

1 Vice-Chair Briggles asked that Julie Wyatt, Senior Planner, come forward to present Public
2 Hearing Item 3C.

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4 Julie Wyatt, Senior Planner, provided the backup materials for this item. This item is a rezoning
5 request for Planned Development 138 (PD-138) Hunter Ranch District to Regional Center
6 Commercial Neighborhood (RCC-N) District. PD-138 District was approved in 1991 and a
7 Detailed Plan was never prepared. The applicant is requesting this rezoning to develop this site
8 with a specialty hospital and medical offices. This parcel is the last tract in PD-138 that has not
9 be developed. This request is compatible with Future Land Use goals and objectives. Staff
10 recommends approval of this request. Notifications were mailed, but no responses have been
11 received.

12
13 Commissioner Taylor stated that there seems to be some land clearing and do they have a permit.
14 Taylor also asked if they are following the 1991 code or the current code. Wyatt stated that they
15 are following the current code. She stated that they have been issued a Clear and Grubbing
16 Permit, not a Clear and Grade. They would have to have an approved plat to Clear and Grade the
17 property. Wyatt stated that they have submitted a Tree Preservation Plan and it was reviewed and
18 approved by our Urban Forester, Haywood Morgan. He granted them a Clear and Grubbing
19 Permit based on the approved Tree Preservation Plan.

20
21 Commissioner Rozell asked which directive came first the Growth Concept or the Future Land
22 Use. There seems to be a conflict between the two. Wyatt stated that the Growth Concept came
23 first. Commissioner Rozell stated that the lines just seem to be blurred between the two.
24 Commissioner Dudowicz stated that prior to you joining the board, it was established that the
25 lines would be blurred, so things were not set in stone. This would allow flexibility.

26
27 Commissioner Rozell stated that it seems that we are being asked to rezone things that are not in
28 accordance with the Future Land Use Map. Wyatt stated when the request doesn't match the
29 Future Land Use Map, this requires staff to take a harder look at the request. There are specific
30 criteria that we look at and try to follow; like the character of the area and how it would develop
31 keeping the same zoning. Munal Mauladad, Deputy Director, stated when staff sees a conflict
32 between the Preferred Growth Concept Plan and the Future Land Use Map, there is a process
33 that allows staff to update all documents as modifications are warranted.

34
35 Commissioner Beck asked about the size and zoning of the Hunter Ranch Master Planned
36 Community (MPC). Julie Wyatt, Senior Planner, responded yes, the Hunter Ranch Master
37 Planned Community (MPC) is large and it is on both sides of the highway. It has mixed use
38 zoning and it is still an active Master Planned Community.

39
40 Commissioner Beck asked about Environmentally Sensitive Area (ESA) on the site. Julie Wyatt
41 responded that there are some Environmentally Sensitive Areas (ESA) on the site and they are
42 being reviewed by Deborah Viera to determine if they need to be removed or not.

43
44 Vice-Chair Briggles stated that the commission is taking a break at 6:03 p.m.

45
46 Vice-Chair Briggles reconvened the Work Session at 6:08 p.m.

1 Vice-Chair Briggie stated that this item will be continued to the September 14, 2016, Planning
2 and Zoning Commission Meeting.

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4 Vice-Chair Briggie opened the Public Hearing. Vice-Chair Briggie closed the Public Hearing.
5 There was no one to speak on this item.
6

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9
10 B. Z16-0010 Hold a public hearing and consider making a recommendation to City Council
11 regarding a rezoning request of approximately 80.49 acres of land from a Neighborhood
12 Residential 2 (NR-2) District and a Neighborhood Residential Mixed Use (NRMU) District
13 to a Community Mixed Use General (CM-G) District, and an initial zoning of
14 approximately 1.67 acres of land from Rural Residential (RD-5X) District to a Community
15 Mixed Use General (CM-G) District, generally located on the east side of Teasley Lane,
16 approximately 825 feet south of Montecito Drive. (Z16-0010, Teasley Lane High School
17 Addition, Hayley Zagurski)

18 Vice-Chair Briggie opened the Public Hearing.

19
20 Hayley Zagurski, Assistant Planner, provided the backup materials for this item. This item is a
21 rezoning request for Neighborhood Residential 2 (NR2) District and Neighborhood Residential
22 Mixed Use (NRMU) District to Community Mixed Use General (CM-G) District and 1.67 acres
23 changed from Rural Residential (RD-5X) District to Community Mixed Use General (CM-G)
24 District. This rezoning will eliminate the non-conformity and it will unify the zoning. Zagurski
25 stated that staff recommends approval and notices were sent out with no responses received.
26

27 Bill Coleman, Coleman & Associates, representing Denton Independent School District, spoke in
28 favor of this request.

29 There was no one to speak on this item. Vice-Chair Briggie closed Public Hearing.

30 Commissioner Frank Dudowicz motioned, Commissioner Devin Taylor seconded to approve this
31 request. Motion approved (5-0). Vice-Chair Briggie "aye", Commissioner Frank Dudowicz
32 "aye", Commissioner Larry Beck "aye", Commissioner Andrew Rozell "aye", and Commissioner
33 Devin Taylor "aye".

- 34 C. Z16-0009 Hold a public hearing and consider making a recommendation to City Council
35 regarding a rezoning request from Planned Development 138 (PD-138) Hunter Ranch
36 District to Regional Center Commercial Neighborhood (RCC-N) District on approximately
37 3 acres, located east of I-35W, approximately 710 feet north of Crawford Road. (Z16-0009,
38 Ranch View Specialty Hospital, Julie Wyatt)

39 Julie Wyatt, Senior Planner, provided the backup materials for this item. This item is a rezoning
40 request for Planned Development 138 (PD-138) Hunter Ranch District to Regional Center
41 Commercial Neighborhood (RCC-N) District. The applicant is requesting this rezoning to
42 develop this site with a specialty hospital and medical offices. Staff recommends approval of this
43 request. Notifications were mailed, but no responses were received.

1 Vice-Chair Briggie opened the Public Hearing.

2
3 Commissioner Taylor asked about the Tree Preservation Plan for this site. Wyatt put the plan up
4 on the podium for review and explained what the applicant was proposing. Taylor asked about
5 the various designation shown on the plan. Wyatt responded that the symbols show the trees that
6 are being removed and the trees that are being preserved.

7
8 Daniel Franklin, representing the applicant, spoke in favor of the request. His address is 5013
9 Vineyard Lane, McKinney, Texas.

10
11 There was no one to speak on this item. Vice-Chair Briggie closed the Public Hearing.

12
13 Commissioner Devin Taylor motioned, Commissioner Andrew Rozell seconded to approve this
14 request. Motion approved (5-0). Vice-Chair Briggie "aye", Commissioner Frank Dudowicz
15 "aye", Commissioner Larry Beck "aye", Commissioner Andrew Rozell "aye", and Commissioner
16 Devin Taylor "aye".

17
18 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. \(PDA16-0004, Country Lakes North Amenity Center, Julie Wyatt\)](#)

19 Vice-Chair Briggie opened the public hearing.

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21 Julie Wyatt, Senior Planner, provided the backup materials for this item. This item is a request to
22 approve a Detail Plan for Planned Development 174 (PD-174) Country Lakes North District for
23 a private amenity center. This request does meet the criteria for approval based on the 1991
24 Denton Development Code (DDC). The approved ordinance requires that a Detail Plan be
25 submitted for the amenity center. Staff recommends approval of the request based on the
26 following conditions;

- 27 1. All original conditions of approval and subsequent modifications associated with PD-174
28 shall remain valid, unless specified herein.
- 29 2. The Detailed Plan and Landscape Plan as submitted shall guide the development of the
30 site.
- 31 3. The Elevations and Site Details submitted shall guide the development of the cabana
32 building.

33
34 Notifications were sent out to all parcels within the Planned Development.

35
36 Commissioner Taylor asked about the Detail Plan meeting the code. Wyatt responded yes, it
37 meets the code. Taylor stated that it looks like it is similar to what we have been seeing. Wyatt
38 responded that she had applied the current code requirements during her review because it is