



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, January 22, 2020

5:00 PM

Work Session Room & Council Chambers

WORK SESSION BEGINS AT 5:00 P.M. IN THE WORK SESSION ROOM

REGULAR MEETING BEGINS AT 6:30 P.M. IN THE COUNCIL CHAMBERS

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 22, 2020 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. Work Session Reports

A. [PZ20-031](#) Receive a report, and hold a discussion regarding City Initiated Rezoning.

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.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, January 22, 2020 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. [PZ20-022](#) Consider the approval of the January 8, 2020 minutes.

Attachments: [January 8, 2020](#)

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. [PP19-0009](#) Consider a request by Mean Green Lodging, LLC and Texas Blue Horseshoe, Ltd for approval of a Preliminary Plat of Lots 1 & 2, Block A of the Candlewood Addition. The approximately 12.81-acre site is generally located on the west side of the Interstate Highway 35 Service Road approximately 1,700 feet south of Highway 380 in the City of Denton, Denton County, Texas. (PP19-0009, Candlewood Addition, Hayley Zagurski).

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

- B. [PP19-0014](#) Consider a request by LJA Engineering, Inc., on behalf of Bloomfield Homes, L.P., for approval of a Preliminary Plat of Glenwood Meadows. The approximately 68.744-acres property is located north Hornbeam Street and on the southeast side of the future Bonnie Brae Street Right-of-Way in the City of Denton. Staff is recommending approval of this request. (PP19-0014, Glenwood Meadows, Cindy Jackson)

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

- C. [FP19-0019](#) Consider a request by Shercross Development, LLC for approval of a Final Plat of the Sherman Crossing Phase 2B Addition. The approximately 18.74-acre site is generally located on the north side of Hercules Lane, at the intersection of Hercules Lane and Buckingham Drive in the City of Denton, Denton County, Texas. (FP19-0019, Sherman Crossing Phase 2B 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 - Final Plat](#)

4. 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. [Z19-0013](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Jerry Sylo, on behalf of Denton CJW Partners, LTD., to rezone approximately

59.244 acres from Planned Development (PD) to Residential 6 (R6). The subject property is generally located on the west side of South Bonnie Brae Street, approximately 1,604 feet south of the intersection of South Bonnie Brae Street and Killdeer Trail, in the City of Denton, Denton County, Texas. (Z19-0013, Cambridge Brook, Sean Jacobson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Existing Zoning Map](#)
[Exhibit 5 - Proposed Zoning](#)
[Exhibit 6 - Future Land Use Map](#)
[Exhibit 7 - Notification Response Map](#)
[Exhibit 8 - Neighborhood Outreach Packet](#)
[Exhibit 9 - Second Neighborhood Outreach Letter](#)

- B. [DCA19-0025](#) Hold a public hearing and consider making a recommendation to City Council regarding a proposed amendment to the Denton Development Code; specifically, amending Table 5.2-A: Table of Allowed Uses related to the Low-Impact Manufacturing use and amending Section 5.3.6E, Use Specific Standards for Low-Impact Manufacturing. (DCA19-0025, Low-Impact Manufacturing, Ron Menguita)

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

- C. [DCA19-0026](#) Hold a public hearing and consider making a recommendation to City Council regarding a proposed amendment to the Denton Development Code; specifically, renaming all references from Administrative Criteria Manual, Application Criteria Manual, Site Design Criteria Manual, and Construction Criteria Manual to Development Handbook and renaming all references from Environmentally Sensitive Areas Criteria Manual to Environmentally Sensitive Areas Handbook. (DCA19-0026, Development and ESA Handbooks, Ron Menguita)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Draft Ordinance](#)

- D. [DCA19-0028](#) Hold a public hearing and consider making a recommendation to City Council regarding a proposed amendment to the Denton Development Code; specifically, amending Section 7.9.6D.2 related to location of parking areas. (DCA19-0028, Location of Parking Areas, Ron Menguita)

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

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ20-023](#) Hold a discussion regarding the Planning and Zoning Commission project matrix.

Attachments: [2020 Matrix](#)

6. 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 bulletin board at the City Hall of the City of Denton, Texas, on the _____ day of _____, 2020 at _____

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 ACCOMODATION, 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.