



# 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, August 10, 2016**

**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, August 10, 2016, at 5:00 p.m. in the City Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which 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.

#### **REGULAR MEETING**

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, August 10, 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. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. [ADP16-0005](#) Consider approval of an Alternative Development Plan (ADP) for the construction of a 5,947 square foot medical clinic. The subject property is generally located between Mesa and the South Interstate 35 East Service Road, approximately 215 feet south of the intersection of Mesa Drive and Barcelona Street within a Regional Center Commercial Downtown (RCC-D) District. (ADP16-0005, Health Services of North Texas, Cindy Jackson)

**Attachments:**

[Aerial Map](#)

[Site Plan](#)

[Landscape Plan](#)

[Building Elevations](#)

[Applicants Narrative](#)

- B. [ADP16-0009](#) Consider approval of an Alternative Development Plan for the construction of a 5,200 square foot medical clinic. The subject property is generally located on the south side of Medpark Drive, approximately 327 feet southeast of the intersection of Medpark Drive and Brinker Road within a Regional Center Commercial Neighborhood (RCC-N) District. (ADP16-0009, Medpark Medical Office, Cindy

Jackson)

Attachments:     [Aerial Map](#)  
                          [Site Plan](#)  
                          [Landscape Plan](#)  
                          [Applicants Narrative](#)

### 3. 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.    [Z16-0012](#)     Hold a public hearing and consider making a recommendation to City Council regarding a rezoning request from a Neighborhood Residential 4 (NR-4) District to a Neighborhood Residential Mixed Use (NRMU) District on an approximately 0.17 acre property located at 309 Hettie Street, in the City of Denton, Denton County, Texas. (Z16-0012, McKinney Street Office, Mike Bell)

Attachments:     [Aerial Map](#)  
                          [Zoning Map](#)  
                          [Future Land Use Map](#)  
                          [Applicant Narrative](#)  
                          [Proposed Site Plan](#)  
                          [NR-4 Permitted Uses](#)  
                          [NRMU Permitted Uses](#)  
                          [Notification Map](#)

- B.    [Z16-0010](#)     Hold a public hearing and consider making a recommendation to City Council regarding a rezoning request of approximately 80.49 acres of land from a Neighborhood Residential 2 (NR-2) District and a Neighborhood Residential Mixed Use (NRMU) District to a Community Mixed Use General (CM-G) District, and an initial zoning of approximately 1.67 acres of land from Rural Residential (RD-5X) District to a Community Mixed Use General (CM-G) District, generally located on the east side of Teasley Lane, approximately 825 feet south of Montecito Drive. (Z16-0010, Teasley Lane High School Addition, Hayley Zagurski)

Attachments:     [Aerial Map](#)  
                          [Zoning Map](#)  
                          [Future Land Use Map](#)  
                          [CM-G Permitted Uses](#)  
                          [Notification Map](#)  
                          [Existing Zoning General Regulations](#)

- C.    [Z16-0009](#)     Hold a public hearing and consider making a recommendation to City Council

regarding a rezoning request from Planned Development 138 (PD-138) Hunter Ranch District to Regional Center Commercial Neighborhood (RCC-N) District on approximately 3 acres, located east of I-35W, approximately 710 feet north of Crawford Road. (Z16-0009, Ranch View Specialty Hospital, Julie Wyatt)

**Attachments:**

[Aerial Map](#)

[Zoning Map](#)

[Future Land Use Map](#)

[Preferred Growth Concept](#)

[Hunter Ranch Concept Plan](#)

[RCC-N Permitted Uses](#)

[Notification Map](#)

- D. [PDA16-0004](#) Hold a public hearing and consider making a recommendation to City Council regarding approval of a Detailed Plan of Planned Development 174 (PD-174) Country Lakes North District to depict an amenity center on approximately 3.26 acres. The subject property is generally located on the southeast side of John Paine Road, approximately 110 feet northeast of Athens Drive within Planned Development 174 (PD-174) Country Lakes North District. (PDA16-0004, Country Lakes North Amenity Center, Julie Wyatt)

**Attachments:**

[Aerial Map](#)

[Zoning Map](#)

[Future Land Use Map](#)

[Concept Plan](#)

[Detailed Plan associated with Ordinance 2000-321](#)

[Proposed Site Plan](#)

[Proposed Landscape Plan](#)

[Proposed Elevations](#)

[Proposed Site Details](#)

[Notification Map](#)

#### 4. 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.