



# 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, June 13, 2018

5:30 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, June 13, 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, June 13, 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. [PZ18-111](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments:      [May 9, 2018](#)  
                                 [May 23, 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. [PP17-0014](#) Consider a request by DNB Investments, Ltd. for approval of a preliminary plat of Pecan Creek Retail Addition Block A, Lots 1 & 2. The approximately 5.54-acre site is generally located on the south side of E. McKinney Street and the west side of Duchess Drive in the City of Denton, Denton County, Texas. (PP17-0014, Pecan Creek Retail Addition, Hayley Zagurski).

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

#### 4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A.    [Z18-0004b](#)      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) This request was continued from the May 9, 2018 Planning and Zoning Commission meeting.

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

- B.    [ADP18-0002](#)      Consider the approval of an Alternative Development Plan for a medical office project. The purpose of the proposed Alternative Development Plan is to deviate from four site design standards of the Denton Development Code (DDC). These are; Section 35.13.8.A regarding buffer requirements, Section 35.13.13.3.C regarding parking general requirements, Section 35.13.10.C regarding parking lot landscaping and screening standards, and Section 35.13.7.C regarding street tree requirements. The subject site consists of approximately 0.471 acres and is located east of Bonnie Brae approximately 200 feet south of Emery Street. (ADP18-0002, North Bonnie Brae Medical Office, Ron Menguita)

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Site Location Map](#)  
                              [Exhibit 3 - Zoning Map](#)  
                              [Exhibit 4 - Proposed Site Plan](#)  
                              [Exhibit 5 - Proposed Landscape Plan](#)  
                              [Exhibit 6 - Proposed Elevations](#)  
                              [Exhibit 7 - DME's Acceptable Tree List](#)  
                              [Exhibit 8 - Applicant's Project Narrative](#)

#### 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. [HL18-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding an application for Historic Landmark Designation for the property located at 607 E. College Street, between Vine Street and Frame Street

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - HLC Agenda Information Sheet](#)  
[Exhibit 3 - Owner Application](#)  
[Exhibit 4 - Application Detailed by Staff](#)  
[Exhibit 5 - Site Location Map](#)  
[Exhibit 6 - Historic Sanborn Maps](#)  
[Exhibit 7 - Deed History](#)  
[Exhibit 8 - Documentation from DRC](#)  
[Exhibit 9 - Notification of Public Hearing](#)  
[Exhibit 10 - Draft Ordinance](#)

## 6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ18-112](#) 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.)

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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.