



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, March 21, 2018

5:30 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, March 21, 2018 at 5:30 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. 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, March 21, 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. [PZ18-060](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [March 7, 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. [PP17-0028](#) Consider a request by Survivor’s Trust for approval of a Preliminary Plat of the Fireside Addition. The approximately 30 acre site is generally located at the southwest corner of Hinkle Drive and Windsor Lane in the City of Denton, Denton County, Texas. (PP17-0028, Fireside Addition, Shandrian Jarvis Ugwoke).

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

- B. [GDP18-0001](#) Consider a request by Allegiance Hillview for approval of a General Development Plan for Rayzor Ranch East. The approximately 90.13-acre site is generally located on the east side of Heritage Trail between West University Drive and Scripture Street in the City of Denton, Denton County, Texas. (GDP18-0001, Rayzor Ranch East, Hayley Zagurski).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - General Development Plan](#)

- C. [FP17-0029](#) Consider a request by Jacobs Engineering Group representing Bloomfield Homes L.P. for approval of a Final Plat of Country Lakes North, Phase 7. The approximately 23 acre site is generally located at the northwest corner of the intersection of John Paine Road and Texoma Lane, in Denton, Texas. (FP17-0029, Country Lakes North, Ph. 7, Cindy Jackson).

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FP17-0028](#) Consider a request by Creekside on Ryan Road LLC for approval of a final plat of the Creekside subdivision. The approximately 47.47-acre site is generally located at the south side of Ryan Road, approximately 140 feet east of Andrew Avenue in Denton County, Texas. (FP17-0028, Creekside, Hayley Zagurski).

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

- B. [FP17-0026](#) Consider a request by Jim/Heritage, LP for approval of a final 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. (FP17-0026, CarMax Denton, Hayley Zagurski).

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

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. [FR17-0026a](#) Hold a public hearing and consider approval of a request by Snow Investments, LLC for a final replat of Lots 1R, 3R-1 and 3R-2, Block A, being a replat of Lots 1 and 3, Block A of Owen's Ranch in Denton, Texas. The approximately 2-acre property is generally located at the southeast corner of Lakeview Boulevard and Rodeo Drive in the City of Denton, Denton County, Texas. This item was continued from the February 21, 2018 Planning and Zoning Commission meeting. (FR17-0026, Owen's Ranch, Shandrian Jarvis)

Ugwoke).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Final Plat](#)
 [Exhibit 3 - Public Notice Responses](#)

- B. [Z18-0005](#) Hold a public hearing and consider a request by Denton Baptist Temple to rezone approximately 5 acres from Downtown Residential 1 (DR-1) and Downtown Residential 2 (DR-2) districts to a Downtown Commercial General (DC-G) District. The subject property is located at 610 N. I-35E, in the City of Denton, Denton County, Texas. (Z18-0005, Denton Baptist Temple, 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 Responses](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ18-061](#) 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.