibit 7 - RROD Concept Exhibit](#)
 [Exhibit 8 - RROD Density Zone Exhibit](#)
 [Exhibit 9 - Section 35.7.15 Redline](#)
 [Exhibit 9 - Section 35.7.15 Redline](#)
 [Exhibit 10 - Notificaiton Map and Response](#)
 [Exhibit 11 - Draft Ordinance](#)

- C. [S21-0008](#) Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for an Equipment Sales and Rental use on approximately 5.892 acres of land, generally located north of US 380 (University Drive) and approximately 250 feet east of Spring Valley Drive, in the City of Denton, Denton County, Texas. (S21-0008, U-Haul of East Denton, Ron Mengueta)

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 - Notification Map](#)
 [Exhibit 10 - Draft Ordinance S21-0008 U-Haul of East Denton](#)

- D. [DCA22-0005](#) Hold a public hearing and consider making a recommendation to City Council regarding amending the Denton Development Code, specifically amendments related to the Multifamily Dwelling use and to Table 3.3-A: MN District Dimensional Standards. (DCA22-0005, Multifamily Dwelling, Ron Mengueta)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Draft Ordinance](#)

- E. [DCA22-0006](#) Hold a public hearing and consider making a recommendation to City Council regarding amending the Denton Development Code, specifically amendments related to Rezoning to a Planned Development (PD) District Procedures. (DCA22-0006, Planned Development Code Amendments, Ron Mengueta)

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

[Exhibit 2 - Planned Development Code Amendments](#)

[Exhibit 3 - Staff Analysis](#)

[Exhibit 4 - Draft Ordinance](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ22-206](#) 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 September 9, 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.