



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, November 4, 2015

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, November 4, 2015 at 5:00 p.m. in the City 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. [PZ15-046](#) Hold a discussion regarding the Planning and Zoning Commission City-initiated Rezoning Subcommittee.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, November 4, 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. 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. [PP15-0036](#) Consider a Preliminary Plat of Lots 1-10, Block A of the Parks Addition. The approximately 8.101 acre property is generally located on the north side of West Oak Street, approximately 250 feet east of Thomas Street and 50 feet west of Fouts Street, within the E. Pulchaski Survey, Abstract No. 996. (PP15-0036, Parks Addition, Mike Bell)

Attachments: [Preliminary Plat](#)

- B. [FP15-0042](#) Consider a Final Plat of Lots 1-10, Block A of the Parks Addition. The approximately 8.101 acre property is generally located on the north side of West

Oak Street, approximately 250 feet east of Thomas Street and 50 feet west of Fouts Street, within the E. Pulchaski Survey, Abstract No. 996. (FP15-0042, Parks Addition, Mike Bell)

Attachments: [Final Plat](#)

3. PUBLIC HEARINGS

- A. [S15-0009](#) Hold a public hearing and consider a recommendation to City Council regarding a Specific Use Permit to allow a multi-family development on an approximately 16.061 acre property generally located on the south side of East McKinney Street (FM 426), approximately 1,500 feet east of Woodrow Lane. (S15-0009, McKinney Denton Apartments, Mike Bell)

Attachments: [Site Location/Aerial Map](#)
 [Zoning Map](#)
 [Future Land Use Map](#)
 [Applicant Narrative](#)
 [Site Plan](#)
 [Landscape Plan](#)
 [Type A Elevations](#)
 [Type B Elevations](#)
 [Type C Elevations](#)
 [Type D Elevations](#)
 [Type E1 Elevations](#)
 [Type E2 Elevations](#)
 [Type F Elevations](#)
 [Site Photos](#)
 [Public Notification Map](#)

- B. [SI15-0016b](#) 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 18, 2015 Planning and Zoning Commission Meeting.

4. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ15-049](#) Planning & Zoning Commission project matrix.

Attachments: [Project Matrix](#)

5. 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.