City of Denton

Meeting Agenda

Planning and Zoning Commission

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

Wednesday, November 29, 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, November 29, 2017 at 5:00 p.m. in the City 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. 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, November 29, 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. PZ17-194 Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: October 25, 2017
November 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. FP16-0022 Consider a request by Old North/Misty Wood LLC for approval of a final plat of Old North Park Phase III. The approximately 9.34-acre site is generally located at the western terminus of Chebi Lane and Paxton Way and approximately 150 feet east Nottingham Drive in the City of Denton, Denton County, Texas. (FP16-0022, Old North Park Phase III, Hayley Zagurski).

Attachments: Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Final Plat

B. FP17-0004 Consider a request by LGI Homes - Texas, LLC for approval of a final plat of Beaver Creek Phase 3. The approximately 46.98-acre site is generally located west of Stuart Road, approximately 475 feet north of Long Road in the City of Denton, Denton County, Texas. (FP17-0004, Beaver Creek, Phase 3, Julie Wyatt).

Attachments: Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Final Plat

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. PZ17-196 Consider approval of the 2018 Planning and Zoning Commission calendar.

Attachments: 2018 Calendar

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. **Z17-0025** Hold a public hearing and consider making a recommendation to City Council regarding a request by G&A Consultants, LLC on behalf of the property owner, Volunteer Enterprises, LLC for a zoning change from Neighborhood Residential 2 (NR-2) to Regional Center Commercial Downtown (RCC-D) on approximately 88.725 acres. The subject property is generally located south of University Drive (US 380), approximately 1,500 feet west of Interstate 35 (I-35), in the City of Denton, Denton County, Texas. (Z17-0025, Volunteer Enterprises, Ron Menguita) THE APPLICANT HAS REQUESTED THAT THE ITEM BE CONTINUED TO THE JANUARY 10, 2018, PLANNING AND ZONING COMMISSION MEETING.

B. Z17-0024 Hold a public hearing and consider a request by Denton Affordable Housing Corporation to rezone approximately 7.14 acres from a Neighborhood Residential 2 (NR-2) District to a Neighborhood Residential 6 (NR-6) District. The property is generally located on the south side of Audra Lane approximately 265 feet east of Nottingham Drive. (Z17-0024, Yale Development, Hayley Zagurski).

Attachments:
Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Aerial Map
Exhibit 4 - Zoning Map
Exhibit 5 - Future Land Use Map
Exhibit 6 - Proposed Zoning Map
Exhibit 7 - Comparison of Permitted Uses
Exhibit 8 - Notification Map and Responses

C. Z17-0008 Hold a public hearing and consider a request by Belair Development, LTD to rezone approximately 7.5 acres from a Community Mixed Use General (CM-G) District to a Neighborhood Residential Mixed-Use (NRMU) District. The property is generally located on the northeast corner of East Sherman Drive and Poinsettia Boulevard in the City of Denton, Denton County, Texas. (Z17-0008, Palladium Denton, Julie Wyatt).

Attachments:
Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Aerial Map
Exhibit 4 - Zoning Map
Exhibit 5 - Future Land Use Map
Exhibit 6 - Permitted Use Comparison
Exhibit 7 - Proposed Zoning
Exhibit 8 - Notification Map and Responses

D. S17-0010 Hold a public hearing and consider a request by Belair Development, LTD for a Specific Use Permit for 7.5 acres of land, specifically to allow for a multi-family residential use. The property is generally located on the northeast corner of East Sherman Drive and Poinsettia Boulevard in the City of Denton, Denton County, Texas. (S17-0010, Palladium Denton, Julie Wyatt).

Attachments:
Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Aerial Map
Exhibit 4 - Future Land Use Map
Exhibit 5 - Conceptual Site Plan
Exhibit 6 - Conceptual Architectural Rendering
Exhibit 7 - Notification Map and Responses

E. FR17-0020 Hold a public hearing and consider a request for approval of a Final Plat of Lots 1R-6R Block 21 of the Original Town of Denton Addition; being a replat of Lots 1-6 of the Original Town of Denton Addition. The approximately 11.30 acre property is generally located south of E. Hickory Street, between S Bell Avenue and Industrial Street in the City of Denton, Denton County, Texas. (FR17-0020, OT Denton, Julie Wyatt). THIS ITEM HAS BEEN POSTPONED TO THE DECEMBER 13, 2017, PLANNING

AND ZONING COMMISSION MEETING.

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. PZ17-195 Planning and Zoning Commission project matrix.

Attachments: Matrix and Memos

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.