



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, February 20, 2019

2:00 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, February 20, 2019 at 2:00 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. [PZ19-025](#) Receive a presentation from Denton Independent School District regarding student generation rates, capacity and planned improvements.
- B. [DCA18-0009](#) Receive a report, hold a discussion, and provide staff direction on the Denton Development Code Update and Draft Zoning Map. (DCA18-0009, DDC Update, Ron Menguita).

Attachments:

- [Exhibit 1 - Agenda Information Sheet](#)
- [Exhibit 2 - Denton Plan - Summary](#)
- [Exhibit 3 - Denton Plan - Table of Contents](#)
- [Exhibit 4 - Denton Plan - Plan Framework](#)
- [Exhibit 5 - Denton Plan - Community Vision Statement](#)
- [Exhibit 6 - Denton Plan - Acknowledgements](#)
- [Exhibit 7 - Denton Plan - List of Participants](#)
- [Exhibit 8 - Draft Denton Development Code Update](#)
- [Exhibit 9 - Presentation](#)

- C. [PZ19-043](#) Hold a discussion on establishing policies and procedures for the Planning and Zoning Commission.

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 20, 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. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ADP18-0008](#) Consider a request by Denton MOP Partners for approval of an Alternative Development Plan for a proposed office development on 3.4 acres located at the northwest corner of Teasley Lane and Lillian Miller Parkway in the City of Denton, Denton County, Texas. The property is currently zoned Neighborhood Residential Mixed Use (NRMU) District with overlay conditions. The purpose of the Alternative Development Plan is to deviate from Section 35.13.13.4 Nonresidential and Mixed Use Buildings in a Pedestrian Oriented District of the Denton Development Code. (ADP18-0008, Hunter's Ridge Office, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Aerial Map](#)
 [Exhibit 4 - Zoning Map](#)
 [Exhibit 5- Ordinance 2006-360](#)
 [Exhibit 6 - Plat](#)
 [Exhibit 7 - Site Plan](#)
 [Exhibit 8 - Landscape Plan](#)
 [Exhibit 9 - Elevations](#)

- B. [ADP18-0009](#) Consider a request by PACCAR Inc. for approval of an Alternative Development Plan (ADP) for a proposed truck sales facility on approximately 12.07 acres located on the west side of Precision Drive, approximately 330 feet south of West Oak Street in the City of Denton, Denton County, Texas. The property is currently zoned Industrial Center General (IC-G) District. The purpose of this ADP request is to deviate from the requirements of Sections 35.13.9 Perimeter Fences and Screening Requirements, 35.13.10 Access, Parking, and Circulation Requirements, and 35.13.13.3.C Nonresidential and Mixed Use Buildings - Parking of the Denton Development Code. (ADP18-0009, New Truck Lot, Hayley Zagurski).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Aerial Map](#)
 [Exhibit 4 - Zoning Map](#)
 [Exhibit 5 - Site Plan](#)
 [Exhibit 6 - Landscape Plan](#)

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. [Z18-0008b](#) 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). THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT.
- B. [S18-0005b](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Kirkman Engineering for a Specific Use Permit (SUP) to allow for a multi-family dwelling use with 111 dwelling units proposed on three adjacent tracts totaling approximately 9.91 acres. The subject property is generally located west of Mockingbird Lane and south of the Mingo Road in the City of Denton, Denton County, Texas. (S18-0005, Mockingbird Multi-Family, Ron Mengueta) THIS ITEM HAS BEEN POSTPONED TO THE MARCH 6, 2019 PLANNING AND ZONING COMMISSION MEETING.

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

- C. [Z18-0024b](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Andrew Glass representing Hills of Argyle Monticello, Ltd. to rezone an 11.5 acre site from a Neighborhood Residential 1 (NR-1) zoning district to a Neighborhood Residential 4 (NR-4) zoning district. The subject property is generally located on the east side of Fort Worth Drive/U.S. 377 and Chipping Campden Road, in the City of Denton, Denton County, Texas. (Z18-0024, Hills of Argyle Manor Homes, Cindy Jackson)

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 - Proposed Zoning Map](#)
[Exhibit 7 - Comparison of Permitted Uses](#)
[Exhibit 8 - Applicant Project Narrative](#)
[Exhibit 9 - Draft Concept Plan](#)
[Exhibit 10 - Notification Map and Responses](#)
[Exhibit 11 - Applicants Requests for Postponement of Public Hearing](#)

- D. [FR18-0015](#) Hold a public hearing and consider a request Tony Kimbrough with Kaz Surveying representing Tim Refsland for approval of a Final Replat of Lots 1A-1 and 1A-2, Block A of the Gray Forest Addition; being a residential replat of Lot 14, Block D of Park West Addition, and Lot 1-A, Block A of the DeWeerd Addition. The approximately 1.15 acre property is generally located on the west side of Stuart Road, and including 704 Chisholm Trail, in the City of Denton, Denton County, Texas. (FR18-0015, Gray Forest Addition,

Cindy Jackson)

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

- E. [PDA18-0009](#) Hold a public hearing and consider making a recommendation to City Council regarding a Detail Plan for a 2.96-acre parcel located within the Planned Development 176 (PD-176) Zoning District, generally located on the west side of North FM 2499, approximately 1,450 feet north of Hickory Creek Road in the City of Denton, Denton County, Texas to allow a storage warehouse (self-storage) use. (PDA18-0009, Proposed Self Storage Facility, Hayley Zagurski).

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 - Proposed Site Plan](#)
 [Exhibit 7 - Proposed Landscape Plan](#)
 [Exhibit 8 - Proposed Elevations](#)
 [Exhibit 9 - Notification Map](#)

- F. [AESA18-000](#) Hold a public hearing and consider making a recommendation to City Council regarding a
[2](#) request by Astra Carmel LLC for an Alternative Environmental Sensitive Area (AESA) Plan to restore Cross Timbers Upland Habitat on approximately 0.23 acre generally located on the west side of Harbour Mist Trail, approximately 240 feet north of Del Rey Drive in the City of Denton, Denton County, Texas and a Riparian Stream Buffer on approximately 1 acre of land generally located north of Pockrus Page, approximately 570 feet east of Fox Sedge Lane in the City of Denton, Denton County, Texas. (AESA18-0002, Villages of Carmel, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Aerial Map](#)
 [Exhibit 4 - Staff Analysis for ADP16-0001](#)
 [Exhibit 5 - Ordinance 2016-215](#)
 [Exhibit 6 - Alternative Environmentally Sensitive Area \(AESA\) Plan](#)
 [Exhibit 7 - Notification Map](#)

- G. [Z18-0028a](#) 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 District (NRMU) on approximately 8.7 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. (Z18-0028, Audra Heights Phase II, Julie Wyatt)

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location/Aerial Map](#)

[Exhibit 4 - Zoning Map](#)

[Exhibit 5 - Future Land Use Map](#)

[Exhibit 6 - Proposed Zoning Map](#)

[Exhibit 7 - Comparison of Permitted Uses](#)

[Exhibit 8 - Public Notification Map and Responses](#)

- H. [S18-0007b](#) 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 0.57 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).

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 - Site Plan](#)

[Exhibit 7 - Timeline](#)

[Exhibit 8 - Notification Map and Responses](#)

- I. [Z18-0027b](#) 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 (Z18-0027b, Fleet Services Facility, Sean Jacobson).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location/ Aerial Map](#)
[Exhibit 4 - Zoning Map](#)
[Exhibit 5 - Current Land Use Map](#)
[Exhibit 6 - Future Land Use Map](#)
[Exhibit 7 - Comparison of Permitted Uses](#)
[Exhibit 8 - Public Notification Map and Responses](#)

- J. [Z19-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Redmon Ebony Inc. for a change in the zoning district and use classification from Neighborhood Residential 4 (NR-4) to Neighborhood Residential Mixed Use (NRMU) zoning district and use classification on approximately 0.82 acres of land. The subject property is generally located on the north side of Robertson Street, approximately 300 feet east of Skinner Street in the City of Denton, Denton County, Texas. (Z19-0001, Sweet Y, Ron Menguita).

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 - Comparative Use Table](#)
[Exhibit 8 - Project Narrative](#)
[Exhibit 9 - Notification Map](#)
[Exhibit 10 - ZBA-96-002 Meeting Minutes](#)

- K. [S19-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Lee Allison of Allison Engineering, on behalf of Anthony Marks, for a Specific Use Permit to allow for an Accessory Dwelling Unit behind an existing residence on approximately 0.5374 of an acre. The property is generally located on the south side of Roberts Street, west of Brown Drive, in the City of Denton, Denton County, Texas. (S19-0001, 606 Roberts Accessory Building, Sean Jacobson).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Aerial/ Location Map](#)
[Exhibit 4 - Site Zoning Map](#)
[Exhibit 5 - Site Plan](#)
[Exhibit 6 - Neighborhood Accessory Buildings Map](#)
[Exhibit 7 - Notification Response](#)
[Exhibit 8 - Informal Neighborhood Comment Cards](#)

- L. [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 - Subchapter 17 Conservation and Landscape Code](#)
 [Exhibit 3 - Subchapter 13 Site Design Standards \(redline\)](#)

4. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ19-048](#) Planning and Zoning Commission project matrix.

Attachments: [2019 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 _____, 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.