



# 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

---

Wednesday, October 24, 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, October 24, 2018 at 5:00 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. [PZ18-189](#) Hold a discussion regarding the Denton Development Code update future public draft and work session.

Attachments: [DDC Update Status Staff Presentation](#)

- B. [PZ18-190](#) Request confirmation from the Commission on the attendance for the November 28, 2018 Planning and Zoning Commission meeting.

#### REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, October 24, 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. [PZ18-191](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [October 10, 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. [CV18-0003](#) Consider a request by CDI 2499 LLC for approval of a Conveyance Plat of Lots 1 and 2, Block A, Green Carwash Addition. The approximately 5.12-acre site is generally located on the east side of Barrel Strap Road/FM 2499, approximately 1,285 feet north of Hickory Creek Road in the City of Denton, Denton County, Texas. (CV18-0003, Green Carwash Addition, Hayley Zagurski).

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

- B. [PP18-0011](#) Consider a request by GDHI Homes LLC for approval of a Preliminary Plat for Audra Pointe. The approximately 13.2-acre site is generally located on the east and south side of Audra Lane approximately 130 feet north of Lattimore Street in the City of Denton, Denton County, Texas. (PP18-0011, Audra Pointe, Hayley Zagurski).

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

- C. [PP18-0003](#) Consider a request by Robson Denton Development, LP for approval of a Preliminary Plat for Robson Ranch Unit 28-1. The approximately 47.050-acre site is generally located on the north side of Yarbrough Way, approximately 1,770 feet east of Florence Road in the City of Denton, Denton County, Texas. (PP18-0003, Robson Ranch Unit 28-1, Julie Wyatt).

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

#### 4. 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. [Z18-0021c](#) 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 NOVEMBER 14, 2018 PLANNING AND ZONING COMMISSION MEETING.

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

- B. [FR18-0010](#) Hold a public hearing and consider a request by Jerald Yensan with Landmark Surveying representing Vichapong Boonme for approval of a Final Replat of Lots 15A-R1 and

15A-R2, Block 17; being a residential replat of Lot 15A, Block 17 of Royal Acres, Section 5. The approximately 0.643 acre property is generally located at southeast corner of the intersection of Hercules Lane and Wellington Drive in the City of Denton, Denton County, Texas. (FR18-0010, Royal Acres Section 5, Cindy Jackson)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Site Location Map](#)  
                              [Exhibit 3 - Final Replat](#)  
                              [Exhibit 4 - Notification Map](#)

- C.    [FR18-0009](#)    Hold a public hearing and consider a request by Katherine Brock with Macatee Engineering, LLC representing Ping Zhang for approval of a Final Replat of the Treehouse Apartments Addition, being a residential replat of Lot 1, Block 1. The applicant intends to replat the property into two lots and develop a duplex on each lot. The approximately 0.289 acre property is generally located on the east side of Bernard Street, approximately 350 feet north of Eagle Drive, in the City of Denton, Denton County, Texas. (FR18-0009, 711 Bernard, Ron Menguita)

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

- D.    [Z17-0004b](#)    Hold a public hearing and consider a request by The Woodlands on McKinney Street, LLC to provide an initial zoning district designation of Neighborhood Residential 6 (NR-6) District to an approximately 118.041 acre property. The property is generally located north of East McKinney Street and west of South Trinity Road. (Z17-0004, The Woodlands of McKinney Street, Cindy Jackson)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Staff Analysis](#)  
                              [Exhibit 3 - Site Location Map](#)  
                              [Exhibit 4 - Existing Zoning](#)  
                              [Exhibit 5 - Proposed Zoning](#)  
                              [Exhibit 6 - Future Land Use Map](#)  
                              [Exhibit 7 - Comparison of Permitted Uses](#)  
                              [Exhibit 8 - Proposed Project Amenities and Housing Styles](#)  
                              [Exhibit 9 - Concept Plan](#)  
                              [Exhibit 10 - Notification Map](#)

- E.    [S17-0008b](#)    Hold a public hearing and consider making a recommendation to City Council regarding a Specific Use Permit request by The Woodlands on McKinney Street, LLC. for a manufactured housing park on approximately 126.148 acres of land. The property is generally located north of East McKinney Street and west of South Trinity Road. (S17-0008, The Woodlands of McKinney Street, Cindy Jackson)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Future Land Use Map](#)  
[Exhibit 5 - Concept Plan](#)  
[Exhibit 6 - Proposed Project Amenities and Housing Styles](#)  
[Exhibit 7 - Woodlands SUP Conditions](#)  
[Exhibit 8 - Notification Map](#)

- F.    [S18-0002a](#)    Hold a public hearing and consider a request by Budget Self Storage - Denton, Ltd., for a Specific Use Permit to allow quick vehicle servicing in Suite #110 and Suite #111 of Budget Self-Storage. The property is located at 2820 Virginia Circle. (S18-0002, Budget Self Storage, Cindy Jackson)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Zoning Map](#)  
[Exhibit 4 - Future Land Use Map](#)  
[Exhibit 5 - ALTA Site Survey](#)  
[Exhibit 6 - Certificate of Occupancy Application for #110](#)  
[Exhibit 7 - Certificate of Occupancy Application for #111](#)  
[Exhibit 8 - Certificate of Occupancy for #110](#)  
[Exhibit 9 - Certificate of Occupancy for #111](#)  
[Exhibit 10 - Floor Plan and Use Description for #110](#)  
[Exhibit 11 - Floor Plan and Use Description for #111](#)  
[Exhibit 12 - Notification Map](#)

- G.    [DCA18-0005](#)    Hold a public hearing and consider making a recommendation to City Council regarding a proposed revision to the Denton Development Code; specifically to update the Planning and Zoning Commission Operational Procedures in Subchapter 4 Boards, Commissions, and Committees related to motions resulting in a tie vote. (DCA18-0005, Tie Vote Procedure, Julie Wyatt).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - September 11, 2018 Work Session Item](#)  
[Exhibit 4 - Proposed DDC Subchapter 4](#)

## 5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A.    [PZ18-192](#)    Planning and Zoning Commission Project Matrix.

**Attachments:**      [Matrix](#)

## 6. 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.