



# 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 25, 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 25, 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. [PZ18-085](#) 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 25, 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. 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. [FP17-0032](#) Consider a request by Prime Denton Properties LLC for approval of a final plat of Lot 1, Block 4 of Rayzor Ranch South. The approximately 4.05-acre site is generally located at the northeast corner of Scripture Street and Interstate Highway 35 in the City of Denton, Denton County, Texas. (FP17-0032, Medical Office inside Rayzor Ranch, Hayley Zagurski).

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

- B. [FP18-0002](#) Consider a request by Bel Air Development, Ltd. for approval of a Final Plat of the

Palladium Denton Addition, Lot 1, Block A. The approximately 7.34 acre site is generally located at the northeast corner of Sherman Drive and Poinsettia Boulevard, in the City of Denton, Denton County, Texas. (FP18-0002, Palladium Denton Addition, Shandrian Jarvis Ugwoke).

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

- C. [PP18-0004](#) Consider a request by Bomac Denton Investments, LLC for approval of a preliminary plat of Brinker Road Addition Block 1, Lot 2. The approximately 12.37-acre site is generally located on the east side of Brinker Road, approximately 990 feet south of South Loop 288 in the City of Denton, Denton County, Texas. (PP18-0004, Brinker Road Plat, Hayley Zagurski).

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

### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ADP18-0001](#) Consider a request by Iglesia la Hermosa for approval of an Alternative Development Plan for a proposed church on 9.43 acres located on the north side of Windsor Drive, approximately 870 feet west of N. Bonnie Brae Street in the City of Denton, Denton County, Texas. The property is currently zoned Neighborhood Residential 2 (NR-2) District. The purpose of the Alternative Development Plan is to deviate from Section 35.13.13.4 Nonresidential and Mixed Use Buildings in a Pedestrian Oriented District of the Denton Development Code. (ADP18-0001, Iglesia La Hermosa, 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 - Project Narrative](#)

### 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. [FR17-0007](#) Hold a public hearing and consider a request by Five Ten Villas, LLC for approval of a Final Replat of Lots 1 and 2, Block A of Five Ten Villas Addition, being a replat of Lots 1R and 2 of Payne Addition and being 2.035 acres of previously unplatted land being 10.555 acres in the Alexander Hill Survey A-623. The approximately 10.55 acre

property is located along Fort Worth Drive, approximately 1,000 feet south of W. Collins Street in the City of Denton, Denton County, Texas. (FR17-0007, Five Ten Villas, Shandrian Jarvis Ugwoke).

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

- B.    [Z17-0034](#)      Hold a public hearing and consider making a recommendation to City Council regarding a request by Melissa Investments LLC to rezone approximately 0.808 acres from a Regional Center Commercial Neighborhood (RCC-N) zoning district to a Regional Center Commercial Downtown (RCC-D) zoning district. The subject property is generally located on the northeast side of the I-35E, approximately 627 feet southeast of S. Mayhill Road, in the City of Denton, Denton County, Texas. (Z17-0034, I-35E Rezoning, 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 Chart](#)  
                              [Exhibit 8 - Notification Map](#)

## 5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A.    [PZ18-083](#)      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.