



# 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, October 21, 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, October 21, 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. [PZ15-025](#) Receive a report and hold a discussion regarding adding a definition and use for Assembly Halls to the Denton Development Code.

Attachments: [Proposed Zoning for Assembly Halls](#)

- B. [PZ15-027](#) Receive a report and hold a discussion regarding the Denton Development Code's requirements for Gated Communities outlined in Section 35.16.21.

Attachments: [DDC Section 35.16.21](#)

#### REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, October 21, 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. [PZ15-028](#) October 7, 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. [FP15-0034](#) Consider a Final Plat of Lot 1, Block A of The Epic Addition. The approximately 6.93 acre subject property is generally located on the west side of I-35E and approximately 360 feet north of Wind River Lane, within the M.E.P. & P.R.R. Co. Survey, Abstract Number 950 (FP15-0034, The Epic Addition, Julie Wyatt).

Attachments: [Plat](#)

- B. [PP15-0022](#) Consider a Preliminary Plat of Lot 1, Block A of The Epic Addition. The approximately 6.93 acre subject property is generally located on the west side of I-35E and approximately 360 feet north of Wind River Lane, within the M.E.P. & P.R.R. Co. Survey, Abstract Number 950 (PP15-0022, The Epic Addition, Julie Wyatt).

Attachments: [Plat](#)

- C. [PP15-0025](#) Consider a Preliminary Plat of 181 lots of the Brentwood Place Addition. The approximately 22.54 acre subject property is generally located on the south side of North Elm Street and approximately 1470 feet north of Riney Road, within the J.S. Collard Survey, Abstract Number 297 (PP15-0025, Brentwood Place, Julie Wyatt).

Attachments: [Plat](#)

- D. [FP15-0039](#) Consider a Final Plat of Block 1, Lot 1 of the Mission Street Addition. The approximately 0.95 acre subject property is generally located on southwest corner of Fort Worth Drive (US Hwy 377) and Mission Street within the W. Daniel Survey, Abstract No. 378. (FP15-0039, Mission Street Addition, Ross Culbertson)

Attachments: [Final Plat](#)

- E. [FP15-0025](#) Consider a Final Plat of Old North Park Phase II-A. The approximately 6.697 acre subject property is generally located at the terminus of Chebi Lane, approximately 500 feet west of Old North Road, within the Wesley Pogue Survey, Abstract No. 1012 (FP15-0025, Old North Park, Phase II-A, Julie Wyatt)

Attachments: [Final Plat](#)

- F. [FP15-0036](#) Consider a Final Plat of Lot 6, Block A of the Terry's Treehouse Addition. The 1.38 acre property is generally located on the south side of Robinson Road, approximately 220 feet east of Teasley Lane within the B. Merchant Survey, Abstract No. 800. (FP15-0036, Terry's Treehouse Addition, Ross Culbertson)

Attachments: [Final Plat](#)

#### 4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PZ15-031](#) Consider and act on creation of a subcommittee in order to evaluate City-initiated rezoning in conformance with the Denton Plan 2030 and nominate and appoint members of the Planning and Zoning Commission to the subcommittee.

#### 5. PUBLIC HEARINGS

- A. [PZ15-016](#) Hold a public hearing and consider making a recommendation to the City Council regarding approval of an update to the City of Denton's Mobility Plan.

Attachments:      [Current Mobility Map](#)  
[Traffic Counts Location Map](#)  
[MPC MOB Plan Updates](#)  
[New Roads Additions](#)  
[Road Realignment](#)  
[Updated Mobility Plan LOS](#)  
[Proposed Street Classification Changes](#)  
[Proposed Mobility Plan](#)

- B. [FR15-0020](#)      Hold a public hearing and consider a Final Replat of Ashram Addition, Lot 1R, Block A, being a replat of Ashram Addition, Lot 1. The approximately 0.80 acre property is generally located at the southwest corner of North Locust Street and Pauline Street and within the B.B.B. & Co Survey, Abstract Number 185. (FR15-0020, Ashram Addition, Julie Wyatt)

Attachments:      [Final Replat](#)

- C. [SI15-0016a](#)      Hold a public hearing and consider making a recommendation to City Council regarding amending the procedural and development standards for the Rayzor Ranch Overlay District by superseding the previously approved Rayzor Ranch Overlay District classification and amending Chapter 35, Subchapter 7.15 of the City of Denton Development Code. The approximately 410 acre site is generally located on the north and south sides of US HWY 380 (University Drive), between I-35 and Bonnie Brae St. (SI15-0016, Sophie Huemer) This item will be continued to the November 4, 2015 Planning and Zoning Commission Meeting.

## 6. REVIEW OF THE PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ15-038](#)      Review of the October 16, 2015, 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 \_\_\_\_\_, 2015 at \_\_\_\_\_ o'clock (a.m.) (p.m.)

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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.