



# 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, May 25, 2016

5:30 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, May 25, 2016 at 5:30 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. 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, May 25, 2016 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. [PZ16-85](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [4.27.2016 Draft P & Z minutes](#)

#### 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. [PP16-0004](#) Consider approval of the Preliminary Plat of the Cavender Investment Properties F. Ltd Subdivision. The approximately 20.94 acre site is generally located on the west side of the I-35 Frontage Road, approximately 1,000 feet south of West University Drive (US Hwy 380). (PP16-0004, Cavender Investment Properties F. Ltd Subdivision, Cindy Jackson).

Attachments: [Plat](#)

- B. [FP16-0004](#) Consider approval of a Final Plat for the Buc-ee's #39 Subdivision Addition, Lots

1-8, Block A. The approximately 39.33 acre property is generally located on southbound I-35E and approximately 2,200 feet south of Lillian B. Miller Parkway. (FP16-0004, Buc-ee's #39 Subdivision Addition, Julie Wyatt)

Attachments: [Final Plat](#)

- C. [PP15-0032](#) Consider approval of a Preliminary Plat for Country Club Village, Phase 2-A. The subject property is approximately 14.42 acres, and is generally located along the south side of Fairway Drive, just east of Clubview Drive, within the George W. Daugherty Survey, Abstract No. 351, in the City of Denton, Denton County Texas. (PP15-0032, Country Club Village Phase 2-A, Shandrian Jarvis, AICP).

Attachments: [Preliminary 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. [Z16-0006](#) Hold a public hearing and consider making a recommendation to City Council regarding a rezoning request from Downtown Residential 1 (DR-1) District to Downtown Residential 2 (DR-2) District on approximately 0.30 acres, located on the southeast corner of West Eagle Drive and McCormick Street. (Z16-0006 McCormick Apartments, Julie Wyatt)

Attachments: [Aerial Map](#)  
[Zoning Map](#)  
[Future Land Use Map](#)  
[Permitted Uses in Downtown Residential 1 \(DR-1\)](#)  
[Permitted Uses in Downtown Residential 2 \(DR-2\)](#)  
[Notification Map](#)

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

- A. [PZ16-89](#) Planning and Zoning Commission Project Matrix.

Attachments: [Future Planning and Zoning Items Chart](#)

#### 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.

#### 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 \_\_\_\_\_, 2016 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.