



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, August 21, 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 21, 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. 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. [PZ19-256](#) Receive a report, hold a discussion, and give staff direction regarding the draft 2019 Historic Preservation Plan. (Roman McAllen)

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

- B. [PZ19-262](#) Hold a reception honoring Alfred Sanchez for serving two years on the Planning and Zoning Commission.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, August 21, 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. [PZ19-259](#) Consider approval of the minutes of August 7, 2019 and August 14, 2019.

Attachments: [August 7, 2019](#)
 [August 14, 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. [PP19-0008](#) Consider a request by Advantage Self Storage Inc. for approval of a Preliminary Plat of Lot 1, Block A, Green Carwash Addition. The approximately 2.96-acre site is generally located on the west side of FM 2499/Barrel Strap Road across from Pine Hill Lane in the City of Denton, Denton County, Texas. (PP19-0008, Advantage Storage - Denton, Hayley Zagurski).

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

- B. [FP18-0016](#) Consider a request by Forrestridge Inc. Ltd. for approval of a Final Plat of Country Club Road Estates Addition, Phase 1. The approximately 24.28-acre site is generally located on the east side of Country Club Road, approximately 270 feet south of Regency Court in the City of Denton, Denton County, Texas. (FP18-0016, Country Club Road Estates, Hayley Zagurski).

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

- C. [FP19-0015](#) Consider a request by United Real Estate Resources LLC for approval of a Final Plat for Lots 1 & 2, Block A, Krum Rose Garden Addition. The approximately 3.30-acre site is generally located on the north side of West University Drive, approximately 475 feet west of Nail Road in Denton County, Texas. (FP19-0015, Krum Rose Garden, Karina Maldonado)

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

- D. [FP18-0034](#) Consider a request by Robson Denton Development, LP for approval of a Final Plat for Robson Ranch Unit 25-2. The approximately 17.721-acre site is generally located on the west side of Ed Robson Boulevard, approximately 965 feet north of Crestview Drive in the City of Denton, Denton County, Texas. (FP18-0034, Robson Ranch Unit 25-2, Julie Wyatt)

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

- E. [FP19-0012](#) Consider a request by McKinney Mayhill Partners for approval of a Final Plat of Lot 1, Block A, Forest Crossing Addition. The approximately 15.467-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. (FP19-0012, Forest Crossing, Julie Wyatt)

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ADP18-0006](#) Consider a request by Aimee Bissett with Northbridge Consultants representing Teasley Land JV LLC for approval of an Alternative Development Plan (ADP) for a proposed office development on 3.42 acres located on the west side of Teasley Lane, approximately 248 feet south of Bent Oaks Drive in the City of Denton, Denton County, Texas. The property is currently zoned Neighborhood Residential Mixed Use (NRMU) District. The purpose of the Alternative Development Plan is to deviate from Section 35.13.13.4 Nonresidential and Mixed Use Buildings in a Pedestrian Oriented District, and Section 35.13.10 Access, Parking, and Circulation Requirements of the Denton Development Code. (ADP18-0006, Teasley Offices, Cindy Jackson)

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 - LLC Members List](#)

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. [AESA19-0001c](#) 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). STAFF

IS REQUESTING THIS ITEM BE POSTPONED TO THE SEPTEMBER 18, 2019 PLANNING AND ZONING COMMISSION MEETING.

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

- B. [FR18-0013](#) Hold a public hearing and consider a request by the City of Denton for approval of a Final Replat of Lot 1R, Block A, Fire Station No. 3 Addition, being a residential replat of a part of Lot 1, Block 1 of the Royal Inn Addition, a portion of the McCormick Street Right-of-Way, and all of a previously unplatted tract of land. The approximately 2.99-acre property is generally located on the north side of Avenue A and south of Underwood Street in the City of Denton, Denton County, Texas. (FR18-0013, Fire Station 3, Hayley Zagurski).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Site Location Map](#)
 [Exhibit 3 - Final Replat](#)
 [Exhibit 4 - Notification Map and Responses](#)

- C. [FR19-0010](#) Hold a public hearing and consider a request by Westdale Carriage Square, LTD. for approval of a Final Replat of Lots 1 & 2, Block 1, of the Westdale Carriage Square Addition; being a replat of Block 1 of the Golden Triangle Subdivision. The approximately 7.579-acre property is generally located on the east side of South Avenue C, between Interstate 35E and West Eagle Drive in the City of Denton, Denton County, Texas. (FR19-0010, Westdale Carriage Square Addition, Julie Wyatt)

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

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ19-260](#) 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.