



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, July 11, 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, July 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.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, July 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. [PZ18-122](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [June 13, 2018](#)
 [June 27, 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.

- B. [PP18-0010](#) Consider a request by Residences at Rayzor Ranch, LLC & Ranchito Dallas Apts., LLC for approval of a Preliminary Plat for the Residences at Rayzor Ranch. The approximately 40.05-acre site is generally located on the east side of North Bonnie Brae Street, approximately 1390 feet north of West University Drive in the City of Denton, Denton County, Texas. (PP18-0010, Residences at Rayzor Ranch, Hayley Zagurski).

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

[Exhibit 2 - Preliminary Plat](#)

- C. [PP17-0021](#) Consider a request by Blue Beacon International, Inc. for approval of a Preliminary Plat of Lots 1 & 2, Block A of Blue Beacon International Addition. The approximately 20.99-acre site is generally located on the east side of Interstate Highway 35E and on the north side of Barthold Road in the City of Denton, Denton County, Texas. (PP17-0021, Blue Beacon, Hayley Zagurski).

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

[Exhibit 2 - Preliminary Plat](#)

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- B. [PE18-0001](#) Consider a request by Symbiosis Corporation for approval of a final plat extension for Lot 1, Block 1 of the Symbiosis Addition. The approximately 1.81-acre site is generally located west of Johnson Street, approximately 70 feet south of East Collins Street in the City of Denton, Denton County, Texas. (PE18-0001, Symbiosis Addition, Julie Wyatt).

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

[Exhibit 2 - Applicant Narrative](#)

[Exhibit 3 - 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. [Z17-0028c](#) 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 side 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 WAS CONTINUED FROM THE JUNE 27, 2018 PLANNING AND ZONING COMMISSION MEETING.

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 Draft Preliminary Plat](#)
[Exhibit 8 Comparison of Permitted Uses Table](#)
[Exhibit 9 Notification Response Map](#)
[Exhibit 10 Public Hearing Notification Sign Affidavit of Sign Posting](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ18-123](#) 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.