



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, June 14, 2017

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, June 14, 2017 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. 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, June 14, 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:

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. [PZ17-101](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [May 24, 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. [FP16-0027](#) Consider a request by Country Lakes West, LLC for approval of a final plat of Carnegie Ridge, Phase III. The approximately 24.31 acre site is located north of Crawford Road, approximately 1,560 feet west of John Paine Road. (FP16-0027, Carnegie Ridge, Phase III, Julie Wyatt)

Attachments: [Final Plat](#)

- B. [FP17-0011](#) Consider a request by the City of Denton for approval of a Final Plat of the Hickory Creek Detention Addition, Lot 1, Block A. The 66.411 acre site is generally located west of Country Club Road and KCS Railroad, east of Fort Worth Drive, north of Ryan Road, and south of Bent Creek Park and Bent Creek Estate subdivision. (FP17-0011, Hickory Creek Detention Addition, Muzaib Riaz).

Attachments: [Final 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. [FR17-0002](#) Hold a public hearing and consider a request by Shady Oaks P/S for approval of a Final Replat of Lots 1R, 2R, and 3R Block A of the Shady Oaks Industrial Park; being a replat of Lot 1A, Block A of the Shady Oaks Industrial Park. The approximately 5.62 acre property is generally located on the north side of the Teasley Lane and Duncan Street intersection in the City of Denton, Denton County, Texas. (FR17-0002, Shady Oaks Industrial Park, Hayley Zagurski).

Attachments: [Final Replat](#)

- B. [FR17-0008](#) Hold a public hearing and consider a request by DB Denton II, LLC for approval of a Final Replat of Lots 10R-2, 23, 24, and 25, Block A of the Rayzor Ranch Town Center; being a replat of Lot 10R-1A, Block A of the Rayzor Ranch Town Center. The approximately 57.94 acre property is generally located on the southeast corner of University Drive and Interstate Highway 35 intersection in the City of Denton, Denton County, Texas. (FR17-0008, RR Town Center, Hayley Zagurski).

Attachments: [Final Replat](#)

- C. [FR17-0004](#) Hold a public hearing and consider a request by Wal-Mart Real Estate Business Trust for approval of a final replat of Lots 1A-1 and 1A-2, Block 1 of the Wal-Mart Addition; being a replat of Lot 1A, Block 1 of the Wal-Mart Addition. The approximately 23.906 acre property is generally located at the southeast corner of Loop 288 and Brinker Road in the City of Denton, Denton County, Texas. (FR17-0004, Wal-Mart Addition, Julie Wyatt).

Attachments: [Final Replat](#)

- D. [FR17-0009](#) Hold a public hearing and consider a request by Todd Lee Gerwig and Typhony Dawn Gerwig for approval of a Final Replat of Lots 11R-1 and 11R-2, Block A of the Ridge of Southridge; being a replat of Lot 11R, Block A of the Ridge of Southridge. The 0.926 acre property is generally located at Hollyhill Lane, approximately 155 feet west of Lillian Miller Parkway, and approximately 560 feet northeast of Southridge Drive. (FR17-0009, The Ridge of Southridge, Muzaib Riaz).

Attachments: [Final Replat](#)

- E. [FR17-0005](#) Hold a public hearing and consider a request by Greenway Enterprise, Inc. for approval of a Final Replat of 6 lots from Lot 13R-1 to Lot 13R-6, Block 1 of the East Ponder Estates; being a replat of Lot 13, Block 1 of the East Ponder Estates. The 13.12 acre property is generally located at Seaborn Road, approximately 1920 feet east of Kelly Lane, in the City of Denton ETJ. (FR17-0005, East Ponder Estates, Muzaib Riaz).

Attachments: [Final Replat](#)

- F. [S16-0007](#) 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. (S16-0007, Riney Road Apartments, Hayley Zagurski).

Attachments: [Criteria for Approval of a SUP](#)
[Aerial Map](#)
[Zoning Map](#)
[Future Land Use Map](#)
[Site Plan](#)
[Landscape Plan](#)
[Building Elevations](#)
[Notification Map and Responses](#)

- G. [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. (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. [PZ17-102](#) 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.

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.

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 WORK SESSION ROOM AND COUNCIL CHAMBERS ARE 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.