



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, January 27, 2016

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, January 27, 2016 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. [PZ16-016](#) Receive a report and hold a discussion regarding bicycle and pedestrian accommodations provided in accordance with the "Update to the Pedestrian and Bicycle Linkage Component of the Denton Mobility Plan". (PZ16-016, Pedestrian and Bicycle Component, Julie Anderson)

Attachments: [Update to the Pedestrian and Bicycle Linkage Component](#)
[Pedestrian and Bicycle Linkage Component Map](#)
[Proposed FY 15-16 Bike Fund Projects](#)
[2015 Bike and Pedestrian Count Locations and Projections](#)

- B. [PZ16-019](#) Receive a report and hold a discussion regarding the Denton Municipal Electric 2013-2017 Capital Improvements Plan for electric substation and transmission system upgrades. (PZ16-019, Denton Municipal Electric, Brent A. Heath, P.E.)

Attachments: [DME Project Overview](#)

- C. [DCA15-0003](#) 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. (DCA15-0003, Electric Substations, Mike Bell)

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, January 27, 2016 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. [PZ16-024](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [January 13, 2016](#)

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. [PP15-0029](#) Consider a Preliminary Plat of Lots 4-8, Block A, of the Hickory Creek Center Addition. The approximately 11.259 acre property is generally located at the southwest corner of Teasley Lane and Hickory Creek Road, within the A. Venters Survey, Abstract No. 1315. (PP15-0029, Hickory Creek Center, Mike Bell)

Attachments: [Plat](#)

- B. [FP15-0044](#) Consider a Final Plat of Lots 1 & 2 of Block 2 of the Caliber Collision Addition. The approximately 4.6 acre property is generally located on west side of I-35 Frontage Road, approximately 650 feet south of West University Drive (US Hwy 380), within the B.B.B. & C.R.R.Co. Survey, Abstract No. 192. (FP15-0044, Caliber Collision, Ross Culbertson)

Attachments: [Plat](#)

4. PUBLIC HEARINGS

- A. [Z15-0029](#) Hold a public hearing and consider making a recommendation to City Council regarding amending Subchapter 35.7.5, the Fry Street Overlay District, to create a new subdistrict and development standards for a mixed use building on approximately 1.7 acres. (Z15-0029, Fry Street Overlay District Amendment, Sophie Huemer)

Attachments: [Site Location](#)
[Zoning Map](#)
[Future Land Use Map](#)
[Draft Fry Street Overlay District Amendment](#)
[Fry Street Overlay District Redline](#)
[Notification Map](#)
[Project Narrative](#)

- B. [Z15-0031](#) Hold a public hearing and consider making a recommendation to City Council regarding a rezoning from an Industrial Center Employment (IC-E) District to a Regional Center Commercial Downtown (RCC-D) District on approximately 2.9 acres. The subject property is generally located on the west side of the I-35 Frontage Road, approximately 1,000 feet south of West University Drive (US Hwy 380). (Z15-0031, Cavender's, Ross Culbertson)

Attachments: [Site Location](#)
 [Zoning Map](#)
 [Larger Context Map](#)
 [Future Land Use Map](#)
 [RCC-D Permitted Uses](#)
 [IC-E Permitted Uses](#)
 [Notification Map](#)
 [Applicant Outreach Letter & Responses](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ16-023](#) Planning and Zoning Commission Project Matrix.

Attachments: [Future Planning and Zoning Items Chart](#)

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.

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 _____, 2016 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.