



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, December 14, 2016

5:30 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, December 14, 2016 at 5:30 p.m. in the City Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which time 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, December 14, 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. 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. [FP16-0042](#) Consider a request by Selvin David Lopez for a Final Plat of the Angel Heart Addition Lot 1, Block A. The 5.53 acre site is generally located south of McKinney Street and west of Angel Bend, Denton County, Texas. (FP16-0042, Angel Heart Addition, Lot 1, Block A, Muzaib Riaz)

Attachments: [Final Plat](#)

- B. [PP16-0020](#) Consider a request by Randall Smith for a Preliminary Plat of the North Elm Street Addition. The approximately 12.97-acre site is generally located on the northwest side of the intersection of Riney Road and North Elm Street (US 77), approximately 1,900 feet east of North Bonnie Brae Street in the City of Denton, Denton County, Texas. (PP16-0020, North Elm Street Apartments, Hayley Zagurski).

Attachments: [Preliminary Plat](#)

3. 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. [Z16-0025](#) Hold a public hearing and consider a request by Forestridge Inv. Ltd. to rezone approximately 15.5 acres from a Neighborhood Residential 2 (NR-2) District to a Neighborhood Residential 3 (NR-3) District, and approximately 20.16 acres from a Neighborhood Residential 4 (NR-4) District to a NR-3 District. The subject property is generally located on the east side of Country Club Road, approximately 265 feet south of Regency Court in the City of Denton, Denton County, Texas. (Z16-0025, Country Club Road Estates, Hayley Zagurski)

Attachments: [Aerial Map](#)
[Existing Zoning Map](#)
[Future Land Use Map](#)
[Proposed Zoning Change Map](#)
[NR-2 Permitted Uses](#)
[NR-4 Permitted Uses](#)
[NR-3 Permitted Uses](#)
[Notification Map](#)

- B. [S16-0006](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by QuikTrip Corporation to amend Ordinance No. 2002-260, modifying the Site Plan, to add 16 onsite parking spaces on approximately 2.2 acres. The property is generally located at the southeast corner of South Carroll Boulevard and West Eagle Drive (S16-0006, QT, Julie Wyatt).

Attachments: [Aerial Map](#)
[Zoning Map](#)
[Future Land Use Map](#)
[Site Plan and Landscape Plan approved with Ordinance 2002-260](#)
[Site Plan](#)
[Landscape Plan](#)
[Grading Plan](#)
[Tree Survey](#)
[Notification Map](#)

4. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ16-196](#) Planning and Zoning Commission Project Matrix.

Attachments: [Matrix](#)

5. 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.