



# 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, January 11, 2017

4:30 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, January 11, 2017 at 4:30 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. Work Session Reports

- A. [PZ 17-029](#) Presentation by Clarion Associates on the Denton Development Code (DDC) update.

Attachments: [Clarion Scope of Work](#)

2. 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, January 11, 2017 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. [PZ17-006](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [November 30, 2016](#)  
[December 14, 2016](#)

##### 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. [PP16-0007](#) Consider a request by Robson Denton Development for a Preliminary Plat of Unit

17-1 of Robson Ranch. The approximately 44 acre site is located west of Michelle Way Street, approximately 1,095 feet north of Robson Ranch Road. (PP16-0007, Robson Ranch Unit 17-1, Julie Wyatt)

Attachments: [Plat](#)

- B. [FP16-0026](#) Consider a request by Robson Denton Development for a Final Plat of Unit 17-1 of Robson Ranch. The approximately 44 acre site is located west of Michelle Way Street, approximately 1,095 feet north of Robson Ranch Road. (FP16-0026, Robson Ranch Unit 17-1, Julie Wyatt)

Attachments: [Plat](#)

- C. [FP16-0015](#) Consider a request by LGI Homes - Texas, LLC for a Final Plat of Beaver Creek, Ph 1B. The approximately 29 acre site is located north of North Loop 288, approximately 455 feet west of Stuart Road. (FP16-0015, Beaver Creek Ph 1B, Julie Wyatt)

Attachments: [Plat](#)

- D. [FP15-0048](#) Consider a request by DR Horton Texas, LP for a Final Plat of Teasley Trails, Phase 2. The approximately 26.3 acre site is generally located 245 feet south of Bent Oaks Drive and 505 feet west of Teasley Lane. (FP15-0048, Teasley Trails, Phase 2, Julie Wyatt)

Attachments: [Plat](#)

- E. [FP16-0025](#) Consider a request by Cavender Investment Properties F, LTD for a Final Plat of the Cavender Investment Properties F, Ltd Subdivision, Lot 1. The 2.9368 acre site is generally located along the west side of the Interstate Highway 35 southbound service road, approximately 970 feet south of West University Drive. (FP16-0025, Cavender's Boot City, Hayley Zagurski).

Attachments: [Final Plat](#)

#### 4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [GDP16-0002](#) Consider a request by Teague Nall and Perkins, Inc., for a General Development Plan for approximately 340 acres of land generally located south of Jim Christal Road, west of Masch Branch Road and north of Tom Cole Road in the City of Denton, Denton County, Texas. (GDP16-0002, Denton Energy Center, Mike Bell)

Attachments: [Subdivision Plan](#)  
[Zoning Plan](#)  
[Phasing Plan](#)  
[Topography, Floodplain, and ESA Buffers](#)  
[Preliminary Drainage Area Map](#)  
[Utility Plan](#)  
[Tree Inventory](#)

- B. [PP16-0021](#) Consider a request by Teague Nall and Perkins, Inc., for a Preliminary Plat of Lot 1, Block A, of the Denton Energy Center Addition. The approximately 169.85 acre tract is generally located on the south side of Jim Christal Road, approximately one

mile east of C. Wolfe Road. (PP16-0021, Denton Energy Center, Mike Bell)

Attachments:      [Preliminary Plat](#)

- C.    [SP16-0016](#)    Consider a request by DB Denton II, LLC for approval of a site plan for a furniture store to be located within the Rayzor Ranch South RR-2 District on Lot 15, Block 1, of the Rayzor Ranch Town Center. The approximately 3.34 acre site is generally located on the northbound service road of I-35 North, approximately 500 feet north of Scripture Street. The property is subject to the Rayzor Ranch Overlay District (Ord. No. 2016-312). (SP16-0016, Rayzor Ranch Rooms to Go, Mike Bell)

Attachments:      [Aerial Map](#)  
                             [Site Plan](#)  
                             [Landscape Plan](#)  
                             [Elevations](#)  
                             [Color Elevations](#)  
                             [Perspective](#)

- D.    [SP16-0022](#)    Consider a request by DB Denton II, LLC for approval of a Site Plan for a movie theater to be constructed within the Rayzor Ranch RR-1 District located on Lot 10R-1, Block A, of the Rayzor Ranch Town Center. The approximately 7.86 acre property is generally located between I-35N and Heritage Trail Boulevard, approximately 1,500 feet south of West University Drive (US 380). (SP16-0022, Rayzor Ranch Movie Theater, Mike Bell)

Attachments:      [Aerial Map](#)  
                             [Site Plan](#)  
                             [Landscape Plan](#)  
                             [Hardscape Plan](#)  
                             [Elevations](#)  
                             [Applicant Narrative](#)

## 5. 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.    [Z16-0026](#)    Hold a public hearing consider a request by JA Miller/Bess Miller Survivors Trust to rezone approximately 7.95 acres from a Regional Center Commercial Neighborhood (RCC-N) District to a Regional Center Commercial Downtown (RCC-D) District. The property is generally located on the west side of North Interstate Highway 35, approximately 455 feet north of Schuyler Street in the City of Denton, Denton County, Texas. (Z16-0026, Zimmerer Kubota, Hayley Zagurski).

Attachments:      [Aerial Map](#)  
[Existing Zoning Map](#)  
[Future Land Use Map](#)  
[Proposed Zoning Map](#)  
[RCC-N Permitted Uses](#)  
[RCC-D Permitted Uses](#)  
[Notification Map](#)

- B. [PZ17-010](#)      Hold a public hearing and consider making a recommendation to City Council regarding a Unified Gas Well Plan for Planned Development 173 (PD-173) District, Robson Ranch, to address compatibility between residential development and gas wells and associated infrastructure. The subject property is approximately 2,725 acres generally located north of Robson Ranch Road, approximately 5,540 feet west of the I-35W Robson Ranch Road On-Ramp. (Robson Ranch Unified Gas Well Plan, Julie Wyatt) This item has been withdrawn.

## 6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ17-007](#)      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 \_\_\_\_\_, 2017 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.