



City of Denton

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

Meeting Agenda Planning and Zoning Commission

Wednesday, July 23, 2025

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 for 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, July 23, 2025, 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. [PZ25-146](#) Receive a report, hold a discussion, and give Staff direction regarding the expansion of Mixed-Use Downtown (MD) zoning into an area south of the Square currently zoned Mixed-Use Neighborhood (MN), as recommended by the Design Downtown Denton plan. This area encompasses approximately 64 acres, generally located south of Mulberry Street and Sycamore Street, west of Bell Avenue, North of Eagle Drive and Smith Street, and east of Carroll Boulevard. (PZ25-146, Expanding Opportunity in Southern Downtown, Sean Jacobson).

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Current & Proposed Zoning Map](#)

[Exhibit 3 - Current Land Use Map](#)

[Exhibit 4 - Floodplain Removal Map](#)

[Exhibit 5 - Comparison of Allowed Uses](#)

[Exhibit 6 - Neighborhood Meeting Feedback Results & Map](#)

- B. [PZ25-147](#) Receive a report and hold a discussion regarding bills recently passed during the 89th State Legislative Session that may impact the City's development processes and regulations.

- Attachments:** [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - 89th Legislative Session Program](#)
 [Exhibit 3 - TML List of Bills Passed Affecting Cities](#)
 [Exhibit 4 - Special Session of the 89th Legislature Proclamation](#)

In the event that the Planning and Zoning Commission does not finish their work session prior to 6:30 p.m., the Commission may return to the work session agenda after adjourning the regular meeting.

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, July 23, 2025, 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. [PZ25-012](#) Consider approval of the June 25, 2025, Capital Improvement Advisory Committee, and the June 25, 2025, Planning and Zoning meeting minutes.

- Attachments:** [June 25, 2025 CIAC](#)
 [June 25, 2025 P&Z](#)

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. [FR25-0017a](#) Consider a request by Chase Carrick of Traverse Land Surveying on behalf of Red Bird Ridge LLC for a Final Replat of Red Bird Ridge Addition. The 25.978-acre site is generally located south of Country Club Road, north of Oak Ridge Lane, and west of Fincher Trail, in City of Denton’s ETJ Division 1, Denton County, Texas. (FR25-0017a, Red Bird Ridge Addition, Erin Stanley).

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

- B. [FP25-0021a](#) Consider a request by Chase Carrick of Traverse Land Surveying on behalf of Cana

Capital Series 9 LLC, for a Final Plat of Red Bird Ridge Addition Phase 2. The 8.247-acre site is generally located south of Country Club Road, north of Oak Ridge Lane, and west of Fincher Trail, in City of Denton's ETJ Division 1, Denton County, Texas. (FP25-0021a, Red Bird Ridge Addition Phase 2, Erin Stanley).

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FP25-0020a](#) Consider a request by Animas Civil Engineering LLC, on behalf of Luxury Storage Condominiums LLC for approval of a Final Plat of Lot 1 Block A Luxury Storage Condominiums. The 9.405-acre tract is approximately located on the south side of Hickory Creek Road, and approximately 610 feet west of Teasley Lane (F.M. 2181) in the City of Denton, Denton County, Texas. (FP25-0020a, Luxury Storage Condominiums, Matt Bodine)

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

- B. [ZCP25-0013](#) Consider a request by Lifepoint Health for approval of a Site Plan for hospital services within the Rayzor Ranch Overlay District, South Campus - South Mixed-Use District - 1 (SMUUD-1) subarea, located on Lot 21, Block A of Rayzor Ranch Town Center. The approximately 3.099-acre subject property is generally located west of Heritage Trail, approximately 265 feet north of Panhandle Street in the City of Denton, Denton County, Texas. (ZCP25-0013, Life Point Rehabilitation, 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 Plan & Open Space Plan](#)
 [Exhibit 6 - Proposed Conceptual Building Elevations](#)
 [Exhibit 7 - RROD Exhibit C-2](#)
 [Exhibit 8 - RROD Exhibit D-2](#)

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. [AESA25-0001a](#) Hold a public hearing and consider making a recommendation to the City Council regarding a request to approve an Alternative Environmentally Sensitive Area Plan to offset the removal of 0.21 acres of Environmentally Sensitive Areas (ESAs) on approximately 53.89 acres of land located north of Spencer Road and approximately 1,200 feet west of the intersection of Spencer Road and Loop 288 in the City of Denton, Denton County, Texas. STAFF IS REQUESTING THIS PUBLIC HEARING BE POSTPONED TO THE AUGUST 13, 2025 PLANNING AND ZONING MEETING. (AESA25-0001a, Spencer Road Industrial, Christi Upton).

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

- B. [Z25-0004](#) Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 21.800 acres of land from Rural Residential (RR) District to Heavy Industrial (HI) District generally located at the southwest corner of Spring Side Road and Corbin Road in the City of Denton, Denton County, Texas. (Z25-0004, Spring Side Road Industrial, Matt Bodine)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis final](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Project Narrative](#)
[Exhibit 5 - LLC Members List](#)
[Exhibit 6 - Current Zoning Map](#)
[Exhibit 7 - Proposed Zoning Map](#)
[Exhibit 8 - Future Land Use Map](#)
[Exhibit 9 - Table of Allowed Uses](#)
[Exhibit 10 - Mobility Plan Map](#)
[Exhibit 11 - Notification Map & Responses](#)
[Exhibit 12 - Fiscal Impact Summary](#)
[Exhibit 13 - Draft Ordinance](#)

- C. [S25-0004](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Robert Stevens, on behalf of the property owner, for a Specific Use Permit to allow for a Boarding House use on approximately 0.403 acres of land, generally located at the southwest corner of West Oak Street and Fry Street in the City of Denton, Denton County, Texas. (S25-0004, 1305 Oak Boarding House, Matt Bodine)

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

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ25-024](#) Hold a discussion regarding the Planning and Zoning Project Matrix.

Attachments: [Matrix](#)

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 July 18, 2025, 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.