



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda

### Planning and Zoning Commission

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Wednesday, January 24, 2018

4:00 PM

Work Session Room & Council Chambers

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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, January 24, 2018 at 4:00 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.

2. Work Session Reports

- A. [PZ18-016](#) Hold a discussion regarding court rulings on overlay districts. (Victor Flores)
- B. [PZ18-020](#) Receive a report, hold a discussion, and provide staff comments regarding the proposed amendments to the City of Denton Drainage Design Criteria Manual and the Transportation Design Criteria Manual in order to update the standards associated with those criteria and receive information from staff regarding the procedure for such amendments. (Pritam Deshmukh and Chad Allen)

**Attachments:**

[Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Summary of Major Proposed Amendments to the Drainage DCM](#)  
[Exhibit 3 - Drainage DCM with Proposed Amendments Track Changes](#)  
[Exhibit 4 - Drainage DCM with Proposed Amendments](#)  
[Exhibit 5 - Current Drainage DCM](#)  
[Exhibit 6 - Summary of Major Proposed Amendments to the Transportation Des](#)  
[Exhibit 7 - Transportation Criteria Manual with proposed Amendments](#)  
[Exhibit 8 - Current Transportation Criteria Manual](#)

- C. [PZ18-009](#) Receive a report, hold a discussion and provide direction regarding repealing and replacing Section 35.17 of the Denton Development Code. (Deborah Viera)

**Attachments:**

[Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - SubChapter 17 Redline Version](#)  
[Exhibit 3 - SubChapter 17 Clean Version](#)  
[Exhibit 4 - Public Comments Compilation](#)

#### REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, January 24, 2018 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. [PZ18-021](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments:      [December 13, 2017](#)  
                                 [January 10, 2018](#)

### 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. [PP17-0019](#) Consider a request by Jim/Heritage, LP for approval of a preliminary plat of the Denton Carmax Addition. The approximately 34.37-acre site is generally located on the west side of I-35E, approximately 3,200 feet southeast of State School Road in the City of Denton, Denton County, Texas. (PP17-0019, Carmax, Hayley Zagurski).

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Preliminary Plat](#)

- B. [PP17-0006](#) Consider a request by Robson Denton Development, LP for approval of a preliminary plat of Robson Ranch Unit 17-3 Addition. The approximately 5.87 acre site is generally located on the west side of Michelle Way and north of Robson Ranch Road in Denton County, Texas. (PP17-0006, Robson Ranch 17-3, Ron Menguita)

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Preliminary Plat](#)

- C. [FP17-0010](#) Consider a request by Robson Denton Development, LP for approval of a final plat of Robson Ranch Unit 17-3 Addition. The approximately 5.87 acre site is generally located on the west side of Michelle Way and north of Robson Ranch Road in Denton County, Texas. (FP17-0010, Robson Ranch 17-3, Ron Menguita)

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Final Plat](#)

- D. [FP17-0013](#) Consider a request by Robson Denton Development, LP for approval of a final plat of Robson Ranch Unit 2-5 Addition. The approximately 21.66 acre site is generally located on the east side of Orangewood Trail and north of Robson Ranch Road in Denton

County, Texas. (FP17-0013, Robson Ranch 2-5, Ron Menguita)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Final Plat](#)

- E.    [CV17-0007](#)    Consider a request by Westpark Group, LP and Rayzor Investments Ltd. for approval of a conveyance plat of Lots 11R, 13R, and 13R-1 of the Westpark Addition. The approximately 92.72-acre site is generally located at the southeast corner of the Jim Christal Road and Western Boulevard intersection in the City of Denton, Denton County, Texas. (CV17-0007, 5000 SF Cold Storage, Hayley Zagurski).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Covenyance 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.    [Z17-0026b](#)    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. (Z17-0026b, Audra Tract, Shandrian Jarvis). This item is being continued from the December 13, 2017 meeting of the Planning and Zoning Commission.

**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 - Proposed Zoning Map](#)  
                                 [Exhibit 7 - Comparison of Permitted Uses](#)  
                                 [Exhibit 8 - Notification Map and Responses](#)

- B.    [Z17-0027](#)    Hold a public hearing and consider a request by Rayzor Inv. Ltd. to rezone approximately 2 acres from a Neighborhood Residential Mixed Use -12 (NRMU-12) district to a Community Mixed-Use General (CM-G) district. The subject property is located at 1101 W. University Drive, in the City of Denton, Denton County, Texas (Z17-0027, Pecan Creek Crossing, Shandrian Jarvis). THIS ITEM HAS BEEN RENOTICED TO THE FEBRUARY 7, 2018 PLANNING AND ZONING COMMISSION MEETING.
- C.    [Z17-0003](#)    Hold a public hearing and consider a request by Denton Surgicare Real Estate Ltd and C2 Residential Ltd to rezone approximately 11.42 acres from a Community Mixed Use General (CM-G) District to a Neighborhood Residential Mixed-Use (NRMU) District.

The property is generally located on the east side of Sam Bass Boulevard and north of Londonderry Lane in the City of Denton, Denton County, Texas. (Z17-0003, Coventry II Apartments, Hayley Zagurski). THIS ITEM HAS BEEN RENOTICED TO THE FEBRUARY 7, 2018 PLANNING AND ZONING COMMISSION MEETING.

- D. [S17-0011](#) Hold a public hearing and consider a request by Denton Surgicare Real Estate Ltd and C2 Residential Ltd for a Specific Use Permit to allow for a multi-family residential use on 10.68 acres of land. The property is generally located on the east side of Sam Bass Boulevard and north of Londonderry Lane in the City of Denton, Denton County, Texas. (S17-0011, Coventry II Apartments, Hayley Zagurski). THIS ITEM HAS BEEN RENOTICED TO THE FEBRUARY 7, 2018 PLANNING AND ZONING COMMISSION MEETING.

## 5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ18-022](#) Planning and Zoning Commission project matrix.

Attachments: [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 \_\_\_\_\_, 2018 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.