



# 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, September 13, 2017

4:30 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, September 13, 2017 at 4:30 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, September 13, 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. 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. [PP17-0015](#) Consider a request by Sherman Crossing Development, LLC for approval of a preliminary plat of the Hercules West Addition. The 9.95 acre site is generally located on the north side of Hercules Drive, approximately 1,700 feet west of Sherman Drive. (PP17-0015, Hercules West Addition, Julie Wyatt).

Attachments: [Plat](#)

- B. [FP17-0018](#) Consider a request by Sherman Crossing Development LLC for approval of a Final Plat of the Hercules West Addition, Phase 2B, Lots 1-4 of Block A, Lots 9-26 of Block 21, Lots 5-16 of Block 22, and Lots 7-12 of Block 23. The 6.85 acre site is generally located on the north side of Hercules Lane approximately 1700 feet west of Sherman Drive. (FP17-0018, Hercules West Addition, Hayley Zagurski).

Attachments: [Final Plat](#)

- C. [FP17-0020a](#) Consider a request by Rush Truck Centers of Texas, LP for approval of a Final Plat of Lot 7, Block A, of the Westpark Addition, Phase 2. The 27.58 acre site is generally located to the northeast of the Airport Road and South Western Boulevard intersection. (FP17-0020, CVS - Rush Truck Center, Hayley Zagurski).

Attachments: [Final Plat](#)

- D. [PV17-0002](#) Consider approval of a request by Carmel Villas, LLC for approval of a partial plat vacation concerning Lot 2, Block A of the Flowers Food Addition. The approximately 6 acre property is generally located north of Pockrus Page Road, approximately 1,100 feet east of the I-35E Services Road. (PV17-0002, Carmel Villas, Julie Wyatt).

Attachments: [Declaration of Petition for Partial Vacation of Plat](#)

- E. [PV17-0001](#) Consider approval of a request by Carmel Villas, LLC for approval plat vacation of Lot 1, Block A of the Brier Inn Addition. The approximately 4 acre property is generally located north of Pockrus Page Road, approximately 1,175 feet east of the I-35E Services Road. (PV17-0001, Carmel Villas, Julie Wyatt).

Attachments: [Declaration of Petition for Vacation of Plat](#)

- F. [PP17-0002](#) Consider a request by Carmel Villas, LLC for approval of a Preliminary Plat of the Townhomes at Denton Addition, Phases 1 and 2. The approximately 34 acre site is generally located north of Pockrus Page Road, approximately 1,065 feet east of the I-35E Service Road. (PP17-0002, Carmel Villas, Julie Wyatt).

Attachments: [Plat](#)

### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PZ17-140](#) Consider and appoint a member for the Planning and Zoning Commission Vice-Chair position.

### 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. [FR17-0010](#) Hold a public hearing and consider a request by City of Denton for approval of a Final Replat of Lot 1, Block A, of Brinker Substation Addition; being a replat of remainder of Lot 1, Block 2, and a portion of Lot 1, Block 1, of the Municipal Utilities Addition, with approximately 14.37 acre unplatted parcel recorded in Document Number 2014-4412. The 38.889 acre property is generally located at Shady Oaks Drive, approximately 3000 feet west of South Loop 288. (FR17-0010, Brinker Substation Addition, Hayley Zagurski)

Attachments: [Final Replat](#)

- B. [Z17-0017](#) Hold a public hearing and consider a request by Space Garage Limited Partnership to rezone approximately 0.54 acres from a Neighborhood Residential Mixed-Use (NRMU) District to a Community Mixed-Use general (CM-G) District. The property is generally located at the southeast corner of the Teasley Lane and Old Alton Road intersection. (Z17-0017, Pioneer Automotive Denton, Hayley Zagurski).

Attachments:      [Site Location Map](#)  
                         [Existing Zoning Map](#)  
                         [Future Land Use Map](#)  
                         [Proposed Zoning Map](#)  
                         [Schedule of Permitted Uses](#)  
                         [Notification Map and Responses](#)

- C. [Z17-0013](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Dodson Legal Group to rezone approximately 3.2 acres from a Neighborhood Residential 6 (NR-6) District to a Neighborhood Residential Mixed-Use 12 (NRMU-12) District. The property is generally located on the east side of Jannie Street, approximately 420 feet north of East McKinney Street. THE APPLICANT HAS REQUESTED TO POSTPONE THE REQUEST UNTIL THE SEPTEMBER 27, 2017 PLANNING AND ZONING COMMISSION MEETING. (Z17-0013, Justice Plaza, Julie Wyatt).
- D. [Z17-0015](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by JV Strange and 7-11, Inc. to rezone approximately 73 acres from an Employment Center Industrial (EC-I) District to a Commercial Mixed Use (CM-G) District. The property is generally located on the northeast corner of North Loop 288 and East McKinney Street. THE APPLICANT HAS REQUESTED TO POSTPONE THE REQUEST TO THE SEPTEMBER 27, 2017 PLANNING AND ZONING COMMISSION MEETING. (Z17-0015, McKinney Mayhill, Julie Wyatt).
- E. [DCA17-0010](#) Hold a public hearing and consider making a recommendation to City Council regarding an amendment to the Denton Development Code, Subchapter 35.16, Sections 35.16.6 and 35.16.20, by clarifying agreements required for plat approvals and building permits (DCA17-0010, Development Agreements, Jim Jenks).

## 5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ17-157](#) 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.