



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, March 20, 2019

4:00 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, March 20, 2019 at 4:00 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. Work Session Reports

- A. [DCA18-0009](#) Receive a report, hold a discussion, and provide staff direction on the Denton Development Code Update and Draft Zoning Map. (DCA18-0009, DDC Update, Ron Menguita)

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

2. 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, March 20, 2019 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. [PZ19-074](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [February 20, 2019](#)
 [February 27, 2019](#)

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. [FP18-0018](#) Consider a request by Ranchito Dallas Apts. LLC. for approval of a Final Plat of The Residences at Rayzor Ranch, Phase 1. The approximately 27.10-acre site is generally located on the east side of Bonnie Brae Street, approximately 1,390 feet north of West University Drive in the City of Denton, Denton County, Texas. (FP18-0018, Residences at Rayzor Ranch, Hayley Zagurski).

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

- B. [FP18-0023](#) Consider a request by Robson Denton Development, LP for approval of a Final Plat for Robson Ranch Unit 6-1. The approximately 32.614-acre site is generally located on the east end of Crestview Drive, approximately 125 feet northeast of Rivercrest Drive in the City of Denton, Denton County, Texas. (FP18-0023, Robson Ranch Unit 6-1, Julie Wyatt)

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

- C. [FP18-0030](#) Consider a request by Sherman Crossing Development, LLC for approval of a Final Plat for Phase 2C of the Hercules West Addition. The approximately 3.14-acre site is generally located on the north side of Hercules Lane approximately 140 feet east of Sheraton Road in the City of Denton, Denton County, Texas. (FP18-0030, Hercules West Phase 2C, Hayley Zagurski).

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. [HL19-0001a](#) Hold a public hearing and consider making a recommendation to City Council regarding an application for Historic Landmark Designation for the property located at 900 Egan Street, between Alice Street and Amarillo Street. (HL19-0001, 900 Egan Street, Roman McAllen)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - HLC Agenda Information Sheet](#)
 [Exhibit 3 - Site Location/Aerial Map](#)
 [Exhibit 4 - Application for Designation with Attachments](#)

- B. [S18-0005d](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Kirkman Engineering for a Specific Use Permit (SUP) to allow for a

multi-family dwelling use on three adjacent tracts totaling approximately 9.91 acres. The subject property is generally located west of Mockingbird Lane and south of the Mingo Road in the City of Denton, Denton County, Texas. (S18-0005, Mockingbird Multi-Family, Ron Menguita)

Attachments:

- [Exhibit 1 - Agenda Information Sheet](#)
- [Exhibit 2 - Staff Analysis](#)
- [Exhibit 3 - Arial Map](#)
- [Exhibit 4 - Future Land Use Map](#)
- [Exhibit 5 - Existing Zoning Map](#)
- [Exhibit 6 - Proposed Zoning Map](#)
- [Exhibit 7 - Letter from Applicant](#)
- [Exhibit 8 - Preliminary Site Plan](#)
- [Exhibit 9 - Preliminary Landscape Plan](#)
- [Exhibit 10 - Preliminary Building Elevations](#)
- [Exhibit 11 - Notification Map](#)
- [Exhibit 12 - Public Hearing Notice Responses](#)
- [Exhibit 13 - Neighborhood Meeting Report #1](#)
- [Exhibit 14 - Neighborhood Meeting Report #2](#)
- [Exhibit 15 - Presentation](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. [PZ19-067](#) Planning and Zoning Commission project matrix.

Attachments: [2019 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 _____, 2019 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.