



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, May 1, 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, May 1, 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. Work Session Reports

A. [PZ19-107](#) 2019 Development Code and City Initiated Rezoning's.

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, May 1, 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. [PZ19-093](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [April 3, 2019](#)
[April 10, 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. [PP18-0025](#) Consider a request by Lance Hill of Hillcrest North Properties, LLC for approval of a Preliminary Plat for the Hillcrest North Addition. The approximately 6.38-acre tract of land is generally located on the north side of Teasley Lane (F.M. 2181), southeast of John. H. Guyer High School and approximately 0.3 miles west side of F.M. 2499 in the City of Denton, Denton, County, Texas. (PP18-0025, Hillcrest North, Karina Maldonado)

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

- B. [PP19-0002a](#) 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](#)

- C. [FP19-0010a](#) 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](#)

- D. [FP19-0002a](#) 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. [FR19-0003](#) Hold a public hearing and consider a request by Tony Kimbrough of KAZ Surveying,

representing Randall Tudor, Brad McKissack and Justin Ray, for approval of a Final Replat of Lots 1R-1, 2R-1 and 3R-2, Block A, Hilltop Ranch Addition; being a residential replat of Lot 1R & 2R, Block A, Hilltop Ranch Addition. The approximately 6.49-acre tract is generally located 2,100 feet south of the Hilltop Road and Country Club Road intersection in the extra territorial jurisdiction of the City of Denton, Denton County, Texas (FR19-0003 Hilltop Ranch Addition, Mark Laird).

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

[Exhibit 2 - Location Map](#)

[Exhibit 3 - Site Map](#)

[Exhibit 4 - Final Replat](#)

- B. [FP19-0008](#) Hold a public hearing and consider a request by the City of Denton for approval of a Final Replat for Lot 1R, Block A of Mayhill Road Addition. The approximately 12.498-acre site is generally located on the east side of South Mayhill Road, approximately 665 feet south of Morse Street in the City of Denton, Denton County, Texas. (FP19-0008, Mayhill Road Addition, Julie Wyatt)

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

[Exhibit 2 - Final Replat](#)

- C. [Z19-0002](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Allison Engineering Group representing JNL Texas Holdings to rezone a 0.964 acre site from Downtown Commercial Neighborhood (DC-N) zoning district to a Downtown Commercial General (DC-G) zoning district. The subject property is located at 120 S. Carroll Blvd., in the City of Denton, Denton County, Texas. (Z19-0002, Denton Bank, 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 - Notification Map and Responses](#)

- D. [S19-0007](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Allison Engineering Group representing JNL Texas Holdings for a Specific Use Permit to allow a drive-through facility in association with a bank. The subject property is located at 120 S. Carroll Blvd., in the City of Denton, Denton County, Texas. S19-0007, Denton Bank, Cindy Jackson)

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 - Site Plan](#)
[Exhibit 7 - Landscape Plan](#)
[Exhibit 8 - Applicant Project Narrative](#)
[Exhibit 9 - Notification Map](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ19-099](#) 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.

