



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, May 24, 2017

6:30 PM

Council Chambers

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, May 24, 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. [PZ17-093](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [May 10, 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. [CV17-0002](#) Consider a request by Andrew Osborne for approval of a conveyance plat of Lot 1, Block A, Rayzor Ranch Marketplace. The approximately 40.05 acre site is generally located on the west side of Bonnie Brae Street approximately 1,400 feet north of University Drive. (CV17-0002, Rayzor Ranch, Hayley Zagurski).

Attachments: [Conveyance Plat](#)

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. [HL17-0001](#) Hold a public hearing and consider making a recommendation to the City Council

regarding designating the O'Neil Ford Civic Complex as a Local Historic Landmark. The O'Neil Ford Complex is bounded by Withers Street on the north, Bell Avenue on the east, McKinney Street on the south and Austin and Oakland Streets on the west. (HL17-0001, O'Neil Ford Civic Complex, Roman McAllen)

Attachments:

[Resolution R92-040](#)

[Image of Marker installed on July 21, 1993](#)

[Denton Record Chronicle Article on O'Neil Ford, January 1993](#)

[May 10, 1993 – HLC Minutes – Consideration of wording](#)

[Letter from City Manager agreeing that Complex should be designated](#)

[Letter from Attorney for Woman's Club to consider inclusion of that building in th](#)

[October 5 1993 Options for Review Memo to HLC](#)

[O'Neal Ford Civic Complex Map](#)

[October 11 1993 HLC minutes](#)

[August 17, 1993, Designation of Complex Memo](#)

[Current Map of the Area](#)

[Responses to Notice](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ17-094](#) 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.

NOTE: The Planning and Zoning Commission reserves the right to adjourn into a Closed Meeting on any item on its Work Session or Regular Session agenda consistent with Chapter 551 of the Texas Government Code, as amended, including without limitation, Sections 551.071-551.086 of the Texas Open Meetings Act.

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 WORK SESSION ROOM AND COUNCIL CHAMBERS ARE 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.