



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, May 6, 2020

5:30 PM

Work Session Room

WORK SESSION BEGINS AT 5:30 P.M. IN THE WORK SESSION ROOM

REGULAR MEETING BEGINS AT 6:30 P.M. IN THE WORK SESSION ROOM

Note: Chair Andrew Rozell, Vice Chair Margie Ellis and Commissioners Ronnie Anderson, Brian Beck, Jason Cole, Mat Pruneda, and Tim Smith will be participating in the work session and regular meeting via video/teleconference.

REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION

Due to COVID-19 precautions, members of the public will not be able to attend the Wednesday, May 6, Planning and Zoning Commission meeting in-person. To accommodate and receive input on agenda items, citizens will be able to participate in one of the following ways (NOTE: Other than public hearings, citizens are only able to comment one time per agenda item; citizens cannot use both methods to comment on a single agenda item. Public comments are not held for work session reports.):

- Virtual White Card – On Friday, May 1, the agenda was posted online at www.cityofdenton.com/publicmeetings. Once the agenda is posted, a link to the Virtual White Card, an online form, will be made available under the main heading on the webpage. Within this form, citizens may indicate support or opposition and submit a brief comment about a specific agenda item. Comments may be submitted up until the start of the meeting, at which time, the Virtual White Card form will be closed. Similar to when a citizen submits a white card to indicate their position on the item, these comment forms will be sent directly to Planning and Zoning Commission members and recorded by the Secretary.

Planning and Zoning Commission will review comments received in advance of the meeting and take that public input into consideration prior to voting on an agenda item. The Chair will announce the number of Comment Cards submitted in support or opposition to an item during the public comment period. Comments will not be read during the meeting. The Secretary will reflect the number of comments submitted in favor/opposition to an item, the registrant's name, address, and (summary of) comments within the Minutes of the Meeting, as applicable.

OR

- By phone – Citizens wishing to speak over the phone during this Planning and Zoning Commission meeting, may call (940) 349-7800 beginning 30 minutes prior to the meeting start time. Comments by phone will be accepted until the item is opened for discussion by the Planning and Zoning Commission. When the call is initially received, a staff member will receive the caller's information and either: 1) offer to call the citizen back when it is time for them to speak, or 2) record the caller's information, support or opposition, and comment. If the caller chooses to record their support or opposition, rather than speaking during the meeting, the Chair will announce the number of comments submitted in support or opposition to the item. If the caller wishes to receive a call back, the voice of each caller will be broadcast into the meeting during the public commenting time of their desired agenda item. Individuals will be able to comment once per agenda item, no matter the method.

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, May 6, 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. Citizen Comments on Consent Agenda Items

This section of the agenda allows citizens to speak on any item listed on the Consent Agenda prior to its consideration. Each speaker will be given a total of three (3) minutes to address any item(s). Any person who wishes to address the Planning and Zoning Commission regarding these items may do so by utilizing the "By Phone" registration process as referenced under the REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION detailed at the beginning of this agenda. Registration is required prior to the time the Planning and Zoning Commission considers this item. Registrants may call in and remain on hold or receive a call back at the time the Work Session is called to Order and are encouraged to ensure they remain accessible to accept the call.

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.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, May 6, 2020 at 6:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney at which time the following items will be considered:

1. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FOR:

- A. [PZ20-094](#) Consider approval of the April 8, 2020 meeting minutes.

Attachments: [April 8, 2020](#)

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. [FP19-0022a](#) Consider a request by Goodhorn Land Holdings, LLC for a Final Plat of the Audra Assisted Living Center Addition. The approximately 15.254-acre site is generally located on the north side of the Audra Lane, 513 feet west of South Loop 288 in the City of Denton, Denton County, Texas. (FP19-0022, Audra Assisted Living Center Addition, Julie Wyatt)

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

- B. [PP20-0008b](#) Consider a request by Brian Satagaj of Halff Associates, Inc., on behalf of Oncor Electric Delivery Company, for approval of a Preliminary Plat of Blagg Addition. The approximately 3.27-acre site is generally located on the north side of Blagg Road, approximately 450 feet east of Geesling Road, in the City of Denton, Denton County, Texas. (PP20-0008, Oncor Substation, Karina Maldonado).

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

- C. [FR19-0020a](#) Consider a request by CDI Lillian Land LLC and CDI TLE Denton LLC for approval of changes to a plat note for the Final Replat of Lots 6R1, 6R2, and 6R3, Block A, Teasley Commons Addition. The approximately 2.66-acre property is generally located on the west side of Teasley Lane, approximately 620 feet south of the intersection of Teasley Lane and Wind River Lane in the City of Denton, Denton County, Texas. (FR19-0020, Teasley Commons, Hayley Zagurski)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Approved Final Replat](#)
 [Exhibit 5 - Revised Final Replat](#)
 [Exhibit 6 - LLC Members List](#)
 [Exhibit 7 - Letter from Developer](#)

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ZCP20-0002](#) Consider a request by WB Denton Land, LP for approval of a Site Plan for single-family detached and single-family attached residences to be constructed within the Rayzor Ranch Marketplace Residential Area. The approximately 40.06-acre property is generally on the

west side of North Bonnie Brae Street, approximately 1,400 feet north of West University Drive (US 380) in the City of Denton, Denton County, Texas. (ZCP20-0002, Residences 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 - Conceptual Building Elevations](#)
[Exhibit 7 - RROD Ordinance No. Z18-0001b](#)

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. [Z20-0005](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Westview Commercial LP to rezone approximately 142 acres from Mixed-Use Regional (MR) District to Light Industrial (LI) District. The site is generally located at the southwest corner of the I-35 Southbound Service Road and FM 1173, in the City of Denton, Denton County, Texas. THE APPLICANT HAS REQUESTED TO POSTPONE THIS ITEM TO A DATE UNCERTAIN. (Z20-0005, Denton Commerce Center, Julie Wyatt)

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

- B. [PDA20-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by LAD Ventures LLC for a Detailed Plan amendment for Planned Development 142, Stonehill Center. The 19.6-acre property is generally located at the northeast corner of the I-35 Northbound Service Road and Westgate Drive, in the City of Denton, Denton County, Texas. (PDA20-0001, Stonehill Center Office, 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 - Ordinance 1991-101](#)
 [Exhibit 7 - April 22, 1992 Detailed Plan](#)
 [Exhibit 8 - PD-142 Activity Log](#)
 [Exhibit 9 - December 8, 1993 Detailed Plan](#)
 [Exhibit 10 - November 4, 2014 Detailed Plan](#)
 [Exhibit 11 - Proposed Plan, Architectural Renderings, and Narrative](#)
 [Exhibit 12 - Notification Map and Responses](#)
 [Exhibit 13 - Draft Ordinance](#)

- C. [S19-0015d](#) 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 a 150- foot communications tower. The property is located 3401 Barcelona Street in the City of Denton, Denton County, Texas. (S19-0015, Speed of Light, Cindy Jackson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Current Zoning Map](#)
 [Exhibit 5 - Future Land Use Map](#)
 [Exhibit 6 - Site Plan - Full Site](#)
 [Exhibit 7 - Site Plan - Impact Area](#)
 [Exhibit 8 - Landscape Plan](#)
 [Exhibit 9 - Building Elevations](#)
 [Exhibit 10 - Notification Map](#)
 [Exhibit 11 - LLC Members List](#)
 [Exhibit 12 - Draft Ordinance](#)

- D. [PD20-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Sharon Losak McCutchin, in her capacity as (i) Trustee of the Tamara McCutchin Saxe Trust and (ii) Trustee of the McCutchin Marital Non Exempt Trust for an initial zoning of Planned Development (PD) District on approximately 131.94 acres and for a change from Residential 6 (R-6) to a PD District on approximately 14.19 acres. The total 146.14-acre site is generally located south of Allred Road and west of South Bonnie Brae Street and Fort Worth Drive, in the City of Denton, Denton County, Texas. (PD20-0001, Sagebrook, Hayley Zagurski).

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 - PD Development Regulations](#)
[Exhibit 7 - PD Layout Exhibits](#)
[Exhibit 8 - Neighborhood Meeting Summary](#)
[Exhibit 9 - Notification Map and Responses](#)
[Exhibit 10 - Draft Ordinance](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ20-110](#) Hold a discussion regarding the Planning and Zoning Commission project matrix.

Attachments: [2020 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 1st day of May, 2020 at 4:09 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.

