



# 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, February 7, 2018

5:00 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, February 7, 2018 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.
2. Work Session Reports
  - A. [DCA17-0011](#) Receive a report, hold a discussion and provide direction regarding repealing and replacing Section 35.17 of the Denton Development Code. (DCA17-0011, Subchapter 17, Deborah Viera)

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - SubChapter 17 Redlines 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, February 7, 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. [PZ18-029](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments:      [January 24, 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. [FP17-0030](#) Consider a request by South Stemmons Property Group, Ltd. for approval of a Final Plat of the Rancho Vista Addition, Lots 7, 8, 12, and 13, Block 1. The approximately 1.5 acre site is generally located near the southeast corner of Bonnie Brae and University Drive, in Denton, Texas. (FP17-0030, Rancho Vista Addition, Shandrian Jarvis Ugwoke).

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

- B. [FP17-0019](#) Consider a request by Paage, Ltd. for approval of a Final Plat of Paage Crossing, Lot 2, Block A. The approximately 1 acre site is generally located along Sirius Drive, approximately 500 feet north of Mingo Road, in Denton, Texas. (FP17-0019, Paage Crossing, Shandrian Jarvis Ugwoke).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - 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. [Z17-0027a](#) Hold a public hearing and consider making a recommendation to City Council regarding 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 (Z17-0027a, Pecan Creek Crossing, Shandrian Jarvis Ugwoke).

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 Use](#)  
[Exhibit 8 - Notification Map and Response](#)

- B. [Z17-0003a](#) 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. (Z17-0003a, Coventry II Apartments, Hayley Zagurski).

**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](#)

- C.    [S17-0011a](#)    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. (S17-0011a, Coventry II Apartments, Hayley Zagurski).

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                              [Exhibit 2 - Staff Analysis](#)  
                              [Exhibit 3 - Aerial Map](#)  
                              [Exhibit 4 - Zoning Map](#)  
                              [Exhibit 5 - Future Land Use Map](#)  
                              [Exhibit 6 - Conceptual Site Plan](#)  
                              [Exhibit 7 - Notification Map](#)

- D.    [Z18-0001](#)    Hold a public hearing and consider making a recommendation to City Council regarding an amendment to the Rayzor Ranch Overlay District to provide standards and criteria for the residential development within the Rayzor Ranch Marketplace Residential Area. The Rayzor Ranch Marketplace Residential Area includes approximately 40.7 acres generally located on the west side of North Bonnie Brae Street, approximately 1,400 feet north of West University Drive (US 380) in the City of Denton, Denton County, Texas. (Z18-0001, Rayzor Ranch Marketplace Residential, Hayley Zagurski). THIS ITEM IS BEING POSTPONED TO A DATE CERTAIN OF FEBRUARY 21, 2018.

- E.    [DCA18-0001](#)    Hold a public hearing and consider making a recommendation to City Council regarding a proposed revision to the Denton Development Code; specifically to amend the limitations in Subchapter 5 Zoning Districts and Limitations related to mixed-use development requirements for multi-family uses. (DCA18-0001, Mixed Use Code Update, Hayley Zagurski).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Staff Analysis](#)  
                              [Exhibit 3 - Subchapter 5 Zoning Districts and Limitations \(Redline\)](#)

- F. [DCA17-0011](#) Hold a public hearing and consider making a recommendation to City Council regarding proposed revisions to the Denton Development Code; specifically to repeal and replace Section 35.17 of the Denton Development Code. (DCA17-0011a, Environmentally Sensitive Areas, Deborah Viera).

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Staff Analysis](#)  
                              [Exhibit 3 - Subchapter 17 Redlines version](#)  
                              [Exhibit 4 - Subchapter 17 Clean version](#)  
                              [Exhibit 5 - Public Comments Compilation](#)

## 5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ18-030](#) 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.

