



# 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, April 26, 2017**

**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, April 26, 2017 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. 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, April 26, 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:

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.

#### **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. [PZ17-082](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments:      [March 22, 2017](#)  
                                 [April 12, 2017](#)

#### **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. [PP17-0009](#) Consider a request by ASG Harvest Hill, Ltd. for approval of a preliminary plat of Harvest Hill. The approximately 50.34 acre site is located north of Kings Row and south of Loop 288. (PP17-0009, Harvest Hill, Julie Wyatt)

Attachments: [Plat](#)

- B. [FP16-0032](#) Consider a request by ASG Harvest Hill, Ltd. for approval of a final plat of Harvest Hill. The 50.34 acre site is generally located north of Kings Row and south of Loop 288. (FP16-0032, Harvest Hill, 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. [S17-0002](#) Hold a public hearing and consider a request by Denton Bible Church for a Specific Use Permit to allow for a high school use on approximately 13.73 acres. The property is generally located at the southwest corner of the East University Drive and Nottingham Drive intersection. (S17-0002, Denton Calvary Academy High School, Hayley Zagurski).

Attachments: [Aerial Map](#)  
[Zoning Map](#)  
[Future Land Use Map](#)  
[Criteria for Approval of a SUP](#)  
[Site Plan](#)  
[Ordinance 99-277](#)  
[Parking Agreement](#)  
[Notification Map](#)

- B. [Z17-0007](#) Hold a public hearing and consider a request by Vandesmith Developers, Ltd. to rezone approximately 0.862 acres from a Neighborhood Residential Mixed Use (NRMU) District to a CM-G District. The subject property is generally located on the north side of Hobson Lane, approximately 340 feet east of Country Club Road in the City of Denton, Denton County, Texas. (Z17-0007, CST Corner Store, Hayley Zagurski).

Attachments: [Aerial Map](#)  
[Existing Zoning Map](#)  
[Future Land Use Map](#)  
[Proposed Zoning Map](#)  
[Permitted Uses](#)  
[Notification Map](#)

- C. [Z17-0002c](#) Hold a public hearing and consider a request by Di Realty, Inc. to rezone approximately 29 acres from a Regional Center Residential 1 (RCR-1) District and a Regional Center Commercial Downtown (RCC-D) District to a Commercial Mixed Use General (CM-G) District. The property is generally located on the northwest and southwest corners of Lakeview Boulevard and Shady Shores Road. This item was continued at the April 12, 2017 Planning and Zoning Commission meeting. (Z17-0002, Kroger Denton, Julie Wyatt).

Attachments:      [Aerial Map](#)  
                         [Existing Zoning Map](#)  
                         [Future Land Use Map](#)  
                         [Permitted Use Comparison Chart](#)  
                         [Proposed Zoning Map](#)  
                         [Notification Map and Responses](#)

## 5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ17-083](#) 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 \_\_\_\_\_, 2017 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.

