



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, October 10, 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, October 10, 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. [PZ18-172](#) Continue to receive an update regarding the Denton Development Code Subchapter 13, Tree Preservation and Landscape Standards.

Attachments: [Agenda Information Sheet](#)
[Draft Tree Code](#)
[Draft Landscape Code](#)
[Site Design Criteria Manual Exhibit A](#)
[TFS Native & Naturalized Tree List](#)
[Presentation](#)

- B. [PZ18-175](#) Receive a presentation and hold a discussion regarding Comprehensive Planning.

- C. [PZ18-177](#) Hold a discussion regarding the October 24, 2018, Planning and Zoning Commission Work Session start time.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, October 10, 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. [PZ18-167](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [September 26, 2018](#)

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. [S18-0008b](#) 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).

Attachments: [Agenda Information Sheet](#)
 [Staff Analysis](#)
 [Aerial Map](#)
 [Zoning Map](#)
 [Future Land Use Map](#)
 [Preliminary Site Plan](#)
 [Preliminary Landscape Plan](#)
 [Sample Building Elevations](#)
 [Notification Map](#)

- B. [Z18-0014](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Corwin Engineering for a zoning change from Planned Development 115 District to a Regional Center Commercial Downtown (RCC-D) District. The 9.08-acre site is generally located on the south side of US Highway 77/North Elm Street, approximately 450 feet southeast of North Loop 288, in the City of Denton, Denton County, Texas. (Z18-0014, Commercial Rezoning, Julie Wyatt).

Attachments: [Agenda Information Sheet](#)
 [Staff Analysis](#)
 [Site Location Map](#)
 [Existing Zoning Map](#)
 [Future Land Use Map](#)
 [Proposed Zoning Map](#)
 [Proposed Permitted Uses](#)
 [Notification Map and Responses](#)

- C. [Z18-0018a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Rick Baria representing Linken Real Estate L.P. to rezone a site from a

Neighborhood Residential 4 (NR-4) zoning district to a Neighborhood Residential Mixed Use 12 (NRMU-12) zoning district. The approximately 20.7 acre site is generally located west of Lane Street and Mockingbird Lane, and north of the terminus of Trailhead Lane, in the City of Denton, Denton County, Texas. (Z18-0018, Oak Vista, Cindy Jackson).

Attachments: [Agenda Information Sheet](#)
[Staff Analysis](#)
[Site Location Map](#)
[Future Land Use Map](#)
[Zoning Map](#)
[Proposed Zoning Map](#)
[Comparison of Permitted Uses](#)
[Concept Plan](#)
[Notification Map and Responses](#)
[Applicant's Project Narrative](#)

4. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ18-170](#) 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.