



# 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, April 11, 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, April 11, 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. [PZ18-073](#) Receive an update from staff regarding the Development Code Review Committee.

#### **REGULAR MEETING**

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, April 11, 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. [PZ18-068](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [March 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. [FP17-0033](#) Consider a request by Paage, Ltd. for approval of a Final Plat of Paage Crossing, Lot 1, Block A. The 0.72 acre site is generally located east of U.S. Highway 288 and north of Mingo Road, along Sirius Road in the City of Denton, Denton County, Texas.

(FP17-0033, Paage Crossing, Lot 1, Shandrian Jarvis Ugwoke).

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

- B.    [PP17-0025](#)    Consider a request by University Drive Storage, LLC for approval of a Preliminary Plat of the University Drive Storage Addition, Lot 1, Block A. The 4.87 acre site is generally located on W. University Drive, between Cindy Lane and Marshall Road in the City of Denton, Denton County, Texas. (PP17-0025, University Drive Storage, Shandrian Jarvis Ugwoke).

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

- C.    [PP17-0022](#)    Consider a request by Texas Oncology Properties, LLC for approval of a Preliminary Plat of Lot 1, Block 1, Texas Oncology Addition. The 3.0 acre site is generally located at the northwest corner of Scripture Street and the future extension of Heritage Trail in the City of Denton, Denton County, Texas. (PP17-0022, Texas Oncology, Hayley Zagurski).

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

#### 4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A.    [ADP17-0004](#)    Consider a request by Zimmerer Denton, LLC for approval of an Alternative Development Plan for a proposed equipment dealership on 5.38 acres located on the west side of the I-35 frontage road, approximately 720 feet north of Schuyler Road in the City of Denton, Denton County, Texas. The property is currently zoned Regional Center Commercial Downtown (RCC-D). The purpose of the Alternative Development Plan is to deviate from Section 35.13.9 Perimeter Fences and Screening Requirements and from Section 35.13.10 Access, Parking and Circulation Requirements of the Denton Development Code. (ADP17-0004, Tractor Dealership and Repair Facility, Hayley Zagurski).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Staff Analysis](#)  
                                 [Exhibit 3 - Aerial Map](#)  
                                 [Exhibit 4 - Zoning Map](#)  
                                 [Exhibit 5 - Site Plan](#)  
                                 [Exhibit 6 - Landscape Plan](#)  
                                 [Exhibit 7 - Elevations](#)  
                                 [Exhibit 8 - Project Narrative](#)

- B.    [SP18-0001](#)    Consider a request by Prime Denton Properties LLC for approval of a Site Plan for a medical office building to be constructed within the Rayzor Ranch South Mixed Use District located on a portion of Lot 1, Block 4, of the Rayzor Ranch South Addition. The approximately 4.095 acre property is generally located along the I-35 Frontage Road

between Scripture Street and Panhandle Drive. (SP18-0001, Medical Office inside 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](#)  
                              [Exhibit 7 - RROD Exhibit B-1](#)

## 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.     [Z18-0004a](#)     Hold a public hearing and consider making a recommendation to City Council regarding a request by 518 Acme Ltd. and Kelsoe Construction & Development, Inc. for a zoning change from Downtown Residential 1 (DR-1) zoning district to Downtown Commercial General (DC-G) zoning district. The four parcels comprising of 1.057 acres are generally located at the northwest corner of the intersection of W. Eagle Drive and Myrtle Street, the west side of Myrtle Street, and the southeast corner of Maple Street and Pacific Street, in the City of Denton, Denton County, Texas. (Z18-0004. Access Bank, Cindy Jackson)

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

- B.     [Z17-0033a](#)     Hold a public hearing and consider making a recommendation to City Council regarding a request by FBA Properties for assignment of an initial zoning designation of Community Mixed Use General (CM-G) Zoning District. The 0.30 acre site is generally located on the east side of Old Alton Road, south of the intersection of Old Alton Road and Teasley Lane, in the City of Denton, Denton County, Texas. (Z17-0033, FBA Properties, Cindy Jackson).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location](#)  
[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 Map](#)

- C.    [DCA18-0002](#)    Hold a public hearing and consider making a recommendation to City Council regarding a proposed revision to the Denton Development Code; specifically to remove Limitation 34 in Subchapter 5 Zoning Districts and Limitations related to the square footage and number of truck bays for the Distribution Center/Warehouse, General and Warehouse, Retail uses in the Employment Center Districts. (DCA18-0002, Limitation 34, Hayley Zagurski).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Subchapter 5 Zoning Districts and Limitations \(Redline\)](#)  
[Exhibit 4 - Permitted Use Comparison](#)  
[Exhibit 5 - EC-I Affected Properties Zoning Map](#)  
[Exhibit 6 - EC-I Affected Properties Location Map](#)  
[Exhibit 7 - EC-C Affected Properties Zoning Map](#)  
[Exhibit 8 - EC-C Affected Properties Location Map](#)

## 6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A.    [PZ18-069](#)      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.