



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda

### Planning and Zoning Commission

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Wednesday, November 8, 2017

5:00 PM

Work Session Room & Council Chambers

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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 8, 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 8, 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. 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. [PP16-0026](#) Consider a request by Denton Creek Realty LP for approval of a preliminary plat of Lots 1-8 and Common Area Lot 1 of the Titus South Addition. The approximately 13.42 acre site is generally located at the northeast corner of North Masch Branch Road and Jim Christal Road in the City of Denton, Denton County, Texas. (PP16-0026, Titus South, Hayley Zagurski).

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

- B. [FP17-0023](#) Consider a request by DB Denton for approval of a final plat of Lots 17, 18, 19, and 20 of Block A and Lot 1 of Block B of the Rayzor Ranch Town Center. The approximately 20.75 acre site is generally located on the northwest and southwest corners of the future intersection of Panhandle Drive and Heritage Trail in the City of Denton, Denton County,

Texas. (FP17-0023, RRTC - Phase 3 East).

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

- C. [FP17-0027](#) Consider a request by Steve Watson for approval of a final plat of Lots 1-8, Block A of the Belle Cote Phase 2 Addition. The approximately 9.96 acre site is generally located at the northeast corner of Belle Cote Circle and E. Hickory Hill Road in the Extraterritorial Jurisdiction of the City of Denton, Denton County, Texas. (FP17-0027, Belle Cote Phase 2, Hayley Zagurski).

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

- D. [PP17-0018](#) Consider a request by Prime Denton Properties LLC for approval of a preliminary plat of Lot 1 Block 4 of Rayzor Ranch South. The approximately 4.09 acre site is generally located at the northeast corner of Scripture Street and Interstate Highway 35 in the City of Denton, Denton County, Texas. (PP17-0018, Medical Office Rayzor Ranch, Hayley Zagurski).

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

- E. [PP17-0017](#) Consider a request by PAAGE, LTD. for approval of a preliminary plat of Lot 2, Block A of Paage Crossing Addition. The approximately 1.13 acre site is generally located on the west side of Sirius Drive, approximately 419 feet north Mingo Road in the City of Denton, Denton County, Texas. (PP17-0017, Paage Crossing, Julie Wyatt).

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

### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [SP17-0051](#) Consider a request by Andy B's Denton LLC for approval of a Site Plan for an entertainment center to be constructed within the Rayzor Ranch South RR-2 District located on Lot 17, Block A, of the Rayzor Ranch Town Center. The approximately 3.72 acre property is generally north of the future Panhandle Drive approximately 445 feet east of the I-35 service road. (SP17-0051, Entertainment Center in Rayzor Ranch, Hayley Zagurski)

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Staff Analysis](#)  
                              [Exhibit 3 - Aerial Map](#)  
                              [Exhibit 4 - Site Plan](#)  
                              [Exhibit 5 - Landscape Plan](#)  
                              [Exhibit 6 - Elevations](#)

### 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. [Z17-0016](#) Hold a public hearing and consider a request by Rayzor Inv. Ltd. to rezone approximately 72.07 acres from an Industrial Center Employment (IC-E) District to a Neighborhood Residential Mixed-Use (NRMU) District. The property is generally located on the south side of West Oak Street approximately 290 feet west of the Interstate Highway 35 service road in the City of Denton, Denton County, Texas. (Z17-0016, Retreat at Denton, 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](#)

- B. [S17-0009](#) Hold a public hearing and consider a request by Rayzor Inv. Ltd. for a Specific Use Permit for 72.07 acres of land, specifically to allow for a multi-family residential use on approximately 32.60 acres and to allow for an outdoor recreation use on approximately 19.90 acres. The property is generally located on the south side of West Oak Street approximately 290 feet west of the Interstate Highway 35 service road in the City of Denton, Denton County, Texas. (S17-0009, Retreat at Denton, Hayley Zagurski).

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Aerial Map](#)  
[Exhibit 4 - Conceptual Site Plan](#)  
[Exhibit 5 - Conceptual Landscape Plan](#)  
[Exhibit 6 - Sample Building Elevations](#)  
[Exhibit 7 - Notification Map](#)

- C. [Z17-0022a](#) Hold a public hearing and consider a request by CDI 2499, LLC to for an initial zoning of Neighborhood Residential Mixed Use (NRMU) 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).

- 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 Map](#)  
[Exhibit 8 - Notification Map and Responses](#)

- D.    [PDA17-0006](#)    Hold a public hearing and consider a request by Jim/Heritage, LP regarding approval of a Detail Plan for Planned Development 12 (PD-12) District to depict a new or used car sales lot on approximately 7.11 acres out of a 34.40-acre tract. The property is generally located on the west side of I-35E, approximately 3,200 feet southeast of State School Road. (PDA17-0006, CarMax).

- 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 Site Plan](#)  
[Exhibit 7 - Proposed Landscape Plan](#)  
[Exhibit 8 - Proposed Elevations](#)  
[Exhibit 9 - Notification Map and Responses](#)

- E.    [DCA17-0009](#)    Hold a public hearing and consider making a recommendation to City Council regarding repealing and replacing Section 35.7.6, repealing Sections 35.7.7 and 35.7.8, adding Section 35.3.15, adding definitions to Section 35.23.2 and making changes to Section 35.4.3. of the Denton Development Code. (DCA17-0009, Historic Preservation Code Amendments, Roman McAllen)

- Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - HLC Agenda Information Sheet](#)  
[Exhibit 3 Proposed General Section of Code.pdf](#)  
[Exhibit 4 Proposed Procedure Section of Code.pdf](#)  
[Exhibit 5 Proposed Definitions to be added to Code.pdf](#)  
[Exhibit 6 Proposed HLC Section as Amended.pdf](#)  
[Exhibit 7 PowerPoint Presentation.pdf](#)

## 5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A.    [PZ17-190](#)      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 \_\_\_\_\_, 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.