City of Denton

Meeting Agenda

Planning and Zoning Commission

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

Wednesday, November 30, 2016 **4:30 PM** **Work Session Room & 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, November 30, 2016 at 4:30 p.m. in the City Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which time the following items will be considered:

WORK SESSION

1. Clarification of agenda items listed on the agenda for this meeting, and discussion of issues not briefed in the written backup materials.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, November 30, 2016 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. PZ16-186 Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: October 26, 2016

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. PP16-0016 Consider a request by the Joseph and Soraya Fletcher Irrevocable Gift Trust for a Preliminary Plat of the Service King Addition. The 7 acre site is generally located east of the South I-35E Northbound Service Road, 415 feet north of Shady Shores Road. (PP16-0016, Service King Addition, Julie Wyatt).

Attachments: Plat

B. FP16-0029 Consider a request by CHP Holdings, LLP for a Final Plat for Ranch View Specialty Hospital Addition. The 11 acre site is generally located at the northeast corner of

I-35W and Crawford Road. (FP16-0029, Ranch View Specialty Hospital, Julie Wyatt).

Attachments: Plat

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. PDA16-0007a Continue a public hearing and consider making a recommendation to City Council regarding a Detailed Plan amendment for Planned Development 173 (PD-173) District, Robson Ranch, to permit the reallocation of residential uses in the Land Use Plan. The subject property is approximately 2,725 acres generally located north of Robson Ranch Road, approximately 5,540 feet west of the I-35W Robson Ranch Road On-Ramp. (PDA16-0007, Robson- Ranch Detailed Plan, Julie Wyatt) This item has been continued from the October 12, 2016 P&Z meeting.

Attachments: Aerial Map
Future Land Use Map
Current Detailed Land Use Plan
Proposed Detailed Plan Amendment
Notification Map

B. PZ16-188 Consider approval of the 2017 Planning and Zoning Commission calendar.

Attachments: 2017 Calendar

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. FR16-0024 Hold a public hearing and consider a request for a Final Replat of F.M. Darnall Addition, Lot 2R, being a replat of F.M. Darnall Addition, Lots 2, 3, and 4. The approximately 0.87-acre property is generally located on the east side of McCormick Street, approximately 100 feet south of W. Eagle Drive and within the E. Puchalski Survey, Abstract Number 996 in the City of Denton, Denton County, Texas. (FR16-0024, St. John Paul University Pastoral Center, Hayley Zagurski)

Attachments: Final Replat

B. FR15-0022 Hold a public hearing and consider a request by Denton McKinney Square, L.P. for a Final Plat of Lots 1-8, Block G, and Lots 7-21, Block H of the Maple Leaf Homes Addition; being a replat of Lot 1, Block G and Lots 7, 8, and 9, Block H of the Maple Leaf Homes Addition. The approximately 2.23 acre property is generally located north of East McKinney Street, approximately 300 feet west of Bellaire Drive (FR15-0022, Maple Leaf Homes Addition, Julie Wyatt).

Attachments: Final Replat

C. FR16-0022 Hold a public hearing and consider a request by Denton Creek Realty, L.P. for a Final Plat of Lots 1R1-1R6, Block A of the Titus Addition; being a replat of the Titus Addition. The approximately 24.64 acre property is generally located on the east side of North Masch Branch Road, approximately 790 feet from Jim Christal Road (FR16-0022, Titus Addition, Julie Wyatt).

Attachments: Final Replat

D. FR16-0004a Hold a public hearing and consider a request by Denton Independent School District for a Final Plat of Lot 1-R, Block 3 of the D.I.S.D Professional Development Center Addition; being a replat of Lots 1-13 and 14-R, Block 3 of the Northside Addition. The approximately 3.880 acre property is generally located on the northeast corner of Bolivar Street and Second Street (FR16-0004, D.I.S.D. Professional Center Addition, Julie Wyatt).

Attachments: Final Replat

E. HL16-0005 Hold a public hearing and consider making a recommendation to the City Council regarding an application for Historic Landmark Designation for the property located at 717 West Oak Street. The subject site is located on the south side of West Oak Street, midway between Denton Street and Mounts Avenue. (HL16-0005, 717 West Oak, Roman McAllen)

Attachments: Location Map
Application
Images of the Residence
Notification Map
Historic Landmark Commission Meeting Minutes

F. HL16-0007 Hold a public hearing and consider making a recommendation to the City Council regarding an application for Historic Landmark Designation for the property located at 619 Pearl Street, generally located at the southeast corner of the intersection of Pearl Street and Denton Street. (HL16-0007, 619 Pearl Street, Roman McAllen)

Attachments: Location Map
Application
Notification Map

G. Z16-0021 Hold a public hearing and consider making a recommendation to City Council regarding a rezoning request from a Regional Center Commercial Downtown (RCC-D) District to a Neighborhood Residential Mixed Use (NRMU) District on approximately 12.97 acres, generally located on the northwest side of the intersection of Riney Road and North Elm Street, approximately 1,900 feet east of North Bonnie Brae Street. (Z16-0021, North Elm Street Apartments, Hayley Zagurski)

Attachments: Aerial Map
Zoning Map
Future Land Use Map
Proposed Zoning Change Map
RCC-D Permitted Uses
NRMU Permitted Uses
Notification Map

H. S16-0005 Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit to allow multifamily development on approximately 12.97 acres, generally located on the northwest side of the intersection of Riney Road and North Elm Street, approximately 1,900 feet east of North Bonnie Brae Street in the City of Denton, Denton County, Texas. (S16-0005, North Elm Street Apartments, Hayley Zagurski)

Attachments: Aerial Map
Zoning Map
Future Land Use Map
Proposed Site Plan
Proposed Landscape Plan
Proposed Zoning Change Map
Proposed Elevations
Notification Map

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. PZ16-187 Planning and Zoning Commission 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.

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 _____, 2016 at _____o'clock (a.m.) (p.m.)

_____

CITY SECRETARY

NOTE: THE CITY OF DENTON CITY COUNCIL CHAMBERS IS HANDICAP-ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE 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 349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT A SIGN LANGUAGE INTERPRETER CAN BE SCHEDULED THROUGH THE CITY SECRETARY'S OFFICE.