



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, November 13, 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, November 13, 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. 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. [PZ24-197](#) Receive a report and hold a discussion regarding the Tree Mitigation Fund.
- Attachments:* [Exhibit 1- Agenda Information Sheet](#)
[Exhibit 2- Presentation.pdf](#)
- B. [PZ24-221](#) Receive a report and hold a discussion regarding the Department of Parks and Recreation's master planning efforts.
- Attachments:* [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Parks, Recreation, and Trails System Master Plan](#)
[Exhibit 3 - Aquatic Master Plan](#)
- C. [PZ24-211](#) Receive a report and hold a discussion regarding residential development and rental housing in the City of Denton.

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, November 13, 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. [PZ24-224](#) Consider approval of the September 25, 2024, and October 23, 2024, Planning and Zoning meeting minutes.

Attachments: [September 25, 2024](#)
 [October 23, 2024](#)

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. [FP24-0037](#) Consider a request by Ofi-Chito, on behalf of Goel Ventures LLC, for approval of a Final Replat of Brier Cliff Center Lot 1R, Block A. The approximately 1.591-acre tract is generally located at the southwest corner of I-35E Service Road and State School Road in the City of Denton, Denton County, Texas. (FP24-0037, McDonald’s, Matt Bodine)

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. [FP24-0038a](#) Consider a request by Winkelmann & Associates, Inc. on behalf of JBA Denton LLC for a Final Plat of the Home Zone Denton. The 2.407-acre site is generally located on the southeast corner of U.S. 380 and Ector Street in the City of Denton, Denton County, Texas. (FP24-0038a, Home Zone Denton, Cameron Robertson).

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

- C. [FP24-0025c](#) Consider a request by Stonehawk Capital Partners, LLC for a Final Plat of the Sereno Village Addition. The 18.235-acre site is generally located at the northwest corner of East University Drive (US 380) and Old North Road, in the City of Denton, Denton County, Texas. (FP24-0025c, Sereno Village Addition, 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](#)

- D. [FP24-0022a](#) Consider a request by Robson Denton Development, L.P. for a Final Plat of the Robson Ranch Unit 40. The 54-acre site is generally located east of Ed Robson Boulevard approximately 650 feet north of Goodland Drive, in the City of Denton, Denton County, Texas. (FP24-0022a, Robson Ranch Unit 40, Julie Wyatt)

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FP24-0039](#) Consider a request by Cross Engineering Consultants, Inc. on behalf of Stuart Apartment Properties, LLC for a Final Plat of the Stuart Apartments Addition. The 2.695-acre site is generally located at the southwest corner of Loop 288 and Stuart Road in the City of Denton, Denton County, Texas. (FP24-0039, Stuart Apartments Addition, 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](#)
[Exhibit 6 - Extension Request](#)

- B. [ZCP24-0034](#) Consider a request by Allegiance Hillview, LP for approval of a Site Plan for a multifamily residential development within the Rayzor Ranch Overlay District, South Campus - South Mixed-Use District 2 (SMUD-2) subarea, located on Lot 1R, Block D of Rayzor Ranch East. The approximately 8.00-acre subject property is generally located south of Panhandle Street, approximately 200 feet west of North Bonnie Brae Street in the City of Denton, Denton County, Texas. (ZCP24-0034,

Pradera at Rayzor Ranch, 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 & Open Space Plan](#)
 - [Exhibit 6 - Proposed Conceptual Building Elevations](#)
 - [Exhibit 7 - RROD Exhibit C-2A](#)
 - [Exhibit 8 - RROD Exhibit D-2](#)

- C. [FP24-0031](#) Consider a request by Platinum Construction for approval of a Final Plat for Hobson Lane Storage Addition. The approximately 2.264-acre site is located at the northeast corner of the intersection of Country Club Road and Hobson Lane in the City of Denton, Denton County, Texas. (FP24-0031, Hobson Lane Final Plat, 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](#)

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. [PD24-0003](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by applicant, Omar Oweis, Red Rock Consulting Group, LLC, for a zoning change from Rural Residential (RR) and Residential 1 (R-1) Districts to Planned Development - Residential 4 District (PD-R4) including but not limited to establishing uses and standards and adopting a Development Plan. The approximately 15.44-acre site is generally located northeast of the intersection of US 377 and Brush Creek Road, in the City of Denton, Denton County, Texas. (PD24-0003, The Reserves at Brush Creek, Angie Manglaris)

- Attachments:**
- [Exhibit 1 - Agenda Information Sheet](#)
 - [Exhibit 2 - Staff Analysis](#)
 - [Exhibit 3 - Site Location Map](#)
 - [Exhibit 4 - Existing Zoning Map](#)
 - [Exhibit 5 - Future Land Use Map](#)
 - [Exhibit 6 - Development Standards](#)
 - [Exhibit 7 - PD Development Plan](#)
 - [Exhibit 8 - Comparison of Allowed Uses](#)
 - [Exhibit 9 - Fiscal Impact Analysis](#)
 - [Exhibit 10 - Notification Map and Responses](#)
 - [Exhibit 11 - Draft Ordinance](#)
 - [Exhibit 12 - Traffic Impact Analysis Addendum](#)
 - [Exhibit 13 - LLC Members List](#)

- B. [PDA24-0002](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Elite Hospitality Services for an amendment to an existing Overlay Planned Development (PD) District to facilitate an indoor recreation facility. The approximately 3.185-acre site is generally east of I-35N and approximately 1,078 feet south of W. Windsor Drive, in the City of Denton, Denton County, Texas. (PDA24-0002, Elite Hospitality Pickleball and Restaurant, Angie Manglaris)

- Attachments:**
- [Exhibit 1 - Agenda Information Sheet](#)
 - [Exhibit 2 - Staff Analysis](#)
 - [Exhibit 3 - Site Location Map](#)
 - [Exhibit 4 - Existing Zoning Map](#)
 - [Exhibit 5 - Future Land Use Map](#)
 - [Exhibit 6 - Approved Overlay Planned Development Ordinance](#)
 - [Exhibit 7 - Permitted Use Comparison](#)
 - [Exhibit 8 - Fiscal Impact Analysis](#)
 - [Exhibit 9 - Notification Map and Responses](#)
 - [Exhibit 10 - Draft Ordinance](#)
 - [Exhibit 11 - LLC Members List](#)

- C. [Z24-0011](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Denton Independent School District for a zoning change from Residential 6 (R6) District to Public Facilities (PF) District. The approximately 10.51-acre site is generally located on the south side of Mills Road, approximately 1,900 feet east of North Mayhill Road, in the City of Denton, Denton County, Texas (Z24-0011, DISD Transportation Facility, 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](#)

- D. [AESA24-000](#) Hold a public hearing and consider making a recommendation to the City Council regarding a request to approve the creation of a Mitigation Area in exchange for the removal of Environmentally Sensitive Areas (ESAs) across the subject site, and a request to approve restoration practices when Environmentally Sensitive Areas are temporarily disturbed during construction across the subject site. The subject site is generally on approximately 3,152 acres of land described in Exhibit A, generally located on both sides of I-35W, between Robson Ranch Road and Vintage Boulevard in the City of Denton, Denton County, Texas. STAFF IS REQUESTING THIS PUBLIC HEARING BE CONTINUED TO THE DECEMBER 11, 2024 PLANNING AND ZONING MEETING. (AESA24-0003a, Landmark ESA Mitigation Plan, Christi Upton)

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

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ24-225](#) Hold a discussion regarding the Planning and Zoning Project Matrix.

- Attachments:** [Matrix 2024](#)

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 November 8, 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.