



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, September 28, 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, September 28, 2016 5:00 p.m. in the City Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which time 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, September 28, 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. 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. [PP16-0001](#) Consider a Preliminary Plat of Block A, Lots 1-5, of the North Lakes Shopping Center Addition. The approximately 16.534 acre property is generally located at the northeast corner of West University Drive (US 380) and North Bonnie Brae Street, within the Robert Beaumont Survey, Abstract No. 21, in the City of Denton, Denton County, Texas. (PP16-0001, North Lakes Shopping Center, Mike Bell)

Attachments: [Plat](#)

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ADP16-0013](#) Consider a request for an Alternative Development Plan for the construction of a 19,054 square foot grocery store. The subject property is located on the southwest corner of West University Drive and Ector Street within a Neighborhood Residential Mixed Use (NRMU) District. (ADP16-0013, Aldi Food Market, Julie

Wyatt)

Attachments: [Aerial Map](#)
 [Zoning Map](#)
 [Site Plan](#)
 [Landscape Plan](#)
 [Elevation](#)

4. PUBLIC HEARINGS

This notice authorizes the Planning and Zoning Commission to recommend and City Council to approve a different zoning district which is equivalent to or more restrictive than that which is requested by the applicant, as the different district may not have a maximum structure height, floor area ratio, or density that is higher than the one requested or be nonresidential when the request is for a residential use or vice versa. The different zoning district must be deemed consistent with the Comprehensive Plan and the Future Land Use Plan.

- A. [Z16-0016](#) Hold a public hearing and consider making a recommendation to City Council regarding a rezoning request from Neighborhood Residential 3 (NR-3) District and Downtown Residential 2 (DR-2) District to Downtown Commercial Neighborhood (DC-N) District on approximately 5.5 acres. The subject property consists of two tracts, the first tract is generally located on the northeast corner of Bolivar Street and Second Street, and the second tract is generally located on the east side of North Elm Street, approximately 105 feet north of Second Street. (Z16-0016, Denton ISD Student Services, Julie Wyatt)

Attachments: [Aerial Map](#)
 [Zoning Map](#)
 [Proposed Zoning Change Map](#)
 [Future Land Use Map](#)
 [Permitted Uses in NR-3 District](#)
 [Permitted Uses in DR-2 District](#)
 [Permitted Uses in DC-N District](#)
 [Notification Map](#)

- B. [Z16-0015](#) Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 0.44 acre from a Downtown Residential 2 (DR-2) District to a Downtown Commercial General (DC-G) District. The subject property is generally located at the southeast corner of West Oak Street and North Bonnie Brae Street. (Z16-0015, DME Hickory Substation, Mike Bell) This application has been withdrawn by the applicant.
- C. [Z16-0013](#) Hold a public hearing and consider making a recommendation to City Council regarding a request to amend the Rayzor Ranch Overlay District to reclassify approximately ten acres from the South Mixed-Use District subarea to the South RR-2 District subarea. The Rayzor Ranch Overlay District includes approximately 410 acres generally located on both sides of West University Drive (US 380) between North Bonnie Brae Street and IH-35. (Z16-0013, Rayzor Ranch Zoning

Plan, Mike Bell)

Attachments: [Aerial Map](#)
 [Zoning Map](#)
 [Future Land Use Map](#)
 [Exhibit B-1 Existing](#)
 [Exhibit B-1 Proposed \(1\)](#)
 [Exhibit B-4 Existing](#)
 [Exhibit B-4 Proposed \(2\)](#)
 [South Mixed Use v. South RR-2 Comparison Table](#)
 [Exhibit C-1](#)
 [Exhibit D-1](#)
 [Exhibit E-1](#)
 [Notification Map & Responses](#)

- D. [Z16-0022](#) Hold a public hearing and consider making a recommendation to City Council regarding an amendment to the Rayzor Ranch Overlay District to provide design standards and criteria for multi-family development within the South Mixed Use District subarea. The Rayzor Ranch Overlay District includes approximately 410 acres generally located along West University Drive (US 380) between North Bonnie Brae Street and IH-35. (Z16-0022, Rayzor Ranch Multifamily Design Standards, Mike Bell)

Attachments: [Rayzor Ranch Location Map](#)
 [Subchapter 13 v. Exhibits C-3 Comparison Table.pdf](#)
 [Exhibit C-3 Existing](#)
 [Exhibit C-3 Proposed.pdf](#)
 [Notification Map](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ16-155](#) Planning and Zoning Commission project matrix.

Attachments: [Matrix](#)

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 _____, 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.