



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, October 26, 2016

4:30 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 26, 2016 at 4:30 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, and discussion of issues not briefed in the written backup materials.
2. Work Session Reports
 - A. [PZ16-172](#) Receive a report and hold a discussion regarding current notification practices and requirements for public hearings. (Cindy Jackson and Ron Menguita)

Attachments: [Comparison of Neighboring Cities Notification Requirements](#)
[Mailing Costs](#)
[200-foot postcard with reply card](#)

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, October 26, 2016 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. [PZ16-173](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [October 12, 2016](#)

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. [PP16-0008](#) Consider a Preliminary Plat for Lots 1-8 of the Ranch View Surgical Hospital Addition. The approximately 11 acre site is generally located at the northeast corner of I-35W and Crawford Road in the Elizano Pizano Survey, Abstract No. 994, City of Denton, Denton County (PP16-0008, Ranch View Specialty Hospital, Julie Wyatt)

Attachments: [Plat](#)

- B. [PP16-0012](#) Consider a Preliminary Plat of Lot 1, Block A of the Eagle Heights Addition. The approximately 1.63 acre property is generally located at the southeast corner of South Locust Street and East Eagle Drive, within the Alexander Hill Survey, Abstract No. 623, in the City of Denton, Denton County, Texas. (PP16-0012, Eagles Heights Addition, Mike Bell)

Attachments: [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. [Z16-0007](#) Hold a public hearing and consider making a recommendation to City Council regarding amending Subchapter 35.7.5, the Fry Street Overlay District, to create a new subarea and development standards for a mixed use development on approximately 1.75 acres, generally located north of Hickory Street, south of Oak Street, approximately 200 feet east of Avenue B and approximately 125 feet west of Fry Street. (Z16-0007, Fry Street overlay District Amendment, Ron Menguita)

Attachments: [Site Location](#)
[Zoning Map](#)
[Future Land Use Map](#)
[Project Narrative](#)
[Draft Fry Street Overlay District Amendment](#)
[Notification Map](#)
[Public Hearing Notice Responses](#)

- B. [AESA16-0002](#) Hold a public hearing and consider making a recommendation to City Council regarding a request for an Alternative Environmentally Sensitive Area for the Ryan Meadows Addition, Phase 2. The approximately 37.35 acre subject property is generally located on the south side of Ryan Road, approximately 2,000 feet east of Country Club Road. (AESA16-0002, Ryan Meadows Phase 2, Mike Bell)

- Attachments: [Location Map](#)
 [Ryan Meadows Phasing Plan](#)
 [Mobility Plan & ESA Map - Regional Scale](#)
 [Mobility Plan & ESA Map - Subject Property](#)
 [Alternative ESA Plan](#)
 [Applicant Narrative](#)
 [Notification Map](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ16-174](#) 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.

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 _____, 2016 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.