



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, May 9, 2018

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, May 9, 2018 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.

2. Work Session Reports

- A. [PZ18-095](#) Receive a report, hold a discussion, and give staff direction regarding the Courthouse Square Design Standards.

Attachments:

[Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Building Edge and Architecture: Standards and Guidelines](#)

[Exhibit 3 - Understanding the District](#)

- B. [PZ18-099](#) Hold a discussion and give staff direction regarding Upland Habitat Management and Quality of Habitat. (Deborah Viera, Environmental Services)

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, May 9, 2018 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. [PZ18-092](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments:

[April 11, 2018](#)

[April 25, 2018](#)

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. [PP18-0005](#) Consider a request by Rayzor Investments, Ltd. for approval of a preliminary plat of Retreat Addition, Block A, Lots 1 & 2. The approximately 71.21-acre site is generally located at the southeast corner of the future intersection of Precision Drive and West Oak Street in the City of Denton, Denton County, Texas. (PP18-0005, Retreat at Denton, Hayley Zagurski).

Attachments: [Exhibit 1 - Agenda Information Sheet PP18-0005.pdf](#)
 [Exhibit 2 - Preliminary Plat](#)

- B. [FP18-0003](#) Consider a request by Douglas W. Weaver representing The Selwyn School for approval of a Final Plat of The Selwyn Unicorn Campus Addition. The approximately 3.403 acre site is generally located on the northeast side of Copper Canyon Road, in the ETJ of the City of Denton, Denton County, Texas. (FP18-0003, The Selwyn Unicorn Campus, Cindy Jackson).

Attachments: [Exhibit 1 Agenda Information Sheet](#)
 [Exhibit 2, Final 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. [Z18-0004](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by 518 Acme Ltd. and Kelsoe Construction & Development, Inc. for a zoning change from Downtown Residential 1 (DR-1) zoning district to Downtown Commercial General (DC-G) zoning district. The four parcels comprising of 1.057 acres are generally located at the northwest corner of the intersection of W. Eagle Drive and Myrtle Street, the west side of Myrtle Street, and the southeast corner of Maple Street and Pacific Street, in the City of Denton, Denton County, Texas. (Z18-0004. Access Bank, Cindy Jackson)

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 Proposed Zoning Map](#)
[Exhibit 7 Comparison of Permitted Uses](#)
[Exhibit 8 Draft Concept Plan](#)
[Exhibit 9 Notification Response Map](#)

- B. [FR18-0001](#) Hold a public hearing and consider a request by Kris Enger, William D. Moore, and Mary Margaret Moore for approval of a Final Replat of Tracts 1R, 2R and 9R of the Fairway Acres Addition; being a residential replat of Tracts 1, 2 and 9, Block 2 of the Fairway Acres Addition. The approximately 4.33 acres property is generally located on southeast side of Country Club Road, the southwest side of Fairway Acres Drive, and the north side of Quail Creek Lane in ETJ of the City of Denton, Denton County, Texas. (FR18-0001, Fairway Acres, Cindy Jackson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Final Replat](#)

- C. [FR17-0029](#) Hold a public hearing and consider a request by Donna Raney and Vickie Ewell for approval of a Final Replat of Lots 3R-1 and 3R-2, Block 1, of the Clampitt Addition; being a residential replat of Lot 3, Block 1 of the Clampitt Addition. The approximately 5.30-acre property is generally located on the east side of N. Locust Street, approximately 970 feet south of Pecan Creek Road in the City and the ETJ of Denton, Denton County, Texas. (FR17-0029, Hamlin Addition, Hayley Zagurski).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Final Replat](#)
[Exhibit 3 - Notification Map](#)

- D. [FR17-0024](#) Hold a public hearing and consider a request by Marker Stone Realty Partners II LLC for approval of a Final Replat of Beall Way Addition; being a residential replat of a part of La Hacienda Heights Phase I and previously unplatted land. The approximately 54.05-acre property is generally located west of North Locust Street in between Hercules Lane and Beall Street in the City of Denton, Denton County, Texas. (FR17-0024, Beall Way Addition, Hayley Zagurski).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Final Replat](#)
[Exhibit 3 - Notification Map and Responses](#)

- E. [Z18-0006](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by the City of Denton for a zoning change from Downtown Residential 1 (DR-1) to a Downtown Commercial General (DC-G) District. The 1.33-acre site is generally located south of Underwood Street along Avenue A, in the City of Denton, Denton

County, Texas. (Z18-0006, Fire Station 3, Hayley Zagurski). THIS ITEM HAS BEEN WITHDRAWN FROM THE AGENDA AND HAS BEEN RENOTICED FOR A LATER MEETING DATE.

- F. [DCA18-0003](#) Hold a public hearing and consider making a recommendation to City Council regarding a proposed revision to the Denton Development Code; specifically to update parking requirements in Subchapter 14 Parking Standards related to minimum and maximum parking space requirements, on-street parking credits, and providing administrative parking requirement relief. (DCA18-0003, Parking, Hayley Zagurski).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - January 9, 2018 Work Session Item](#)
[Exhibit 4 - February 27, 2018 Work Session Item](#)
[Exhibit 5 - Subchapter 14 Parking Standards \(Redline\)](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ18-093](#) 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.

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 _____, 2018 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.