



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, June 26, 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, June 26, 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. 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 26, 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. [ZCI19-0009b](#) Hold a public hearing and consider making a recommendation to City Council regarding changing the zoning district and use classification from Regional Center Residential 1 (RCR-1) and Regional Center Commercial Downtown (RCC-D) to the Suburban Corridor (SC) zoning district and use classification defined under the 2019 Denton

Development Code (Ordinance DCA18-0009q), on approximately 25.31 acres of land, generally located west of San Jacinto Boulevard and north of I35E, in the City of Denton, Denton County, Texas. (ZCI19-0009b, City Initiated Zoning Change - Area 9, Ron Menguita)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Zoning District Transition Chart](#)
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[Exhibit 9 - Notification Map](#)

- B. [ZCI19-0025](#) Hold a public hearing and consider making a recommendation to City Council regarding changing the zoning district and use classification from Downtown Residential 1 (DR-1), Downtown Residential 2 (DR-2) and Downtown Commercial General (DC-G) to the Mixed-Use Regional (MR) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 35.35 acres of land, generally located north of I-35E between Bernard Street and Kendolph Drive in the City of Denton, Denton County, Texas. (ZCI19-0025, City Initiated Zoning Change - Area 25, Ron Menguita)

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- C. [ZCI19-0026](#) Hold a public hearing and consider making a recommendation to City Council regarding changing the zoning district and use classification from Downtown Residential 2 (DR-2) and Downtown Commercial General (DC-G) to the Mixed-Use Regional (MR) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 102.52 acres of land, generally located south of Scripture Street between of I-35 and Bonnie Brae Street in the City of Denton, Denton County, Texas. (ZCI19-0026, City Initiated Zoning Change - Area 26, Ron Menguita)

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- D. [ZCI19-0027](#) Hold a public hearing and consider making a recommendation to City Council regarding changing the zoning district and use classification from Neighborhood Residential 2 (NR-2) to the Residential 1 (R1) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 147.49 acres of land, generally located west of Marshall Road between US 380 and Hampton Road in the City of Denton, Denton County, Texas. (ZCI19-0027, City Initiated Zoning Change - Area 27, Ron Menguita)

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[Exhibit 9 - Notification Map](#)
[Exhibit 10 - Neighborhood Meeting Responses](#)

- E. [ZCI19-0028](#) Hold a public hearing and consider making a recommendation to City Council regarding changing the zoning district and use classification from Regional Center Commercial Neighborhood (RCC-N) and Regional Center Commercial Downtown (RCC-D) to the Highway Corridor (HC) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 87.62 acres of land, generally located west of I-35 between Loop 288 and US 380 in the City of Denton, Denton County, Texas. (ZCI19-0028, City Initiated Zoning Change - Area 28, Ron Menguita)

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- F. [ZCI19-0029](#) Hold a public hearing and consider making a recommendation to City Council regarding changing the zoning district and use classification from Regional Center Commercial Neighborhood (RCC-N) and an un-zoned property to the General Office (GO) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 120.16 acres of land, generally located approximately 3,000 feet north of US 380 between the railroad tracks and I-35 in the City of Denton, Denton County, Texas. (ZCI19-0029, City Initiated Zoning Change - Area 29, Ron Menguita)

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- G. [ZCI19-0030](#) Hold a public hearing and consider making a recommendation to City Council regarding changing the zoning district and use classification from Regional Center Commercial Neighborhood (RCC-N) and Regional Center Commercial Downtown (RCC-D) to the General Office (GO) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 228.08 acres of land, generally located west of I-35 and south of Barthold Road in the City of Denton, Denton County, Texas. (ZCI19-0030, City Initiated Zoning Change - Area 30, Ron Menguita)

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- H. [ZCI19-0031](#) Hold a public hearing and consider making a recommendation to City Council regarding changing the zoning district and use classification from Neighborhood Residential 2 (NR-2), Neighborhood Residential Mixed Use 12 (NRMU-12), Regional Center Residential 1 (RCR-1), and Regional Center Commercial Downtown (RCC-D) to the General Office (GO) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 54.54 acres of land, generally located west of I-35 between Ganzer Road and Barthold Road in the City of Denton, Denton County, Texas. (ZCI19-0031, City Initiated Zoning Change - Area 31, Ron Menguita)

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- I. [ZCI19-0032](#) Hold a public hearing and consider making a recommendation to City Council regarding changing the zoning district and use classification from Neighborhood Residential Mixed Use (NRMU), Regional Center Residential 1 (RCR-1), Regional Center Commercial Neighborhood (RCC-N), and Regional Center Commercial Downtown (RCC-D) to the General Office (GO) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 280.16 acres of land, generally located east of I-35 and north of Loop 288 in the City of Denton, Denton County, Texas. (ZCI19-0032, City Initiated Zoning Change - Area 32, Ron Menguita)

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- J.** [ZCI19-0033](#) Hold a public hearing and consider making a recommendation to City Council regarding changing the zoning district and use classification from Neighborhood Residential 3 (NR-3) to the Suburban Corridor (SC) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 0.20 acres of land, generally located west of Primrose and approximately 120 feet south of US 380 in the City of Denton, Denton County, Texas. (ZCI19-0033, City Initiated Zoning Change - Area 33, Ron Mengueta)

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- K.** [ZCI19-0034](#) Hold a public hearing and consider making a recommendation to City Council regarding changing the zoning district and use classification from Downtown Commercial General (DC-G) to the Suburban Corridor (SC) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 3.26 acres of land, generally located south of US 380 between Bolivar Street and Locust Street in the City of Denton, Denton County, Texas. (ZCI19-0034, City Initiated Zoning Change - Area 34, Ron Mengueta)

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- L. [ZCI19-0035](#) Hold a public hearing and consider making a recommendation to City Council regarding changing the zoning district and use classification from Neighborhood Residential Mixed Use (NRMU) to the Suburban Corridor (SC) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 10.00 acres of land, generally located west of Old North Road between US 380 and Mingo Road in the City of Denton, Denton County, Texas. (ZCI19-0035, City Initiated Zoning Change - Area 35, Ron Menguita)

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- M. [ZCI19-0036](#) Hold a public hearing and consider making a recommendation to City Council regarding changing the zoning district and use classification from Neighborhood Residential Mixed Use (NRMU) to the Suburban Corridor (SC) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 3.46 acres of land, generally located south of US 380 and west of Loop 288 in the City of Denton, Denton County, Texas. (ZCI19-0036, City Initiated Zoning Change - Area 36, Ron Menguita)

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- N. [ZCI19-0037](#) Hold a public hearing and consider making a recommendation to City Council regarding changing the zoning district and use classification from Neighborhood Residential 2 (NR-2), Neighborhood Residential 3 (NR-3), and Neighborhood Residential 6 (NR-6) to the Suburban Corridor (SC) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 58.67 acres of land, generally located east of Locust Street between Loop 288 and Hercules Lane in the City of Denton, Denton County, Texas. (ZCI19-0037, City Initiated Zoning Change - Area 37, Ron Menguita)

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- O. [ZCI19-0038](#) Hold a public hearing and consider making a recommendation to City Council regarding changing the zoning district and use classification from Neighborhood Residential Mixed Use (NRMU) to the Suburban Corridor (SC) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 9.67 acres of land, generally located south of Kings Row and on both sides of Loop 288 in the City of Denton, Denton County, Texas. (ZCI19-0038, City Initiated Zoning Change - Area 38, Ron Menguita)

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- P. [ZCI19-0039](#) Hold a public hearing and consider making a recommendation to City Council regarding changing the zoning district and use classification from Neighborhood Residential Mixed Use (NRMU) to the Suburban Corridor (SC) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 5.05 acres of land, generally located west of Loop 288 approximately 900 feet south of Audra Lane in the City of Denton, Denton County, Texas. (ZCI19-0039, City Initiated Zoning Change - Area 39, Ron Menguita)

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- Q. [ZCI19-0040](#) Hold a public hearing and consider making a recommendation to City Council regarding changing the zoning district and use classification from Employment Center Industrial (EC-I) to the General Office (GO) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 91.33 acres of land, generally located on both sides of Russell Newman Boulevard between Loop 288 and Mayhill Road in the City of Denton, Denton County, Texas. (ZCI19-0040, City Initiated Zoning Change - Area 40, Ron Menguita)

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- R. [ZCI19-0041](#) Hold a public hearing and consider making a recommendation to City Council regarding changing the zoning district and use classification from Employment Center Industrial (EC-I) to the Suburban Corridor (SC) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 19.22 acres of land, generally located north of McKinney Street on both sides Mayhill Road in the City of Denton, Denton County, Texas. (ZCI19-0041, City Initiated Zoning Change - Area 41, Ron Menguita)

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- S. [ZCI19-0042](#) Hold a public hearing and consider making a recommendation to City Council regarding changing the zoning district and use classification from Employment Center Industrial (EC-I) to the General Office (GO) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 50.12 acres of land, generally located on both sides of Morse Street between Loop 288 and Mayhill Road in the City of Denton, Denton County, Texas. (ZCI19-0042, City Initiated Zoning Change - Area 42, Ron Menguita)

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- T. [ZCI19-0043](#) Hold a public hearing and consider making a recommendation to City Council regarding changing the zoning district and use classification from Employment Center Industrial (EC-I) to the General Office (GO) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 15.97 acres of land, generally located west of Mayhill Road between Karina Street and Spencer Road in the City of Denton, Denton County, Texas. (ZCI19-0043, City Initiated Zoning Change - Area 43, Ron Mengueta)

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- U. [ZCI19-0044](#) Hold a public hearing and consider making a recommendation to City Council regarding changing the zoning district and use classification from Regional Center Residential 1 (RCR-1) and Regional Center Residential 2 (RCR-2) to the Mixed-Use Regional (MR) zoning district and use classification defined under the 2019 Denton Development Code (Ordinance DCA18-0009q), on approximately 207.32 acres of land, generally located west of Mayhill Road between Spencer Road and the railroad tracks in the City of Denton, Denton County, Texas. (ZCI19-0044, City Initiated Zoning Change - Area 44, Ron Mengueta)

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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.