



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, September 12, 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, September 12, 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. [PZ18-150](#) Receive a presentation and hold a discussion regarding the Project Types considered by the Planning and Zoning Commission.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, September 12, 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. [PP17-0001](#) Consider a request by Forestridge Inv. Ltd. for approval of a Preliminary Plat of the Country Club Road Estates Addition. The 35.52-acre site is generally located on the east side of Country Club Road, approximately 270 feet south of Regency Court in the City of Denton, Denton County, Texas. (PP17-0001, Country Club Road Estates, Hayley Zagurski).

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

- B. [PP18-0009](#) Consider a request by Denton Exchange LLC for approval of a Preliminary Plat of Lots 1 & 2, Block A of the Fisher 59 Addition. The 49.99-acre site is generally located at the northwest corner of the intersection of W. University Drive and N. Masch Branch Road in the City of Denton, Denton County, Texas. (PP18-0009, Fisher 59, Hayley Zagurski).

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

- C. [FP18-0017](#) Consider a request by Raymond L. Wood for approval of a Final Plat of the Wood Lands Addition. The 10.03-acre site is generally located on the west and north side of Fincher Road, west of the intersection of Fincher Road and Cedar Creek Road in the Extraterritorial Jurisdiction of the City of Denton, Denton County, Texas. (FP18-0017, Wood Lands Addition, Hayley Zagurski).

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

3. 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. [Z18-0020a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request for an initial zoning designation of Neighborhood Residential 3 (NR-3) District. The 47.466 acre site is generally located on the south side of E. Ryan Road, east of the intersection of E. Ryan Road and Andrew Avenue, in the City of Denton, Denton County, Texas. (Z18-0020, Creekside, Cindy Jackson).

Attachments: [Exhibit 1 Agenda Information Sheet](#)
[Exhibit 2 Staff Analysis](#)
[Exhibit 3 Site Location Map](#)
[Exhibit 4 Approved Final Plat](#)
[Exhibit 5 Existing Zoning Map](#)
[Exhibit 6 Future Land Use Map](#)
[Exhibit 7 Proposed Zoning Map](#)
[Exhibit 8 Ordinance No. 2016-251](#)
[Exhibit 9 Permitted Uses](#)
[Exhibit 10 Notification Map](#)

- B. [FR18-0005](#) Consider a request by Tony Kimbrough with Kaz Surveying representing Randall Tudor for approval of a Final Replat Lot 1R, Block A of the Hilltop Ranch Addition. The approximately 3.5 acre site is generally located on the west side of Hilltop Road, approximately 1,521 feet south of Brush Creek Road, in the Extraterritorial Jurisdiction of

the City of Denton, Denton County, Texas. (FR18-0005, Hilltop Ranch Addition, Cindy Jackson)

Attachments: [Exhibit 1, Agenda Information Sheet](#)
 [Exhibit 2 Final Replat](#)

- C. [AES16-0003](#) Hold a public hearing and consider making a recommendation to the City Council regarding a request by Forestridge Inv. Ltd. for an Alternative Environmentally Sensitive Area Plan for Country Club Road Estates. The approximately 35.52-acre subject property is generally located on the east side of Country Club Road, approximately 270 feet south of Regency Court in the City of Denton, Denton County, Texas. (AES16-0003, Country Club Road Estates, Hayley Zagurski).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Aerial Map](#)
 [Exhibit 4 - Zoning Map](#)
 [Exhibit 5 - ESA and Floodplain Map](#)
 [Exhibit 6 - Alternative ESA Plan](#)
 [Exhibit 7 - Applicant Narrative](#)
 [Exhibit 8 - Preliminary Plat](#)
 [Exhibit 9 - Notification Map and Responses](#)

- D. [Z18-0015](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by B.J.H. Johnson Properties LTD for a zoning change from a Neighborhood Residential 2 (NR-2) District to a Neighborhood Residential 4 (NR-4) District. The 13.48-acre site is generally located on the south side of Audra Lane, approximately 90 feet west of Barbara Street, in the City of Denton, Denton County, Texas. (Z18-0015, Audra Oaks, 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 Zoning Map](#)
 [Exhibit 7 - Comparison of Permitted Uses](#)
 [Exhibit 8 - Concept Plan and Narrative](#)
 [Exhibit 9 - Notification Map and Responses](#)

4. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ18-157](#) Planning and Zoning Commission Project Matrix.

Attachments: [Matrix](#)

5. 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.