



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, October 25, 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, October 25, 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. 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, October 25, 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. [PZ17-183](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [September 27, 2017](#)
 [October 11, 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. [FP17-0016](#) Consider a request by Key Ventures for approval of a Final Plat of Lots 1-4 and CA-1, Block A of the Mission Street Offices Addition. The 2.05 acre site is generally located at the southeast corner of the East Mission Street and Fort Worth Drive intersection. (FP17-0016, Mission Street Offices, Hayley Zagurski).

Attachments: [Final Plat](#)

- B. [FP17-0015](#) Consider a request by Denton Commons LLC and Wind River Lodging Ltd for approval of a Final Plat of Lots 1 and 2, Block A of the Denton Commons Addition. The 3.73 acre site is generally located west of the I-35E Service Road, approximately 405 feet north of Wind River Lane. (FP17-0015, Denton Commons, Hayley Zagurski).

Attachments: [Final Plat](#)

- C. [FP17-0021](#) Consider a request by Blue Horseshoe Ltd for approval of a Final Plat of Lots 1 and 2, Block A of the Duluth Trading Co. - Northern Tool Addition. The approximately 5.21 acre site is generally located on the west side of the I-35 service road approximately 1,000 feet south of West University Drive. (FP17-0021, Duluth and Northern Tool, Hayley Zagurski).

Attachments: [Final Plat](#)

- D. [FP17-0009](#) Consider a request by Walter N. Warschun, Trustee for approval of a Final Plat of the Walter Warschun Ranch Addition, Lot 1, Block A. The 2 acre site is generally located approximately 2,100 feet northwest of the intersection of Gribble Springs Road and Warschun Road. (FP17-0009, Walter Warschun Ranch Addition, Julie Wyatt).

Attachments: [Final Plat](#)

- E. [FP17-0005](#) Consider a request by Robson Denton Development, LP for approval of a Final Plat of Robson Ranch, Unit 18-1. The approximately 39.23 acre site is generally located on the east side of Yarbrough Way, approximately 3,100 feet north of Robson Ranch Road. (FP17-0005, Robson Ranch Unit 18-1, Julie Wyatt)

Attachments: [Final Plat](#)

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ADP17-0002](#) Consider a request for approval of an Alternative Development Plan for a proposed office development on approximately 0.56 acres located on the east side of South Woodrow Lane, approximately 275 feet south of East McKinney Street. The property is currently zoned Community Mixed Use General (CM-G) District. The purpose of the Alternative Development Plan is to deviate from Section 35.13.10.B.1.d of the Denton Development Code which requires permeable paving for those parking spaces that exceed the number of parking spaces required. (ADP17-0002, Ross Law Office, Julie Wyatt).

Attachments: [Aerial Map](#)
[Zoning Map](#)
[Site Layout Plan](#)
[Landscape Plan](#)
[Drainage Area Map](#)

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. [DCA17-0010](#) [b](#) Hold a public hearing and consider adoption of an ordinance approving an amendment to the Denton Development Code, Subchapter 35.16, Sections 35.16.6 and 35.16.20, by clarifying agreements required for plat approvals and building permits. (DCA17-0010, Development Contracts, Jim Jenks). THIS ITEM HAS BEEN POSTPONED INDEFINITELY.
- B. [Z17-0022](#) Hold a public hearing and consider a request by CDI 2499, LLC to for an initial zoning of Community Mixed Use General (CM-G) District on approximately 6 acres. The property is generally located on the east side of the future FM 2499 alignment, approximately 1,400 feet south of Robinson Road. (Z17-0022, Eastside at Oakmont, Julie Wyatt). THE APPLICANT HAS AMENDED THE REQUEST; THEREFORE, THIS ITEM HAS BEEN POSTPONED TO THE NOVEMBER 8, 2017 PLANNING AND ZONING COMMISSION MEETING.
- C. [FR17-0021](#) Hold a public hearing and consider a request by Not Quite 4A Properties, L.P. for approval of a Final Plat of Lots 6R-1 and 6R-2 of the Emily J. Fry Addition; being a replat of Lot 6R of the Emily J. Fry Addition. The approximately 4.67 acre property is generally located west of Duncan Street, approximately 100 feet south of Smith Street. (FR17-0021, Emily J. Fry Addition, Julie Wyatt).

Attachments: [Final Replat](#)

- D. [FR17-0013](#) Hold a public hearing and consider a request by Glenn Laughlin and Fontaine D. Laughlin for approval of a Final Plat of Lots 1R and 2R, Block A of the Texas 380 RV Addition; being a replat of Lot 1, Block A of the Texas 380 RV Addition. The approximately 8.90 acre property is generally located south of East University Drive, approximately 1,025 feet east of North Trinity Road. (FR17-0013, Texas 380 RV Addition, Julie Wyatt).

Attachments: [Final Replat](#)

- E. [FR17-0018](#) Hold a public hearing and consider a request by NL Ventures X Dakota LLC for approval of a Final Replat of Ryan Companies Addition, Lots 1R and 2R, Block B, being a replat of Ryan Companies Addition, Lot 1, Block B. The approximately 33.59 acre property is generally located on Dakota Lane approximately 850 feet south of Airport Road and within the Robert Chowning Survey, Abstract Number 266 and within the O.S. Brewster Survey, Abstract Number 56. (FR17-0018, Ryan Companies Addition, Hayley Zagurski)

Attachments: [Final Replat](#)

- F. [Z17-0023](#) Hold a public hearing and consider a request by Cope Equities LLC for an initial zoning of Neighborhood Residential 6 (NR-6) District on approximately 16.39 acres. The property is generally located at the northeast corner of Mayhill Road and Mills Road. (Z17-0023, Cope Addition, Hayley Zagurski).

Attachments: [Aerial Map](#)
 [Zoning Map](#)
 [Proposed Zoning Map](#)
 [Future Land Use Map](#)
 [Comparison of Permitted Uses](#)
 [Notification Map](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ17-184](#) Planning and Zoning Commission project matrix.

Attachments: [Matrix](#)
 [Memo RROD Street Network Updates](#)

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

CITY SECRETARY

NOTE: THE CITY OF DENTON CITY COUNCIL WORK SESSION ROOM AND COUNCIL CHAMBERS ARE 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.