



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, June 19, 2019

4:30 PM

Work Session Room & Council Chambers

WORK SESSION BEGINS AT 4:30 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 19, 2019 at 4:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which time the following items will be considered:

WORK SESSION

1. Work Session Reports

- A. [PZ19-172](#) 2019 Development Code and City Initiated Rezoning.
- B. [PZ19-173](#) Receive a report, hold a discussion and give staff direction on the use of certified mailings in public hearing notifications.

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

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 19, 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. [PZ19-170](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [May 29, 2019](#)
 [June 5, 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. [PV19-0001](#) Consider a request by McKinney Mayhill Partners for approval of a plat vacation of Lot 1-A, Block A of the Oak Hill Business Park. The approximately 6.995-acre site is generally located on the north side of East McKinney Street, 804 feet east of North Loop 288 in the City of Denton, Denton County, Texas. (PV19-0001, Oak Hill Business Park, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Location Map](#)
 [Exhibit 3 - Declaration of Petition for Vacation of Plat](#)
 [Exhibit 4 - Property Deed](#)

- B. [PV19-0002](#) Consider a request by McKinney Mayhill Partners for approval of a plat vacation of Lot 1, Block 1 of the East McKinney Street Industrial Park. The approximately 0.427-acre site is generally located on the north side of East McKinney Street, 1,135 feet east of North Loop 288 in the City of Denton, Denton County, Texas. (PV19-0002, East McKinney Street Industrial Park, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Location Map](#)
 [Exhibit 3 - Declaration of Petition for Vacation of Plat](#)
 [Exhibit 4 - Property Deed](#)

- C. [PP18-0008](#) Consider a request by McKinney Mayhill Partners for approval of a Preliminary Plat of Lots 1-3, Block A, Forest Crossing Addition. The approximately 46.103-acre site is generally located on the north side of East McKinney Street, 804 feet east of North Loop 288 in the City of Denton, Denton County, Texas. (PP18-0008, Forest Crossing, Julie Wyatt).

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

- D. [PP18-0027](#) Consider a request by Allison Engineering Group representing North Texas Contracting, Inc., for approval of a Preliminary Plat of the Vintage Townhomes Addition. The approximately 1.071 acre property is generally located at the northeast corner of the intersection of Vintage Boulevard and S. Bonnie Brae Street, in the City of Denton, Denton County, Texas. (PP18-0027, Vintage Townhomes Addition, Cindy Jackson)

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

[Exhibit 2 - Location Map](#)

[Exhibit 3 - Preliminary Plat](#)

- E. [PP19-0003](#) Consider a request by B.J.H. Johnson Properties, Ltd. for approval of a Preliminary Plat of Audra Oaks, Phase 2. The approximately 13.48-acre site is generally located south side of Audra Lane, approximately 110 feet west of Barbara Street in the City of Denton, Denton County, Texas. (PP19-0003, Audra Oaks Phase 2, Hayley Zagurski).

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

[Exhibit 2 - Location Map](#)

[Exhibit 3 - Preliminary Plat](#)

- F. [PV19-0003](#) Consider approval of a request RV Land Acquisitions, LP for approval of a plat vacation of Lot 1, Block A of the I-35 RV Center Addition. The approximately 2.34-acre site is generally located on the west side of the Southbound I-35 Service Road, approximately 1,800 feet north of Schuyler Street in the City of Denton, Denton County, Texas. (PV19-0003, I-35 RV Supercenter, Hayley Zagurski).

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

[Exhibit 2 - Location Map](#)

[Exhibit 3 - Declaration of Petition for Plat Vacation](#)

[Exhibit 4 - Property Deed](#)

- G. [PP19-0010](#) Consider a request by RV Land Acquisition, L.P. for approval of a Preliminary Plat of Lot 1R, Block A, I-35 RV Center Addition. The approximately 8.34-acre site is generally located on the west side of the Southbound I-35 Service Road, approximately 1,500 feet north of Schuyler Street in the City of Denton, Denton County, Texas. (PP19-0010, I-35 RV Supercenter, Hayley Zagurski).

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

[Exhibit 2 - Location Map](#)

[Exhibit 3 - Preliminary Plat](#)

- H. [FP18-0011](#) Consider a request by RV Land Acquisition, L.P. for approval of a Final Plat for Lot 1R, Block A, I-35 RV Center Addition. The approximately 8.34-acre site is generally located on the west side of the Southbound I-35 Service Road, approximately 1,500 feet north of Schuyler Street in the City of Denton, Denton County, Texas. (FP18-0011, I-35 RV Supercenter, Hayley Zagurski).

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

[Exhibit 2 - Location Map](#)

[Exhibit 3 - 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. [Z19-0008](#) Hold a public hearing and consider making a recommendation to City Council regarding an amendment to the Rayzor Ranch Overlay District to amend standards and criteria for multi-family 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. (Z19-0008, Rayzor Ranch South Multi-Family, Hayley Zagurski). THIS APPLICANT HAS WITHDRAWN THIS REQUEST.
- B. [Z19-0003a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Ideation Planning representing Calvert Paving Corp. to assign an initial zoning designation of Neighborhood Residential 3 (NR-3) to a 69.19 acre site. The subject site is generally located between Creekdale View Drive and Hickory Creek Road, east of the railroad tracks, in the City of Denton, Denton County, Texas. (Z19-0003, Lakeside Place, Cindy Jackson) THIS ITEM WILL BE RESCHEDULED TO THE JULY 17, 2019 PLANNING AND ZONING COMMISSION MEETING.
- C. [S19-0005](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Allison Engineering Group representing Approach Partners LLC for a Specific Use Permit for a multifamily development on approximately 1.09 acres of land zoned Community Mixed Use General (CM-G) District. The subject property is located at 1714 Teasley Lane, in the City of Denton, Denton County, Texas. (S19-0005, Teasley Multifamily, 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 Site Plan](#)

[Exhibit 7 - Proposed Landscape Plan](#)

[Exhibit 8 - Site Photos](#)

[Exhibit 9 - Notification Map](#)

[Exhibit 10 - LLC Members List](#)

- D. [S19-0002](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by CCD-RLG DENTON I LP for a Specific Use Permit for multi-family dwellings on approximately 15.466 acres of land zoned Commercial Mixed Use General (CM-G) District, generally located on the north side of East McKinney Street, approximately 1,130 feet east of North Loop 288 in the City of Denton, Denton County, Texas. (S19-0002, Forest 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](#)
 [Exhibit 9 - Notification Map](#)

- E. [Z18-0011f](#) 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 3 (NR-3) on 45.5 acres, and Neighborhood Residential 2 (NR-2) on 46.5 acres. The total 92.06-acre site is 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](#)

- F. [Z18-0025c](#) 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 WAS POSTPONED FROM THE JUNE 5, 2019 PLANNING AND ZONING COMMISSION MEETING. (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](#)

- G. [S19-0004c](#) 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 WAS POSTPONED AT THE JUNE 5, 2019 PLANNING AND ZONING COMMISSION MEETING. (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](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ19-171](#) 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.