



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, October 12, 2016

5:00 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, October 12, 2016 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, and discussion of issues not briefed in the written backup materials.

2. Work Session Reports

- A. [PZ16-167](#) Receive a report and hold a discussion regarding current notification practices and requirements for public hearings.

Attachments: [Comparison of Notification Requirements](#)
 [Comparison of Neighboring Cities Notification Requirements](#)
 [Mailing Costs](#)
 [Cost Comparison between Current and Proposed Practice](#)

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, October 12, 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. [PZ16-162](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [August 10, 2016 \(Continued from the September 14, 2016 meeting\)](#)
 [September 14, 2016](#)
 [September 28, 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. [PP16-0018](#) Consider a Preliminary Plat of Lot 1, Block A of the Hickory Creek Detention Addition. The approximately 66.44 acre property is generally located on the west side of Country Club Road (FM 1830) within the B.B.B. & C.C.C. Co. Survey, Abstract No. 196, in the City of Denton, Denton County, Texas. (PP16-0018, Hickory Creek Detention Addition, Mike Bell)

Attachments: [Plat](#)

- B. [FP16-0021](#) Consider a Final Plat of the Sherman Crossing Addition, Phase 1. The approximately 30.59 acre property is generally located on the west side of East Sherman Drive (FM 428) between North Loop 288 and Hercules Lane, within the S. McCracken Survey, Abstract No. 817, in the City of Denton, Denton County, Texas. (FP16-0021, Sherman Crossing Phase 1, Mike Bell)

Attachments: [Final Plat](#)

- C. [FP16-0013](#) Consider a Final Plat of the Sherman Crossing Addition, Phase 2A. The approximately 21.57 acre property is generally located on the north side of Hercules Drive, approximately 600 feet west of East Sherman Drive (FM 428), within the S. McCracken Survey, Abstract No. 817, in the City of Denton, Denton County, Texas. (FP16-0013, Sherman Crossing Phase 2A, Mike Bell)

Attachments: [Final Plat](#)

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PZ16-164](#) Consider and appoint a member for the Planning and Zoning Commission Vice-Chair position.
- B. [SP16-0002](#) Consider approval of a Site Plan within the Rayzor Ranch South Campus for a Multi-Family development on Lot 9R, Block A of the Rayzor Ranch Town Center, Phase One. The approximately 11 acre site is generally located on the west side of Heritage Trail Boulevard, approximately 1,100 feet south of West University Drive (US 380). The subject property is within the Rayzor Ranch Overlay District (Ord. No. 2016-017). (SP16-0002, Rayzor Ranch Multi-Family Tract, Mike Bell)

Attachments: [Aerial map](#)

[Site Plan](#)

[Landscape Plan](#)

[Elevations](#)

[Exhibit C-3 Rayzor Ranch Multifamily Standards](#)

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. [FR16-0013](#) Hold a public hearing and consider a Final Replat of Haddad Addition, Lots 1 & 2, Block A, being a replat of Ryan Road Estates Addition, Lot 3, and Thetford Addition, Lot 3. The approximately 5.89 acre property is generally located on the north side of West Ryan Road, approximately 1,060 feet east of Country Club Road and within T.J. Martin Survey, Abstract Number 900. (FR16-0013, Haddad Addition, Julie Wyatt)

Attachments: [Final Replat](#)

- B. [FR16-0014](#) Hold a public hearing and consider a Final Replat of Brinker Crossing, Lots 1A and 1B, Block 1, being a replat of Brinker Crossing, Lot 1, Block 1. The approximately 2.04-acre property is generally located on the west side of Brinker Road approximately 400 feet south of South Loop 288 and within the J.S. Taft Survey, Abstract Number 1256 in the City of Denton, Denton County, Texas. (FR16-0014, Brinker Crossing, Hayley Zagurski)

Attachments: [Final Replat](#)

- C. [Z16-0019](#) Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 2.06 acres from a Neighborhood Residential 3 (NR-3) District to a Neighborhood Residential Mixed Use 12 (NRMU-12) District. The subject property is generally located at the northeast corner of East Sherman Drive and Kings Row. (Z16-0019, Fire Station No. 4, Mike Bell)

Attachments: [Aerial Map](#)
[Zoning Map](#)
[Future Land Use Map](#)
[NR-3 Permitted Uses](#)
[NRMU-12 Permitted Uses](#)
[Applicant Narrative](#)
[Notification Map](#)

- D. [Z16-0024](#) Hold a public hearing and consider making a recommendation to City Council regarding a request to provide an initial zoning district designation of Regional Center Commercial Neighborhood (RCC-N) District to an approximately 0.375 acre property generally located on the north side of Crawford Road, approximately 675 east of the I-35W Crawford Road on-ramp. (Z16-0024, Ranch View Specialty Hospital, Julie Wyatt)

Attachments: [Aerial Map](#)
 [Zoning Map](#)
 [Future Land Use Map](#)
 [Preferred Growth Concept](#)
 [RD-5 District Permitted Uses](#)
 [RCC-N District Permitted Uses](#)
 [Notification Map](#)

- E. [PDA16-0007](#) Hold a public hearing and consider making a recommendation to City Council regarding a Detailed Plan amendment for Planned Development 173 (PD-173) District, Robson Ranch, to permit the reallocation of residential uses in the Land Use Plan. The subject property is approximately 2,725 acres generally located north of Robson Ranch Road, approximately 5,540 feet west of the I-35W Robson Ranch Road On-Ramp. (PDA16-0007, Robson- Ranch Detailed Plan, Julie Wyatt)

Attachments: [Aerial Map](#)
 [Future Land Use Map](#)
 [Current Detailed Land Use Plan](#)
 [Proposed Detailed Plan Amendment](#)
 [Notification Map](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ16-163](#) 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.