



# 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, January 10, 2018

5:00 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, January 10, 2018 at 5:00 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, January 10, 2018 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. [PP16-0022](#) Consider a request by Denton Trifecta Partners, LTD for approval of a preliminary plat of Lots 1-8, Block A of Western Gate Business Park. The approximately 104.75-acre site is generally located at the northwest corner of Jim Christal Road and Western Boulevard in the City of Denton, Denton County, Texas. (PP16-0022, Western Gate Business Park, Hayley Zagurski).

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Preliminary Plat](#)

##### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PP17-0010](#) Consider a request by Creekside on Ryan Road LLC for approval of a preliminary plat of the Creekside subdivision. The approximately 47.47-acre site is generally located at the

south side of Ryan Road, approximately 140 feet east of Andrew Avenue in Denton County, Texas. (PP17-0010, Creekside, Hayley Zagurski).

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                              [Exhibit 2 - Preliminary 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.    [Z17-0025b](#)      Hold a public hearing and consider making a recommendation to City Council regarding a request by G&A Consultants, LLC on behalf of the property owner, Volunteer Enterprises, LLC for a zoning change from Neighborhood Residential 2 (NR-2) to Regional Center Commercial Downtown (RCC-D) on approximately 88.725 acres. The subject property is generally located south of University Drive (US 380), approximately 1,500 feet west of Interstate 35 (I-35), in the City of Denton, Denton County, Texas. (Z17-0025, Volunteer Enterprises, Ron Menguita) THE APPLICANT HAS REQUESTED THAT THE ITEM BE CONTINUED TO THE FEBRUARY 21, 2018, PLANNING AND ZONING COMMISSION MEETING.
- B.    [Z17-0004](#)      Hold a public hearing and consider a recommendation to City Council regarding a request by The Woodlands on McKinney Street, LLC. to provide an initial zoning district designation of Neighborhood Residential 6 (NR-6) District to an approximately 118.041 acre property. The property is generally located north of East McKinney Street and west of South Trinity Road. (Z17-0004, The Woodlands of McKinney Street, Cindy Jackson) STAFF HAS REQUESTED THAT THE ITEM BE WITHDRAWN.
- C.    [S17-0008](#)      Hold a public hearing and consider a recommendation to City Council regarding a Specific Use Permit request by The Woodlands on McKinney Street, LLC. for a manufactured housing park on approximately 126.148 acres of land. The property is generally located north of East McKinney Street and west of South Trinity Road. (S17-0008, The Woodlands of McKinney Street, Cindy Jackson) STAFF HAS REQUESTED THAT THE ITEM BE WITHDRAWN.

#### 5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A.    [PZ18-008](#)      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 \_\_\_\_\_, 2018 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.