



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, November 20, 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, November 20, 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.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, November 20, 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. 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. [PP19-0016](#) Consider a request by Glory of Zion International Ministries Inc. for a Preliminary Plat for the Windsor 35 Addition. The approximately 31.001-acre site is generally located on the north side of West Windsor Drive and east of the I-35 frontage road in the City of Denton, Denton County, Texas. (PP19-0016, Windsor Apartments, Hayley Zagurski).

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Preliminary Plat](#)

- B. [PP19-0006](#) Consider a request by Denton Independent School District for a Preliminary Plat of the Bonnie Brae High School Addition. The approximately 151.9-acre site is generally located on the southwest corner of North Bonnie Brae Street and Riney Road in the City of Denton, Denton County, Texas. (PP19-0006, Bonnie Brae High School Addition, Julie Wyatt)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Preliminary Plat](#)

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [GDP19-0002a](#) Consider a request by Ken Newman Properties LLC and Aerie Castle Investments LLC for 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](#)

4. 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. [FR19-0012](#) Hold a public hearing and consider a Final Replat of Lots 1R2, 2R, 6R, 7R5, and 17 Block 1, Golden Triangle Addition; being a replat of Lot 7R4, Block 1, Golden Triangle Addition. The approximately 34.329-acre property is located at the northern most corner of the intersection of Loop 288 and I-35E in the City of Denton, Denton County, Texas. (FR19-0012, Golden Triangle Addition, Mark Laird).

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

- B. [S19-0012](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Evolving and Pedcor Investments, LLC on behalf of the property owner for a Specific Use Permit to allow a multi-family development. The 15.34-acre site is generally located on the northwest corner of Duchess Drive and Loop 288 in the City of Denton, Denton County, Texas. (S19-0012, Denton Grove Apartments, Karina Maldonado)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4.1 - Zoning Map \(2002\)](#)
 [Exhibit 4.2 - Zoning Map \(2019\)](#)
 [Exhibit 5 - Future Land Use Map](#)
 [Exhibit 6 - Proposed Site Plan](#)
 [Exhibit 7 - Proposed Landscape Plan](#)
 [Exhibit 8 - Sample Building Elevations](#)
 [Exhibit 9 - LLC Members List](#)
 [Exhibit 10 - Notification Map and Responses](#)
 [Exhibit 11 - Resolution of No Objection – Affordable Housing Tax Credits](#)

- C. [S19-0003](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Oxford at Sherman Drive, LLC for a Specific Use Permit to allow for a Multifamily Dwelling use on approximately 12.33 acres. The property is generally located on the north side of Poinsettia Boulevard, approximately 945 feet east of East Sherman Drive in the City of Denton, Denton County, Texas. (S19-0003, Oxford at Sherman Drive, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Zoning Map](#)
 [Exhibit 5 - Future Land Use Map](#)
 [Exhibit 6 - Site Plan](#)
 [Exhibit 7 - Landscape Plan](#)
 [Exhibit 8 - Elevations and Materials Board](#)
 [Exhibit 9 - View Diagram](#)
 [Exhibit 10 - LLC Members List](#)
 [Exhibit 11 - Notification Map and Response](#)

- D. [Z19-0012](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Pundari Pothini for a zoning change from R2 District to R4 District. The 2.61 acre site is generally located east of Mockingbird Lane, approximately 133 feet south of Audra Lane, in the City of Denton, Denton County, Texas. (Z19-0012, Mockingbird, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Existing Zoning Map](#)
 [Exhibit 5 - Proposed Zoning Map](#)
 [Exhibit 6 - Future Land Use Map](#)
 [Exhibit 7 - Applicant's Summary of September 12, 2019 Neighborhood Meeting](#)
 [Exhibit 8 - Notification Map and Responses](#)

- E. [PD19-0003](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Ken Newman Properties LLC and Aerie Castle Investments LLC for a zoning change from Residential 2 (R-2) to a Planned Development (PD) District. The 36.6-acre site is generally located north of Ryan Road, approximately 120 feet east of Monte Carlo Lane, in the City of Denton, Denton County, Texas. (PD19-0003, Ryan Way, Hayley Zagurski).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Existing Zoning Map](#)
 [Exhibit 5 - Proposed Zoning Map](#)
 [Exhibit 6 - Future Land Use Map](#)
 [Exhibit 7 - LLC Members List](#)
 [Exhibit 8 - PD Development Regulations](#)
 [Exhibit 9 - PD Site Layout](#)
 [Exhibit 10 - PD Traffic Analysis](#)
 [Exhibit 11 - Neighborhood Meeting Materials](#)
 [Exhibit 12 - Notification Map and Responses](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ19-221](#) Hold a discussion regarding the Planning and Zoning Commission project matrix.

Attachments: [2019 Matrix](#)

6. 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 _____

CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMODATION, SUCH AS 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 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.