



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, February 22, 2017

5:00 PM

Work Session Room & 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 22, 2017 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, and discussion of issues not briefed in the written backup materials.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, February 22, 2017 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. [PZ17-048](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [February 8, 2017](#)

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. [CV17-0001](#) Consider a request by Andrew Osborne for approval of a Conveyance Plat of Rayzor Ranch South, Lot 1, Block B. The 6.024 acre site is generally located west of Interstate Highway 35 at the future intersection of Panhandle Drive and Heritage Trail. (CV17-0001, RRTC, Hayley Zagurski).

Attachments: [Conveyance Plat](#)

- B. [FP16-0035](#) Consider a request by Carmen Investments, Inc. for a Final Plat of Country Club Village, Phase 2-B. The approximately 12 acre site is generally located along the

south side of Fairway Drive, just east of Clubview Drive (FP16-0035, Country Club Village, Phase 2-B, Julie Wyatt).

Attachments: [Plat](#)

- C. [FP16-0024](#) Consider a request by Astra Carmel, LLC for approval of a Final Plat of the Villages of Carmel, Phase 4B. The 27.9 acre site is generally located north of Pockrus Page Road, approximately 1,355 feet west of Swisher Road. (FP16-0024, Villages of Carmel, Phase 4B, Julie Wyatt)

Attachments: [Plat](#)

- D. [FP16-0034](#) Consider a request by South Stemmons Property Group for approval of a Final Plat of the Rancho Vista Addition, Lot 11, Block 1. The 0.872 acre site is generally located north of Emery Street, approximately 630 feet east of North Bonnie Brae Street. (FP16-0034, Rancho Vista, Julie Wyatt)

Attachments: [Plat](#)

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. [FR16-0023](#) Hold a public hearing and consider a request by Steven and Karen Hale for approval of a Final Replat of Lots 1 and 2, Block B of the Hale Estates; being a residential replat of Lot 13, Block B of the First Installment of Montecito, an Estate Subdivision. The approximately 3.579 acre property is generally located at the northeast corner of Santa Monica Drive and El Paseo Street in Denton County, Texas. (FR16-0023, Hale Estate, Hayley Zagurski).

Attachments: [Final Replat](#)

- B. [Z16-0029](#) Hold a public hearing and consider a request by Ronnie L. Hilliard, D. Fulton, and Vandesmith Developers Ltd. to rezone approximately 0.734 acres from a Neighborhood Residential 6 (NR-6) District to a Community Mixed Use General (CM-G) District and to rezone approximately 3.645 acres from a Neighborhood Residential Mixed Use (NRMU) District to a CM-G District. The subject property is generally located at the northeast corner of the intersection of Country Club Road and W. Hobson Lane, in the City of Denton, Denton County, Texas. (Z16-0029, CST/Corner Store, Hayley Zagurski).

Attachments: [Aerial Map](#)
[Existing Zoning Map](#)
[Future Land Use Map](#)
[Proposed Zoning Change Map](#)
[Permitted Uses in NR-6, NRMU, and CM-G Districts](#)
[Notification Map](#)

- C. [Z16-0023](#) Hold a public hearing and consider a request by Majid Hemmasi, Beta Mu, LLC, and Swan-Wells P/S, Ltd., to rezone approximately 3 acres from a Downtown Residential 2 (DR-2) District to a Downtown Commercial General (DC-G) District. The property is generally located 185 feet south of the Scripture Street and Normal Street intersection. (Z16-0023, Park 7, Julie Wyatt).

Attachments: [Aerial Map](#)
 [Zoning Map](#)
 [Future Land Use Map](#)
 [Proposed Zoning](#)
 [Permitted Uses in Downtown Residential 2 \(DR-2\)](#)
 [Permitted Uses in Downtown Commercial General \(DC-G\) District](#)
 [Zoning District Comparison Chart](#)
 [Applicant Narrative](#)
 [Notification Map](#)

- D. [Z16-0027](#) Hold a public hearing and consider a request by Richard and Nancy Greb and Kevin Nelms to rezone approximately 20.49 acres from a Regional Center Commercial Downtown (RCC-D) District to a Regional Center Residential 2 (RCR-2) District. The property is generally located at 2100 South Mayhill Road and at the end of Hudsonwood Drive in the City of Denton, Denton County, Texas. (Z16-0027, The Standard/The Hudson at Medpark, Hayley Zagurski).

Attachments: [Aerial Map](#)
 [Zoning Map](#)
 [Future Land Use Map](#)
 [Proposed Zoning Change Map](#)
 [Permitted Uses in RCR-2 and RCC-D Districts](#)
 [Notification Map](#)

- E. [S16-0008](#) Hold a public hearing and consider a request by Richard and Nancy Greb and Kevin Nelms for a Specific Use Permit to allow multifamily development on approximately 20.49 acres. The property is generally located at 2100 South Mayhill Road and at the end of Hudsonwood Drive in the City of Denton, Denton County, Texas. (Z16-0029, The Standard/The Hudson at Medpark, Hayley Zagurski). THIS ITEM HAS BEEN POSTPONED TO THE MARCH 8, 2017 AGENDA.

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ17-047](#) Planning and Zoning Commission project matrix.

Attachments: [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.

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 _____, 2017 at _____ o'clock (a.m.) (p.m.)

CITY SECRETARY

NOTE: THE CITY OF DENTON CITY COUNCIL CHAMBERS IS HANDICAP-ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE 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 349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT A SIGN LANGUAGE INTERPRETER CAN BE SCHEDULED THROUGH THE CITY SECRETARY'S OFFICE.