



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda Planning and Zoning Commission

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Wednesday, June 25, 2025

5:00 PM

Council Work Session Room  
&  
Council Chambers

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**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.

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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, June 25, 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. [PZ25-138](#) Receive a report, hold a discussion, and give Staff direction regarding the Southeast Denton Residential and Height Overlay Districts, a recommendation of the Southeast Denton Area Plan, encompassing approximately 422 acres, generally located south of East McKinney Street, west of South Woodrow Street, North of Kerley Street and Smith Street, west of Dallas Drive and South Bell Street. (PZ25-138, SED Residential and Height Overlay Districts, Julie Wyatt)

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                             [Exhibit 2 - SEDAP Overlay Actions and Map](#)  
                             [Exhibit 3 - Residential Survey Results](#)

- B. [PZ25-137](#) Receive a report and hold a discussion regarding annexations.

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

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.

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## **REGULAR MEETING**

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, June 25, 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. [PZ25-011](#) Consider approval of the May 28, 2025, and June 11, 2025, Planning and Zoning meeting minutes.

Attachments:      [May 28, 2025 - Revised](#)  
                                 [June 11, 2025 P&Z Minutes](#)

### 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. [FP25-0018a](#) Consider a request by Double R. Devco, LLC and Hickory Grove Residential Community Inc. for a Final Plat of Hickory Grove, Phase 4. The 114.043-acre site is generally located just south of Jackson Road and approximately 80 feet east of the intersection of Nail Road and Jackson Road in City of Denton’s ETJ Division 1, Denton County, Texas. (FP25-0018a, Hickory Grove 4, Mia Hines)

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. [FP25-0021](#) 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. (FP25-0021, 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](#)  
[Exhibit 6 - Extension Request](#)

- B.    [FR25-0017](#)      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 10.155-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. (FR25-0017, 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](#)  
[Exhibit 6 - Extension Request](#)

- C.    [FP25-0022](#)      Consider a request by 97 Land Company, on behalf of Rayzor Investments LTD, for approval of a Final Plat of Lot 1, Block A Roselawn Village Addition. The 22.45-acre tract is approximately located on the west side of Roselawn Drive, and approximately 295 ft south of Bernard Street in the City of Denton, Denton County, Texas. (FP25-0022, Roselawn Village Apartments, Matt Bodine)

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

- D.    [FP25-0023](#)      Consider a request by LJA Engineering, Inc., on behalf of The Cole Ranch Company, LP, for a Final Plat of the Cole Ranch, Phase 1A Addition. The 155.275-acre site is approximately located 5,044.4 feet south of Tom Cole Road, 7,100 feet east of C. Wolfe Road, 2,816 feet west of Underwood Road, and north of FM 2449, in the City of Denton, Denton County, Texas. (FP25-0023, Cole Ranch, Phase 1A Addition, Angie Manglaris).

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

## 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. [PDA25-0003a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Hickory Venture Group for an amendment to an existing Planned Development District (PD 139) to establish special sign standards for this development. The 4.291-acre property is generally located in the southeast corner of Vintage Boulevard and I-35W, in the City of Denton, Denton County, Texas. (PD25-0003a, Gateway of Denton Signs, 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 - Ordinance PDA23-0005a](#)

[Exhibit 7 - Vintage Travel Plaza Special Sign Standards \(VTPSSS\)](#)

[Exhibit 8 - Vintage Travel Plaza Comprehensive Sign Plan](#)

[Exhibit 9 - Notification Map & Sign Posting Affidavit](#)

[Exhibit 10 - Draft Ordinance](#)

- B. [S25-0002](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Maxwell Fisher of ZoneDev, on behalf of the property owner, for a Specific Use Permit to allow for a Multifamily Dwelling Use on approximately 4.115 acres of land, generally located on the east side of Fallmeadow Street, fifteen feet east of the northern intersection of Gardenview Circle and Fallmeadow Street, in the City of Denton, Denton County, Texas. (S25-0002, Palladium Denton West, Sean Jacobson)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Future Land Use Map](#)  
[Exhibit 5 - Current 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 Packet](#)  
[Exhibit 12 - Draft Ordinance](#)  
[Exhibit 13 - LLC Members List](#)  
[Exhibit 14 - Letters to Adjacent Property Owner](#)

- C.    [Z25-0007](#)      Hold a public hearing and consider making a recommendation to City Council regarding a request by Kalyans, Inc. for a zoning change from Residential 2 (R-2) District to a Mixed-Use Neighborhood (MN) District. The approximately 1.09 acre site is generally located on the north side of West University Drive between Willow Lane and Cottonwood Lane, in the City of Denton, Denton County, Texas. (Z25-0007, Kalyans, Julie Wyatt).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Current Zoning Map](#)  
[Exhibit 5 - Proposed Zoning Map](#)  
[Exhibit 6 - Future Land Use Map](#)  
[Exhibit 7 - Comparison of Permitted Uses](#)  
[Exhibit 8 - Fiscal Impact Analysis Summary](#)  
[Exhibit 9 - Notification Map](#)  
[Exhibit 10 - Draft Ordinance](#)

## 6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A.    [PZ25-023](#)      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 June 20, 2025, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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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.