



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, May 29, 2019

5:00 PM

Work Session Room & Council Chambers

Special Called

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 29, 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. [PZ19-129](#) Receive a report, hold a discussion, and give staff direction on a policy regarding motions made at Planning and Zoning Commission meetings.

Attachments: [Agenda Information Sheet](#)

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 29, 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. 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. [DCA18-0007](#) [d](#) Hold a public hearing and consider making a recommendation to City Council, amending the Denton Development Code (2002) to: create a new Subchapter 35.25 Denton Square District, 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 within the boundaries of said Denton Square District; and further recommending amending the recently adopted Denton Development Code (2019) to amend Subchapter 2 Administration and Procedures, and Subchapter 4 Overlay and Historic Districts; 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. (DCA18-0007d, The Denton Square District, Sean Jacobson).

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Design Standards for the Denton Square District](#)

[Exhibit 3 - Understanding the Square District](#)

[Exhibit 4 - Draft Ordinance](#)

[Exhibit 5 - Draft Guidelines](#)

[Exhibit 6 - Public Forum Feedback Notes](#)

[Exhibit 7 - Public Notification Response Map](#)

- B. [ZCI19-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Regional Center Residential 1 (RCR-1) to Highway Corridor (HC) zoning district and use classification on property, approximately 1.88 acres of land, generally located on the southeast corner of Shady Shores Road and Lakeview Boulevard in the City of Denton, Denton County, Texas. (ZCI19-0001, City Initiated Zoning Changes - Area 1, Ron Menguita)

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Zoning District Transition Chart](#)

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[Exhibit 5 - District Purpose and Dimensional Standards](#)

[Exhibit 6 - Aerial Map](#)

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[Exhibit 8 - 2002 Zoning Map](#)

[Exhibit 9 - 2019 Zoning Map](#)

[Exhibit 10 - Proposed Zoning Map](#)

[Exhibit 11 - Notification Map](#)

- C. [ZCI19-0002](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Regional Center Commercial Downtown (RCC-D) to Highway Corridor (HC) zoning district and use classification on

approximately 35.61 acres of land, generally located south of Pockrus Page Road and north of I-35E in the City of Denton, Denton County, Texas. (ZCI19-0002, City Initiated Zoning Change - Area 2, Ron Menguita)

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- D. [ZCI19-0003](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Regional Center Commercial Neighborhood (RCC-N) and Regional Center Commercial Downtown (RCC-D) to Highway Corridor (HC) zoning district and use classification on approximately 74.13 acres of land, generally located east of State School Road and south of I-35E in the City of Denton, Denton County, Texas. (ZCI19-0003, City Initiated Zoning Change - Area 3, Ron Menguita)

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

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- E. [ZCI19-0004](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Regional Center Residential 1 (RCR-1) to Mixed-Use Regional (MR) zoning district and use classification on approximately 0.8 acres of land, generally located north of Pockrus Page Road and north of I-35E in the City of Denton, Denton County, Texas. (ZCI19-0004, City Initiated Zoning Change - Area 4, Ron Menguita)

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- F. [ZCI19-0005](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Regional Center Residential 1 (RCR-1) and Regional Center Commercial Downtown (RCC-D) to Highway Corridor (HC) zoning district and use classification on approximately 38.26 acres of land, generally located west of State School Road and south of I-35E in the City of Denton, Denton County, Texas. (ZCI19-0005, City Initiated Zoning Change - Area 5, Ron Menguita)

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 [Exhibit 6 - Aerial Map](#)
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- G. [ZCI19-0006](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Regional Center Residential 2 (RCR-2) to Mixed-Use Regional (MR) zoning district and use classification on approximately 7.33 acres of land, generally located west of Unicorn Lake Boulevard and north of Shoreline Drive in the City of Denton, Denton County, Texas. (ZCI19-0006, City Initiated Zoning Change - Area 6, Ron Menguita)

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- H. [ZCI19-0007](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Regional Center Residential 1 (RCR-1) and Regional Center Residential 2 (RCR-2) to Mixed-Use Regional (MR) zoning district and use classification on approximately 30.88 acres of land, generally located north of I-35E and approximately 900 feet north of Brinker Road in the City of Denton, Denton County, Texas. (ZCI19-0007, City Initiated Zoning Change - Area 7, Ron Menguita)

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- I. [ZCI19-0008](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Regional Center Residential 2 (RCR-2) and Regional Center Commercial Neighborhood (RCC-N) to Highway Corridor (HC) zoning district and use classification on approximately 18.49 acres of land, generally located east of Lillian Miller Parkway and south of I-35E in the City of Denton, Denton County, Texas. (ZCI19-0008, City Initiated Zoning Change - Area 8, Ron Menguita)

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- J. [ZCI19-0009](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Regional Center Residential 1 (RCR-1) and Regional Center Commercial Downtown (RCC-D) to Suburban Corridor (SC) zoning district and use classification on approximately 25.74 acres of land, generally located west of San Jacinto Boulevard and north of I35E in the City of Denton, Denton County, Texas. THIS ITEM HAS BEEN POSTPONED TO THE JUNE 26, 2019 MEETING. (ZCI19-0009, City Initiated Zoning Change - Area 9, Ron Menguita)

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

- K. [ZCI19-0010](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Employment Center Commercial (EC-C) to Suburban Corridor (SC) zoning district and use classification on approximately 25.18 acres of land, generally located south of Dallas Drive and east of Teasley Lane in the City of Denton, Denton County, Texas. (ZCI19-0010, City Initiated Zoning Change - Area 10, Ron Menguita)

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[Exhibit 12 - Public Hearing Notice Responses](#)

- L. [ZCI19-0011](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Employment Center Commercial

(EC-C) to Highway Corridor (HC) zoning district and use classification on approximately 3.49 acres of land, generally located north of I-35E and approximately 1,200 feet east of Teasley Lane in the City of Denton, Denton County, Texas. (ZCI19-0011, City Initiated Zoning Change - Area 11, Ron Menguita)

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- M. [ZCI19-0012](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Employment Center Commercial (EC-C) to Highway Corridor (HC) zoning district and use classification on approximately 9.63 acres of land, generally on the northeast corner of I-35E and Teasley Lane in the City of Denton, Denton County, Texas. (ZCI19-0012, City Initiated Zoning Change - Area 12, Ron Menguita)

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- N. [ZCI19-0013](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Neighborhood Residential Mixed Use (NRMU) to Suburban Corridor (SC) zoning district and use classification on approximately 17.76 acres of land, generally located south of I-35E between Teasley Lane and Woodbrook Street in the City of Denton, Denton County, Texas. (ZCI19-0013, City Initiated Zoning Change - Area 13, Ron Menguita)

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 [Exhibit 6 - Aerial Map](#)
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- O. [ZCI19-0014](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Downtown Commercial General (DC-G) to Highway Corridor (HC) zoning district and use classification on approximately 6.29 acres of land, generally located on the northwest corner of I-35E and Teasley Lane in the City of Denton, Denton County, Texas. (ZCI19-0014, City Initiated Zoning Change - Area 14, Ron Menguita)

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- P. [ZCI19-0015](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Downtown Commercial General (DC-G) to Suburban Corridor (SC) zoning district and use classification on approximately 5.89 acres of land, generally located south of Dallas Drive and west of Teasley Lane in the City of Denton, Denton County, Texas. (ZCI19-0015, City Initiated Zoning Change - Area 15, Ron Menguita)

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- Q. [ZCI19-0016](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Neighborhood Residential Mixed Use 12 (NRMU-12) to Suburban Corridor (SC) zoning district and use classification on approximately 4.75 acres of land, generally located west of Teasley Lane and on the north and south sides of Londonderry Lane in the City of Denton, Denton County, Texas. (ZCI19-0016, City Initiated Zoning Change - Area 16, Ron Menguita)

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 [Exhibit 6 - Aerial Map](#)
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 [Exhibit 9 - 2019 Zoning Map](#)
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 [Exhibit 11 - Notification Map](#)

- R. [ZCI19-0017](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Neighborhood Residential Mixed Use 12 (NRMU-12) and Community Mixed Use General (CM-G) to Mixed-Use Neighborhood (MN) zoning district and use classification on approximately 6.86 acres of land, generally located approximately 800 feet west of Teasley Lane and on the north and south sides of Londonderry Lane in the City of Denton, Denton County, Texas. (ZCI19-0017, City Initiated Zoning Change - Area 17, Ron Menguita)

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 [Exhibit 6 - Aerial Map](#)
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 [Exhibit 11 - Notification Map](#)

- S. [ZCI19-0018](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Community Mixed Use General (CM-G) to Mixed-Use Neighborhood (MN) zoning district and use classification on approximately 9.24 acres of land, generally located on the northeast corner of Sam Bass Boulevard and Londonderry Lane in the City of Denton, Denton County, Texas. (ZCI19-0018, City Initiated Zoning Change - Area 18, Ron Menguita)

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 [Exhibit 6 - Aerial Map](#)
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 [Exhibit 11 - Notification Map](#)

- T. [ZCI19-0019](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Downtown Commercial General (DC-G) to Highway Corridor (HC) zoning district and use classification on approximately 7.17 acres of land, generally located north of I-35E and on the west and east sides of Centre Place Drive in the City of Denton, Denton County, Texas. (ZCI19-0019, City Initiated Zoning Change - Area 19, Ron Menguita)

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 [Exhibit 6 - Aerial Map](#)
 [Exhibit 7 - Future Land Use Map](#)
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 [Exhibit 10 - Proposed Zoning Map](#)
 [Exhibit 11 - Notification Map](#)

- U. [ZCI19-0020](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Downtown Commercial General (DC-G) to Highway Corridor (HC) zoning district and use classification on approximately 10.08 acres of land, generally located on the north side of I-35E and on the west and east sides of Meadow Street in the City of Denton, Denton County, Texas. (ZCI19-0020, City Initiated Zoning Change - Area 20, Ron Menguita)

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 [Exhibit 10 - Proposed Zoning Map](#)
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- V. [ZCI19-0021](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Downtown Commercial General (DC-G) to Suburban Corridor (SC) zoning district and use classification on approximately 23.16 acres of land, generally located north of I-35E and east of Fort Worth Drive in the City of Denton, Denton County, Texas. (ZCI19-0021, City Initiated Zoning Change - Area 21, Ron Menguita)

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 [Exhibit 6 - Aerial Map](#)
 [Exhibit 7 - Future Land Use Map](#)
 [Exhibit 8 - 2002 Zoning Map](#)
 [Exhibit 9 - 2019 Zoning Map](#)
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 [Exhibit 11 - Notification Map](#)
 [Exhibit 12 - Public Hearing Notice Responses](#)

- W. [ZCI19-0022](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Downtown Commercial General (DC-G) to Highway Corridor (HC) zoning district and use classification on approximately 4.10 acres of land, generally located on the northeast corner of I-35E and Fort Worth Drive in the City of Denton, Denton County, Texas. (ZCI19-0022, City Initiated Zoning Change - Area 22, Ron Mengueta)

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 [Exhibit 6 - Aerial Map](#)
 [Exhibit 7 - Future Land Use Map](#)
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- X. [ZCI19-0023](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Downtown Commercial Neighborhood (DC-N) and Downtown Commercial General (DC-G) to Suburban Corridor (SC) zoning district and use classification on approximately 23.95 acres of land, generally located west of Fort Worth Drive and north of Lindsey Street in the City of Denton, Denton County, Texas. (ZCI19-0023, City Initiated Zoning Change - Area 23, Ron Mengueta)

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 [Exhibit 6 - Aerial Map](#)
 [Exhibit 7 - Future Land Use Map](#)
 [Exhibit 8 - 2002 Zoning Map](#)
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- Y. [ZCI19-0024](#) Hold a public hearing and consider making a recommendation to City Council regarding a change in the zoning district and use classification from Downtown Commercial General (DC-G) to Highway Corridor (HC) zoning district and use classification on approximately 8.32 acres of land, generally located on the northwest corner of I-35E and Fort Worth Drive in the City of Denton, Denton County, Texas. (ZCI19-0024, City Initiated Zoning Change - Area 24, Ron Menguita)

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 [Exhibit 6 - Aerial Map](#)
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 [Exhibit 9 - 2019 Zoning Map](#)
 [Exhibit 10 - Proposed Zoning Map](#)
 [Exhibit 11 - Notification Map](#)

3. 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.