



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, October 7, 2015

5:00 PM

City Council Work Session Room

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 7, 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.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, October 7, 2015 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. [PZ15-009](#) September 16, 2015

Attachments: [Minutes](#)

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. [PP15-0026](#) Consider a Preliminary Plat of Block A, Lots 7 & 8 of the Westpark Industrial Addition. The approximately 27.56 acre property is generally located on the northeast corner of Airport Road and South Western Boulevard within the J. Davis Survey, Abstract No. 326. (PP15-0026, Westpark Industrial, Ross Culbertson)

Attachments: [Preliminary Plat](#)

- B. [FP15-0028](#) Consider a Final Plat of Lot 1 Block A, of the Cook Children's Rayzor Ranch Addition. The approximately 3.32 acre subject property is generally located at the

north side of Scripture Street and 1300 feet east of Interstate Highway 35, within the B.B.B. & C.R.R. Survey, Abstract No. 192. (FP15-0028, Cook Children's Rayzor Ranch Addition, Sophie Huemer)

Attachments: [Plat](#)

- C. [FP15-0019](#) Consider a Final Plat of Robson Ranch, Unit 10-2. The approximately 25 acre subject property is generally located 520 feet northwest of the corner of Michelle Way Street and Crestview Drive, within the M. Scurlock Survey, Abstract No. 1141. The project is located within the Robson Ranch Planned Development District 173 (PD-173). (FP15-0019, Robson Ranch, Unit 10-2, Julie Wyatt)

Attachments: [Final Plat](#)

- D. [PP15-0019](#) Consider a Preliminary Plat of Lot 1, Block A of the Perfect Finish Landscaping Addition. The approximately 4.99 acre subject property is generally located on the north side of Fishtrap Road, approximately 500 feet east of Geesling Road. (PP15-0019, Perfect Finish Landscaping, Mike Bell)

Attachments: [Plat](#)

- E. [FP15-0024](#) Consider a Final Plat of the Sprouts Addition. The approximately 7.02 acre property is generally located on the northwest corner of Teasley Lane (FM 2181) and Hickory Creek Road. (FP15-0024, Sprouts Addition, Mike Bell)

Attachments: [Final Plat](#)

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PZ15-010](#) Consider and appoint a member for the Planning and Zoning Commission Chair and Vice-Chair positions.

5. PUBLIC HEARINGS

- A. [FR15-0012](#) Hold a public hearing and consider a Final Replat of Lots 1R, 2R, 3R, 5R, 6R, 8R, 9R, and 10R, Block A of the Rayzor Ranch Town Center, Phase I. The approximately 99.532 acre property is generally located at the southeast corner of University Drive (US 380) and Interstate Highway 35 (I-35), within the B.B.B. & C.R.R. Survey, Abstract 192. (FR15-0012, Rayzor Ranch Town Center Phase 1, Sophie Huemer)

Attachments: [Plat](#)

- B. [FR15-0003](#) Hold a public hearing and consider a Final Replat of Block A, Lots 2R-1, 3 & 4 of the Mid States Realty Subdivision. The 5.13 acre property is generally located on the west side of Loop 288, approximately 800 feet north of Spencer Road within the Mary L. Austin Survey, Abstract No. 4. (FR15-0003, Mid States Realty Subdivision, Ross Culbertson)

Attachments: [Final Replat](#)

- C. [Z15-0015](#) Hold a public hearing and consider making a recommendation to City Council regarding a rezoning of approximately 15.02 acres from Planned Development District 12 (PD-12) to a Regional Center Commercial Downtown (RCC-D) District. The subject property is generally located on the south side of South Interstate 35

East, approximately 2,100 feet northwest of Post Oak Drive. (Z15-0015, Toyota of Denton, Mike Bell)

Attachments: [Aerial Map](#)
 [Zoning Map](#)
 [Future Land Use Map](#)
 [RCC-D Permitted Uses](#)
 [PD-12 Commercial Permitted Uses](#)
 [PD-12 Commercial General Regulations](#)
 [Applicant Narrative](#)
 [1969 City of Denton Zoning Ordinance - Permitted Uses](#)
 [Public Notification Map](#)

- D. [Z15-0025](#) Hold a public hearing and consider making a recommendation to City Council regarding a rezoning of approximately 15.811 acres from a Regional Center Commercial Neighborhood (RCC-N) District to an Employment Center Commercial (EC-C) District. The subject property is generally located at the southwest corner of N I-35 and Barthold Road. (Z15-0025, Love's Travel Stop, Mike Bell)

Attachments: [Aerial Map](#)
 [Zoning Map](#)
 [Future Land Use Map](#)
 [RCC-N Permitted Uses](#)
 [EC-C Permitted Uses](#)
 [Applicant Narrative](#)
 [Notification Map](#)

- E. [Z15-0024](#) Hold a public hearing and consider making a recommendation to City Council regarding a rezoning of approximately 20.0 acres from a Neighborhood Residential Mixed Use (NRMU) District to a Neighborhood Residential 4 (NR-4) District. The subject property is generally located on the south side of East McKinney Street (FM 426), approximately 2,330 feet east of Orr Road. (Z15-0024, Pecan Park, Ross Culbertson)

Attachments: [Aerial Map](#)
 [Zoning Map](#)
 [Overall Zoning Change Map](#)
 [Future Land Use Map](#)
 [NRMU Permitted Uses](#)
 [NR-4 Permitted Uses](#)
 [Public Notification Map](#)
 [Public Hearing Response Letter](#)
 [Applicants Outreach Flyer](#)

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.