



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, May 20, 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.

Due to COVID-19 precautions, members of the public will not be able to attend the Wednesday, May 20, 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 15, 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 Commissioners 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 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 20, 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, May 20, 2020 at 6:30 p.m. in the 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. [PZ20-113](#) Consider the approval of the May 6, 2020 meeting minutes.

Attachments: [May 6, 2020](#)

2. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PD20-0001b](#) Hold a discussion 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). THIS ITEM WAS POSTPONED FROM THE MAY 6TH PLANNING AND ZONING COMMISSION MEETING.

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](#)
[Exhibit 11 - Economic Impact Analysis](#)
[Exhibit 12 - Hickory Creek Road Realignment Memo](#)
[Exhibit 13 - Hickory Creek Road Realignment Addendum](#)
[Exhibit 14 - Hickory Creek Road Alignments - City Council Work Session](#)

- B. [ADP20-0009](#) Consider a request by JTL Properties LLC for approval of an Alternative Development Plan for a proposed multi-family development on 0.578 acres located on the north side of Smith Street, 205 feet east 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. (ADP20-0009, Smith Street 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 - Front Elevation](#)

3. 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. [FR19-0016](#) Hold a public hearing and consider a request by Cage Civil Engineering, Inc., representing WEG Blue Bonnet LLC., for approval of a Final Replat of Lots 1 to 79 and Lots 1-X to 7-X, Block A of the Vista Verde Addition, being a replat of a remainder of Lot 56, Bloc A, the Oaks of Township II. The approx. 8.882-acre site is generally located on the southwest side of Colorado Blvd, approx. 315 feet northwest of San Jacinto Blvd., in the City of Denton, Denton County, Texas. (FR19-0016, Vista Verde, Cindy Jackson)

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

- B. [PD19-0005c](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Buc-ee's, Ltd. for a zoning change on 10.91-acres from Planned Development-Mixed Use Regional (PD-MR) district and on 1.51-acres from Mixed-Use Neighborhood (MN) district to a Planned Development (PD) district. The 12.42-acre site is generally located on the southwest side of the I-35E Service Road, at the intersection of Buc-ee's Boulevard and the Service Road, in the City of Denton, Denton County, Texas. (PD19-0005, Buc-ee's Outparcels, Cindy Jackson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Current Zoning Map](#)
 [Exhibit 5 - Proposed Zoning Map](#)
 [Exhibit 6 - Future Land Use Map](#)
 [Exhibit 7 - Ordinance No. 2008-157](#)
 [Exhibit 8 - Approved Master Site Plan and Phasing Plan](#)
 [Exhibit 9 - Buc-ee's #39 Addition Plat](#)
 [Exhibit 10 - PD Development Regulations](#)
 [Exhibit 11 - PD Phasing Plan](#)
 [Exhibit 12 - PD Traffic Memo](#)
 [Exhibit 13 - Transportation and Access Plan](#)
 [Exhibit 14 - Notification Map and Responses](#)
 [Exhibit 15 - Draft Ordinance](#)
 [Exhibit 16 - LLC Member List](#)

- C. [CA19-0001a](#) 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. THIS ITEM WAS POSTPONED AT THE MARCH 4, 2020 MEETING. (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](#)

- D. [Z20-0002a](#) 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. THIS ITEM WAS POSTPONED AT THE MARCH 4, 2020 PLANNING AND ZONING COMMISSION MEETING. (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 7 - Draft Ordinance](#)
[Exhibit 8 - Notification Map and Responses](#)

4. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ20-114](#) Hold a discussion regarding the Planning and Zoning Commission project matrix.

Attachments: [2020 Matrix](#)

5. 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 15th day of May, 2020 at 4:59 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.