



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, March 4, 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, March 4, 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, March 4, 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. [PZ20-060](#) Consider the approval of the February 19, 2020 meeting minutes.

Attachments: [February 19, 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. [FP19-0007](#) Consider a request by Steve Homeyer of Homeyer Engineering, Inc., on behalf of Hillcrest North Properties, LLC, for approval of a Final Plat of Lots 1-4, Block A of the

Hillcrest North Addition. The approximately 6.38-acre tract of land is generally located on the north side of Teasley Lane (F.M. 2181), southeast of John. H. Guyer High School and approximately 310 feet east of Old Alton Road in the City of Denton, Denton County, Texas. (FP19-0007, Hillcrest North Addition, Karina Maldonado)

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

- B. [FP19-0020](#) Consider a request by Scott Crawford with Baird, Hampton & Brown on behalf of Beall Denton Partners, L.P., for approval of a Final Plat of the Northpointe Addition, Phase 5. The 1.558-acre site is generally located at the northeast corner of the intersection of Beall Street and Nicosia Street in the City of Denton, Denton County, Texas. (FP19-0020, Northpointe Phase 5, Cindy Jackson)

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

- C. [PP20-0002](#) Consider a request by Kimley-Horn on behalf of Sowell Property Partners Hickory Creek, LP for approval of a Preliminary Plat of the Country Club Terrace Phase 2. The 56.757-acre site 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. Staff recommends approval of this request. (PP20-002, Country Club Terrace Ph. 2, Cindy Jackson)

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

- D. [PP19-0038a](#) 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. (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](#)

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FP20-0003](#) Consider a request by the County of Denton for approval of a Final 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. Staff recommends denial of this request; however, the applicant has requested an extension to March 18, 2020. (FP20-0003, Denton County Emergency Services, 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](#)

- B. [FP20-0004](#) Consider a request Tarrant Acquisitions, LTD. for approval of a Preliminary Plat for Newell Tract Addition. The approximately 52.737-acre tract of land is generally located on the south side of East McKinney Street, approximately 1,117 feet east of Grissom Road in the City of Denton, Denton County, Texas. Staff recommends denial of this request; however, the applicant has requested an extension to March 18, 2020. (FP20-0004, Townsend Green Phase 1, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet FP20-0004](#)
 [Exhibit 2 - Staff Analysis FP20-0004](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Final Plat](#)
 [Exhibit 5 - Plat Extension Request Letter](#)

- C. [FP20-0005](#) Consider a request by Jeff Landon of Kimley-Horn, on behalf of Rayzor Investments LTD., for approval of a Final Plat of Lots 1 & 2, Block 1 of HSW Westpark Addition. The approximately 41.6785-acre site is generally located on the west side of Western Boulevard, approximately 277 feet south of the intersection of Western Boulevard and Jim Christal Road, in the City of Denton, Denton County, Texas. Staff is recommending denial; however, the applicant is requesting a 30-day extension. (FP20-0005, Lots 1 & 2, Block 1, HSW Westpark Addition, Sean Jacobson)

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

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. [S19-0015a](#) Hold a public hearing and consider making a recommendation to City Council regarding a

request by Mark Martin representing Jodo Co., LLC for approval of a Specific Use Permit to allow Communications Tower. The property is located 3401 Barcelona Street in the City of Denton, Denton County, Texas. STAFF REQUESTS TO POSTPONE THIS PUBLIC HEARING TO MARCH 18, 2020 DUE TO A NOTIFICATION ERROR. (S19-0015, Speed of Light, Cindy Jackson)

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

- B. [Z20-0001a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Allison Engineering representing South Stemmons Property Group, Ltd., for a zoning change from Residential 2 (R-2) zoning district to a Mixed-Use Neighborhood (MN) zoning district. The 3.46-acre site is generally located on the northeast side of I-35E, approximately 196-feet northwest of Thunderbird Drive, in the City of Denton, Denton County, Texas. (Z20-0001, Windsor and 35 Medical Offices, 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 - Concept Plan](#)

[Exhibit 8 - I-35 Schematic](#)

[Exhibit 9 - Notification Map](#)

[Exhibit 10 - Draft Ordinance](#)

- C. [PD19-0004](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Hugh Pruett for a zoning change from Residential 2 (R-2) to a Planned Development (PD) District. The approximately 15.74 site is generally located at the southeast corner of Fort Worth Drive and Brush Creek Road, in the City of Denton, Denton County, Texas. (PD19-0004, Villas at Eagle Ridge, Julie Wyatt)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Existing Zoning Map](#)

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

[Exhibit 6 - PD Development Regulations](#)

[Exhibit 7 - PD Development Plan](#)

[Exhibit 8 - Proposed Representative Product](#)

[Exhibit 9 - Trip Generation Memo](#)

[Exhibit 10 - Notification Map and Responses](#)

[Exhibit 11 - Draft Ordinance](#)

- D. [CA19-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a

request by Medanjo Partners LTD for a Comprehensive Plan Amendment from Business Innovation Future Land Use designation to Regional Mixed Use Future Land use designation. The site includes 3 tracts for a total of approximately 98 acres: Tract 1 includes one acre generally located at the northwest intersection of South Loop 288 and Shady Oaks Drive; Tract 2 includes 72.76 acres located at the southwest corner of South Loop 288 and Shady Oaks drive; Tract 3 includes 24.14 acres located on the south side of Shady Oaks Drive, approximately 1900 feet west of South Loop 288, in the City of Denton, Denton County, Texas. (CA19-0001, Canopy Trails, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Existing Future Land Use Map](#)
[Exhibit 5 - Proposed Future Land Use Map](#)
[Exhibit 6 - Draft Ordinance](#)
[Exhibit 7 - Notification Map and Responses](#)

- E. [Z20-0002](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Medanjo Partners LTD to rezone approximately 98 acres from Light Industrial (LI) and General Office (GO) to Mixed-Use Regional (MR). The site includes 3 tracts: Tract 1 includes one acre generally located at the northwest intersection of South Loop 288 and Shady Oaks Drive; Tract 2 includes 72.76 acres located at the southwest corner of South Loop 288 and Shady Oaks drive; Tract 3 includes 24.14 acres located on the south side of Shady Oaks Drive, approximately 1900 feet west of South Loop 288, in the City of Denton, Denton County, Texas. (Z20-0002, Canopy Trails, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Existing Future Land Use Map](#)
[Exhibit 5 - Existing Zoning Map](#)
[Exhibit 6 - Proposed Zoning Map](#)
[Exhibit 8 - Notification Map and Responses](#)
[Exhibit 9 - Draft Ordinance](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ20-061](#) 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 28th day of February, 2020 at 2:15 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.