



# 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, September 16, 2015

5:00 PM

City Council Work Session Room

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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, September 16, 2015 at 5:00 p.m. in the 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. [SI15-0021](#) Receive a training on iLegislate for future Planning and Zoning Commission agendas and backup materials.

Attachments: [iLegislate User Guide](#)

- B. [PZ15-005](#) Receive an update and hold discussion on the implementation of the Travel Demand Model of the Denton roadway system, and the resulting proposed updates to the current Mobility Plan.

#### REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, 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. [PZ15-003](#) August 19, 2015

Attachments: [August 19, 2015](#)

- B. [PZ15-004](#) September 2, 2015

Attachments: [September 2, 2015](#)

##### 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. [FP15-0022](#) Consider a Final Plat of the Villages of Carmel Phase 5A. The approximately 16.32 acre subject property is generally located on the south side of Edwards Road, approximately 600 feet east of Camino Real Trail, within the Gideon Walker Survey, Abstract No. 1330. (FP15-0022, Villages of Carmel 5A, Mike Bell)

Attachments: [Final Plat](#)

#### 4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [SP15-0005](#) Consider approval of a Site Plan within the Rayzor Ranch South Campus for a multi-tenant retail building on a portion of Lot 10, Block A of the Rayzor Ranch Town Center, Phase One. The approximately 1.48 acre site is generally located on the south side of U.S. Highway 380 (West University Drive) and 1700 feet east of Interstate Highway 35 (I-35). The subject property is within the Rayzor Ranch Overlay District (RROD) (Ord. No. 2010-158).

Attachments: [Site and Location Map](#)  
[Site Plan](#)  
[Landscape Plan](#)  
[Hardscape and Plaza Plan](#)  
[Elevations](#)  
[Project Narrative](#)

#### 5. PUBLIC HEARINGS

- A. [FR15-0018](#) Hold a public hearing and consider a Final Replat of Lot 7R, Block 21 of the Villages of Carmel, Phase 2B. The approximately 0.194 acre property is generally located at the northwest corner of Sea Cove Lane and Peninsula Trail, within the Gideon Walker Survey, Abstract No. 1330. (FR15-0018, Villages of Carmel 2B Block 21 Lot 7R, Mike Bell)

Attachments: [Plat](#)

- B. [Z15-0022](#) Hold a public hearing and consider making a recommendation to City Council regarding a rezoning request from Regional Center Commercial Downtown (RCC-D) District to Employment Center Industrial (EC-I) District on approximately 1.5 acres, located on the north side of Schuyler Street and approximately 450 feet west of Interstate 35 (I-35).

Attachments: [Aerial Map](#)  
[Zoning Map](#)  
[Future Land Use Map](#)  
[Permitted Uses in Regional Center Commercial Downtown](#)  
[Permitted Uses in Employment Center Industrial](#)  
[Notification Map](#)

**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.

**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 \_\_\_\_\_, 2015 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.