



# City of Denton

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

## Meeting Agenda

### Planning and Zoning Commission

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Wednesday, March 20, 2024

5:45 PM

Council Work Session Room  
&  
Council Chambers

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**WORK SESSION BEGINS AT 5:45 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 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.

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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, March 20, 2024, at 5:45 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.

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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, March 20, 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. [PZ24-038](#) Consider approval of the February 28, 2024, Planning and Zoning meeting minutes.

Attachments: [February 28, 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. [FP24-0005a](#) Consider a request by B&T Group for approval of a Final Plat of Lot 1, Block 1 Bowling Addition. The approximately 7.024-acre tract is generally located on the north side of FM 2153, approximately 1,100 feet east of FM 2164 in the City of Denton Extraterritorial Jurisdiction Division 1, Denton County, Texas. (FP24-0005a, Bowling - Cell Tower, Matt Bodine)

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

- B. [FP24-0003a](#) Consider a request by Robson Denton Development, L.P. for a Final Plat of the Robson Ranch Unit 28-2. The 11-acre site is generally located north of the Basanite Avenue terminus and west of the Blue Granite Drive terminus, in the City of Denton, Denton County, Texas. (FP24-0003a, Robson Ranch Unit 28-2, Julie Wyatt)

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

- C. [PP23-0006a](#) Consider a request by Quick N Clean TX-04, LLC for a Preliminary Plat of the Quick N Clean Addition. The 2.10-acre site is generally located at the northeast corner of the intersection of McKinney Street and Loop 288, in the City of Denton, Denton County, Texas. (PP23-0006a, Quick N Clean Addition, Julie Wyatt)

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

- D. [FP24-0007](#) Consider a request by Kimley Horn, on behalf of Amerco Real Estate Company, for a Final Plat of Uhaul Moving and Storage of East Denton. The approximately 6-acre site is generally located on the North side of US 380 (University Drive), approximately one quarter mile East of Loop 288, in the City of Denton, Denton County, Texas (FP24-0007, Uhaul Moving and Storage of East Denton, Bryce Van

Arsdale).

**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. [FP24-0006b](#) 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. (FP24-0006b, 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 - Request for Extension](#)  
[Exhibit 6 - LLC Members List](#)

- B. [ZCP23-0042](#) Consider a request by Urban Strategy on behalf of RR Town Center Associates, LLC for approval of a Site Plan for a general retail development within the Rayzor Ranch Overlay District, South Mixed-Use subdistrict, located on Lot 1, Block A of Rayzor Ranch East. The approximately 4.19-acre subject site is generally located at the southeast corner of West University Drive (US-380) and Heritage Trail in the City of Denton, Denton County, Texas. (ZCP23-0042, Rayzor Ranch East Retail, 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](#)

- C. [ZCP23-0043](#) Consider a request by W Land Development on behalf of WB Denton Land LP for approval of a Site Plan for the development of a recreational amenity within the Rayzor Ranch Overlay District, Rayzor Ranch Marketplace subarea, located on Lot HOA1, Block A of The Residences at Rayzor Ranch, Phase 1. The approximately 0.46-acre subject site is generally located at the northeast corner of Caril Al Lago Drive and Aurora Lane in the City of Denton, Denton County, Texas. (ZCP23-0043, Residences at Rayzor Ranch Amenity, 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 Elevations](#)
  - [Exhibit 7 - RROD Ordinance No. Z18-0001b](#)

- D. [PE24-0001](#) Consider a request by LJA Engineering, Inc., on behalf of The Cole Ranch Company, LP, for a Preliminary Plat of the Cole Ranch, Phase 1 Addition. The 720.141-acre site is generally located south of Tom Cole Road, approximately 3,700 feet east of C. Wolfe Road, north of FM 2449, and west of Underwood Road in the City of Denton, Denton County, Texas. (PE24-0001, Cole Ranch Phase 1 Preliminary Plat Extension, Angie Manglaris).

- Attachments:
- [Exhibit 1 - Agenda Information Sheet](#)
  - [Exhibit 2 - Staff Analysis](#)
  - [Exhibit 3 - Site Location Map](#)
  - [Exhibit 4 - Applicant Narrative](#)
  - [Exhibit 5 - Approved Preliminary 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. [Z23-0008](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Philip Baker, of Rayzor Investments LTD., to rezone approximately 1.143 acres from Public Facilities (PF) Zoning District to a Residential 7 (R7) Zoning District. The subject site is generally located at the southeast intersection of Bonnie Brae Road and Riney Road in the City of Denton, Denton County, Texas. (Z23-0008, Bonnie Brae Rezoning PF to R7, Angie Manglaris).

- Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Applicant 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 - Table of Allowed Uses](#)  
[Exhibit 9 - Notification Map](#)  
[Exhibit 10 - Draft Ordinance](#)

- B. [DCA23-0002](#) Hold a public hearing and consider making a recommendation to City Council regarding amending the Denton Development Code; amendments include but are not limited to Table 5.2-A: Table of Allowed Uses, Section 5.3.1 Use-Specific Standards - Generally, Section 5.3.5: Commercial Use-Specific Standards, Table 7.9-I: Minimum Required Off-Street Parking, and Section 9.2: Definitions related to the regulation of Short-Term Rentals. (DCA23-0002d, Short-Term Rentals, Angie Manglaris)

- Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Redline Short-Term Rental Code Amendments](#)  
[Exhibit 4 - Short-Term Rental Survey Results](#)  
[Exhibit 5- Survey Summary Presentation](#)  
[Exhibit 6 - Draft Ordinance](#)

- C. [DCA24-0002](#) Hold a public hearing and consider making a recommendation to City Council regarding amending the Denton Development Code's land occupancy process; amendments include but are not limited to: Table 2.2-A: Summary of Development Review Procedures and Section 2.5: Development Permits and Procedures. (DCA24-0002, Land Occupancy, Julie Wyatt)

- Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Draft DDC Amendment](#)  
[Exhibit 4 - Draft Ordinance](#)

## 6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ24-039](#) 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 March 15, 2024, 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.