City of Denton

Meeting Agenda

Planning and Zoning Commission

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

Wednesday, December 13, 2017 **5:00 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, December 13, 2017 at 5:00 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. 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, December 13, 2017 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. PZ17-210 Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: November 29, 2017

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. FP16-0043 Consider a request by the City of Denton for approval of a final plat of the Denton Energy Center Addition. The approximately 172,245-acre site is generally located on the south side of Jim Christal Road, approximately 2,700 feet west of North Masch Branch Road in the City of Denton, Denton County, Texas. (FP16-0043, Denton Energy Center Addition, Julie Wyatt).

Attachments: Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Final Plat

B. PP17-0016 Consider a request by Nathaniel Dodson for approval of a preliminary plat of the Justice Plaza Addition. The approximately 6.7-acre site is generally located on the northeast corner of East McKinney Street and Jannie Street in the City of Denton, Denton County, Texas. (PP17-0016, Justice Plaza Addition, Julie Wyatt).

Attachments: Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Preliminary Plat

C. PP17-0020 Consider a request by Dirt Whisperer, LLC for approval of a preliminary plat of the Audra Heights Addition, Phase II. The approximately 31-acre site is generally located on the northwest corner of Loop 288 and Audra Lane in the City of Denton, Denton County, Texas. (PP17-0020, Audra Heights Addition, Phase II, Julie Wyatt).

Attachments: Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Preliminary Plat

D. FP17-0031 Consider a request by Marker Stone Realty Partners I, LLC for approval of a final plat of the Evers Way Addition. The approximately 36.02-acre site is generally located on the southwest corner of North Locust Street and Hercules Lane in the City of Denton, Denton County, Texas. (FP17-0031, Evers Way Addition, Julie Wyatt).

Attachments: Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Final Plat

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. PZ17-211 Consider approval of the 2018 Planning and Zoning Commission calendar.

Attachments: 2018 Calendar

B. SP17-0053 Consider a request by DB Denton II LLC for approval of a Site Plan for two multi-tenant buildings to be constructed within the Rayzor Ranch South RR-2 District located on Lots 6R and 7R, Block A, of the Rayzor Ranch Town Center. The approximately 3.13-acre property is generally located at the southwest corner of University Drive and Heritage Trail Boulevard. (SP17-0053, Two Retail Buildings Rayzor Ranch, Hayley Zagurski)

Attachments: Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Aerial Map
Exhibit 4 - Site Plan
Exhibit 5 - Landscape Plan
Exhibit 6 - Elevations

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. Z17-0026 Hold a public hearing and consider a request by GDHI Homes LLC to rezone approximately 13 acres from a Neighborhood Residential 2 (NR-2) District to a Neighborhood Residential 6 (NR-6) District. The subject properties are located at 1322 and 1520 Audra Lane. (Z17-0026, Audra Tract, Shandrian Jarvis). THE APPLICANT HAS REQUESTED TO POSTPONE THIS ITEM TO THE JANUARY 10, 2018, MEETING OF THE PLANNING AND ZONING COMMISSION.

B. FR17-0023 Hold a public hearing and consider a request by Heritage LP for approval of a replat of the Final Plat of Lots 1R and 2R, Block A of the Colorado Addition. The approximately 14 acre property is generally located west of the intersection of Colorado Blvd. and Spencer Rd. in Denton County, Texas (FR17-0023 Colorado Addition, Shandrian Jarvis). THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT.

C. Z17-0016b Hold a public hearing and consider a request by Rayzor Inv. Ltd. to rezone approximately 68.1 acres from an Industrial Center Employment (IC-E) District to a Neighborhood Residential Mixed-Use (NRMU) District. The property is generally located on the south side of West Oak Street approximately 290 feet west of the Interstate Highway 35 service road in the City of Denton, Denton County, Texas. (Z17-0016b, Retreat at Denton, Hayley Zagurski). THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT.

Attachments: Exhibit 1 - Agenda Information Sheet

D. S17-0009b Hold a public hearing and consider a request by Rayzor Inv. Ltd. for a Specific Use Permit for 68.1 acres of land, specifically to allow for a multi-family residential use on approximately 32.60 acres and to allow for an outdoor recreation use on approximately 19.90 acres. The property is generally located on the south side of West Oak Street approximately 290 feet west of the Interstate Highway 35 service road in the City of Denton, Denton County, Texas. (S17-0009b, Retreat at Denton, Hayley Zagurski). THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT.

Attachments: Exhibit 1 - Agenda Information Sheet

E. FR17-0020b Hold a public hearing and consider a request for approval of a Final Plat of Lots 1R-6R Block 21 of the Original Town of Denton Addition; being a replat of Lots 1-6 of the Original Town of Denton Addition. The approximately 11.30 acre property is generally located south of E. Hickory Street, between S Bell Avenue and Industrial Street in the City of Denton, Denton County, Texas. (FR17-0020, OT Denton, Julie Wyatt).

Attachments: Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Replat

F. Z17-0012 Hold a public hearing and consider a request by Amanda Austin to rezone approximately 4 acres from a Neighborhood Residential 3 (NR-3) District to a Neighborhood Residential Mixed-Use 12 (NRMU-12) District. The property is generally located on the

north side of Mingo Road, approximately 150 feet southwest of Boyd Street in the City of Denton, Denton County, Texas. (Z17-0012, Mingo Road Apartments, Julie Wyatt).

Attachments: Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Aerial Map
Exhibit 4 - Zoning Map
Exhibit 5 - Future Land Use Map
Exhibit 6 - Permitted Use Comparison
Exhibit 7 - Proposed Zoning
Exhibit 8 - Notification Map and Responses

G. S17-0006 Hold a public hearing and consider a request by Amanda Austin for a Specific Use Permit for 4 acres of land, specifically to allow for a multi-family residential use. The property is generally located on the north side of Mingo Road, approximately 150 feet southwest of Boyd Street in the City of Denton, Denton County, Texas. (S17-0006, Mingo Road Apartments, Julie Wyatt).

Attachments: Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Aerial Map
Exhibit 4 - Future Land Use Map
Exhibit 5 - Conceptual Site Plan
Exhibit 6 - Conceptual Architectural Elevations
Exhibit 7 - Notification Map and Responses

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. PZ17-209 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.

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 _____, 2017 at _____o'clock (a.m.) (p.m.)

_____

CITY SECRETARY

NOTE: THE CITY OF DENTON CITY COUNCIL WORK SESSION ROOM AND COUNCIL CHAMBERS ARE 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.