



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, May 10, 2017

6:30 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, May 10, 2017 at 6:30 p.m. in the City Council Chambers 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, May 10, 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. [PZ17-089](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [April 26, 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. [PP17-0004](#) 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. (PP17-0004, Hercules West Addition, Hayley Zagurski).

Attachments: [Preliminary Plat](#)

- B. [PP16-0027](#) Consider a request by Robson Denton Development for approval of a preliminary plat of Robson Ranch Unit 18-1. The approximately 39.23 acre site is located east of Yarbrough Way and southwest of Glenbrook Street. (PP16-0027, Robson Ranch Unit 18-1, Julie Wyatt)

Attachments: [Plat](#)

- C. [PP16-0005](#) Consider a request by Country Lakes West, LLC for approval of a preliminary 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. (PP16-0005, Carnegie Ridge, Phase III, Julie Wyatt)

Attachments: [Plat](#)

- D. [FP16-0012](#) Consider a request by Harlan Properties Inc. for approval of a final plat of the Courts of Bonnie Brae. The 27.39 acre site is located at the southeast corner of the intersection of South Bonnie Brae Street and Highland Park Road. (FP16-0012, Courts of Bonnie Brae, 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. [FR17-0006](#) Hold a public hearing and consider a request by 2JR Enterprises, LLC and James Pavelka, DDS for approval of a Final Replat of Lots 2R-1 and 2R-2, Block 22 of the Carroll Park Addition, Third Filing; being a replat of Lot 2, Block 22 of the Carroll Park Addition, Third Filing. The approximately 0.53-acre property is generally located on the south side of Westway Street, approximately 145 feet west of Fulton Street in the City of Denton, Denton County, Texas. (FR17-0006, Carroll Park Addition, Hayley Zagurski).

Attachments: [Final Replat](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ17-090](#) 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.