



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, November 28, 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, November 28, 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. [ID 18-2060](#) Receive a report and give direction on creation of The Denton Square District, with associated draft Design Standards and Guidelines, procedures, and review body.

Attachments:

[Exhibit 1- Agenda Information Sheet](#)

[Exhibit 2- Building Edge and Architecture: Standards and Guidelines for the Der](#)

[Exhibit 3- Understanding the District](#)

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, November 28, 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. 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. [Z18-0021f](#) 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 DECEMBER 12, 2018 PLANNING AND ZONING COMMISSION MEETING.

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

- B. [S18-0008e](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Glory of Zion International Ministries Inc. 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). THIS ITEM HAS BEEN CONTINUED FROM THE NOVEMBER 14, 2018 PLANNING AND ZONING COMMISSION MEETING.

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 - Sample Building Elevations](#)
 [Exhibit 9 - Notification Map](#)

- C. [S18-0002b](#) 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) THIS ITEM WAS CONTINUED FROM THE OCTOBER 24, 2018 PLANNING AND ZONING COMMISSION MEETING.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Zoning Map](#)
 [Exhibit 4 - Future Land Use Map](#)
 [Exhibit 5 - ALTA 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 - Site Photos](#)
 [Exhibit 13 - Notification Map](#)

- D. [S18-0009a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Vincent G. Huebinger representing Verizon Wireless - Denton Central for a Specific Use Permit to allow a free standing monopole tower and associated equipment room. The property is located at 816 Frame Street in the City of Denton, Denton County, Texas. (S18-0009, Verizon Wireless, Cindy Jackson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Site Plan - Full Site](#)
 [Exhibit 5 - Site Plan - Monopole Site](#)
 [Exhibit 6 - Site Information Sheet](#)
 [Exhibit 7 - Tower Adjacency Map](#)
 [Exhibit 8 - Notification Map](#)

- E. [PDA18-0001](#) The City of Denton Planning and Zoning Commission will Hold a public hearing and consider making a recommendation to City Council regarding a Concept Plan amendment and Detailed Plan approval for Planned Development 115 (PD-115) District to depict a single-family residential development on approximately 78 acres. The property is generally located on the west side of North Bonnie Brae Street, approximately 250 feet south of US Highway 77/North Elm Street in the City of Denton, Denton County, Texas. (PDA18-0001, Kings Ridge, Julie Wyatt).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Existing Zoning Map](#)
 [Exhibit 5 - Future Land Use Map](#)
 [Exhibit 6 - Original Concept Plan \(Ordinance 86-101\)](#)
 [Exhibit 7 - Revised Concept Plan \(Ordinance 2000-007\)](#)
 [Exhibit 8 - Detailed Plan \(Ordinance 2000-008\)](#)
 [Exhibit 9 - Detailed Plan \(Ordinance 2006-179\)](#)
 [Exhibit 10 - Proposed General Concept Plan](#)
 [Exhibit 11 - Proposed Detailed Plan](#)
 [Exhibit 12 - Notification Map and Responses](#)

- F. [Z18-0008](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Craig Bond representing Parvar Property, LLC for a zoning change from a Neighborhood Residential Mixed Use 12 (NRMU-12) zoning district to a Neighborhood Residential Mixed Use (NRMU) zoning district. The 2.683 acre site is generally located at 3131 and 3161 N Elm Street, in the City of Denton, Denton County, Texas. (Z18-0009, Centennial on N. Elm Apartments, 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 - Existing Zoning Map](#)
 [Exhibit 6 - Proposed Zoning Map](#)
 [Exhibit 7 - Comparison of Permitted Uses](#)
 [Exhibit 8 - Concept Plan](#)
 [Exhibit 9 - Notification Map and Responses](#)

- G. [Z18-0017a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Abra Nusser representing Calvert Paving Corp. to assign an initial zoning designation of Neighborhood Residential 4 (NR-4) on approximately 86 acres of land and to rezone approximately six acres of land from Neighborhood Residential 2 (NR-2) to Neighborhood Residential 4 (NR-4). The subject site is generally located between Creekdale Drive and Hickory Creek Road, east of the railroad tracks, in the City of Denton, Denton County, Texas. (Z18-0017, Lakeside Place, Cindy Jackson) STAFF HAS POSTPONED THIS ITEM TO THE JANUARY 9, 2019 PLANNING & ZONING COMMISSION MEETING.

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

- H. [DCA18-0008](#) Hold a public hearing and consider making a recommendation to City Council regarding a proposed revision to the Denton Development Code; specifically to amend Subchapters 13 and 17 related to tree preservation, landscape standards, and environmentally sensitive

area standards. (DCA18-0008, Conservation and Landscape Code, Hayley Zagurski).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Consolidated Draft Conservation and Landscape Code](#)
 [Exhibit 3 - Conservation and Landscape Presentation FINAL](#)

3. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ18-212](#) Planning and Zoning Commission project matrix.

Attachments: [Matrix](#)

4. 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.