



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, August 7, 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, August 7, 2019 at 4:30 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. [PZ19-247](#) Update on Parks Master Plan and Urban Forestry Master Plan. (Gary Packan, Director of Parks and Recreation).
- B. [DCA19-0005](#) Receive a report, hold a discussion, and give staff directions regarding amendments to the
[a](#) 2019 Denton Development Code. (DCA19-0005a, Code Amendments, Ron Menguita)

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, August 7, 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. [PZ19-238](#) Consider approval of the minutes of July 17, 2019.

Attachments: [July 17, 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. [CV19-0004](#) Consider a request by Columbia Medical Center of Denton for approval of a Conveyance Plat of Lot 1 Block 1 of the Apex Health & Rehabilitation Addition. The approximately 6.345-acre site is generally located 180 feet northwest of Medpark Drive and 191 feet south of Colorado Boulevard in the City of Denton, Denton County, Texas. (CV19-0004, Apex Health & Rehabilitation Addition, Julie Wyatt).

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

- B. [PP19-0004](#) Consider a request by William A. Martin and John P. Walker for approval of a Preliminary Plat of the Walker Tract Addition. The approximately 86.05-acre site is generally located on the south side of U.S. Highway 380, east of Geesling Road, and north of Blagg Road in the City of Denton, Denton County, Texas. (PP19-0004, Walker Tract, Hayley Zagurski).

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

- C. [FP18-0012](#) Consider a request by BSR Property Series 1 P.S. of JTB Partners, LLC for approval of a Final Plat for Lot 1, Block 1, Clean and Green Car Wash Addition. The approximately 2.167-acre site is generally located on the west side of FM 2499 across from Pine Hills Lane in the City of Denton, Denton County, Texas. (FP18-0012, Clean and Green Car Wash, Hayley Zagurski).

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

- D. [FP18-0032](#) Consider a request by DNM Investments, Ltd. for approval of a Final Plat for Lot 1, Block A, Pecan Creek Retail Addition. The approximately 1.18-acre site is generally located on the south side of E. McKinney Street, approximately 300 feet east of South Loop 288 in the City of Denton, Denton County, Texas. (FP18-0032, Pecan Creek Retail Addition, Hayley Zagurski).

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

- E. [FP19-0017](#) Consider a request by Creekview Estates, LLC for approval of a Final Plat for Lots 1-9, Block 1, of the Creekview Estates Addition. The approximately 14.604-acre site is generally located on the west side of the intersection of Fincher Road and Cosmos Way,

approximately 1,500 feet north of Schuyler Street in Denton County, Texas. (FP19-0017, Creekview Estates, Julie Wyatt).

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. [PZ19-227](#) Consider a request by Commissioner Ellis to reclassify her absence on June 5, 2019 as excused.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Article III - Boards Commissions and Committees](#)

- B. [SP19-0013a](#) 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)

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

- C. [ADP19-0002](#) Consider a request by McKinney Mayhill Partners, LLC for approval of an Alternative Development Plan for a proposed multi-family development on 15.466 acres 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. The property is currently zoned Commercial Mixed Use General (CM-G) District. The purpose of the Alternative Development Plan is to deviate from Section 35.13.13.2 Multiple Unit Residential Dwellings and Multi Family Developments of the Denton Development Code. (ADP19-0002, Forest Crossing, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Zoning Map](#)
 [Exhibit 5 - Site Plan](#)
 [Exhibit 6 - Landscape Plan](#)
 [Exhibit 7 - Sample 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. [AESA19-0001b](#) 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). THE APPLICANT HAS REQUESTED THIS ITEM BE POSTPONED TO THE AUGUST 21, 2019 PLANNING AND ZONING COMMISSION MEETING.

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

- B. [Z19-0006a](#) 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. Z19-0006, Fireside Addition, 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 - Ordinance 2015-217](#)
[Exhibit 7 - Notification Map and Responses](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ19-239](#) 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.