



# 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, July 13, 2016

5:00 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, July 13, 2016 at 5:00 p.m. in the City 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.
2. Work Session Reports
  - A. [PZ16-115](#) Receive a report and hold a discussion regarding the status of key actions outlined in the Denton Plan 2030 Action Plan.

Attachments: [Action Plan](#)

#### REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, July 13, 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. [PZ16-113](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [May 11, 2016](#)  
[June 8, 2016](#)  
[June 22, 2016](#)

##### 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. [PP15-0034](#) Consider a Preliminary Plat of Lot 1, Block 1, of the Symbiosis Addition. The approximately 1.81 acre property is generally located west of Johnson Street, approximately 70 feet south of East Collins Street within the Alexander Hill Survey, Abstract No. 623 (PP15-0034, Symbiosis Addition, Julie Wyatt).
- Attachments: [Plat](#)
- B. [PP16-0003](#) Consider a Preliminary Plat of Lot 1, Block A of the Eagle Farms Addition. The approximately 1.48 acre site is generally located on the north side of Emery Street, approximately 530 feet west of Ector Street (PP16-0003, Eagle Farms Addition, Julie Wyatt).
- Attachments: [Plat](#)
- C. [FP16-0020](#) Consider a Final Plat of Lots 1-6, Block A of the Warschun Valley Estates Addition, being an approximately 17.13 acre property generally located at the southwest corner of Green Valley Circle and Warschun Road, within the J. Thomas Survey, Abstract No. 1240, in the Division 1 Extraterritorial Jurisdiction of the City of Denton, Denton County, Texas. (FP16-0020, Warschun Valley Estates, Mike Bell)
- Attachments: [Plat](#)
- D. [FP16-0006](#) Consider a Final Plat of Lot 1, Block 1 of the Symbiosis Addition. The approximately 1.81 acre property is generally located west of Johnson Street, approximately 70 feet south of East Collins Street within the Alexander Hill Survey, Abstract No. 623 (FP16-0006, Symbiosis Addition, Julie Wyatt).
- Attachments: [Plat](#)
- E. [FP16-0009](#) Consider a Final Plat of the Beaver Creek Addition, Phase 1A. The approximately 7.365 acre subject property is generally located on the northwest corner of North Loop 288 and Stuart Road, within the Thomas Toby Survey, Abstract No. 1288 and the Victor Gailor Survey, Abstract No 452. (FP16-0009, Beaver Creek Addition, Phase 1A, Julie Wyatt)
- Attachments: [Plat](#)
- F. [FP16-0001](#) Consider a Final Plat for The Preserve at Pecan Creek, Section H&I. The approximately 71 acre property is generally located on the southeast corner of Lakeview Boulevard and Juniper Drive within the Gideon Walker Survey, Abstract No. 1330. (FP16-0001, The Preserve at Pecan Creek, Section H&I, Julie Wyatt)
- Attachments: [Plat](#)
- G. [FP16-0007](#) Consider a Final Plat of the Brentwood Place Addition. The approximately 22.54 acre subject property is generally located on the south side of North Elm Street (US 77) and approximately 1470 feet north of Riney Road, within the J.S. Collard Survey, Abstract Number 297. (FP16-0007, Brentwood Place Addition, Julie Wyatt)
- Attachments: [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. [FR16-0010](#) Hold a public hearing and consider a Final Replat of Lots 7R and 8R, Block 1, Collins Addition, being a replat of the south ½ of Lot 6, Lot 7 and Lot 8, Block 1 of the Collins Addition. The approximately 0.404 acre property is generally located on the east side of Fulton Street, approximately 520 feet south of West Congress Street, within the E. Pulchaski Survey, Abstract No. 996, in the City of Denton, Denton County, Texas. (FR16-0010, Collins Addition, Cindy Jackson) THIS ITEM WILL BE CONTINUED.
- B. [FR16-0002](#) Hold a public hearing and consider a Final Replat of East Ponder Estates Addition, Lots 1-12, Block A, being a replat of East Ponder Estates Addition, Lot 28, Block 2. The approximately 13.33 acre property is generally located at the southeast corner of Florence Road and Seaborn Road and within the John McGowan Survey, Abstract Number 798 and T. & P.R.R. Co Survey, Abstract Number 1301. (FR16-0002, East Ponder Estates Addition, Julie Wyatt)

Attachments: [Plat](#)

- C. [FR15-0028](#) Hold a public hearing and consider a Final Replat of Robson Ranch Unit 18-2A Addition, Lots R1-R26 & R27X-R29X, Block A, being a replat of Lots 1-A, 1-B, and 1-C, Block A, Robson Ranch Golf Course B, Phase 1. The approximately 36.23 acre property is generally located northwest of Glenbrook Street and Michelle Way and within the M. Scurlock Survey, Abstract Number 1141. (FR15-0028, Robson Ranch Addition, Julie Wyatt)

Attachments: [Plat](#)

- D. [FR16-0007](#) Hold a public hearing and consider a Final Replat of Browne Industrial Park Addition, Lot 1R-A, Block 1, being a replat of Browne Industrial Park, Lot 1R, Block 1. The approximately 23.19 acre property is generally located on Jim Christal Road approximately 1,000 feet east of West Oak Street and within the Eugene Puchalski Survey, Abstract Number 996. (FR16-0007, 84 Lumber Store Expansion, Hayley Zagurski)

Attachments: [Plat](#)

- E. [Z16-0008](#) Hold a public hearing and consider a recommendation to City Council regarding a request to provide an initial zoning district designation of Employment Center Industrial (EC-I) District to an approximately 23.24 acre property generally located on the west side of Geesling Road, approximately 700 feet south of East University Drive (US 380). (Z16-0008, Geesling Road, Mike Bell)

Attachments:      [Aerial Map](#)  
                              [Zoning Map](#)  
                              [Future Land Use Map](#)  
                              [ESA Map](#)  
                              [EC-I Permitted Uses](#)  
                              [Notification Map](#)

## 5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A.    [PZ16-114](#)      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.

### 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.