



# 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 25, 2017

4:00 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, January 25, 2017 at 4:00 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. 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 25, 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. [PZ17-023](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [January 11, 2017](#)

#### 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. [PP16-0017](#) Consider a request by DB Denton II LLC and Allegiance Hillview LP for approval of a Preliminary Plat of the Rayzor Ranch Town Center Phase 3. The 24.95 acre site is generally located between I-35 North and Heritage Trail Boulevard, approximately 500 feet north of Scripture Street. (PP16-0017, Rayzor Ranch Town Center Phase 3, Mike Bell)

Attachments: [Preliminary Plat](#)

- B. [FP16-0040](#) Consider a request by DB Denton II LLC and Allegiance Hillview LP for approval

of a Final Plat of Lots 13-16, Block 1, Phase 3 of the Rayzor Ranch Town Center. The 7.70 acre site is generally located on the northbound service road of I-35 North, approximately 500 feet north of Scripture Street. (FP16-0040, Rayzor Ranch Town Center Lots 13-16, Mike Bell)

Attachments:      [Final Plat](#)

#### 4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A.    [PZ17-024](#)      Consider nominations and appoint members of the Planning and Zoning Commission to serve on the Planning and Zoning Commission Subcommittee for the Denton Development Code re-write.
- B.    [SP16-0003](#)      Consider a request by DB Denton II, LLC for approval of a Site Plan for an approximately 143,000 square foot retail store to be located within the Rayzor Ranch RR-1 District. The 15.68 acre site is generally located on the east side of I-35 North, approximately 500 feet south of West University Drive (US 380). (SP16-0003, Rayzor Ranch Town Center Pad H, Mike Bell)

Attachments:      [Aerial Map](#)  
                             [Rayzor Ranch Working Site Plan](#)  
                             [Site Plan](#)  
                             [Landscape Plan](#)  
                             [Hardscape Plan](#)  
                             [Elevations](#)

#### 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.    [HL16-0006](#)      Hold a public hearing and consider making a recommendation to the City Council regarding an application for Historic Landmark Designation for the property located at 2106 North Bell Avenue, located on the southeast corner of North Bell Avenue and Sherman Drive. (HL16-0006, 2106 North Bell Avenue, Roman McAllen)

Attachments:      [Location Map](#)  
                             [Application](#)  
                             [Images of the Residence](#)  
                             [Notification Map](#)

- B.    [DCA17-0003](#)      Hold a public hearing and consider a proposed revision of the Denton Development Code; specifically to amend Subchapters 13 and 14 pertaining to the parking requirements. (DCA17-0003, Parking, Julie Wyatt)

Attachments:      [Denton Development Code Sections 35.13.10-35.13 \(Proposed\)](#)  
[Denton Development Code Subchapter 14, Parking Standards \(Proposed\)](#)  
[Denton Development Code Sections 35.13.10-35.13.13 \(Redline\)](#)  
[Denton Development Code Subchapter 14, Parking Standards \(Redline\)](#)

- C.    [DCA17-0001](#)    Hold a public hearing and consider a proposed revision of the Denton Development Code; specifically to amend Subchapter 13 pertaining to the compatibility buffer requirements. (DCA17-0001, DDC Compatibility Buffers, Hayley Zagurski).

Attachments:      [35.13.8 Buffer Requirements \(Redline\)](#)  
[35.13.8 Compatibility Landscaped Buffer Requirements \(Proposed\)](#)

- D.    [Z16-0018](#)      Hold a public hearing and consider a request by H3H, LLC to rezone approximately 5.3 acres from Regional Center Residential 1 (RCR-1) District to Employment Center Commercial (EC-C) District. The property is generally located west of the I-35 Southbound Service Road and approximately 115 feet north of Barthold Road. (Z16-0018, Blue Beacon, Julie Wyatt) THIS ITEM HAS BEEN POSTPONED TO THE FEBRUARY 8, 2017, PLANNING AND ZONING COMMISSION MEETING.

- E.    [DCA17-0002](#)    Consider a proposed revision of the Denton Development Code to amend Subsection 35.13.13 pertaining to Site Development Requirements. (DCA17-0002, Site Development Requirements Amendment, Muzaib Riaz). THIS ITEM HAS BEEN POSTPONED INDEFINITELY.

## 6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A.    [PZ17-026](#)      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.)

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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.