City of Denton

Meeting Agenda

Planning and Zoning Commission

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

Wednesday, October 11, 2017 **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, October 11, 2017 at 5:00 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. This is an opportunity for Commissioners to ask questions of staff on the Consent and Regular Agenda items, which may include a full briefing on an item in the order it appears on the regular session agenda. Any such briefing will be repeated in regular session.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, October 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. 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. PP17-0012 Consider a request by Texas Blue Horseshoe Ltd for approval of a Preliminary Plat of Lots 1, 2, and 3, Block A, of the Duluth Trading Co. - Northern Tool Addition. The approximately 18.01 acre site is generally located on the west side of the I-35 service road approximately 1,000 feet south of West University Drive. (PP17-0012, Duluth Trading/Northern Tool, Hayley Zagurski).

Attachments: Preliminary Plat

B. PP16-0015 Consider a request by Denton Commons, LLC for approval of a Preliminary Plat of Lot 1 and Lot 2, Block A, of the Denton Commons Addition. The approximately 4 acre site is generally located west of the I-35E Service Road, approximately 405 feet north of Wind River Lane. (PP16-0015, Denton Commons, Julie Wyatt).

Attachments: Preliminary Plat

3. ITEMS FOR INDIVIDUAL CONSIDERATION

A. SP17-0040 Consider a request by DB Denton II for approval of a Site Plan for a Cheddar's restaurant to be constructed within the Rayzor Ranch South RR-2 District located on Lot 25, Block A, of the Rayzor Ranch Town Center. The approximately 1.67 acre property is generally on the east side of I-35 approximately 940 feet south of West University Drive (US 380). (SP17-0040, Cheddar's RR, Hayley Zagurski)

Attachments:
- Aerial Map
- Site Plan
- Landscape Plan
- Elevations
- Applicant Narrative

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. Z17-0020 Hold a public hearing and consider a request by Spud Luck, TX, LLC for an initial zoning of Industrial Center General (IC-G) District on approximately 14 acres. The property is generally located at the southeast corner of Shelby Lane and Dakota Lane. (Z17-0020, Lineman College, Julie Wyatt).

Attachments:
- Aerial Map
- Zoning Map
- Future Land Use Map
- Permitted Use Comparison
- Proposed Zoning Map
- Notification Map

B. Z17-0021 Hold a public hearing and consider a request by RED Development to amend Exhibits B-1, B-4, and E-1 of the Rayzor Ranch Overly District in Subchapter 35.7.15 of the Denton Development Code to change approximately 12.17 acres from the South Mixed Use District to the South RR-2 District and to incorporate approximate 22.17 acres into Sign Area 2. The Rayzor Ranch Overlay District consists of approximately 410 acres generally located on both side of West University Drive (US 380) between North Bonnie Brae Street and I-35. (Z17-0021, Rayzor Ranch, Hayley Zagurski).

Attachments: Aerial Map
Zoning Map
Future Land Use Map
Exhibit B-1 - Current
Exhibit B-1 - Proposed
Exhibit B-4 - Current
Exhibit B-4 - Proposed
South Mixed Use v. South RR-2 Comparison Table
Exhibit C-1 - South RR-2 Architectural Standards
Exhibit D-1 - South RR-2 Landscape Standards
Exhibit E-1 - South RR-2 Sign Standards
Exhibit E-1 Appendices 1 and 2 - Proposed
Notification Map

C. DCA17-0010c Hold a public hearing and consider making a recommendation to City Council regarding an amendment to the Denton Development Code, Subchapter 35.16, Sections 35.16.6 and 35.16.20, by clarifying agreements required for plat approvals and building permits. This item was continued at the September 27, 2017 Planning and Zoning Commission meeting. THIS ITEM IS BEING POSTPONED TO THE OCTOBER 25, 2017 MEETING. (DCA17-0010, Development Agreements, Jim Jenks)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. PZ17-174 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.)

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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.