



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, May 23, 2018

5:00 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, May 23, 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.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, May 23, 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. [CV18-0001](#) Consider a request by Allegiance Hillview, L.P. for approval of a Conveyance Plat of Lot 3, Block 1, Rayzor Ranch South. The approximately 4.52-acre site is generally located on the west side of Bonnie Brae Street between Crescent Street and Linden Street in the City of Denton, Denton County, Texas. (CV18-0001, Rayzor Ranch East Tracts 8 & 9, Hayley Zagurski).

Attachments: [Exhibit 1 - Agenda Information Sheet CV18-0001.pdf](#)
 [Exhibit 2 - Conveyance Plat](#)

- B. [CV18-0002](#) Consider a request by Allegiance Hillview, L.P. for approval of a Conveyance Plat of Lot 4, Block 1, Rayzor Ranch South. The approximately 6.55-acre site is generally located 288 feet west of Bonnie Brae Street on the south side of a future extension of Linden Street in the City of Denton, Denton County, Texas. (CV18-0002, Rayzor Ranch East

Tracts 14, Hayley Zagurski).

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

- C. [FP18-0004](#) Consider a request by Justin Moeller with Allison Engineering Group representing Denton Justice Plaza for approval of a Final Plat of the Justice Plaza Addition. The approximately 6.72 acre site is generally located on the northeast corner of the intersection of East McKinney Avenue and Jannie Street, in the City of Denton, Denton County, Texas. (FP18-0004, Justice Plaza Addition, Cindy Jackson).

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

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FP18-0006](#) Consider a request by Rayzor Investments, Ltd. for approval of a final plat of Retreat Addition, Block A, Lot 1. The approximately 25.13-acre site is generally located at the southeast corner of the future intersection of Precision Drive and West Oak Street in the City of Denton, Denton County, Texas. (FP18-0006, Retreat at Denton, Hayley Zagurski).

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. [Z17-0028](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Preston Alpha Investments LLC to zone approximately 73.47 acres to Neighborhood Residential 6 (NR-6) District. The property is generally located on the north of Long Road and west of FM 428/Sherman Drive in the City of Denton, Denton County, Texas. (Z17-0028, Stark Farms, Cindy Jackson). THIS ITEM HAS BEEN POSTPONED BY THE CITY.

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

- B. [Z18-0007](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Marc DeGenaro representing Daniel Sobarames Hernandez for an initial zoning designation of Neighborhood Residential 2 (NR-2) District. The 1.00 acre site is generally located east of Masch Branch Road, along Miller Road, in the City of Denton, Denton County, Texas. (Z18-0007, Little Brook Estate, Cindy Jackson). THIS ITEM HAS BEEN POSTPONED AT THE REQUEST OF THE APPLICANT.

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

- C. [Z18-0006b](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by the City of Denton for a zoning change from Downtown Residential 1 (DR-1) to a Downtown Commercial General (DC-G) District. The 1.33-acre site is generally located south of Underwood Street along Avenue A, in the City of Denton, Denton County, Texas. (Z18-0006b, Fire Station 3, Hayley Zagurski).

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 - Conceptual Site Plan](#)
 [Exhibit 9 - Notification Materials and Responses](#)

- D. [FR17-0024a](#) Hold a public hearing and consider a request by Marker Stone Realty Partners II LLC for approval of a Final Replat of Beall Way Addition; being a residential replat of a part of La Hacienda Heights Phase I and previously unplatted land. The approximately 54.05-acre property is generally located west of North Locust Street in between Hercules Lane and Beall Street in the City of Denton, Denton County, Texas. This item has been continued from the May 9, 2018 Planning and Zoning Commission meeting. (FR17-0024, Beall Way Addition, Hayley Zagurski).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Final Replat](#)
 [Exhibit 3 - Notification Map and Responses](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ18-102](#) 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.