



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, October 16, 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, October 16, 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. [PZ19-294](#) Receive an update on the new format for staff analyses and how it relates to projects under House Bill 3167.
- B. [DCA19-0009](#) Receive a report, hold a discussion and give staff direction regarding changes to Subchapter 1: General Standards, Subchapter 6: Gas Wells, and Subchapter 8: Subdivision of the Denton Development Code related to reverse setbacks and associated definitions and appeal procedures.

Attachments: [Exhibit 1 - Presentation](#)

- C. [PZ19-295](#) Receive a report, hold a discussion, and give staff direction regarding a new Environmental Sensitive Criteria Manual.

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.

Following the completion of the Work Session, the Planning and Zoning Commission will convene in a Closed Meeting to consider specific items when these items are listed below under the Closed Meeting section of this agenda. The Planning and Zoning Commission reserves the right to adjourn into a Closed Meeting on any item on its Open Meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

1. Closed Meeting

- A. [PZ19-2507](#) Consultation with Attorneys - Under Texas Government Code Section 551.071

Consult with and provide direction to City's attorneys regarding legal issues and strategies associated with changes to Subchapter 6: Gas Wells of the Denton Development Code related to reverse setbacks and associated definitions, appeal procedures, and legal issues associated with pending development applications; where a discussion of these legal matters in an open meeting would conflict with the duty of the City's attorneys to the City

of Denton City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, October 16, 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. [PZ19-283](#) Consider the approval of the October 2, 2019 minutes.

Attachments: [October 2, 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. [FP19-0026](#) Consider a request by Stephen Shannon of Colo Development, on behalf of David and Robin Stephenson, for approval of a Final Plat of the Stephenson Estate Addition. The approximately 3.81-acre site is generally located on the north side of Crawford Road, approximately 315 feet east of the point where Taylor Road intersects Crawford Road, in the Extraterritorial Jurisdiction of the City of Denton, Denton County, Texas. (FP19-0026, Stephenson Estate Addition, Sean Jacobson)

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PZ19-284](#) Consider approval of the 2020 Planning and Zoning Commission calendar.

Attachments: [2020 Calendar](#)

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. [FR19-0018](#) Hold a public hearing and consider a request by Old North/Misty Wood, LLC for approval of a Final Replat of Lots 9 & 28, Block D, Old North Park Phase II-A; being a residential replat of Lots 9 & 28, Block D, Old North Park Phase II-A. The approximately 0.161-acre property is generally located north of Paxton Way, south of Chebi Lane, approximately 71 feet west of Northcrest Road in the City of Denton, Denton County, Texas. (FR19-0018, Old North Park, Phase II-A, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Final Replat](#)
[Exhibit 5 - LLC Members List](#)
[Exhibit 6 - Notification Map and Responses](#)

- B. [FR19-0019](#) Hold a public hearing and consider a request by Gordon Meredith of City of Denton Community Development, on behalf of Jimmy and Sandra Cross, for approval of a Final Replat of Lot 19R, Block 6 of College View Addition; being a residential replat of Lot 19, Block 6 of College View Addition and Lot 20, Block 6 of College View Addition. The approximately 0.347-acre property is generally located fifty-five feet north of the northeast corner of the intersection of Bradshaw Street and Davis Street, in the City of Denton, Denton County, Texas. (FR19-0019, College View Addition, Sean Jacobson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Location Map](#)
[Exhibit 4 - Final Replat](#)
[Exhibit 5 - Notification Map](#)

- C. [FR19-0024](#) Hold a public hearing and consider a request by John Cox of Eagle Surveying, on behalf of Jim/Heritage, LP, for approval of a replat of Lot 1, Block A of the Colorado Addition to abandon easements created by previous plats. The approximately 9.84-acre property is generally located at the southwest corner of the intersection of Colorado Boulevard and the Dallas Area Rapid Transit rail line, in the City of Denton, Denton County, Texas. (FR19-0024, Colorado Addition, Sean Jacobson)

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

- D. [FR19-0025](#) Hold a public hearing and consider a request by John Cox of Eagle Surveying, on behalf of Jim/Heritage LP, for approval of a replat of Lot 9BR-2, Block C of the Shady Oaks

Industrial Addition to abandon easements created by previous plats. The approximately 4.61-acre property is generally located on the southeast side of Shady Oaks Drive, approximately 155 feet southwest of the intersection of Shady Oaks Drive and the Dallas Area Rapid Transit rail line, in the City of Denton, Denton County, Texas. (FR19-0025, Shady Oaks Industrial Addition, Sean Jacobson)

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

- E. [V19-0002](#) Hold a public hearing and consider approval of a variance from the City of Denton Transportation Design Criteria Manual Section 2.2.2 as it relates to minimum drive approach spacing. The variance requested is for a reduction in the minimum spacing for a driveway, generally located on the north side of East Daugherty Street, approximately 285 feet west of Johnson Street. (V19-0002, Haven at Daugherty, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Variance Exhibit](#)
 [Exhibit 5 - LLC Members List](#)

- F. [Z18-0013c](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Chet Leugers representing MMRQ Land, LP to assign an initial zoning designation of Mixed Use Neighborhood (MN) on approximately 6.71 acres of land and to rezone approximately 11.359 acres of land from Residential 1 (R-1) to Mixed Use Neighborhood (MN). The subject site is generally located at the northeast corner of the intersection of U.S. 377/Fort Worth Drive and Brush Creek Road, in the City of Denton, Denton County, Texas. (Z18-0013, Brush Creek Apartments, Cindy Jackson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Existing Current Zoning Map](#)
 [Exhibit 5 - Proposed Current Zoning Map](#)
 [Exhibit 6 - Future Land Use Map](#)
 [Exhibit 7 - Notification Map and Responses](#)
 [Exhibit 8 - Concept Plan](#)
 [Exhibit 9 - Argyle ISD Letter](#)

- G. [DCA19-0012](#) Hold a public hearing and consider making a recommendation to City Council regarding a proposed revision to the Denton Development Code; specifically to amend Subchapter 5, Use Regulations related to use-specific standards for Medical Offices and Medical Clinics in the Mixed Use Regional (MR) District. (DCA19-0012, Medical Use Standards, Hayley Zagurski)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Draft Subchapter 5 Amendments](#)

- H. [DCA19-0013](#) Hold a public hearing and consider making a recommendation to City Council regarding a proposed revision to the Denton Development Code; specifically, Subsection 1.7 Transition from Prior Regulations to incorporate approve, and create Appendix C, Master Planned Community Districts. (DCA19-0013, Master Planned Communities, Richard Cannone).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Ordinance DCA18-0009u](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ19-285](#) Hold a discussion regarding the 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.