



# 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, January 8, 2020

4:30 PM

Work Session Room & Council Chambers

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#### 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, January 8, 2020 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. [PZ20-003](#) Receive a report, hold a discussion, and give staff direction regarding a proposed development for property located in the City's Extra Territorial Jurisdiction at the intersection of South Bonnie Brae and Allred Road.

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Staff Presentation](#)  
                              [Exhibit 3 - Developer Presentation](#)

- B. [PZ20-013](#) Receive a report, hold a discussion, and give staff direction regarding public hearing notifications.

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.

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#### REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, January 8, 2020 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. [PZ19-218](#) Consider the approval of the December 11, 2019 minutes.

Attachments: [December 11, 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. [PP19-0028](#) Consider a request by PAAGE, LTD. And Henry Wolski for approval of a Preliminary Plat of the Mark at Denton Addition. The approximately 28.45-acre site is generally located at the southeast intersection of North Elm Street (US-77) and North Bonnie Brae Street in the City of Denton, Denton County, Texas. (PP19-0028, The Mark at Denton Addition, Julie Wyatt)

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

- B. [PP19-0031a](#) Consider a request by the County of Denton for approval of a Preliminary Plat for the Denton County Emergency Operations Center. The approximately 5.137-acre site is generally located on the southwest side of the intersection of Karina Street and Kimberly Drive in the City of Denton, Denton County, Texas. (PP19-0031, Denton County Emergency Services, Hayley Zagurski).

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

- C. [PP19-0037](#) Consider a request by Dennis Richmond of Liberation Development Investments, LLC, for approval of a Preliminary Plat of Lot 1, Block A of Quincy Court. The approximately 1.569-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. (PP19-0037, Quincy Court, Sean Jacobson)

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

- D. [FP19-0034](#) Consider a request by Larry Golden of EK Services for approval of a Final Plat of Lots 1-4 of Cola Loca Estates. The approximately 9.916-acre property is generally located on the south side of Bobcat Road, 670 feet east of the southeast corner of the intersection of

North Locust Street and Bobcat Road, in the Extraterritorial Jurisdiction of the City of Denton, Denton County, Texas. (FP19-0034, Cola Loca Estates, Sean Jacobson)

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

- E.    [FP19-0028](#)    Consider a request by Stephen Shannon of Colo Development, on behalf of RVentures Development Company, LLC, for approval of a Final Plat of Lot 1, Block A of the RVenture Ranch Addition. The approximately 52.87-acre site is generally located on the north side of FM 2449, approximately 2,778 feet southeast of the intersection of FM 2449 and Florance Road, in the Extraterritorial Jurisdiction of the City of Denton, Denton County, Texas. (FP19-0028, RVenture Ranch Addition, Sean Jacobson)

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

- F.    [FP19-0035](#)    Consider a request by Pacheco Koch, LLC representing SP Denton 1, LLC, for approval of a Final Plat of SP Denton 1 Addition, Block A, Lots 3 and 4. The approximately 39.06-acre property is generally located on the northwest corner of Western Boulevard and Airport Road, in the City of Denton, Denton County, Texas. (FP19-0035, SP Denton 1, Hayley Zagurski)

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

#### 4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A.    [MP19-0017](#)    Consider a request by Porfirio Portales Guajardo, on behalf of KAZ Surveying, for approval of a Minor Plat of Lot 1, Block 1, Portales Addition. The approximately 3.00-acre property is generally located between Collins Road and Countryside Drive being north of Fishtrap Road, in the City of Denton's Extra territorial jurisdiction, Denton County, Texas. Staff recommendation for request is denial. (MP19-0017, Portales Addition, Mark Laird)

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

- B.    [PP19-0027](#)    Consider a request by Schmitz Realty Holdings, LLC for approval of a Preliminary Plat

for the Elm Street Townhomes Addition. The approximately 0.81-acre site is generally located on the southwest side of the intersection of Sycamore Street and Elm Street in the City of Denton, Denton County, Texas. (PP19-0027, Elm Street Townhomes, Hayley Zagurski).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Staff Analysis](#)  
                              [Exhibit 3 - Site Location Map](#)  
                              [Exhibit 4 - LLC Members List](#)  
                              [Exhibit 5 - Preliminary Plat](#)  
                              [Exhibit 6 - Extension Request](#)

- C.    [PP19-0035b](#)    Consider a request by Kimley Horn and Associates, on behalf of Preston Alpha Investments, LLC., for approval of a Preliminary Plat of Stuart Ridge, Phases 2 and 3. The approximately 93.23-acres property is located on the north side of Long Road and on the east side of Stuart Road in the City of Denton's Extra-Territorial Jurisdiction. Staff is recommending denial of this request. (PP19-0035, Stuart Ridge, Cindy Jackson)

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

- D.    [FP19-0031](#)    Consider a request by Eric Schmitz and Don Dreiske for approval of a Final Plat of Northgate Addition, Lots 1-7, Block A. The approximately 10.00-acre property is generally located on the southeast corner of E. Sherman Drive and N. Loop 288, in the City of Denton, Denton County, Texas. Staff recommends denial of this request; however, the applicant has requested extension to the February 5, 2020 agenda. (FP19-0031, Northgate Addition, Hayley Zagurski)

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

- E.    [FP19-0033](#)    Consider a request by Grimes Consulting, on behalf of Denton 1 Exchange, LLC. (c/o Fisher 59), for approval of a Final Plat of Lot 2, Block A, Fisher 59 Addition. The approximately 12.07-acres property is located northwest corner of the intersection of North Masch Branch Road and West University Drive/ US 380 in the City of Denton. Staff is recommending denial; however the applicant is requesting a 30-day extension. (FP19-0033, Fisher 59, Cindy Jackson)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Staff Analysis](#)  
                                 [Exhibit 3 - Site Location Map](#)  
                                 [Exhibit 4 - Final Plat](#)  
                                 [Exhibit 5 - LLC Member List](#)  
                                 [Exhibit 6 - Extension Request](#)

- F.    [ADP19-0011](#)    Consider a request by Haven at Denton LLC for approval of an Alternative Development Plan for a proposed multi-family development on 8.87 acres located on the north side of East Daugherty Street, 282 feet west of Johnson Street in the City of Denton, Denton County, Texas. 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 2002 Denton Development Code. (ADP19-0011, 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 - Site Plan](#)  
                                 [Exhibit 6 - Landscape Plan](#)  
                                 [Exhibit 7 - Building Elevations](#)

- G.    [ADP19-0008](#)    Consider a request by Denton County for approval of an Alternative Development Plan (ADP) for a proposed emergency operation center on approximately 5 acres generally located on the southwest side of the intersection of Karina Street and Kimberly Drive in the City of Denton, Denton County, Texas. The purpose of the ADP request is to deviate from the requirements of Sections 35.13.13.3.C.1 General Requirement - Parking in Rear, Section 35.13.10.C Parking Lot Landscaping and Screening Standards, Section 35.13.7.B Landscape and Tree Canopy Requirements, and 35.13.7.C Street Tree Requirements (ADP19-0008, Denton County Emergency Operations Center, Hayley Zagurski)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Staff Analysis adp0008](#)  
                                 [Exhibit 3 - Site Location Map](#)  
                                 [Exhibit 4 - Site Plan](#)  
                                 [Exhibit 5 - Landscape Plan](#)  
                                 [Exhibit 6 - Building Elevations](#)

- H.    [ADP19-0007](#)    Consider a request by Oxford at Sherman Drive, LLC for approval of an Alternative Development Plan for a proposed multi-family development on 12.33 acres located on the north side of Poinsettia Boulevard, approximately 945 feet east of East Sherman Drive in the City of Denton, Denton County, Texas. 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 2002 Denton Development Code.  
(ADP19-0007, Oxford at Sherman, Julie Wyatt)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Staff Analysis](#)  
                              [Exhibit 3 - Site Location Map](#)  
                              [Exhibit 4 - LLC Members List](#)  
                              [Exhibit 5 - Site Plan](#)  
                              [Exhibit 6 - Landscape Plan](#)  
                              [Exhibit 7 - Building Elevations](#)

- I.    [ZCP19-0005](#)    Consider a request by Allegiance Hillview, LP for approval of a Site Plan for a multi-family use to be constructed within the Rayzor Ranch South Mixed Use District located primarily on Lot 4, Block A of the Rayzor Ranch East Addition. The approximately 11.1-acre property is generally located north of Crescent Street along the east side of Eastpark Boulevard. (ZCP19-0005, Westwood at Rayzor Ranch, Hayley Zagurski)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Staff Analysis](#)  
                              [Exhibit 3 - Site Location Map](#)  
                              [Exhibit 4 - Site Plan](#)  
                              [Exhibit 5 - Landscape Plan](#)  
                              [Exhibit 6 - Building 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.    [Z19-0014a](#)    Hold a public hearing and consider making a recommendation to City Council regarding a request by Ann Yale with AHY, LLC for approval to rezone approximately 0.154 acres from a Residential 4 (R4) district to a Mixed-Use Neighborhood (MN) district. The subject property is generally located at 311 Jannie Street, in the City of Denton, Denton County, Texas. THE APPLICANT HAS REQUESTED TO POSTPONE THE PUBLIC HEARING TO FEBRUARY 5, 2020. (Z19-0014, Jannie Street, Cindy Jackson)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Applicant Request for Postponement](#)

- B.    [DCA19-0027](#)    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 specific use permit requirements and use-specific standards for Temporary Concrete or Asphalt Batching Plants in all zoning districts. (DCA19-0027, Temporary Batch Plants, Hayley Zagurski)

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

- C.    [V19-0003](#)    Hold a public hearing and consider approval of variances from the City of Denton 2002 Development Code Subchapter 20 Transportation standards. The variances requested are for an exemption from 30 feet of right-of-way width dedication and an exemption from sidewalk construction requirements for a project generally located on the southwest side of the intersection of Karina Street and Kimberly Drive in the City of Denton, Denton County, Texas. (V19-0003, Denton County Emergency Operations Center, Hayley Zagurski)

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

- D.    [PDA19-0004](#)    Hold a public hearing and consider making a recommendation to City Council regarding a request by Forestar Real Estate Group, Inc. for a Concept Plan amendment and Detailed Plan approval to Sections J & K of Planned Development 132, The Preserve at Pecan Creek. The 7.2-acre property is generally located at the southwest corner of Lakeview Boulevard and Edwards Road, in the City of Denton, Denton County, Texas. (PDA19-0004, Preserve at Pecan Creek J & K Amendment, 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 - Ordinance 88-166](#)  
                                 [Exhibit 7 - Ordinance 89-101](#)  
                                 [Exhibit 8 - Ordinance 98-394](#)  
                                 [Exhibit 9 - Proposed Plan](#)  
                                 [Exhibit 10 - Notification Map and Responses](#)

## 6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A.    [PZ20-014](#)    Hold a discussion regarding the Planning and Zoning Commission project matrix.

**Attachments:**      [2020 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 \_\_\_\_\_, 2020 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.