



# City of Denton

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

## Meeting Agenda

### Planning and Zoning Commission

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Wednesday, March 8, 2017

5:00 PM

Work Session Room & Council Chambers

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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 8, 2017 at 5:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which time 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, March 8, 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:

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.

#### 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. [PZ17-059](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments:      [February 15, 2017](#)  
                                 [February 22, 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. [PP16-0025](#) Consider a request by Kent Key for approval of a Preliminary Plat for the Mission Street Offices Key Ventures 1 Addition. The 4.7 acre site is generally located at the

southeast corner of the intersection of Fort Worth Drive and Mission Street. (PP16-0025, Mission Street Addition, Hayley Zagurski).

**Attachments:**      [Preliminary Plat](#)

- B. [FP16-0036](#) Consider a request by Eagle Farms, Inc. for approval of a Final Plat for Eagle Farms Addition. The approximately 1.48 acre site is generally located on the north side of Emery Street, approximately 530 feet west of Ector Street. (FP16-0036, Eagle Farms Addition, Julie Wyatt)

**Attachments:**      [Plat](#)

#### 4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ADP16-0020](#) Consider a request for approval of an Alternative Development Plan for an initial phase of a proposed office park development on 1.65 acres located at the southeast corner of the intersection of Fort Worth Drive and Mission Street. (ADP16-0020, Mission Street Offices, Hayley Zagurski).

**Attachments:**      [Aerial Map](#)  
[Zoning Map](#)  
[Site Plan](#)  
[Landscape Plan](#)  
[Building 1 Elevation](#)

#### 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. [FR16-0023a](#) 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. This item has been continued from the February 22, 2017 Planning & Zoning Commission meeting (FR16-0023, Hale Estate, Hayley Zagurski).

**Attachments:**      [Final Replat](#)

- B. [FR16-0028](#) Hold a public hearing and consider a request by Dr. Scott Talbot for approval of a Final Replat of Lots 3R-2R1 and 3R-2R2, Block 1 of the Revised Robert's Addition; being a replat of Lot 3R-2, Block 1 of the Revised Robert's Addition. The approximately 0.71-acre property is generally located at the northwest corner of Ector Street and Emery Street in Denton County, Texas. (FR16-0028, Robert's Addition, Hayley Zagurski)

**Attachments:**      [Final Replat](#)

- C. [Z16-0027a](#) 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. This item has been continued from the February 22, 2017 Planning & Zoning Commission meeting. (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](#)

- D. [S16-0008a](#) 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 and at the end of Hudsonwood Drive in the City of Denton, Denton County, Texas. This item has been continued from the February 22, 2017 Planning & Zoning Commission meeting. (Z16-0029, The Standard/The Hudson at Medpark, Hayley Zagurski).

**Attachments:**      [Aerial Map](#)  
                                 [Zoning Map](#)  
                                 [Future Land Use Map](#)  
                                 [Proposed Site Plan](#)  
                                 [Proposed Landscape Plan](#)  
                                 [Proposed Zoning Change Map](#)  
                                 [Notification Map](#)

- E. [Z16-0023a](#) 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. This item was continued at the February 22, 2017 Planning and Zoning Commission meeting. (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 and Responses](#)

**6. PLANNING & ZONING COMMISSION PROJECT MATRIX**

- A. [PZ17-060](#) Planning and Zoning Commission project matrix.

- Attachments: [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.

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.