



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, May 15, 2019

4:00 PM

Work Session Room & Council Chambers

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, May 15, 2019 at 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. Work Session Reports

- A. [PZ19-115](#) Draft Policies and Procedures for the Planning and Zoning Commission:
- Boards and Commission attendance policy.

Attachments: [Article III - Boards, Commissions and Committees](#)

- B. [PZ19-119](#) Notification update.

- C. [PZ19-116](#) 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 15, 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. [PP18-0019](#) Consider a request by Baird, Hampton & Brown representing Beall Denton Partners, L.P., for approval of a Preliminary Plat of the Northpointe Addition, Phases 5-8. The approximately 34.431 acre property is generally located on the south side of Loop 288, approximately 3,642 feet west of N. Locust Street, in the City of Denton, Denton County, Texas. (PP18-0019, Northpointe Addition, Ph. 5-8, Cindy Jackson)

Attachments: [Exhibit 1- Agenda Information Sheet](#)
 [Exhibit 2 - Location Map](#)
 [Exhibit 3 - Preliminary Plat](#)

- B. [FP19-0005](#) Consider a request by Tony Kimbrough, representing Christner Development, LLC., for approval of a Final Plat of Cooper Creek Estates Addition, Lots 1 thru 5, Block A. The approximately 14.92-acre tract is generally located along north Cooper Creek Road at the southwest intersection of Hartlee Field Road and Cooper Creek Road in the extra territorial jurisdiction of the City of Denton, Denton County, Texas (FP19-0005 Cooper Creek Estates Addition, Mark Laird).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Location Map](#)
 [Exhibit 3 - Site Map](#)
 [Exhibit 4 - Final Plat](#)

- C. [PP19-0001](#) Consider a request by MM Westgate, LLC. for approval of a Preliminary Plat for Kings Ridge. The approximately 78-acre tract of land is generally located on the west side of North Bonnie Brae Street, approximately 250 feet south of US Highway 77/North Elm Street in the City of Denton, Denton County, Texas. (PP19-0001, Kings Ridge, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2- Location Map](#)
 [Exhibit 3 - Preliminary 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. [Z18-0025](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Denton West Joint Venture to amend Ordinance 2014-075 to remove overlay restrictions on approximately 8.627 acres of land zoned Neighborhood Residential Mixed Use (NRMU) District, generally located on the north side of East Ryan Road, approximately 850 feet west of Teasley Lane in the City of Denton, Denton County, Texas. THIS ITEM HAS BEEN POSTPONED TO THE JUNE 5, 2019 PLANNING

AND ZONING COMMISSION MEETING. (Z18-0025, Hunters Creek, Julie Wyatt)

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

- B. [S19-0004](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Denton West Joint Venture for a Specific Use Permit for multi-family dwellings on approximately 8.627 acres of land zoned Neighborhood Residential Mixed Use (NRMU) District, generally located on the north side of East Ryan Road, approximately 850 feet west of Teasley Lane in the City of Denton, Denton County, Texas. THIS ITEM HAS BEEN POSTPONED TO THE JUNE 5, 2019 PLANNING AND ZONING COMMISSION MEETING. (S19-0004, Hunters Creek, Julie Wyatt)

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

- C. [DCA18-0007](#) Hold a public hearing and consider making a recommendation to City Council, amending the newly revised (2019) Denton Development Code to: add Section 2.1.2(I), Design Standards Review Procedures; to amend Table 2.2-A: Summary of Development Review Procedures, to add Section 2.10 Design Standards Review Procedures, for the purpose of establishing procedures for processing an application for a Certificate of Design Consistency; to add a new section 4.10, establishing The Denton Square District, generally bounded by Cedar Street, Pecan Street, Austin Street, and Walnut Street, in Denton, Texas, and generally including all properties adjoining those boundary streets, providing for design standards for new construction and certain repairs and renovations within the boundaries of said Denton Square District; and providing for appeals; to provide for severability, penalties in the maximum amount of \$2,000.00 for violations thereof, savings, repealer, publication, and an effective date; and further recommending approval to City Council of the Denton Square District Design Guidelines as an additional source of guidance for future construction, repairs, and renovations in the Denton Square District. (DCA18-0007, The Denton Square District, Sean Jacobson). THIS ITEM IS POSTPONED TO THE MAY 29, 2019 MEETING OF THE PLANNING & ZONING COMMISSION. THIS ITEM WILL BE RENOTICED FOR THAT DATE.

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

- D. [Z19-0004a](#) 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](#)

- E. [Z18-0011c](#) 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](#)

- F. [Z18-0026b](#) 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](#)

- G. [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](#)
[Exhibit 10 - Americans with Disabilities Act of 1990, as amended](#)

- H. [S19-0009](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Solutions of North Texas for a Specific Use Permit for a Treatment Facility on approximately 4.4 acres of land zoned Downtown Residential 2 (DR-2) District, generally located on the east side of North Ruddell Street, approximately 495 feet north of Mingo Road in the City of Denton, Denton County, Texas. (S19-0009, Ruddell Campus, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Aerial Map](#)
[Exhibit 4 - Zoning Map](#)
[Exhibit 5 - Future Land Use Map](#)
[Exhibit 6 - Conceptual Site Plan](#)
[Exhibit 7 - Project Narrative](#)
[Exhibit 8 - Notification Map](#)

4. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ19-114](#) Planning and Zoning Commission project matrix.

Attachments: [2019 Matrix](#)

5. 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.

