



City of Denton

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

Meeting Agenda Planning and Zoning Commission

Wednesday, April 10, 2019

4:00 PM

Work Session Room & Council Chambers

Special Called meeting

WORK SESSION BEGINS AT 4:00 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 10, 2019 4:00 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 10, 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. 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. [CV19-0001](#) Consider a request by G. Curtis Surveyors, LLC representing Westpark Group L.P. for approval of a Conveyance Plat of Lots 1, 2, 3, and 4, Block A of the Westpark Addition, Phase 2. The approximately 75.18 acre property is generally located at the southeast corner of the intersection of Jim Christal Road and Western Boulevard, in the City of Denton, Denton County, Texas. (CV19-0001, Westpark Addition, Cindy Jackson)

Attachments: [Exhibit 1 - Agenda Information Sheet CV19-0001](#)
 [Exhibit 2 - Conveyance Plat](#)

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. [DCA18-0009I](#) Hold a public hearing and consider making a recommendation to City Council regarding changing Bell Avenue Historic Conservation District to Bell Avenue Historic District, as specified in Section 4.9.5 of the proposed Development Code. (DCA18-0009, Roman McAllen)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Agenda Information Sheet - P&Z November 8, 2017](#)
 [Exhibit 3 - November 8, 2017 P&Z Meeting Minutes](#)
 [Exhibit 4 - Agenda Information Sheet - HLC October 9, 2017](#)
 [Exhibit 5 - October 9, 2017 HLC Meeting Minutes](#)
 [Exhibit 6 - Attendance Sheet June 23, 2016 Community Meeting](#)
 [Exhibit 7 - Location Map with Notification Boundaries](#)
 [Exhibit 8 - Petitioners](#)
 [Exhibit 9 - Notificatoin and Responses](#)

- B. [DCA18-0009m](#) Hold a public hearing and consider making a recommendation to City Council regarding a comprehensive update to the Denton Development Code (DDC Update); expressly repealing Chapters 31 and 34 of the Municipal Code of Ordinances related to Landscaping and Subdivision and Land Development; repealing the current Denton Development Code; and repealing and replacing Chapter 35 of the Municipal Code of Ordinances establishing the DDC Update as the official Denton Development Code. (DCA18-0009m, DDC Update, Ron Menguita)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Zoning District Transition Chart](#)
[Exhibit 3 - Comparison of Allowed Uses Table](#)
[Exhibit 4 - Comparison of General Regulations Table](#)
[Exhibit 5 - Comment Spreadsheet](#)
[Exhibit 6 - Responses to Public Hearing Notice in Favor](#)
[Exhibit 7 - Responses to Public Hearing Notice in Opposition](#)
[Exhibit 8 - April 4, 2019 Memorandum form Clarion](#)
[Exhibit 9 - Final Adoption Draft](#)
[Exhibit 10 - Draft Zoning Map](#)
[Exhibit 11 - Presentation](#)

- C. [DCA18-0009](#) Hold a public hearing and consider making a recommendation to City Council regarding
[n](#) an amendment to the city's official zoning map. (DCA18-0009n, DDC Update, Ron Menguita)

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4. 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.