

MINUTES  
PLANNING AND ZONING COMMISSION  
May 10, 2017

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas will convened 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 were considered:

**PRESENT:** Vice-Chair Devin Taylor, Chair Jim Strange, Commissioners: Larry Beck, Andrew Rozell, Margie Ellis, and Gerard Hudspeth.

**ABSENT:** Commissioner Steve Sullivan.

**STAFF:** Shandrian Jarvis, Julie Wyatt, Hayley Zagurski, Muzaib Riaz, Jennifer DeCurtis, Earl Escobar, and Catherine Welborn.

**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.

Chair Strange opened the Work Session at 6:30 p.m.

There was no discussion.

Chair Strange closed the Work Session at 6: 30 p.m.

**REGULAR MEETING**

The Planning and Zoning Commission convened 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 were considered:

Chair Strange opened the Regular Meeting at 6:32 p.m.

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag B. Texas Flag

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FOR:

A. Consider approval of the Planning and Zoning Commission meeting minutes.

Vice-Chair Devin Taylor motioned, Commissioner Andrew Rozell seconded to approve the April 26, 2017 meeting minutes. Motion approve (6-0). Vice-Chair Devin Taylor "aye", Commissioner

1 Larry Beck "aye", Commissioner Andrew Rozell "aye", Chair Jim Strange "aye", Commissioner  
2 Margie Ellis "aye", and Commissioner Gerard Hudspeth "aye".

### 3 4 3. CONSENT AGENDA

5  
6 A. Consider a request by Sherman Crossing Development, LLC for approval of a Preliminary Plat  
7 of the Hercules West Addition. The 9.95-acre site is generally located on the north side of Hercules  
8 Drive, approximately 1,700 feet west of Sherman Drive. (PP17-0004, Hercules West Addition,  
9 Hayley Zagurski).

10  
11 B. Consider a request by Robson Denton Development for approval of a preliminary plat of  
12 Robson Ranch Unit 18-1. The approximately 39.23 acre site is located east of Yarbrough Way and  
13 southwest of Glenbrook Street. (PP16-0027, Robson Ranch Unit 18-1, Julie Wyatt)

14  
15 C. Consider a request by Country Lakes West, LLC for approval of a preliminary plat of Carnegie  
16 Ridge, Phase III. The approximately 24.31 acre site is located north of Crawford Road,  
17 approximately 1,560 feet west of John Paine Road. (PP16-0005, Carnegie Ridge, Phase III, Julie  
18 Wyatt)

19  
20 D. Consider a request by Harlan Properties Inc. for approval of a final plat of the Courts of Bonnie  
21 Brae. The 27.39 acre site is located at the southeast corner of the intersection of South Bonnie Brae  
22 Street and Highland Park Road. (FP16-0012, Courts of Bonnie Brae, Muzaib Riaz).

23  
24 Commissioner Beck stated the lot lines on Consent Agenda item 3A are small and questioned if  
25 the lots are for single family or for town homes. Hayley Zagurski, Associate Planner, stated she  
26 hasn't seen the exact plans for the neighborhood, but her understanding is that the development  
27 will be attached single family dwellings.

28  
29 Commissioner Ellis stated Consent Agenda item 3A is missing the number 6 on Lot 6, Block 22.  
30 Zagurski stated she would make a note to have it updated.

31  
32 Commissioner Larry Beck motioned, Chair Jim Strange seconded to approve the Consent Agenda.  
33 Motion approve (6-0). Vice-Chair Devin Taylor "aye", Commissioner Larry Beck "aye",  
34 Commissioner Andrew Rozell "aye", Chair Jim Strange "aye", Commissioner Margie Ellis "aye",  
35 and Commissioner Gerard Hudspeth "aye".

### 36 37 4. PUBLIC HEARINGS

38  
39 A. Hold a public hearing and consider a request by 2JR Enterprises, LLC and James Pavelka, DDS  
40 for approval of a Final Replat of Lots 2R-1 and 2R-2, Block 22 of the Carroll Park Addition, Third  
41 Filing; being a replat of Lot 2, Block 22 of the Carroll Park Addition, Third Filing. The  
42 approximately 0.53-acre property is generally located on the south side of Westway Street,  
43 approximately 145 feet west of Fulton Street in the City of Denton, Denton County, Texas. (FR17-  
44 0006, Carroll Park Addition, Hayley Zagurski).

45  
46 Chair Strange opened the Public Hearing.

1 Hayley Zagurski, Associate Planner, presented Public Hearing item A. Zagurski stated the  
2 applicant's intent is to split the one commercial lot into two commercial lots.

3 Commissioner Beck questioned the intentions of the lot. Zagurski stated the lot is currently  
4 developed with a commercial duplex, and the final replat is to formally split the ownership.

5  
6 Commissioner Rozell questioned why a final replat is a Public Hearing. Zagurski stated all replats  
7 come through the Public Hearing process.

8  
9 There were no individuals to speak on this item.

10  
11 Chair Strange closed the Public Hearing.

12  
13 Commissioner Larry Beck motioned, Commissioner Andrew Rozell seconded to approve Public  
14 Hearing item 4A. Motion approved (6-0). Vice-Chair Devin Taylor "aye", Commissioner Larry  
15 Beck "aye", Commissioner Andrew Rozell "aye", Chair Jim Strange "aye", Commissioner Margie  
16 Ellis "aye", and Commissioner Gerard Hudspeth "aye".

17  
18 5. **PLANNING & ZONING COMMISSION PROJECT MATRIX**

19 A. [Planning and Zoning Commission project matrix.](#)

20  
21 Shandrian Jarvis, Development Review Committee Administrator, asked the Commissioners if  
22 they had anything to add to the project matrix. The Commissioner had no items to add to the  
23 Matrix.

24  
25 Chair Strange presented Commissioner Hudspeth with a certificate and thanked him for serving  
26 on this Commission. There was no further discussion. Chair Strange closed the Regular Meeting  
27 at 6:40 p.m.