



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, December 12, 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, December 12, 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. [PZ18-218](#) Receive an update on the proposed amendments to the Water and Wastewater Design Criteria Manual.
 - B. [PZ18-222](#) Receive an update on project notification and submission list.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, December 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. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FOR:

- A. [PZ18-216](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [November 14, 2018](#)
 [November 28, 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. [PP18-0021](#) Consider a request by Texas Blue Horseshoe Ltd. for approval of a Preliminary Plat of Lots 1 & 2, Block 1 of the All Storage Denton Addition. The approximately 12.56-acre site is generally located along the west side of the I-35 southbound service road and at the eastern terminus of Jim Christal Road in the City of Denton, Denton County, Texas. (PP18-0021, All Storage Denton, Hayley Zagurski).

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

- B. [FP18-0010](#) Consider a request by Robson Denton Development, LP for approval of a Final 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. (FP18-0010, Robson Ranch Unit 28-1, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Final 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. [Z18-0011](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Agave Ranch Development LLC and 428 Diamond LLC for a change in the zoning district and use classification from Rural Residential (RD-5) to a Neighborhood Residential 4 (NR-4) district and an initial zoning district and use classification of Neighborhood Residential 4 (NR-4) on approximately 92.06 acres of land generally located on the east side of East Sherman Drive (FM 428), approximately 1,465 feet north of Hartlee Field Road in the City of Denton, Denton County, Texas. THIS ITEM HAS BEEN POSTPONED TO THE JANUARY 9, 2018 PLANNING AND ZONING COMMISSION MEETING. (Z18-0011, Agave Ranch, Julie Wyatt)

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

- B. [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). THIS ITEM HAS BEEN CONTINUED FROM THE NOVEMBER 28, 2018 PLANNING AND ZONING COMMISSION MEETING.

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

- C. [PZ18-179](#) Hold a public hearing and consider making a recommendation to City Council regarding an ordinance accepting the visions, goals, recommendations, and implementation strategy proposed in the Oak Gateway Area Plan. The Area Plan is generally located south of Panhandle Street, north of Interstate 35 (I-35), east of Bonnie Brae Street, and west of Carroll Boulevard. (Oak Gateway Area Plan, Ron Mengueta)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Oak Gateway Area Plan Boundary Map](#)
 [Exhibit 3 - Sub-areas Map](#)
 [Exhibit 4 - Community Workshop Presentation and Install Polling Results](#)
 [Exhibit 5 - Community Workshop Summary of Boards and Comment Cards](#)
 [Exhibit 6 - Community Workshop Sign-in Sheets](#)
 [Exhibit 7 - Public Open House Comment Cards](#)
 [Exhibit 8 - Public Open House Sign-in Sheets](#)
 [Exhibit 9 - Draft Oak Gateway Area Plan Implementation Strategy](#)

- D. [Z18-0021h](#) 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 rezoning from a 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).

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 - Current Land Use Map](#)
 [Exhibit 7 - Proposed Zoning Map](#)
 [Exhibit 8 - Permitted Uses Table](#)
 [Exhibit 9 - Proposed Concept Map](#)
 [Exhibit 10 - Notification Map and Pictures](#)
 [Exhibit 11 - Citizen Responses - Within 200' Buffer](#)
 [Exhibit 12 - Citizen Responses - Within 500' Buffer](#)
 [Exhibit 13 - Citizen Responses - Beyond 500' Buffer](#)
 [Exhibit 14 - Applicant Responses](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ18-217](#) 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.