



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, March 6, 2019

3:00 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, March 6, 2019 at 3:00 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. [PZ19-060](#) Hold a discussion and receive information regarding roundabouts and special study areas. (Pritam Deshmukh).
- B. [PZ19-061](#) Receive an update on the master thoroughfare/ mobility plan. (Pritam Deshmukh).
- C. [DCA18-0009f](#) 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 - Presentation](#)
 [Exhibit 3 - Comparison of Allowed Uses Table](#)
 [Exhibit 4 - Comparison of General Regulations Table](#)

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, March 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. [PZ19-047](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [February 6, 2019](#)
 [February 13, 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. [FP18-0007](#) Consider a request by Bent Rail Farms, LLC for approval of a Final Plat of Bent Rail Farm Addition. The approximately 14.01-acre site is generally located at the southeast corner of Jackson Road and Thomas J Egan Road in Denton County, Texas. (FP18-0007 Bent Rail Farm Addition, Julie Wyatt).

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

- B. [FP18-0008](#) Consider a request by Premier Denton Public Facility Corporation for approval of a Final Plat for Lot 2, Block 1, Brinker Road Addition. The approximately 12.37-acre site is generally located on the east side of Brinker Road, approximately 990 feet south of South Loop 288 in the City of Denton, Denton County, Texas. (FP18-0008, Brinker Road Addition, Hayley Zagurski).

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

- C. [FP18-0020](#) Consider a request by Blue Beacon International, Inc. for approval of a Final Plat of Lot 1, Block A of Blue Beacon International Addition. The approximately 11.79-acre site is generally located on the east side of Interstate Highway 35E and on the north side of Barthold Road in the City of Denton, Denton County, Texas. (FP18-0020, Blue Beacon, Hayley Zagurski).

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

- D. [FP18-0031](#) Consider a request by Stephen Shannon representing Willis Endeavors for approval of a Final Plat of the Lot 1, Block A of the 734 Crawford Addition. The approximately 1.84-acre site is generally located on the north side of Crawford Road, approximately 810 feet west of Carnegie Ridge Road in the ETJ of the City of Denton, Denton County, Texas. (FP18-0031, 734 Crawford, Cindy Jackson).

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. [Z18-0022b](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Kirkman Engineering for a zoning change from Neighborhood Residential Mixed Use 12 (NRMU-12) to a Neighborhood Residential Mixed Use (NRMU) Zoning District. The applicant is proposing a multi-family dwelling use with 267 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. (Z18-0022, Mockingbird Multi-Family, Ron Menguita). THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT.

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

- B. [S18-0005c](#) 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 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 Menguita) THIS ITEM HAS BEEN POSTPONED TO THE MARCH 20, 2019 PLANNING AND ZONING COMMISSION MEETING.

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

- C. [FR18-0018](#) Consider a request by A-3 Denton MCD, LLC for approval of a Final Replat for Lot 1R, Sunrise Addition. The approximately 1.69-acre site is generally located on the east side of Fort Worth Drive and north of the I-35 Frontage Road in the City of Denton, Denton County, Texas. (FR18-0018, McDonalds, Hayley Zagurski).

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

[Exhibit 2 - Final Replat](#)

- D. [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 dated March 1, 2019](#)

[Exhibit 3 - Subchapter 17 Conservation and Landscape Code dated March 1, 2019](#)

[Exhibit 4 - Subchapter 13 Site Design Standards \(redline\)](#)

[Exhibit 5 - Presentation](#)

[Exhibit 6 - Public Comments received as of March 1, 2019](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ19-059](#) 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.