



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, February 19, 2020

5:30 PM

Work Session Room & Council Chambers

WORK SESSION BEGINS AT 5:30 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, February 19, 2020 at 5:30 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. 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 19, 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. [PZ20-048](#) Consider the approval of the February 5, 2020 minutes.

Attachments: [February 5, 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. [PP19-0025](#) Consider a request by Robson Denton Development, LP for approval of a Preliminary Plat for Robson Ranch Unit 20. The approximately 39-acre site is generally located at the

northeast corner of Michelle Way and Crestview Drive in the City of Denton, Denton County, Texas. (PP19-0025, Robson Ranch Unit 20, Julie Wyatt)

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

- B. [PP20-0001](#) Consider a request by Jeff Landon of Kimley-Horn, on behalf of Rayzor Investments LTD., for approval of a Preliminary Plat of Lots 1, 2, & 3, Block 1 of HSW Westpark Addition. The approximately 54.89-acre property is generally located at the southwest corner of the intersection of Western Boulevard and Jim Christal Road, in the City of Denton, Denton County, Texas. (PP20-0001, HSW Westpark Addition, Sean Jacobson)

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FP19-0003](#) Consider a request by Aimee Bissett of Northbridge Consultants, on behalf of Tealstone Residential Concrete, for approval of a Final Plat of Lots 1-3, Block A of the Tealstone Addition. The approximately 6.58-acre site is generally located on the northwest side of Mingo Road, on the northwest side of the intersection of Mingo Road and Cooper Creek Road, in the City of Denton, Denton County, Texas. Staff recommends approval with conditions. (FP19-0003, Tealstone Addition, Sean Jacobson)

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

- B. [PP19-0035c](#) 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 approval of this request with conditions. (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](#)

- C. [FR20-0002](#) Consider a request by Allen Perez with J.M. Civil Engineering representing Dennis J. Koop and GEO Exchange Corporation for approval of a Final Replat of Lots 1 and 7R1,

Block A of the Sonic and Murphy Oil Addition. The 2.1875-acre site is generally located at the northwest corner of the intersection of East McKinney Street and North Loop 288 in the City of Denton, Denton County, Texas. Staff recommends approval of the plat however the applicant has requested a 30-day extension to March 18, 2020. (FR20-0002, Sonic and Murphy Oil Addition, Cindy Jackson)

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

- D. [ADP19-0009a](#) 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. (ADP19-0009a, 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](#)

- E. [ADP19-0010](#) Consider a request by Pacheco Koch, LLC representing SP Denton 1, LLC, for approval of an Alternative Development Plan (ADP) for a proposed industrial warehouse development on approximately 27.28 acres of land located west of Western Boulevard, approximately 970 feet north of Airport Road in the City of Denton, Denton County, Texas. The purpose of this ADP request is to deviate from the requirements of Section 35.13.13.3 Nonresidential and Mixed-Use Buildings and 35.13.10 Access, Parking and Circulation Requirements of the 2002 Denton Development Code. (ADP19-0010, SP Denton 1 Addition, Karina Maldonado).

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 - LLC Members List](#)

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. [AESA20-000](#) Hold a public hearing and consider making a recommendation to the City Council regarding a request by Fisher 59 Properties LLC. for approval of an amendment to the Alternative Environmentally Sensitive Area Plan for Fisher 59. The approximately 49.9-acres site is generally located on the north side of West University Drive and west of North Masch Branch Road in the City of Denton, Denton County, Texas. (AESA20-0001, Fisher 59, Christi Upton)

[1a](#)

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Current Zoning Map](#)

[Exhibit 5 - Floodplain Map](#)

[Exhibit 6 - Revised Alternative ESA Plan](#)

[Exhibit 7 - Fisher 59 Approved Alternative ESA Plan \(Ord. No. AESA19-0001Aa](#)

[Exhibit 8 - Notification Map](#)

[Exhibit 9 - Draft Ordinance](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ20-047](#) 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 14th day of February, 2020 at 2:55 p.m.

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 ACCOMMODATION, 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.