



# 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, July 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, July 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. [PZ18-133](#) Hold a discussion and schedule a future Work Session to address the requested items listed on the project matrix.

#### REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, July 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. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FOR:

- A. [PZ18-130](#) Consider approval of the Planning and Zoning Commission meeting minutes.  
Attachments: [July 11, 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. [PP18-0006](#) Consider a request by Allegiance Hillview for approval of a Preliminary Plat for Rayzor Ranch East. The approximately 90.13-acre site is generally located on the east side of

Heritage Trail between West University Drive and Scripture Street in the City of Denton, Denton County, Texas. (PP18-0006, Rayzor Ranch East, Hayley Zagurski).

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

#### 4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A.    [FP18-0001](#)    Consider a request by Carmel Villas, LLC for approval of a final plat of Carmel Villas, Phase I. The approximately 17.78-acre site is generally located on the north side of Pockrus Page Road, approximately 1.065 feet east of the I-35E Service Road in the City of Denton, Denton County, Texas. (FP18-0001, Carmel Villas, Phase I, Julie Wyatt).

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - 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.    [Z18-0010](#)    Hold a public hearing and consider making a recommendation to City Council regarding a request by Clifton Maxfield and Cli Max Enterprises for a zoning change from Neighborhood Residential 4 (NR-4) to a Downtown Commercial Neighborhood (DC-N) District. The 0.64-acre site is generally located on the south side of East Mulberry Street, approximately 50 feet west of Wood Street, in the City of Denton, Denton County, Texas. (Z18-0010, People's Funeral Home Expansion, 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 Map and Responses](#)

- B.    [PDA18-0004](#)    Hold a public hearing and consider making a recommendation to City Council regarding a Detail Plan for Planned Development 176 (PD-176) District to depict an auto laundry facility on approximately 2.13 acres. The property is generally located on the west side of North FM 2499, approximately 760 feet north of Hickory Creek Road in the City of Denton, Denton County, Texas. (PDA18-0004, Clean and Green Car Wash, Hayley Zagurski).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Staff Analysis](#)  
                              [Exhibit 3 - Aerial Map](#)  
                              [Exhibit 4 - Zoning Map](#)  
                              [Exhibit 5 - Future Land Use Map](#)  
                              [Exhibit 6 - Proposed Site Plan](#)  
                              [Exhibit 7 - Proposed Landscape Plan](#)  
                              [Exhibit 8 - Proposed elevations](#)  
                              [Exhibit 9 - Notification Map and Responses](#)

- C.    [Z18-0007b](#)    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).

**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 Notification Map](#)

- D.    [Z18-0009](#)    Hold a public hearing and consider making a recommendation to City Council regarding a request by Mayhill Edwards, LLC f/k/a SLP-Murphy GP, LLC for an initial zoning of Regional Center Residential 1 (RCR-1) District. The 15.06-acre site is generally located on the north side of Edwards Road, approximately 850 feet east of South Mayhill Road, in the City of Denton, Denton County, Texas. (Z18-0009, Mayhill-Edwards, Julie Wyatt).

**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 - Notification Map and Responses](#)

## 6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A.    [PZ18-131](#)    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.