



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, February 5, 2020

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, February 5, 2020 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, February 5, 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. [PZ19-317](#) Consider the approval of the January 22, 2020 minutes.

Attachments: [January 22, 2020](#)

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. [PP19-0019](#) Consider a request by Ben Williams with Kimley-Horn, on behalf of Rayzor Investments, Ltd., for approval of a Preliminary Plat of the Forestar Rayzor Addition. The

approximately 214-acre property is located on the north side of Rose Lawn Drive, and the west side of railroad tracks, in the City of Denton, Denton County, Texas. (PP19-0019, Forestar Rayzor Addition, Cindy Jackson)

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

- B. [FP19-0021](#) Consider a request by Denton Independent School District for approval of a Final 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. (FP19-0021, Bonnie Brae High School Addition, Julie Wyatt)

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

- C. [FP19-0036](#) Consider a request by PAAGE, LTD. for approval of a Final Plat of the Mark at Denton Addition. The approximately 18.054-acre site is generally located on the east side of North Bonnie Brae Street, approximately 464 feet north of Riney Road in the City of Denton, Denton County, Texas. (FP19-0036, The Mark at Denton Addition, Julie Wyatt)

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

- D. [FP19-0031a](#) 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. (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](#)

- E. [GDP19-0002b](#) 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. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PP19-0027a](#) 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. Staff recommends denial of this request. (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 Member List](#)
 [Exhibit 5 - Preliminary Plat](#)

- B. [PP19-0038](#) Consider a request by Muhammad Y Karim for approval of a Preliminary Plat for the Eagle Cove Addition. The approximately 18.83-acre site is generally located on the south side Duchess Drive approximately 1,850 feet west of South Loop 288 in the City of Denton, Denton County, Texas. Staff recommends denial of this request; however, the applicant has requested an extension to March 4, 2020. (PP19-0038, Eagle Cove, Hayley Zagurski).

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

- C. [FP19-0033b](#) 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 approval with conditions. (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](#)

- D. [ADP19-0009](#) Consider a request by Evolving Texas and Pedcor Investments, LLC on behalf of the

property owner for approval of an Alternative Development Plan (ADP) for a proposed multifamily development on approximately 15.34 acres of land, generally located at the northeast corner of Duchess Drive and Loop 288 in the City of Denton, Denton County, Texas. The purpose of this ADP request is to deviate from the requirements of Section 35.13.13.2.A Multiple Unit Residential Dwellings and Multi Family Developments of the 2002 Denton Development Code. (ADP19-0009, Denton Grove Apartments, 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 - Sample 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. [Z19-0013b](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Jerry Sylo, on behalf of Denton CJW Partners, LTD., to rezone approximately 59.244 acres from Planned Development (PD) to Residential 6 (R6). The subject property is generally located on the west side of South Bonnie Brae Street, approximately 1,604 feet south of the intersection of South Bonnie Brae Street and Killdeer Trail, in the City of Denton, Denton County, Texas. (Z19-0013, Cambridge Brook, Sean Jacobson)
THIS ITEM WAS POSTPONED FROM THE JANUARY 22, 2020 MEETING.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Existing Zoning Map](#)
 [Exhibit 5 - Proposed Zoning](#)
 [Exhibit 6 - Future Land Use Map](#)
 [Exhibit 7 - Notification Response Map](#)
 [Exhibit 8 - Neighborhood Outreach Packet](#)
 [Exhibit 9 - Second Neighborhood Outreach Letter](#)
 [Exhibit 10 - Draft Ordinance](#)

- B. [Z19-0011a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Thomas Fletcher representing Sowell Property Partners Hickory Creek, LP

for approval to rezone approximately 16.79 acres from Residential 2 (R2) zoning district and Suburban Corridor (SC) zoning district to Residential 4 (R4) zoning district. The subject property is generally located between Country Club Road to the west and the railroad to the east, and north of Hickory Creek Road, in the City of Denton, Denton County, Texas. (Z19-0011, Country Club Terrace Ph. 2, Cindy Jackson)

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 - Notification Response Map and Responses](#)
 [Exhibit 8 - Concept Plan](#)
 [Exhibit 9 - Draft Ordinance](#)

- C. [Z19-0014b](#) 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. (Z19-0014, Jannie Street, Cindy Jackson)

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 - LCC Member List](#)
 [Exhibit 8 - Notification Response Map and Responses](#)
 [Exhibit 9 - Building Permit Application](#)
 [Exhibit 10 - Applicant Narrative](#)
 [Exhibit 11 - Aerial Photos](#)

- D. [DCA19-0024](#) Hold a public hearing and consider making a recommendation to City Council regarding a
[a](#) proposed revision to the Denton Development Code; specifically to amend Subchapter 2, Administration and Procedures, related Alternative Environmentally Sensitive Area (ESA) Plans and platting. (DCA19-0024a, Alt ESA Plan, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Redline of proposed text amendment](#)
 [Exhibit 4 - Draft ordinance](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ20-024](#) 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.