



# 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, April 17, 2019

5:00 PM

Work Session Room & Council Chambers

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**Canceled**

#### **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 17, 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.

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#### **REGULAR MEETING**

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, April 17, 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. [PZ19-081](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [April 3, 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. [PP19-0002](#) Consider a request by Rayzor Investments, Ltd. for approval of a Preliminary Plat for Rayzor/Ironwood Western Blvd. The approximately 93.54-acre tract of land is generally located on the north side of Airport Road and west side of Western Boulevard in the City of Denton, Denton, County, Texas. (PP19-0002, Phased Industrial Development, Karina Maldonado)

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

- B. [FP19-0010](#) Consider a request by Rayzor Investments, Ltd. for approval of a Final Plat for Lot 10, Block A of Rayzor/Ironwood Western Blvd. The approximately 30.5-acre site is generally located on the west side of Western Boulevard, approximately 0.25 miles north of Airport Road in Denton, Denton County, Texas. (FP19-0010 Phased Industrial Development, Karina Maldonado)

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

- C. [FP19-0002](#) Consider a request by Mark McDowell of All Storage Denton, LLC for approval of a Final Plat for Lot 1, Block 1, All Storage Denton Addition. The approximately 5.195-acre site is generally located along the west side of the I-35 southbound service road and north of the eastern terminus of Jim Christal Road in the City of Denton, Denton County, Texas. (FP19-0002, All Storage Denton, 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. [Z19-0004](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Epic Hill Homes, LLC representing Camila Martinez for a zoning change from Neighborhood Residential 2 (NR-2) to a Neighborhood Residential 4 (NR-4) Zoning District. The applicant is proposing to construct a single-family dwelling and accessory structure on the subject property totaling approximately 4,515 square feet. The subject property is generally located on the north side of Prairie Street, adjacent to Oakwood Cemetery and approximately 610 feet west of South Bradshaw Street, in the City of Denton, Denton County, Texas. (Z19-0004, Prairie Parcel, Karina Maldonado)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Staff Analysis](#)  
                                 [Exhibit 3 - Site Location Map](#)  
                                 [Exhibit 4 - Zoning Map](#)  
                                 [Exhibit 5 - Future Land Use Map](#)  
                                 [Exhibit 6 - Proposed Zoning Map](#)  
                                 [Exhibit 7 - Comparison Of Permitted Uses Table](#)  
                                 [Exhibit 8 - Notification Map](#)

- B.    [Z18-0011b](#)    Hold a public hearing and consider making a recommendation to City Council regarding a request by Agave Ranch Development LLC and 428 Diamond LLC for an initial zoning district and use classification and a change in the zoning district and use classification from Rural Residential (RD-5) district to Neighborhood Residential 4 (NR-4) district on 36 acres, Neighborhood Residential 3 (NR-3) on 41 acres, and Neighborhood Residential 2 (NR-2) on 15 acres, totaling approximately 92.06 acres of land generally located on the east side of East Sherman Drive (FM 428), approximately 1,465 feet north of Hartlee Field Road in the City of Denton, Denton County, Texas. (Z18-0011, Agave Ranch, Julie Wyatt)

**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 - FM 428 Corridor Study](#)  
                                 [Exhibit 9 - Resolution 19-379, "10-Minute Walk to a Park Campaign"](#)  
                                 [Exhibit 10 - Notification Map and Responses](#)  
                                 [Exhibit 11 - Developer Engagement Disclosure](#)

- C.    [Z18-0026](#)    Hold a public hearing and consider making a recommendation to City Council regarding an amendment to the Rayzor Ranch Overlay District to provide standards and criteria for the residential development within the Rayzor Ranch South Campus - South Mixed Use District. The Rayzor Ranch South Campus includes approximately 257 acres generally located on the south side of West University Drive/US 380 and west of Bonnie Brae Street in the City of Denton, Denton County, Texas. (Z18-0026, Rayzor Ranch South, Hayley Zagurski).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Aerial Map](#)  
[Exhibit 4 - Base Zoning Map](#)  
[Exhibit 5 - Future Land Use Map](#)  
[Exhibit 6 - RROD Exhibit B-1 - Concept Plan](#)  
[Exhibit 7 - 35.7.15 Redline](#)  
[Exhibit 8 - RROD Exhibit C-2A](#)  
[Exhibit 9 - RROD Exhibit C-2B](#)  
[Exhibit 10 - RROD Exhibit C-3 Redline](#)  
[Exhibit 11 - Notification Map and Responses](#)

- D. [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. THIS ITEM WAS POSTPONED AT THE APRIL 3, 2019 PLANNING AND ZONING COMMISSION MEETING. (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](#)  
[Exhibit 10 - Americans with Disabilities Act of 1990, as amended](#)

## 5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ19-092](#)      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.