



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, January 13, 2016

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, January 13, 2016 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.

CLOSED MEETING

- A. [ID 16-063](#) Consultation with Attorneys - Under Texas Government Code Section 551.071.

Consult with City's attorneys regarding legal issues associated with the Rayzor Ranch Overlay District zone where a public discussion of these legal matters would conflict with the duty of the City's attorneys under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, January 13, 2016 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. [PZ16-011](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [November 18, 2015](#)
[December 9, 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. [CV15-0004](#) Consider a Conveyance Plat of Lot 13, Block 1 of the Rayzor Ranch Town Center, Phase 1. The approximately 21.171 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. (CV15-0004, Rayzor Ranch South, Sophie Huemer)

Attachments: [Plat](#)

- B. [CV15-0006](#) Consider a Conveyance Plat of the Hickory Creek Center Addition, Block A, Lots CV4, and CV8. The subject property is generally located at the southwest corner of Teasley Lane (FM 2181) and Hickory Creek Road in the City of Denton, Denton County, Texas. (CV15-0006, Hickory Creek Center, Mike Bell)

Attachments: [Plat](#)

- C. [PP15-0035](#) Consider a Preliminary Plat of Lots 1 & 2 of Block 2 of the Caliber Collision Addition. The approximately 4.6 acre property is generally located on west side of I-35 Frontage Road, approximately 650 feet south of West University Drive (US Hwy 380), within the B.B.B. & C.R.R.Co. Survey, Abstract No. 192. (PP15-0035, Caliber Collision, Ross Culbertson)

Attachments: [Plat](#)

- D. [FP15-0033](#) Consider a Final Plat of 53 lots of Fireside Park Addition, Phase 1. The approximately 19 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 Meisenhamer Survey. Abstract No. 810. (FP15-0032, Fireside Park Addition, Phase 1, Julie Wyatt).

Attachments: [Plat](#)

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [SP15-0004](#) Consider approval of a Site Plan within the Rayzor Ranch South Campus for a drive through restaurant on Lot 1, Block A of the Rayzor Ranch Town Center, Phase One. The approximately 1.508 acre site is generally located on the south side of U.S. Highway 380 (West University Drive) and 300 feet east of Interstate Highway 35 (I-35). The subject property is within the Rayzor Ranch Overlay District (RROD) (Ord. No. 2010-158) (SP15-0004, In-N-Out Burger, Sophie Huemer)

Attachments: [Site Location](#)
[Site Plan](#)
[Landscape Plan](#)
[Proposed Elevations](#)

- B. [SP15-0008](#) Consider approval of a Site Plan within the Rayzor Ranch South Campus for a Convention Center and Hotel on Lots 11 and 12, Block A of the Rayzor Ranch Town Center, Phase One. The approximately 12 acre site is generally located on the south side of U.S. Highway 380 (West University Drive) and 500 feet east of Interstate Highway 35 (I-35). The subject property is within the Rayzor Ranch

Overlay District (RROD) (Ord. No. 2010-158) (SP15-0008, Rayzor Ranch Embassy Suites, Sophie Huemer).

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

- C. [ADP15-0010](#) Consider approval of an Alternative Development Plan for the construction of two Restaurants with Drive-Through Facilities. The subject property is approximately 2.1 acres, generally located at the southwest corner of West University Drive and Ector Street. (ADP15-0010, Burger King-Popeye's, Julie Wyatt)

5. PUBLIC HEARINGS

- A. [SI15-0016d](#) 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, Rayzor Ranch Overlay District Amendment, Sophie Huemer)

Attachments: [Site Location](#)
 [Draft Ordinance](#)
 [Redline Draft Ordinance](#)
 [Revised Exhibits](#)
 [Ord. No. 2010-0158 Exhibits](#)
 [Notification Map](#)

- B. [FR15-0026](#) Hold a public hearing and consider a Final Replat of the Rayzor Ranch Town Center, Phase I Lots 10R-1, 11 and 12, Block A being a replat of Rayzor Ranch Town Center, Phase I Lot 10R and Lot 1, Block 1 Rayzor Ranch South Conveyance Plat Cabinet Y Slide 470. The approximately 73.921 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. (FR15-0026, Rayzor Ranch Town Center, Sophie Huemer)

Attachments: [Plat](#)

- C. [Z15-0032](#) Hold a public hearing and consider making a recommendation to City Council regarding a request for rezoning to a Neighborhood Residential 4 (NR-4) District for three tracts of land generally located 1,500 feet south of the intersection of Kings Row and North Loop 288, in the City of Denton, Denton County, Texas. Tract 1 is approximately 1.3 acres in size and is currently zoned a Community Mixed Use General (CM-G) District. Tract 2 is approximately 1.08 acres in size and is currently zoned a Neighborhood Residential Mixed Use 12 (NRMU-12) District.

Tract 3 is approximately 0.51 acres in size and is currently zoned a Neighborhood Residential 3 (NR-3) District. (Z15-0032, Windsor Oaks Phase 1, Mike Bell)

Attachments: [Site Location](#)
 [Zoning Map](#)
 [Future Land Use Map](#)
 [Zoning Exhibit](#)
 [Applicant Narrative](#)
 [NR-4 Permitted Uses](#)
 [Notification Map](#)

- D. [Z15-0027](#) Hold a public hearing and consider making a recommendation to City Council regarding Rezoning Request from Neighborhood Residential Mixed Use (NRMU) to Community Mixed Use General (CM-G). The subject property is approximately 2.1 acres, generally located at the southwest corner of West University Drive and Ector Street. (Z15-0027, Burger King-Popeye's, Julie Wyatt)

Attachments: [Site Location](#)
 [Zoning Map](#)
 [Future Land Use Map](#)
 [Permitted Uses in Neighborhood Residential Mixed Use](#)
 [Permitted Uses in Community Mixed Use General](#)
 [Denton Development Code General Regulations](#)
 [Site Plan](#)
 [Landscape Plan](#)
 [Elevations](#)
 [Architectural Renderings](#)
 [Site Photos](#)
 [Notification Map](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ16-010](#) 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 _____, 2016 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.