



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, August 8, 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, August 8, 2018 at 5:00 p.m. in the 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. **PZ18-143** Hold a reception honoring Jim Strange for serving six years on the Planning and Zoning Commission.
 - B. [PZ18-136](#) Project Matrix Update: Hold a discussion on rezoning RD5X and Rural Residential areas to a residential district.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, August 8, 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. [PZ18-134](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [July 25, 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. [PP18-0007](#) Consider a request by Aaron Graves on behalf of Cope Equities, LLC for approval of a Preliminary Plat of the Cope Addition. The approximately 14.766 acre site is generally located at the northeast corner of N. Mayhill Road and Mills Road, in the City of Denton, Denton County, Texas. (PP18-0007, Cope Addition, Sean Jacobson).

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

- B. [FP18-0009](#) Consider a request by Zimmerer Denton, LLC for approval of a final plat of the Kubota Addition, Lots 1 & 2, Block A. The approximately 7.95-acre site is generally located on the west side of the I-35 frontage road, approximately 460 feet north of Schuyler Road in the City of Denton, Denton County, Texas. (FP18-0009, Kubota Addition, Hayley Zagurski).

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PZ18-142](#) Consider and appoint a member for the Planning and Zoning Commission Chair and Vice-Chair positions.

- B. [SP18-0018](#) Consider a request by DB Denton II LLC for approval of a Site Plan for an IHOP restaurant building to be constructed within the Rayzor Ranch South RR-2 District located on a portion of Lot 23 and part of Lot 24, Block A, of the Rayzor Ranch South Addition. The approximately 1.00-acre property is generally located along the I-35 Frontage Road approximately 1,060 feet north of Scripture Street. (SP18-0018, IHOP Rayzor Ranch, Hayley Zagurski)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Aerial Map](#)
[Exhibit 4 - Site Plan](#)
[Exhibit 5 - Landscape Plan](#)
[Exhibit 6 - Elevations](#)

- C. [ADP18-0005](#) Consider a request by Faith Tabernacle Assembly of God for approval of an Alternative Development Plan for a proposed parking lot expansion on 7.91 acres located at on the southwest corner of the intersection of Audra Lane and Lattimore Street in the City of Denton, Denton County, Texas. The property is currently zoned Neighborhood Residential 4 (NR-4) District. This site received approval of an ADP on January 20, 2010 for deviations from the minimum tree canopy and compatibility buffer requirements. The purpose of this is to deviate from the requirements of the previously approved ADP as well as Sections 35.13.7.B Landscape and Tree Canopy Requirements and 35.13.13.10 Access, Parking, and Circulation Requirements of the Denton Development Code. (ADP18-0005, Faith Tabernacle Parking Lot, Hayley Zagurski).

- Attachments:** [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Aerial Map](#)
[Exhibit 4 - Zoning Map](#)
[Exhibit 5 - Approval Letter](#)
[Exhibit 6 - Site Plan](#)
[Exhibit 7 - Landscape Plan](#)

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. [Z18-0012](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Jon Featherston on behalf of Victory & 288 LLC for a zoning change from Neighborhood Residential Mixed Use (NRMU) to a Community Mixed Use General (CM-G) District. The 0.744 acre site is generally located southwest of the intersection of East University Drive and Loop 288, in the City of Denton, Denton County, Texas. (Z18-0012, Victory Addition, Sean Jacobson).

- 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](#)
[Exhibit 9 Current Land Use Map](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ18-135](#) 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.