



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, August 9, 2017

4:30 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, August 9, 2017 at 4:30 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.

2. Work Session Reports

- A. [ID 17-1072](#) Receive a report and hold a discussion regarding Senate Bill 1004, a bill related to the installation of small cellular network nodes. (Munal Mauladad)

Attachments: [Exhibit 1 - Senate Bill 1004 Legislation](#)

- B. [ID 17-964](#) Receive a report and hold a discussion regarding small area plans. (Ron Menguita)

Attachments: [Exhibit 1 - Focus Areas Concept Map](#)

[Exhibit 2 - Small Area Plan Boundary Map](#)

- C. [ID 17-1024](#) Receive a report, hold a discussion and provide staff direction regarding proposed amendments to the City of Denton Construction Criteria Manual to update the associated standards. (John David)

Attachments: [Exhibit 1 - 35.3.13 Development Criteria Manual Procedure](#)

[Exhibit 2 - Construction Criteria Manual - Major Prop. Amendments Summary](#)

[Exhibit 3 - Construction Criteria Manual with Proposed Amendments](#)

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, August 9, 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. [PZ17-123](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [July 12, 2017](#)
 [July 26, 2017](#)

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. [FR17-0001](#) Hold a public hearing and consider a request by Quiktrip Corporation for approval of a Final Replat of Lot 1R, Block 1 of the QT 912 Addition; being a replat of Lot 1, Block 1 of the QT 912 Addition. The approximately 3.64 acre property is generally located on the southwest side of the West University Drive and Interstate Highway 35 intersection in the City of Denton, Denton County, Texas. (FR17-0001, QT 912 Addition, Hayley Zagurski).

Attachments: [Final Replat](#)

- B. [FR17-0014](#) Hold a public hearing and consider a request by Majid Hemmasi, Mike Dallas, Beta Mu LLC, and Swan-Weils Partnership Ltd. for approval of a Final Replat of Lot 1, Block A of the E. Puchalski Survey, Abstract 996; being a replat of a lot in the E. Puchalski Survey, Abstract No. 996. The approximately 2.87 acre property is generally located on the south side of Scripture Street between Normal Street and Bryan Street in the City of Denton, Denton County, Texas. (FR17-0014, Park 7 Denton, Julie Wyatt).

Attachments: [Final Replat](#)

- C. [Z17-0014](#) Hold a public hearing and consider a request by Oppidan to rezone approximately 5.21 acres from an Industrial Center Employment (IC-E) District to a Regional Center Commercial Downtown (RCC-D) District. The property is generally located west of I-35 Service Road and approximately 1,000 feet south of West University Drive. (Z17-0014, the Duluth Trading Co. & Northern Tools + Equipment, Muzaib Riaz).

Attachments: [Exhibit 1 - Aerial Map](#)
 [Exhibit 2 - Existing Zoning Map](#)
 [Exhibit 3 - Future Land Use Map](#)
 [Exhibit 4 - Proposed Zoning Map](#)
 [Exhibit 5 - Permitted Uses](#)
 [Exhibit 6 - Notification Map](#)
 [Exhibit 7- Community Feedback](#)

- D. [DCA17-0008](#) Hold a public hearing and consider a proposed revision to the Denton Development Code to amend Subchapters 5 and 23 pertaining to medical land use categories and definitions. (DCA17-0008, Medical Uses, Hayley Zagurski).

Attachments: [Exhibit 1 - Subchapter 5 Zoning Districts and Limitations \(Redline\)](#)
[Exhibit 2 - Subchapter 23 Definitions \(Redline\)](#)

4. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ17-125](#) 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.

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.