



# 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

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Wednesday, February 6, 2019

5:00 PM

Work Session Room & Council Chambers

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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, February 6, 2019 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. Work Session Reports

- A. [PZ19-030](#) Introduce new staff.
- B. [PZ19-032](#) Hold a discussion on annexation process regarding City Services.

2. 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.

#### REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, February 6, 2019 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. [PZ19-034](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [January 23, 2019](#)

##### 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. [PP18-0017](#) Consider a request by Robson Denton Development, LP for approval of a Preliminary Plat for Robson Ranch Unit 6-1. The approximately 32.614-acre site is generally located

on the east end of Crestview Drive, approximately 125 feet northeast of Rivercrest Drive in the City of Denton, Denton County, Texas. (PP18-0017, Robson Ranch Unit 6-1, Julie Wyatt)

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

- B.    [PP18-0018](#)    Consider a request by VS Development, LLC for approval of a Preliminary Plat of the Good Samaritan East Tract Addition. The 49.97-acre property is generally located on the south side of Ryan Road, approximately 600 feet west of Roxbury Street in the City of Denton, Denton County, Texas. (PP18-0018, Good Samaritan East Tract, Ron Menguita).

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

- C.    [PP18-0026](#)    Consider a request by PACCAR Inc. for approval of a Preliminary Plat of Lot 10R, Block A, Westpark Addition. The approximately 12.07-acre site is generally located on the west side of Precision Drive, approximately 330 feet south of West Oak Street in the City of Denton, Denton County, Texas. (PP18-0026, New Truck Lot, Hayley Zagurski).

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.    [Z18-0027](#)    Hold a public hearing and consider making a recommendation to City Council regarding a request by the City of Denton for a change in the zoning district and use classification on a site made up of fifteen adjacent tracts of land, including a change from Downtown Residential 1 (DR-1) to Downtown Commercial General (DC-G) on one approximately 0.39-acre tract, from a mixed zoning of DR-1 and Neighborhood Residential 4 (NR-4) to DC-G on two tracts totaling approximately 13.85 acres, from NR-4 to DC-G on nine tracts totaling approximately 22.07 acres, and from Neighborhood Residential Mixed-Use 12 to DC-G on three tracts totaling approximately 8.81 acres. The subject site, composed of all fifteen of the tracts mentioned above and totaling approximately 45.13 acres, is generally located on the southeast side of Mingo Road, north of Paisley Street, northwest of Lattimore Street, and west of Pertain Street (Z18-0027, Fleet Services Facility, Sean Jacobson) THIS ITEM HAS BEEN POSTPONED TO THE FEBRUARY 20, 2019 PLANNING AND ZONING COMMISSION MEETING.
- B.    [Z18-0028](#)    Hold a public hearing and consider making a recommendation to City Council regarding a request by Goodhorn Land Holdings LLC for a change in the zoning district and use

classification from Neighborhood Residential Mixed Use 12 (NRMU-12) to a Neighborhood Residential Mixed Use (NRMU) District on approximately 5.15 acres of land generally located on the north side of Audra Lane 110 feet east of Bayfield Street in the City of Denton, Denton County, Texas. THIS ITEM HAS POSTPONED TO THE FEBRUARY 20, 2019 PLANNING AND ZONING COMMISSION MEETING. (Z18-0028, Audra Heights Phase II, Julie Wyatt)

- C. [S18-0007](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Second Hand Sports & Game Swap LLC for a Specific Use Permit to allow for a vehicle repair use on approximately 0.11 acre. The property is generally located on the south side of E. McKinney Street, approximately 135 feet west of Oakland Street in the City of Denton, Denton County, Texas. (S18-0007, Dent One - Auto Hail Repair, Hayley Zagurski). THIS ITEM HAS BEEN POSTPONED TO A THE FEBRUARY 20, 2019 PLANNING AND ZONING COMMISSION MEETING.
- D. [FR18-0014](#) Hold a public hearing and consider a request by Tony Kimbrough, representing Suzie Luna, for approval of a Final Replat of Lots 2R-1 & 2R-2, Block 1, Fire Station #4 Addition; being a residential replat of Lot 2, Block 1, Fire Station #4 Addition. The approximately 0.819-acre property is generally located south of Kings Row and east of the intersection of Kings Row and East Sherman Drive in the City of Denton, Denton County, Texas (FR18-0014, Fire Station #4 Addition, Sean Jacobson).

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

[Exhibit 2 - Final Replat](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Notification Map](#)

- E. [AESA18-0003](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by VS Development, LLC for an Alternative Environmental Sensitive Area (AESA) Plan to allow for a road crossing across an existing Riparian Stream Buffer for the purpose of developing a single-family detached dwelling development on approximately 45 acres of land. The property is generally located on the south side of Ryan Road, approximately 600 feet west of Roxbury Street in the City of Denton, Denton County, Texas. (AESA18-0003, Good Samaritan East Tract, Ron Menguita)

**Attachments:**

[Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Aerial Map](#)  
[Exhibit 4 - Environmentally Sensitive Area \(ESA\) Map](#)  
[Exhibit 5 - Alternative Environmental Sensitive Area \(AESAs\) Plan](#)  
[Exhibit 6 - Applicant Project Narrative](#)  
[Exhibit 7 - Preliminary Plat](#)  
[Exhibit 8 - Notification Map](#)  
[Exhibit 9 - Community Participation Report #1](#)  
[Exhibit 10 - Community Participation Report #2](#)  
[Exhibit 11 - Email Responses from Adjacent Residents](#)  
[Exhibit 12 - Presentation](#)

- F. [DCA19-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a Code amendment to Section 35.5 of the Denton Development Code requiring a Specific Use Permit for new dormitories proposed in the Downtown Residential 2 (DR-2), Downtown Commercial Neighborhood (DC-N) and in the Downtown Commercial General (DC-G) Zoning Districts, and to Section 35.23 of the Denton Development Code amending the definition of dormitory and boarding and rooming house. (DCA19-0001, Dormitory Use and Definition, Ron Mengueta).

**Attachments:**

[Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Rent by the Bedroom Developments](#)  
[Exhibit 3 - Collegiate Housing Informal Staff Report](#)  
[Exhibit 4 - Presentation](#)

## 5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ19-035](#) Planning and Zoning Commission project matrix.

**Attachments:**

[2019 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 \_\_\_\_\_, 2019 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.