



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, September 26, 2018

4:30 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 26, 2018 at 4:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which 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. [PZ18-164](#) Receive a presentation and hold a discussion regarding the Project Types considered by the Planning and Zoning Commission.

Attachments: [Project Type Training](#)

- B. [PZ18-165](#) Receive an update regarding the Denton Development Code Subchapter 13, Tree Preservation and Landscape Standards.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Draft Tree Code](#)
[Exhibit 3 - Draft Landscape Code](#)
[Exhibit 4 - Site Design Criteria Manual Exhibit A](#)
[Exhibit 5 - TFS Native & Naturalized Tree List](#)
[Exhibit 6 - Presentation](#)

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, September 26, 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. [PZ18-169](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [August 22, 2018](#)
 [September 12, 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. [FP18-0017a](#) 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. (FP18-0017a, Wood Lands Addition, Hayley Zagurski).

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

- B. [FP18-0001a](#) 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](#)

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [SP18-0028](#) Consider a request by DB Denton II LLC for approval of a Site Plan for a Chase Bank building to be constructed within the Rayzor Ranch South RR-2 District located on Lot 3R, Block A, of the Rayzor Ranch South Addition. The approximately 1.36-acre property is generally located along the south side of University Drive approximately 1350 feet west of Heritage Trail. (SP18-0028, Chase Bank, 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](#)

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. [Z18-0021](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Lee Allison of the Allison Engineering Group on behalf of Responsive Education Solutions and Lifeline Church of Denton for a zoning change from Neighborhood Residential 2 (NR-2) to a Neighborhood Residential Mixed-Use (NRMU) District on two adjacent tracts, one of approximately 5.723 acres and the other of approximately 4.389 acres. The subject site is generally located southwest of the intersection of Teasley Lane and Pennsylvania Drive, in the City of Denton, Denton County, Texas (CDP Bravo, Z18-0021, Sean Jacobson). STAFF HAS POSTPONED THIS ITEM TO THE OCTOBER 24, 2018 PLANNING AND ZONING COMMISSION MEETING.
- B. [S18-0006](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Westdale Properties America I, Ltd. for a Specific Use Permit to allow for a drive-through use on approximately 1.69 acres. The property is generally located east of Fort Worth Drive and north of the Interstate 35E frontage road in the City of Denton, Denton County, Texas. (S18-0006, McDonald's, 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 - Preliminary Site Plan](#)

[Exhibit 7 - Preliminary Landscape Plan](#)

[Exhibit 8 - Preliminary Building Elevations](#)

[Exhibit 9 - Notification Map](#)

- C. [S18-0008](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Glory of Zion for a Specific Use Permit to allow for a multi-family residential use as part of a mixed-use development on approximately 31 acres. The property is generally located on the north side of Windsor Drive, east of the I-35 N frontage road in the City of Denton, Denton County, Texas. (S18-0008, Windsor Drive Apartments, Hayley Zagurski). STAFF HAS POSTPONED THIS ITEM TO THE OCTOBER 10, 2018 PLANNING AND ZONING COMMISSION MEETING.

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ18-166](#) 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.