



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, April 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, April 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. [PZ24-074](#) Receive a report and hold a discussion regarding the Rayzor Ranch Overlay District.

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

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, April 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. [PZ24-063](#) Consider approval of the April 10, 2024, Planning and Zoning meeting minutes.

Attachments: [April 10, 2024](#)

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FP24-0010](#) Consider a request by Rob Myers with Kimley-Horn on behalf of MRLP Bick
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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. (FP24-0010, 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](#)
[Exhibit 6 - 1st Extension Request](#)

- B. [PP24-0002a](#) Consider a request by Kimley-Horn, on behalf of HR 3200, LP, for approval of a Preliminary Plat of Hunter Ranch Phase 1 Amenity Center. The approximately 7.967-acre site is generally located north of Robson Ranch Road just west of Interstate 35W in the City of Denton, Denton County, Texas. (PP24-0002a, Hunter Ranch Phase 1 Amenity Center, Cameron Robertson).

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

- C. [FP24-0011](#) Consider a request by the Foresite Group, LLC for approval of a Final Plat for Stella Hills. The approximately 48.7617-acre site is generally located on the south side of E. McKinney Street, at the intersection of E. McKinney Street and Laney Circle in the City of Denton, Denton County, Texas. (FP24-0011, Stella Hills, Angie Manglaris).

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

- D. [FP24-0006d](#) Consider a request by JPI Real Estate Acquisitions, LLC for a Final Plat of the Jefferson Bonnie Brae Addition. The 31.51-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. (FP24-0006d, Jefferson Bonnie Brae, Angie Manglaris).

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

- E. [FP24-0009a](#) Consider a request by Forestar (USA) Real Estate Group, Inc. for a Final Plat of Hickory Grove, Phase 2. The 58.638-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. (FP24-0009a, Hickory Grove 2, Mia Hines).

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

- F. [V24-0001](#) Consider a subdivision variance request by CB Green Investments, LLC from the 2019 City of Denton Development Code, Section 8.3.2.E.3 regarding the length of a flagpole portion of a lot. The variance will allow for a flag drive that is 600 feet in length. The approximately 10-acre site is generally located on the West side of Hilltop Road, approximately 740 feet north of E. Hickory Hill Road, in Denton County, Texas, within the City of Denton Division 1 Extraterritorial Jurisdiction (ETJ). (V24-0001, Areloegbe World, Bryce Van Arsdale).

- Attachments:** [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Variance Exhibit](#)
[Exhibit 5 - 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. [Z24-0003](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Kimley-Horn on behalf of the property owner, Vandemith Developers, LTD. to rezone approximately 1.52 acres from Suburban Corridor (SC) zoning district to Residential 6 (R6) zoning district. The subject 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. (Z24-0003, Vandemith Tract Rezoning, Bryce Van Arsdale)

- Attachments:** [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Applicant's Project Narrative](#)
[Exhibit 4 - Site Location Map](#)
[Exhibit 5 - Future Land Use Map](#)
[Exhibit 6 - Existing Zoning Map](#)
[Exhibit 7 - Proposed Zoning Map](#)
[Exhibit 8 - Financial Impact Analysis](#)
[Exhibit 9 - Table of Allowed Uses](#)
[Exhibit 10 - Notification Map and Responses](#)
[Exhibit 11 - Draft Ordinance](#)

- B.** [S24-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for an Equipment Sales and Rental use on approximately 10 acres of land, generally located on the south side of US 380 approximately 3,800 feet west of Masch Branch Road in the City of Denton, Denton County, Texas (S24-0001, RDO Equipment, 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](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A.** [PZ24-064](#) 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 April 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.