



# 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, November 18, 2015**

**5:00 PM**

**Work Session Room & Council Chambers**

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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, November 18, 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.

#### **REGULAR MEETING**

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, November 18, 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. [PZ15-069](#) Consider approval of the Planning & Zoning Commission meeting minutes.

Attachments:      [October 21, 2015 Planning & Zoning Commission Meeting Minutes](#)  
[November 4, 2015 Planning & Zoning Commission Meeting 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. [PP14-0032](#) Consider a Preliminary Plat of 101 lots of Fireside Park Addition. The approximately 31 acre subject property is generally located on the southwest corner of Hinkle Drive and Windsor Street, within the Robert Beaumont Survey, Abstract No. 31 and the N.H. Meisenhamer Survey, Abstract No. 810 (PP14-0032, Fireside Park Addition, Julie Wyatt).

Attachments:      [Plat](#)

- B. [PP15-0030](#) Consider a Preliminary Plat of the Courts of Bonnie Brae. The approximately 26.856 acre subject property is generally located at the southeast corner of South Bonnie Brae Street and Highland Park Drive within the A. Tompkins Survey, Abstract No. 1246. (PP15-0030, Courts of Bonnie Brae, Mike Bell)

Attachments: [Preliminary Plat](#)

- C. [PP15-0033a](#) Consider a Preliminary Plat of the Lot 1, Block A of the Vela-Codina Addition. The approximately 16.061 acre subject property is generally located on the south side of East McKinney Street, approximately 1,500 feet east of Woodrow Lane within the Timothy M. Downing Survey, Abstract No. 346, in the City of Denton, Denton County, Texas. (PP15-0033, McKinney Denton Apartments, Mike Bell)

Attachments: [Preliminary Plat](#)

#### 4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PZ15-071](#) Consider approval of the 2016 Planning and Zoning Commission calendar.

Attachments: [2016 Planning & Zoning Commission calendar](#)

#### 5. PUBLIC HEARINGS

- A. [SI15-0016c](#) 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 380 (University Drive), between I-35 and Bonnie Brae Street. (SI15-0016, Rayzor Ranch Overlay District Amendment, Sophie Huemer) This request has been withdrawn by the applicant.
- B. [Z15-0027](#) Hold a public hearing and consider making a recommendation to City Council regarding a Rezoning Request from Neighborhood Residential Mixed Use (NRMU) to Community Mixed Use General (CM-G) on approximately 3 acres, located on the southwest corner of West University Drive and Ector Street. (Z15-0027, Burger King, Popeye's, Julie Wyatt) This request has been withdrawn by the applicant.
- C. [FR15-0024](#) Hold a public hearing and consider a Final Replat of Vasquez Addition, Lots 1R and 2R, Block 4, being a replat of College Addition, Lot 1, Block 4. The approximately 0.28 acre property is generally located on the south side of Chestnut Street, approximately 390 feet east of South Welch Street and within the E. Puchlaski Survey, Abstract Number 996. (FR15-0024, Vasquez Addition, Julie Wyatt). This request has been withdrawn by the applicant.
- D. [FR15-0016](#) Hold a public hearing and consider a Final Replat of the Calhoun Addition, being a replat of Lots 8-11, Block A of the Mounts 2nd Addition, Lots 3 and 7 of the High School Addition, Lot 3, Block A of the Calhoun Middle School Addition, and part of the called Second Tract described in the deed from Southwestern Christian College to Public Free Schools of the City of Denton recorded in Volume 123, Page 372 of the Deed Records of Denton County. The approximately 2.713 acre property

is generally located north of Anderson Street, west of Mounts Street, south of Congress Street, and east of Amarillo Street, within the E. Puchalski Survey Abstract No. 996 and the R. Beaumont Survey, Abstract No. 31, in the City of Denton, Denton County, Texas. (FR15-0016, Calhoun Addition, Mike Bell)

Attachments:      [Final Replat](#)

- E. [PZ15-059](#) 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. (P.S. Arora)

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](#)

- F. [DCA15-0008](#) Hold a public hearing and consider making a recommendation to City Council regarding an amendment the Denton Development Code to add "Assembly Halls, Clubs, and Lodges" to the list of zoning uses in Subchapter 5 and to revise definition for "Semi-Public Halls, Clubs, and Lodges" in Subchapter 23.

Attachments:      [Proposed Amendments to DDC Chapter 35.5](#)

## 6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ15-077](#) Planning and Zoning Commission Project Matrix.

Attachments:      [Planning and Zoning Commission Project 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.