

1 MINUTES  
2 PLANNING AND ZONING COMMISSION  
3 July 12, 2017  
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6 After determining that a quorum was present, the Planning and Zoning Commission of the City  
7 of Denton, Texas convened in a Work Session on Wednesday, July 12, 2017 at 5:00 p.m. in the  
8 Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the  
9 following items were considered:

10  
11 PRESENT: Chair Jim Strange Vice-Chair Devin Taylor, Commissioners: Larry Beck,  
12 Steve Sullivan, Andrew Rozell, and Margie Ellis.

13  
14 ABSENT: None.

15  
16 STAFF: Ron Menguita, Bob Makowski, Julie Wyatt, Hayley Zagurski, Nikole Chew-  
17 Jones, Athenia Green, Jennifer DeCurtis, and Cathy Welborn.  
18

19 WORK SESSION

20 1. Clarification of agenda items listed on the agenda for this meeting. This is an opportunity for  
21 Commissioners to ask questions of staff on the Consent and Regular Agenda items, which may  
22 include a full briefing on an item in the order it appears on the regular session agenda. Any such  
23 briefing will be repeated in regular session.

24  
25 Chair Strange opened the Work Session at 5:02 p.m.

26  
27 Ron Menguita, Long Range Planning Administrator, called on Julie Wyatt, Senior Planner to  
28 present Public Hearing item A.

29  
30 Wyatt stated the property is located on the northwest side of the City, the request is to allow initial  
31 zoning of Employment Center Commercial (EC-C) District on approximately 16 acres.

32  
33 Wyatt stated Elm Street and Barthold Road will realign to connect in the future.

34  
35 Wyatt stated staff recommends approval of the request as it is compatible with the surrounding  
36 land uses. It is also consistent with the goals and objectives of the Denton Plan 2030.

37  
38 Commissioner Beck stated the truck wash does not fit the criteria of Business Innovation.  
39 Menguita stated one of the goals of the Denton Plan 2030 is to start looking at places in the City  
40 that can accommodate Business Innovation.

41  
42 Commissioner Ellis questioned if the gas pipeline located on the site will be an issue for the  
43 development. Wyatt stated they will have to meet all set-back requirements when it comes down  
44 to site plan and platting.

1 3. PUBLIC HEARINGS

2  
3 A. Hold a public hearing and consider a request by H3H, LLC for an initial zoning of Employment Center Commercial (EC-C) District on approximately 16 acres. The property is generally located on the north side of Barthold Road, approximately 340 feet west of the I-35 Southbound Service Road. (Z17-0011, Blue Beacon Truck Wash, Julie Wyatt)

7  
8 Chair Strange opened the Public Hearing

9  
10 Julie Wyatt, Senior Planner, presented Public Hearing item 3A. Wyatt stated the request is to  
11 rezone 16 acres from Rural Residential 5X (RD-5X) to district to Employment Center Commercial  
12 (EC-C).

13  
14 The following individual spoke during the Public Hearing:

15 Dana Morris. 500 Graves Blvd, Salina Kansas, 67401. Supports this request.

16  
17 Chair Strange read into the record an email:

18 Rick Shuffield, with Loves Travel Stops, supports this request.

19  
20 Chair Strange closed the Public Hearing.

21  
22 Vice-Chair Taylor stated this development is compatible for this area, but to keep in mind that the  
23 Business Innovation District should be reserved for office parks. Vice-Chair Taylor continued to  
24 state because of Interstate 35 (I-35) this is a logical use.

25  
26 There was no further discussion.

27  
28 Vice Chair Devin Taylor motioned. Commissioner Margie Ellis seconded to approve Public  
29 Hearing item 3A. Motion approved (6-0). Vice-Chair Devin Taylor "aye", Commissioner Larry  
30 Beck "aye", Commissioner Steve Sullivan "aye", Commissioner Andrew Rozell "aye", Chair Jim  
31 Strange "aye", and Commissioner Margie Ellis "aye".

32  
33 B. Hold a public hearing and consider a request by Franchise Realty Interstate Corp for a Specific Use Permit to allow for a drive- through facility on approximately 1.11 acres. The property is generally located east of North Texas Boulevard, between I-35E and Wilshire Street. (S17-0004, McDonalds, Julie Wyatt).

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38 Chair Strange opened the Public Hearing.

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40 Julie Wyatt, Senior Planner, presented Public Hearing item 3B. Wyatt stated the request is for a  
41 Specific Use Permit (SUP) to allow for a drive-through facility on approximately 1.11 acres.

42  
43 Commissioner Beck requested Wyatt to show the drive-through process. Wyatt stated a person  
44 would have to go around the building to the drive-through since it is a one-way.