

Minutes  
Planning and zoning Commission  
June 28, 2017

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Work Session on Wednesday, June 28, 2017 at 6:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which time the following were considered:

PRESENT: Chair Jim Strange Vice-Chair Devin Taylor, Commissioner Larry Beck, Commissioner Steve Sullivan, and Commissioner Andrew Rozell.

ABSENT: Commissioner Margie Ellis.

STAFF: Shandrian Jarvis, Bob Makowski, Muzaib Riaz, Hayley Zagurski, Jennifer DeCurtis, Cathy Welborn.

WORK SESSION

Chair Strange opened the Work Session at 6:02 p.m.

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.

Shandrian Jarvis, Development Review Committee Administrator, asked if the Commission had any questions regarding the Consent Agenda. Commissioner Beck had a question regarding Consent Agenda item 3B, he questioned if the applicant is going to develop with the current land use or the future land use. Muzaib Riaz, Associate Planner, stated the development will be based on the current zoning.

Jarvis asked the Commission if there needed to be any further discussion regarding Public Hearing item 4B. Chair Strange asked if the applicant requested to postpone to the July 12, 2017 meeting. Hayley Zagurski, Associate Planner stated yes, the applicant requested to postpone to a date certain of July 12, 2017 Planning and Zoning Commission meeting. This would allow for all the Commissioners to be present and for the applicant to do some more neighborhood outreach.

Chair Strange closed the Work Session at 6:05 p.m.

## REGULAR MEETING

The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, June 28, 2017 at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney at which time the following items were considered:

Chair Strange opened the Regular Meeting at 6:30p.m.

### 1. PLEDGE OF ALLEGIANCE

A. U.S. Flag B. Texas Flag

### 2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FOR:

A. Consider approval of the Planning and Zoning Commission meeting minutes.

Vice-Chair Devin Taylor motioned. Commissioner Larry Beck seconded to approve the meeting minutes from June 14, 2017. Motion approved (5-0). Vice-Chair Devin Taylor "aye", Commissioner Larry Beck "aye", Commissioner Steve Sullivan "aye", Commissioner Andrew Rozell "aye", and Chair Jim Strange "aye".

### 3. CONSENT AGENDA

A. Consider a request by R. Hilliard, D. Fulton, and Vandersmith Developers, LTD for approval of a Preliminary Plat of Lots 1-4, Block A of CST 2809 Addition. The approximately 17.19 acre site is generally located on the east side of the Country Club Road and Fort Worth Drive intersection in the City of Denton, Denton County, Texas. (PP17-0005, CST/Corner Store, Hayley Zagurski).

B. Consider a request by Three Willows Land Development for approval of a Preliminary Plat of Lot 1 and Lot 2, Block A, of Avalon of Denton Addition. The 6.81 acre site is located southeast of the intersection of West Windsor Drive and I-35 Northbound Service Road, and west of Bray Village Drive. (PP16-0014, Avalon of Denton, Muzaib Riaz).

C. Consider a request by Mark Peeples of Arthur Surveying for approval of a Final Plat of Lots 1, 2, and 3, Block A of Country Club Acres. The approximately 8.62 acre site is generally located on the southeast side of Country Club Road and Brush Creek Road intersection in the extraterritorial jurisdiction of the City of Denton, Denton County, Texas. (FP17-0014, Country Club Acres, Hayley Zagurski).

Commissioner Larry Beck motioned. Commissioner Andrew Rozell seconded to approve the consent agenda. Motion approved (5-0). Vice-Chair Devin Taylor "aye", Commissioner Larry Beck "aye", Commissioner Steve Sullivan "aye", Commissioner Andrew Rozell "aye", and Chair Jim Strange "aye".

#### 4. PUBLIC HEARINGS

A. Hold a public hearing and consider a request by Denton Independent School District for approval of a final plat of Lot 6A-R, Block 4, of the Northside Addition; being a replat of Lots 6A and 17-R, Block 4 of the Northside Addition and the abandoned Gary Street. The approximately 3.05 acre property is generally located at the southwest corner of East Third Street and North Locust Street in the City of Denton, Denton County, Texas. (FR17-0011, Northside Addition, Julie Wyatt). THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT.

Chair Strange stated Public Hearing item 4A had been withdrawn by the applicant.

B. Hold a public hearing and consider a request by Not Quite 4A Properties LP for a Specific Use Permit to allow for a multi-family use on approximately 0.9 acres. The property is generally located on the north side of the Riney Road and Riney Court intersection. This item has been continued from the June 14, 2017, Planning and Zoning Commission Meeting. (S16-0007, Riney Road Apartments, Hayley Zagurski).

Chair Strange opened the Public Hearing.

Chair Strange stated the applicant has requested for Public Hearing item 4B to be postponed until the July 12, 2017 Planning and Zoning Commission meeting.

Vice-Chair Devin Taylor motioned. Commissioner Andrew Rozell seconded to continue Public Hearing item 4B to a date certain of July 12, 2017. Motion approved (5-0). Vice-Chair Devin Taylor "aye", Commissioner Larry Beck "aye", Commissioner Steve Sullivan "aye", Commissioner Andrew Rozell "aye", and Chair Jim Strange "aye".

#### 5. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. PZ17-112 Planning and Zoning Commission project matrix.

Shandrian Jarvis, Development Review Committee Administrator, asked the Commissioners if they had any items to add to the Project Matrix. The Commissioners had no items.

Chair Strange closed the Regular Meeting at 6:34 p.m.

X   
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Jim Strange  
Chair

X

A handwritten signature in blue ink, appearing to be 'C. Welborn', written over a horizontal line.

Catherine Welborn  
Administrative Assistant III