



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, December 9, 2015

5:00 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, December 9, 2015 at 5:00 p.m. in the City Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

WORK SESSION

1. Clarification of agenda items listed on the agenda for this meeting, and discussion of issues not briefed in the written backup materials.

2. Work Session Reports

- A. [SI15-0024](#) Receive a report and hold a discussion regarding proposed amendments to Subchapter 13 Site Design Standards, Section 35.13.7 Tree Preservation and Landscape Requirements of the Denton Development Code (DDC). (SI15-0024, Tree Preservation and Landscape Requirements Update, Shandrian Jarvis)

Attachments: [Benchmark Cities List](#)

- B. [DCA15-0009](#) Receive a report and hold a discussion regarding an amendment to the Denton Development Code (DDC) to create a new use and site plan process for Electric Substations. (DCA15-0009, Electric Substations, Mike Bell)

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, December 9, 2015 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. [FP15-0017](#) Consider a Final Plat of Red Bird Ridge Addition. The approximately 41.1 acre subject property is generally located on the northwest corner of Fincher Road and

Oak Ridge Lane within the Hiram McMurray Survey, Abstract No. 956.
(FP15-0017, Red Bird Ridge Addition, Ross Culbertson)

Attachments: [Final Plat](#)

- B. [FP15-0021](#) Consider a Final Plat of Lot 1, Block A of the Perfect Finish Landscaping Addition. The approximately 4.99 acre subject property is generally located on the north side of Fishtrap Road, approximately 500 feet east of Geesling Road. (FP15-0021, Perfect Finish Landscaping, Mike Bell)

Attachments: [Final Plat](#)

3. PUBLIC HEARINGS

- A. [FR15-0024](#) Hold a public hearing and consider a Final Replat of Vasquez Addition, Lots 1R and 2R, Block 4, being a replat of College Addition, Lot 1, Block 4. The approximately 0.28 acre property is generally located on the south side of Chestnut Street, approximately 390 feet east of South Welch Street and within the E. Puchlaski Survey, Abstract Number 996. (FR15-0024, Vasquez Addition, Julie Wyatt). This item has been withdrawn.

- B. [S15-0012](#) Hold a public hearing and consider making a recommendation to City Council regarding a Specific Use Permit (SUP) for Multi-Family Dwellings on two properties zoned Neighborhood Residential Mixed Use 12 (NRMU-12). The subject properties are approximately 0.25 and 0.33 acres in size and are located at 609 and 612 Meadow View Court, in the City of Denton, Denton County, Texas.

Attachments: [Location Map](#)
 [Zoning Map](#)
 [Future Land Use Map](#)
 [Proposed Site Plan](#)
 [Proposed Elevations](#)
 [Site Photos](#)
 [Notification Map](#)

- C. [S15-0011](#) Hold a public hearing and consider a recommendation to City Council regarding a Specific Use Permit (SUP) to allow a Basic Utility, a Denton Municipal Electric substation, on approximately 6.2 acres within a Downtown Commercial General (DC-G) District. The subject property is generally located at the southwest corner of South Locust Street and West Collins Street, in the City of Denton, Denton County, Texas. (S15-0011, DME Locust Substation, Mike Bell)

Attachments: [Aerial Map](#)
 [Zoning Map](#)
 [Future Land Use Map](#)
 [Applicant Narrative](#)
 [Site Plan/Landscape Plan](#)
 [Collins Street Section](#)
 [DME Project Overview](#)
 [Site Photos](#)
 [Notification Map](#)

4. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. **PZ15-083** Planning and Zoning Commission Project Matrix.

Attachments: Matrix

5. 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.

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 _____, 2015 at _____ o'clock (a.m.) (p.m.)

CITY SECRETARY

NOTE: THE CITY OF DENTON CITY COUNCIL CHAMBERS IS 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.