



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, July 17, 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, July 17, 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.

2. Work Session Reports

- A. [PZ19-222](#) Receive an update and hold a discussion on H.B. 2439 and H.B. 3167.

Attachments: [Exhibit 1 - H.B. 2439](#)

[Exhibit 2 - H.B. 3167](#)

- B. [PZ19-220](#) 2019 Development Code and City Initiated Rezoning.

- C. [PZ19-225](#) Draft Policies and Procedures for the Planning and Zoning Commission:

- Boards and Commission attendance policy.

Attachments: [Exhibit 1 - Article III - Boards Commissions and Committees](#)

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, July 17, 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. [PZ19-217](#) Consider approval of the minutes of June 19, 2019 and June 26, 2019.

Attachments: [Exhibit 1 - June 19, 2019](#)
 [Exhibit 1 - June 26, 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. [PP18-0028](#) Consider a request by Rayzor Investments, Ltd. for approval of a Preliminary Plat of Lot 1, Block A, Denton Exeter Addition. The approximately 44.56-acre site is generally located on the southwest side of the intersection of West Oak Street and Precision Drive in the City of Denton, Denton County, Texas. (PP18-0028, Exeter Westpark, Hayley Zagurski).

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

- B. [FP18-0024](#) Consider a request by Coleman & Associates Land Surveying representing University Drive Storage LLC, for approval of a Final Plat of the University Drive Storage Addition. The approximately 4.871 acre property is generally located on the south side of W. University Drive, east of N. Western Boulevard, in the City of Denton, Denton County, Texas. (FP18-0024, University Drive Storage, Cindy Jackson)

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ADP18-0010](#) Consider a request by Rayzor Investments, Ltd. for approval of an Alternative Development Plan (ADP) for a proposed speculative Distribution Center/Warehouse facility on approximately 44.56 acres located on the southwest side of the intersection of West Oak Street and Precision Drive in the City of Denton, Denton County, Texas. The property is currently zoned Industrial Center General (IC-G) District. The purpose of this ADP request is to deviate from the requirements of 35.13.10 Access, Parking, and Circulation Requirements and 35.13.13.3.C Nonresidential and Mixed Use Buildings of the Denton Development Code. (ADP18-0010, Exeter Westpark, Hayley Zagurski).

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](#)

- B. [SP19-0013](#) Consider a request by Allegiance Hillview, LP for approval of a Site Plan for an age-restricted multi-family use to be constructed within the Rayzor Ranch South Mixed Use District located on Lot 3R, Block C of the Rayzor Ranch East Addition. The approximately 7.07-acre property is generally located south of Linden Street and north of Panhandle Drive along the east side of Eastpark Boulevard. (SP19-0013, Rayzor Ranch Senior Living, Hayley Zagurski)

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[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Aerial Map](#)
[Exhibit 4 - Site Plan](#)
[Exhibit 5 - Landscape Plan](#)
[Exhibit 6 - 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. [Z19-0003b](#) 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 Drive and Hickory Creek Road, east of the railroad tracks, in the City of Denton, Denton County, Texas. THIS APPLICATION HAS BEEN POSTPONED INDEFINITELY. (Z19-0003, Lakeside Place, Cindy Jackson)

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

- B. [Z19-0006](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by SCM Fireside, LLC to amend Ordinance 2015-217 to revise the overlay conditions on approximately 30.7 acres of land zoned Neighborhood Residential (NR-3) District, generally located on the southwest corner of Hinkle Drive and West Windsor Drive, in the City of Denton, Denton County, Texas. THIS ITEM HAS BEEN POSTPONED TO A FUTURE PLANNING AND ZONING COMMISSION

MEETING. (Z19-0006, Fireside Addition, Julie Wyatt)

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

- C. [S19-0005b](#) 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) STAFF IS RECOMMENDING THAT THIS ITEM BE POSTPONED INDEFINITELY.

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

- D. [AESA19-0001](#) Hold a public hearing and consider making a recommendation to the City Council regarding a request by Fisher59 Properties LLC. for an Alternative Environmentally Sensitive Area Plan for approximately 49.9-acres of land generally located on the north side of West University Drive and west of North Masch Branch Road in the City of Denton, Denton County, Texas. (AESA19-0001, Fisher 59, Hayley Zagurski).

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Aerial Map](#)

[Exhibit 4 - Zoning Map](#)

[Exhibit 5 - Alternative ESA Plan](#)

[Exhibit 6 - Applicant Narrative](#)

[Exhibit 7 - Preliminary Plat](#)

[Exhibit 8 - Notification Map](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ19-174](#) Planning and Zoning Commission project matrix.

Attachments: [Exhibit 1 - 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.