



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, September 14, 2016

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, September 14, 2016 at 4:00 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.
2. Work Session Reports
 - A. [ID 16-1215](#) Hold a work session to discuss fundamental elements of urban planning. (Shandrian Jarvis)
 - B. [ID 16-1219](#) Presentation of Certificates of Appreciation to former Commissioners Amber Briggie and Frank Dudowicz. (Chair Jim Strange)

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, September 14, 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. [PZ16-145](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [August 10, 2016](#)
[August 24, 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. [PP16-0010](#) Consider approval of a Preliminary Plat of the Rancho Vista Addition. The approximately 2.359 acre property is generally located on the north side of Emery Street, approximately 310 feet east of North Bonnie Brae Street, within the R. Beaumont Survey, Abstract No. A-31. (PP16-0010, Rancho Vista Addition, Julie Wyatt)

Attachments: [Plat](#)

- B. [FP16-0018a](#) Consider approval of a Final Plat of the Meadow Oaks Subdivision, Phase 4. The approximately 8.80 acre site is generally located at the terminus of Oak Tree Drive, 155 feet west of Autumn Oak Drive. (FP16-0018, Meadow Oaks Addition, Phase 4, Julie Wyatt) This item was continued at the August 24, 2016, Planning and Zoning Commission meeting.

Attachments: [Plat](#)

- C. [FP16-0028](#) Consider a Final Plat of Lots 41-46, Block 1, Phase 2-A of the Country Club Village. The approximately 2.44 acre property is generally located on the south side of Fairway Drive, approximately 1,500 feet east of Fort Worth Drive (US 377), within the George W. Daugherty Survey, Abstract No. 351, in the City of Denton, Denton County, Texas. (FP16-0028, Country Club Village, Mike Bell)

Attachments: [Plat](#)

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ADP16-0007](#) Consider approval of an Alternative Development Plan (ADP) for the construction of an office development. The subject property is generally located on the north side of Duchess Drive, approximately 750 feet west of South Loop 288 within a Community Mixed Use General (CM-G) District. (ADP16-0007, Pecan Creek Business Park, Mike Bell)

Attachments: [Aerial Map](#)
[Zoning Map](#)
[Future Land Use Map](#)
[Site Plan](#)
[Landscape Plan](#)
[Phasing Plan](#)
[Applicant Narrative](#)

5. 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. [FR16-0018](#) Hold a public hearing and consider a Final Replat of Ryan Companies Addition, Lots 1R and 2R, Block B, being a replat of Ryan Companies Addition, Lot 1, Block

B. The approximately 33.591 acre property is generally located on Dakota Lane approximately 850 feet south of Airport Road and within the Robert Chowning Survey, Abstract Number 266 and within the O.S. Brewster Survey, Abstract Number 56. (FR16-0018, Ryan Companies Addition, Hayley Zagurski)

Attachments: [Final Replat](#)

- B. [Z16-0017](#) Hold a public hearing and consider making a recommendation to City Council regarding a rezoning request from a Downtown Residential 1 (DR-1) District to a Downtown Residential 2 (DR-2) District on approximately 0.87 acres, generally located on the east side of McCormick Street, approximately 100 feet south of W. Eagle Drive. (Z16-0017, Saint John Paul II University Pastoral Center, Hayley Zagurski)

Attachments: [Aerial Map](#)
[Zoning Map](#)
[Future Land Use Map](#)
[DR-1 Permitted Uses](#)
[DR-2 Permitted Uses](#)
[Notification Map](#)

- C. [Z16-0012b](#) 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) This item is a continuation of the public hearing from the August 10, 2016 meeting. THE APPLICANT HAS WITHDRAWN THIS APPLICATION.

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ16-146](#) Planning and Zoning Commission project matrix.

Attachments: [Matrix](#)

7. 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.