



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, June 5, 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, June 5, 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. [PZ19-127](#) 2019 Development Code and City Initiated Rezonings.

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, June 5, 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. [PZ19-113](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [May 1, 2019](#)
[May 15, 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. [PP18-0030](#) Consider a request by JAMP Senior Living LLC for approval of a Preliminary Plat for JAMP 35 Senior Living Addition. The approximately 7.743-acre tract of land is generally located on the southwest side of South I-35E, approximately 1,490 feet south of Lillian B. Miller Parkway in the City of Denton, Denton County, Texas. (PP18-0030, Elderly Housing, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Location Map](#)
 [Exhibit 3 - Preliminary Plat](#)
 [Exhibit 4 - LLC Members List](#)

- B. [PP18-0032](#) Consider a request by Tarrant Acquisitions, LTD. for approval of a Preliminary Plat for Newell Tract Addition. The approximately 81-acre tract of land is generally located on the south side of East McKinney Street, approximately 1,117 feet east of Grissom Road in the City of Denton, Denton County, Texas. (PP18-0032, Newell Tract, Julie Wyatt)

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

- C. [CV19-0002](#) Consider a request by Martin Lukacko, representing JMH United, LLC., for approval of a Conveyance Plat of Denton Living Addition, Lot 1, Block 1. The approximately 2.40 acre tract is generally located along north Elm Street also known as US Highway 77 being approximately 1,300 feet from the intersection of Windsor Drive and Elm Street. (CV19-0002 Denton Living Addition, Mark Laird).

Attachments: [Exhibit 1 - Agenda Information sheet](#)
 [Exhibit 2 - Location Map](#)
 [Exhibit 3 - Conveyance Plat](#)
 [Exhibit 4 - LLC Members list](#)

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [SP18-0054](#) Consider a request by Kimberly Truax for approval of an Alternative Development Plan for a proposed Elderly Housing development on approximately 1.83 acres located at the northeast corner of East McKinney Street and Bellaire Drive in the City of Denton, Denton County, Texas. The property is currently zoned Neighborhood Residential Mixed Use 12 (NRMU-12) District with overlay conditions. The purpose of the Alternative Development Plan is to deviate from Sections 35.13.8, Buffer Requirements, and Section 35.13.13.4, Nonresidential and Mixed Use Buildings in a Pedestrian Oriented District, of the Denton Development Code. (SP18-0054, Bellaire Assisted Living, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Location Map](#)
[Exhibit 4 - Zoning Map](#)
[Exhibit 5 - Ordinance 2015-012](#)
[Exhibit 6 - Site Plan](#)
[Exhibit 7 - Landscape Plan](#)
[Exhibit 8 - Elevations](#)
[Exhibit 9 - Phasing Plan](#)

- B.** [ADP19-0005](#) Consider a request by Brad Isbell of Eikon, on behalf of the City of Denton, for approval of an Alternative Development Plan (ADP) for a park building expansion on approximately 3.639 acres located at the northeast corner of the intersection of Wilson Street and Lakey Street in the City of Denton, Denton County, Texas. The property is currently zoned Neighborhood Residential 2 (NR-2) District. The purpose of this ADP request is to deviate from the requirements of Section 35.13.13.4 Nonresidential and Mixed Use Buildings in a Pedestrian Oriented District of the Denton Development Code. (ADP19-0005, Fred Moore Park, Sean Jacobson).

Attachments: [Exhibit 1: Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Aerial Map](#)
[Exhibit 4 - Zoning Map](#)
[Exhibit 5 - Site Plan](#)
[Exhibit 6 - Landscape Plan](#)
[Exhibit 7 - Building Elevations](#)

5. 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.** [FR19-0001](#) Hold a public hearing and consider a request by The Catholic Diocese of Fort Worth for approval of a Final Replat of Lot 2R of the F.M. Darnall Addition; being a residential replat of Lots 2, 3, and 4 of the F.M. Darnall Addition. The approximately 0.87-acre property is generally located on the east side of McCormick Street, approximately 75 feet south of W. Eagle Drive in the City of Denton, Denton County, Texas. (FR19-0001, Saint John Paul II University Pastoral Center, Hayley Zagurski).

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

[Exhibit 2 - Site Location Map](#)

[Exhibit 3 - Final Replat](#)

[Exhibit 4 - Notification Map](#)

- B. [FR19-0005](#) Hold a public hearing and consider a request by Marty King with Teague Nall and Perkins, representing the City of Denton, for approval of a Final Replat of Lot 1R, Block 7 of Fred Moore Park; being a residential replat of Lot 1 of Fred Moore Park, Lot 11, Block 7 of the Amended Plat of Jasper Addition, and three unplatted tracts of land. The approximately 3.639-acre property is generally located at the northeast corner of Lakey Street and Wilson Street, in the City of Denton, Denton County, Texas. (FR19-0005, Fred Moore Park, Sean Jacobson)

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

[Exhibit 2 - Site Location Map](#)

[Exhibit 3 - Final Replat](#)

[Exhibit 4 - Notification Map](#)

- C. [S19-0008](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Daniel L Hale of DLH Investments, LLC for an amendment to Specific Use Permit Ordinance 2017-222 to allow for a change in the previously approved building facades within a multi-family development on approximately 0.9 acre. The property is generally located on the north side of the Riney Road and Riney Court intersection in the City of Denton, Denton County, Texas. (S19-0008, Riney Road Apartments, Hayley Zagurski).

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 - Approved Site Plan](#)

[Exhibit 7 - Approved Landscape Plan](#)

[Exhibit 8 - Approved Building Elevations](#)

[Exhibit 9 - Proposed Building Elevations](#)

[Exhibit 10 - Ordinance 2017-222](#)

[Exhibit 11 - LLC Members List](#)

[Exhibit 12 - Notification Map](#)

- D. [Z18-0025a](#) 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. (Z18-0025, Hunters Creek, 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 - Notification Map and Responses](#)

- E. [S19-0004a](#) 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. (S19-0004, Hunters Creek, 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 - Proposed Site Plan](#)
[Exhibit 7 - Proposed Landscape Plan](#)
[Exhibit 8 - Sample Building Elevations and Fence Detail](#)
[Exhibit 9 - Notification Map and Responses](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ19-128](#) Planning and Zoning Commission project matrix.

Attachments: [2019 Matrix](#)

7. 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.