

**AGENDA  
PUBLIC HEARINGS  
and  
REGULAR MEETING  
CITY OF KRUGERVILLE  
PLANNING & ZONING COMMISSION  
5097 HIGHWAY 377, S – CITY COUNCIL CHAMBERS  
February 6, 2018, 6:00 pm**

A regular called meeting of the Krugerville Planning and Zoning Commission will be held on Tuesday, February 6, 2018, at 6:00 pm, in the Krugerville City Hall, 5097 Highway 377, S, Krugerville, TX 76227. This is an open meeting, subject to the open meeting laws of the State of Texas, and as required by law, was posted at the Krugerville City Hall at 4:45 pm, February 1, 2018, giving notice of date, time, place, and agenda thereof.

1. CALL MEETING TO ORDER.
2. ROLL CALL.
3. PLEDGE OF ALLEGIANCE.
4. MOMENT OF SILENCE.
5. CITIZENS COMMENTARY.
6. The Planning & Zoning Commission will conduct a Public Hearing on changes to the City of Krugerville's Zoning Ordinance; to hear public comments concerning proposed changes to Chapter 14:
  - Article 6, Supplemental District Regulations, Section 6-2, Accessory Building Regulations, Paragraph C, Area Regulations in Single-Family and Multifamily Districts, to evaluate the need for changes to setback requirements;
  - Section 6-5, Off-Street Parking and Loading Requirements, Paragraph C, General Parking Regulations, regarding changes to Residential Parking Standards;
  - Section 6-6, Sign Regulations, to define the regulations and procedures for permitting temporary signs, flags, and banners.

Open Public Hearing \_\_\_\_\_ Close Public Hearing \_\_\_\_\_

7. Discuss, take action, and make any further recommendations to Council on proposed changes to the City's Zoning Ordinance, described in Item #6.
8. The Planning & Zoning Commission will conduct a Public Hearing on proposed temporary and conditional changes to the City of Krugerville's Zoning Ordinance; to hear public comments concerning a request for a specific use permit at 5335 Highway 377, S, Krugerville, TX, to allow for the operation of a used car business and vehicle accessory sales.  
Open Public Hearing \_\_\_\_\_ Close Public Hearing \_\_\_\_\_
9. Discuss, take action, and make a recommendation to the City Council for a request for a specific use permit at 5335 Highway 377, S, Krugerville, TX, as described in Item #8 above.

10. Discuss, take action, and make a recommendation to the City Council on a request from Cecil & Latreece Shipley, property owners on Ranch Rd, for variances of construction requirements, in Chapter 14, Section 4-4 SF-2, Paragraph C regarding Area Requirements, of the City's Zoning Ordinance, to consider the following:

- Minimum living area of 2000 sf  
*Landowner is requesting a living area of approximately 1800 sf.*
- Minimum street yard of 35 ft from the front street  
*Requesting 30 ft on front, to align with neighbor.*
- Minimum side yard of 15 ft  
*Requesting a 10 ft side yard on the west side of property, to allow for a side entry garage on the east side.*

11. Discuss, take action, and make a recommendation to City Council on a Replat of Sandy Acres, formerly Lot 6R-3, being replatted as Lots 6R3-1 and 6R3-2, and being 9.322 acres in the F. Trevino Survey Abstract 1243, Denton County, Texas, located in the ETJ of the City of Krugerville, Denton County, Texas, and consider proceeding without Engineering review at this time.

12. Discuss and take action on the election of a Planning & Zoning Co-Chair.

13. Discuss and take action on suggested future changes to the City of Krugerville Code of Ordinances, including, but not limited to Chapter 14, Section 3-1, Use of Land and Buildings.

14. Discuss and take action on Planning & Zoning Commission Minutes.  
December 7, 2017 - Joint Meeting with City Council, P&Z, and ZBA  
January 2, 2018 - Regular Meeting

15. ADJOURN:

NOTE: It is possible a quorum of various Krugerville Corporations, Committees, or City Council could be present, but they will not take action on any issues.

CERTIFICATION: I hereby certify that the above notice was posted at 5097 Highway 377, S., Krugerville, Texas, on February 1, 2018, at 4:45 pm.

  
Sandy Frantz, City Secretary

