



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda

### Planning and Zoning Commission

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Wednesday, November 6, 2019

2:00 PM

Work Session Room & Council Chambers

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#### WORK SESSION BEGINS AT 2:00 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, November 6, 2019 at 2:00 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. Work Session Reports

- A. [PZ19-300](#) Receive a report, hold a discussion, and give staff direction regarding establishing a new Administrative Criteria Manual and updates to existing Criteria Manuals.

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 3 - Draft Construction Criteria Manual](#)

[Exhibit 4 - Draft Solid Waste Criteria Manual](#)

[Exhibit 5 - Draft Stormwater Design Criteria Manual](#)

[Exhibit 6 - Draft Water and Wastewater Criteria Manual](#)

[Exhibit 7 - Presentation](#)

- 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.

[a](#)

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. [PZ19-320](#) 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.

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## REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, November 6, 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. [PZ19-315](#) Consider the approval of the October 16, 2019 minutes.

Attachments: [October 16, 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. [PP19-0004b](#) Consider a request by William A. Martin and John P. Walker for 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 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Preliminary Plat](#)

- B. [PP19-0012](#) Consider a request by Eric Schmitz and Don Dreiske for a Preliminary Plat of Lots 1-7, Block A of the Northgate Addition. The approximately 10.00-acre site is generally located on the southeast side of the intersection of Loop 288 and East Sherman Drive in the City of Denton, Denton County, Texas. (PP19-0012, Northgate Addition, Hayley Zagurski).

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Preliminary Plat](#)

- C.    [PP19-0029](#)      Consider a request by Allison Engineering Group, Inc. representing North Texas Contracting, Inc., for approval of a Preliminary Plat of Vintage Townhomes South. The approximately 2.967 acre property is generally located at the southeast corner of the intersection of Vintage Boulevard and S. Bonnie Brae Street, in the City of Denton, Denton County, Texas. (PP19-0029, Vintage Townhomes South, Cindy Jackson)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Preliminary Plat](#)

- D.    [FP18-0018a](#)      Consider a request by Ranchito Dallas Apts. LLC for approval of changes to the internal street names for the Final Plat of The Residences at Rayzor Ranch, Phase 1. The approximately 27.10-acre site is generally located on the east side of Bonnie Brae Street, approximately 1,390 feet north of West University Drive in the City of Denton, Denton County, Texas. (FP18-0018a, Residences at Rayzor Ranch, Hayley Zagurski).

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

[Exhibit 2 - Approved Final Plat](#)

[Exhibit 3 - New Final Plat](#)

- E.    [FP19-0016](#)      Consider a request by LJA Engineering, Inc. representing Bloomfield Homes L.P., for a Final Plat of Country Lakes North, Phase 5A. The approximately 14.331 acre property is generally located on the east side of John Paine Road, approximately 676 feet south of Johnson Lane, in the City of Denton, Denton County, Texas. (FP19-0016, Country Lake North, Ph. 5A, Cindy Jackson)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Plat](#)

- F.    [FP19-0027](#)      Consider a request by Advantage Self Storage Inc. for a Final Plat of Lot 1R, Block A of the 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. (FP19-0027, Advantage Storage, Hayley Zagurski).

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Plat](#)

- G.    [FP19-0030](#)      Consider a request by Haven at Denton LLC for a Final Plat of Lot 1, Block 1, Haven at

Daugherty Addition. The approximately 8.871-acre site is generally located on the north side of Daugherty Street, 282 feet west of Johnson Street in the City of Denton, Denton County, Texas. (FP19-0030, Haven at Daugherty, Julie Wyatt)

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

- H.    [FR19-0022](#)    Consider a request for a Final Replat of Lot 17R, Block A, Hopkins Hills Addition, Section II; being a residential replat of Lot 17, Block A, Hopkins Hills Addition, Section II. The approximately 0.609-acre property is located at 1019 Santa Fe Street, approximately 113 feet west of Travis Street in the City of Denton, Denton County, Texas. (FR19-0022, Hopkins Hills Addition, Mark Laird)

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

#### 4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A.    [PP19-0032](#)    Consider a request by Dennis Richmond, on behalf of PAAGE Ltd., for a Preliminary Plat of Lot 1, Block A of Quincy Court. The approximately 1.573-acre property is generally located at the southeast corner of the intersection of Stuart Road and Loop 288, in the City of Denton, Denton County, Texas. (PP19-0032, Quincy Court, Sean Jacobson)

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

- B.    [PP19-0033](#)    Consider a request by Dennis Richmond, on behalf of PAAGE Ltd. and Henry Wolski, for a Preliminary Plat of Lot 1, Block A of The Lofts At 288. The approximately 4.483-acre property is generally located at the northeast corner of the intersection of Stuart Road and Loop 288, in the City of Denton, Denton County, Texas. (PP19-0033, Lofts at 288, Sean Jacobson)

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

- C.    [GDP19-0002](#)    Consider a request by Ken Newman Properties LLC and Aerie Castle Investments LLC for approval of a General Development Plan for the Ryan Way subdivision. The approximately 36.66-acre site is generally located on the north side of Ryan Road, approximately 120 feet east of Monte Carlo Lane in the City of Denton, Denton County,

Texas. (GDP19-0002, Ryan Way, Hayley Zagurski).

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

## 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.    [FR19-0020](#)    Hold a public hearing and consider approval of a Final Replat of Lots 6R1, 6R2, and 6R3, Block A, Teasley Commons Addition; being a replat of Lot 6, Block A, Teasley Commons Addition. The approximately 2.66-acre property is generally located on the west side of Teasley Lane, approximately 620 feet south of the intersection of Teasley Lane and Wind River Lane in the City of Denton, Denton County, Texas. (FR19-0020, Teasley Commons, Hayley Zagurski)

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

- B.    [Z19-0009a](#)    Hold a public hearing and consider making a recommendation to City Council regarding a request by Brian Satagaj representing Oncor Electric Delivery Company LLC to rezone 2.430 acres from Rural Residential (RR) to Mixed Use Neighborhood (MN) and 0.838 acres from Residential 6 (R6) to Mixed Use Neighborhood (MN). The subject property is generally located on the north side of Blagg Road, approximately 430 feet east of the intersection of Blagg Road and Geesling Road, in the City of Denton, Denton County, Texas. (Z19-0009, Blagg Road Substation, Cindy Jackson)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Staff Analysis](#)  
                              [Exhibit 3 - Site Location Map](#)  
                              [Exhibit 4 - Current Zoning Map](#)  
                              [Exhibit 5 - Proposed Zoning Map](#)  
                              [Exhibit 6 - Future Land Use Map](#)  
                              [Exhibit 7 - LLC Members List](#)  
                              [Exhibit 8 - Notification Map](#)

- C. [S19-0011a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Brian Satagaj representing Oncor Electric Delivery Company LLC for a Specific Use Permit to allow an Electrical Substation. The subject property is generally located on the north side of Blagg Road, approximately 430 feet east of the intersection of Blagg Road and Geesling Road, in the City of Denton, Denton County, Texas. (S19-0011, Blagg Road Substation, Cindy Jackson)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Current Zoning Map](#)

[Exhibit 5 - Future Land Use Map](#)

[Exhibit 6 - LLC Members List](#)

[Exhibit 7 - Notification Map](#)

[Exhibit 8 - Concept Plan](#)

[Exhibit 9 - Landscape Plan](#)

- D. [DCA19-0015](#) Hold a public hearing and consider making a recommendation to City Council regarding a proposed amendment to the Denton Development Code; specifically, to amend Section 1.7.8, Rezoning with Overlay Conditions Under Prior Regulations. (DCA19-0015, Rezoning with Overlay Conditions, Ron Mengueta)

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

- E. [DCA19-0014](#) Hold a public hearing and consider making a recommendation to City Council regarding a proposed amendment to the Denton Development Code; specifically, to amend Section 1.3.4, Conflicts with Other Ordinances and Criteria Manuals and to establish Section 2.11, Development Criteria Manual Procedure. (DCA19-0014, Development Criteria Manual Procedure, Ron Mengueta)

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

- F. [DCA19-0009](#) [b](#) Hold a public hearing and consider making a recommendation to City Council regarding a proposed amendment to the Denton Development Code; specifically amending Subchapters 1, 6, and 8 of the Denton Development Code, relating to applicability, gas well drilling and production reverse setbacks, definitions, and procedures. (DCA19-0009, Gas Wells, Hayley Zagurski)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3a - Draft Redline of Subchapter 1 - Option 1](#)

[Exhibit 3b - Draft Redline of Subchapter 1 - Option 2](#)

[Exhibit 4 - Draft Redline of Subchapter 6](#)

[Exhibit 5 - Draft Redline of Subchapter 8](#)

[Presentation](#)

## 6. PLANNING & ZONING COMMISSION PROJECT MATRIX

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- A. [PZ19-308](#) 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.