



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, April 3, 2019

5:00 PM

Work Session Room & Council Chambers

WORK SESSION BEGINS AT 5:00 P.M. IN THE WORK SESSION ROOM

REGULAR MEETING BEGINS AT 6:30 P.M. IN THE 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, April 3, 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. 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, April 3, 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. [PZ19-079](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [March 6, 2019](#)
 [March 20, 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. [PP18-0022](#) Consider a request by Aimee Bissett on behalf of Tealstone Residential Concrete for

approval of a Preliminary Plat of the Tealstone Addition. The approximately 6.58-acre site is generally located at the northeast corner of Cooper Creek Drive and Mingo Road, south of Fishtrap Road, in the City of Denton, Denton County, Texas. (PP18-0022, Tealstone Addition, Sean Jacobson).

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

- B. [FP18-0035](#) Consider a request by PACCAR Inc. for approval of a Final Plat for Lot 10R, Block A, Westpark Addition. The approximately 12.065-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. (FP18-0035, Peterbilt Plan, Hayley Zagurski).

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. [FR19-0002](#) Hold a public hearing and consider a request by Aimee Bissett with NorthBridge Consultants representing the property owner Bret Andrus for approval of a Final Replat of the Rancho Vista Addition, being a non-residential replat of Lot 6, Block 1. The applicant is requesting to replat the property into two lots with the intent of developing each lot with a commercial use. The approximately 1.14 acre property is generally located on the north side of Emery Street, approximately 800 feet east of Bonnie Brae Street, in the City of Denton, Denton County, Texas. (FR19-0002, Rancho Vista Lot 6 Split, Ron Menguita)

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

- B. [FR19-0004](#) Hold a public hearing and consider a request by John Cox with Eagle Surveying, LLC representing the property owner Brad Andrus for approval of a Final Replat of the Crescent Brae Addition, being a non-residential replat of Lot 1, Block A. The applicant is requesting to replat the property into two lots with the intent of developing each lot with a commercial use. The approximately 0.74 acre property is generally located on the northeast corner of Bonnie Brae Street and Crescent Street, in the City of Denton, Denton County, Texas. (FR19-0004, Crescent Brae Addition, Ron Menguita)

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

- C. [DCA19-0004](#) Hold a public hearing and consider making a recommendation to City Council regarding a proposed revision to the Denton Development Code; specifically to amend Subchapter 5

Zoning Districts and Limitations, Subchapter 8, Group Homes, Subchapter 14, Parking Standards, and Subchapter 23, Definitions related to supportive residential uses and treatment facilities. (DCA19-0004, Treatment Centers, Julie Wyatt).

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Proposed Subchapter 5](#)

[Exhibit 4 - Proposed Subchapter 8](#)

[Exhibit 5 - Proposed Subchapter 14](#)

[Exhibit 6 - Proposed Subchapter 23](#)

[Exhibit 7 - Texas Health and Safety Code Chapter 464](#)

[Exhibit 8 - "Municipal Issues and Sober Homes"](#)

[Exhibit 9 - Joint Statement of the Department Of HUD and the Department Of Ju](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ19-080](#) 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.