City of Denton

Meeting Agenda

Planning and Zoning Commission

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

Wednesday, January 11, 2023 **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.

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, January 11, 2023, 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. PZ23-012 Receive a report and hold a discussion regarding transportation topics.

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, January 11, 2023, at 6:30 p.m. in the City 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. PZ23-008 Consider the approval of the December 14, 2022, Capital Improvement Advisory Committee meeting and the December 14, 2022, Planning and Zoning meeting minutes.

Attachments: December 14, 2022 CIAC minutes

December 14, 2022 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. PP22-0025b Consider a request by GM Civil, on behalf of New Farms, LLC, for a Preliminary Plat of Denton 35 Exchange, Lot 1, Block 1. The 20.302-acre site is generally located on the west side of the I-35 Service Road, approximately 2,640 feet north of Barthold Road, in the City of Denton, Denton County, Texas. (PP22-0025b, Denton 35 Exchange, Ashley Ekstedt).

Attachments: Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Staff Analysis

Exhibit 3 - Site Location Map

Exhibit 4 - Preliminary Plat

Exhibit 5 - LLC Members List

B. PP22-0030a Consider a request by Aaron Graves with Kimley-Horn and Associates, Inc., on behalf of Matt Merrill with U-Haul International, Inc., for approval of a Preliminary Plat for Lot 1, Block A of the U-Haul Addition. The approximately 5.892-acre site is 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. (PP22-0030a, U-Haul Moving & Storage of East Denton, Ron Menguita).

Attachments: Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Staff Analysis

Exhibit 3 - Site Location Map

Exhibit 4 - Preliminary Plat

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. PZ23-007 Election of a Chair and Vice-Chair.

Attachments: Exhibit 1 - Agenda Information Sheet

B. ZCP22-0039 Consider a request by Brockette Davis Drake, Inc. on behalf of O'Reilly Hotel Partners-Denton, LLC for approval of a Site Plan for a hotel within the Rayzor Ranch Overlay District, South Mixed-Use RCC-D Subarea, located on Lot 20R, Block A of

Rayzor Ranch Town Center. The approximately 2.851-acre subject property is generally located at the northwest corner of the intersection of Panhandle Street and Heritage Trail in the City of Denton, Denton County, Texas. (ZCP22-0039, Home 2 by Hilton, 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 - RROD Ordinance No. Z20-0012c
Exhibit 8 - LLC Members List

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. Z22-0015 Hold a public hearing and consider making a recommendation to City Council regarding a request by Miguel Orozco of Orozco Engineering, on behalf of America's Finest City Marketing, to rezone approximately 4.18 acres from Residential Rural (RR) District to Residential 1 (R1) District. The 4.18-acre site is generally located on the west side of Swisher Road, approximately 2,862 feet north of Edwards Road, in the City of Denton, Denton County, Texas. (Z22-0015, AFCM Swisher Rezoning, Ashley Ekstedt).

Attachments:
Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Site Location Map
Exhibit 4 - Existing Zoning Map
Exhibit 5 - Proposed Zoning Map
Exhibit 6 - Future Land Use Map
Exhibit 7 - Permitted Use Comparison
Exhibit 8 - Draft Ordinance

B. Z22-0005 Hold a public hearing and consider making a recommendation to City Council regarding an initial zoning district and use classification to a Light Industrial (LI) Zoning District of approximately 82.96 acres of land, generally located on the north side of Barthold Road approximately 1,300 feet west of Interstate 35 in the City of Denton, Denton County, Texas; (Z22-0005, Zoning to Light Industrial - Barthold Road, Ron Menguita)

Attachments:
Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Applicant's Project Narrative
Exhibit 4 - Applicant's Neighborhood Engagement Summary
Exhibit 5 - Site Location Map
Exhibit 6 - Future Land Use Map
Exhibit 7 - Existing Zoning Map
Exhibit 8 - Proposed Zoning Map
Exhibit 9 - Table of Allowed Uses
Exhibit 10 - Notification Map and Responses
Exhibit 11 - Draft Ordinance

C. S22-0009 Hold a public hearing and consider making a recommendation to City Council regarding a request by McKinney Mayhill Partners, LLC. for a Specific Use Permit to allow for a Multifamily Dwelling Use in a Suburban Corridor (SC) District on approximately 16 acres of land, generally located between North Loop 288 and Mayhill Road, approximately 1,090 feet north of East McKinney Street, in the City of Denton, Denton County, Texas. (S22-0009, Forest Crossing Phase 2, Julie Wyatt)

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 - Proposed Site Plan
Exhibit 7 - Proposed Landscape Plan
Exhibit 8 - Conceptual Elevations
Exhibit 9 - Notification Map
Exhibit 10 - LLC Members List
Exhibit 11 - Draft Ordinance

D. PDA22-0004 Hold a public hearing and consider making a recommendation to City Council regarding a request by Forestar Real Estate Group, Inc. for a Detailed Plan amendment to Sections J & K of Planned Development 132, The Preserve at Pecan Creek. The 7.2-acre property is generally located at the southwest corner of Lakeview Boulevard and Edwards Road, in the City of Denton, Denton County, Texas. (PDA22-0004, Preserve at Pecan Creek J & K Amendment, Julie Wyatt)

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 - Ordinances 88-166 and 89-101
Exhibit 7 - 1998 Amended Concept Plan
Exhibit 8 - Ordinance PDA19-0004d
Exhibit 9 - Proposed PD Development Plan
Exhibit 10 - Notification Map and Responses
Exhibit 11 - Draft Ordinance

E. PDA22-0006 Hold a public hearing and consider making a recommendation to City Council regarding a request by Group I Realty, Inc. for a Detailed Plan amendment to Planned Development 12. The 7.12-acre property is generally located on the southbound service road of I-35E, approximately 4,900 feet south of State School Road, in the City of Denton, Denton County, Texas. THIS ITEM HAS BEEN POSTPONED TO A DATE CERTAIN OF JANUARY 25, 2023. (PDA22-0006, Automotive Expansion, Julie Wyatt)

Attachments: Exhibit 1 - Agenda Information Sheet

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. PZ23-003 Hold a discussion regarding the Planning and Zoning Project Matrix.

Attachments: Matrix 2023

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 January 6, 2023, 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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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.