



# 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, March 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, March 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. [PZ18-048](#) 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. (PZ17-048, Criteria Manuals, Chad Allen)

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Summary of Major Proposed Amendments to the Drainage DCM](#)

[Exhibit 3 - Listing of Comments Received About Drainage DCM and Responses](#)

[Exhibit 4 - Drainage DCM with Latest Proposed Amendments Track Changes](#)

[Exhibit 5 - Drainage DCM with Latest Proposed Amendments](#)

[Exhibit 6 - Current Drainage DCM](#)

[Exhibit 7 - Summary of Major Proposed Amendments to the Transportation DCM](#)

[Exhibit 8 - Listing of Comments Received About Transportation DCM and Responses](#)

[Exhibit 9 - Transportation DCM with Latest Proposed Amendments](#)

[Exhibit 10 - Current Transportation DCM](#)

#### REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, March 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. [PZ18-055](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [February 21, 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. [PP17-0023](#) Consider a request by Zimmerer Denton, LLC for approval of a preliminary plat of the Kubota Addition. The approximately 7.95-acre site is generally located on the west side of the I-35 frontage road, approximately 460 feet north of Schuyler Road in the City of Denton, Denton County, Texas. (PP17-0023, Kubota Addition, Hayley Zagurski).

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

## 4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PZ18-049](#) Consider making a recommendation to City Council regarding approval of the proposed amendments to the City of Denton Drainage Design Criteria Manual and the Transportation Design Criteria Manual. (PZ17-049, Criteria Manuals, Chad Allen)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Summary of Major Proposed Amendments to the Drainage DCM](#)  
[Exhibit 3 - Listing of Comments Received About Drainage DCM and Responses](#)  
[Exhibit 4 - Drainage DCM with Latest Proposed Amendments Track Changes](#)  
[Exhibit 5 - Drainage DCM with Latest Proposed Amendments](#)  
[Exhibit 6 - Current Drainage DCM](#)  
[Exhibit 7 - Summary of Major Proposed Amendments to the Transportation DCM](#)  
[Exhibit 8 - Listing of Comments Received About Transportation DCM and Responses](#)  
[Exhibit 9 - Transportation DCM with Latest Proposed Amendments](#)  
[Exhibit 10 - Current Transportation DCM](#)

## 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. [Z17-0029](#) Hold a public hearing and consider making a recommendation to the City Council

regarding a request by Les Schachar to rezone approximately 1.7119 acres from a Neighborhood Residential 2 (NR-2) District to an Employment Center Commercial (EC-C) District. The property is generally located on the south side of West University Drive/U.S. 380 approximately 820 feet west of the intersection of West University Drive and Thomas J. Egan Road. (Z17-0029, Schachar Rezoning, Cindy Jackson).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Staff Analysis](#)  
                              [Exhibit 3 - Site Location Map](#)  
                              [Exhibit 4 - Existing Zoning Map](#)  
                              [Exhibit 5 - Future Land Use Map](#)  
                              [Exhibit 6 - Proposed Zoning Map](#)  
                              [Exhibit 7 - Comparison of Permitted Uses](#)  
                              [Exhibit 8 - Gas Well Plats Location Map](#)  
                              [Exhibit 9 - Notification Response Map](#)

- B.    [Z17-0032](#)    Hold a public hearing and consider making a recommendation to City Council regarding a request by Eric Schmitz representing Marvin Jeffries to rezone approximately 8.887 acres from a Neighborhood Residential 6 (NR-6) District to a Neighborhood Residential Mixed-Use 12 (NRMU-12) District. The property is generally located on the southwest side of Colorado Boulevard, approximately 315 feet northwest of San Jacinto Boulevard. (Z17-0032, Colorado Townhouses, Cindy Jackson).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Staff Analysis](#)  
                              [Exhibit 3 - Site Location Map](#)  
                              [Exhibit 4 - Existing Zoning Map](#)  
                              [Exhibit 5 - Future Land Use Map](#)  
                              [Exhibit 6 - Proposed Zoning Map](#)  
                              [Exhibit 7 - Comparison of Permitted Uses](#)  
                              [Exhibit 8 - Notification Response Map](#)

- C.    [Z18-0003](#)    Hold a public hearing and consider making a recommendation to City Council regarding a request by G&A Consultants, LLC on behalf of the property owner, Hillcrest North Properties, LLC for a zoning change from Neighborhood Residential 2 (NR-2) to a Community Mixed Use General (CM-G) District on approximately 3.11 acres and an initial zoning to a CM-G District on approximately 3.26 acres. The subject site is generally located north of Teasley Lane, approximately 300 feet east of Old Alton Road, in the City of Denton, Denton County, Texas. (Z18-0003, Hillcrest North, Ron Menguita)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis.pdf](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Future Land Use Map](#)  
[Exhibit 5 - Zoning Map](#)  
[Exhibit 6 - Proposed Zoning Map](#)  
[Exhibit 7 - Comparison of Permitted Uses](#)  
[Exhibit 8 - Notification Map and Responses](#)  
[Exhibit 9 - Applicant's Project Narrative](#)

## 6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ18-054](#)      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 \_\_\_\_\_, 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.

