



# 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, February 10, 2016

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, February 10, 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. [PZ16-029](#) 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. [PZ16-030](#) 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](#)

#### REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, February 10, 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. 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. [PP14-0024](#) Consider a Preliminary Plat of the Windsor Oaks Addition, Phase 1. The approximately 35.96 acre property is generally located approximately 600 feet east of the intersection of East Windsor Drive and Old North Road within the D. Culp Survey, Abstract No. 287 and the C. Carter Survey, Abstract No. 275, in the City of Denton, Denton County, Texas. (PP14-0024, Windsor Oaks Phase 1, Mike Bell)

Attachments: [Plat](#)

- B. [FP15-0032](#) Consider a Final Plat of the Windsor Oaks Addition, Phase 1. The approximately 35.96 acre property is generally located approximately 600 feet east of the intersection of East Windsor Drive and Old North Road within the D. Culp Survey, Abstract No. 287 and the C. Carter Survey, Abstract No. 275, in the City of Denton, Denton County, Texas. (FP15-0032, Windsor Oaks Phase 1, Mike Bell)

Attachments: [Plat](#)

### 3. PUBLIC HEARINGS

- A. [FR15-0013](#) Hold a public hearing and consider a Final Replat of Country Lakes West, Phase One, Lot 1R, Block B being a replat of Country Lakes West, Phase One, Lots 1 and 2, Block B. The approximately 0.363 acre property is generally located on the south side of Meandering Creek Drive, approximately 965 feet west of Education Drive and within the B.B.B & C.R.R. Survey, Abstract Number 158. (FR15-0013, Country Lakes West Addition, Julie Wyatt)

Attachments: [Plat](#)

- B. [DCA15-0003](#) Hold a public hearing and consider a recommendation to City Council regarding amendments to Subchapter 35.3 Procedures, Subchapter 35.5 Zoning Districts and Limitations, Subchapter 35.23 Definitions and Terms, and Subchapter 35.24 Electrical Standards of the Denton Development Code to provide standards, procedures, and definitions related to Electrical Substations and Switch Stations. (DCA15-0003, Electric Substations, Mike Bell)

Attachments: [Subchapter 35.3 Procedures Proposed Amendments](#)  
[Subchapter 35.5 Zoning Districts and Regulations Proposed Amendments](#)  
[Subchapter 35.24 Electrical Standards Proposed Amendments](#)

- C. [DCA15-0007](#) Hold a public hearing and consider making a recommendation to City Council regarding amending Section 35.7.9.5, 35.7.10.5, and 35.7.13.5 of the Denton Development Code to include additional Façade Materials as architectural requirements to the Oak-Hickory Historic District, Bell Avenue Historic Conservation District, and the West Oak Area Historic District. (DCA15-0007, Amended Historic District Standards, Ross Culbertson)

Attachments: [Oak-Hickory Historic District Map](#)  
[Bell Avenue Historic Conservation District Map](#)  
[West Oak Area Historic District Map](#)

- D. [DCA16-0001](#) Hold a public hearing and consider making a recommendation to City Council

regarding the adoption of an ordinance of the City of Denton, Texas, amending Subchapter 35.3 Procedures, Subchapter 35.13 Site Design Standards, and Subchapter 35.23 Definitions and Terms, of the Denton Development Code related to tree preservation and landscape requirements. (DCA16-0001, Tree Preservation and Landscape Requirements, Shandrian Jarvis) THIS ITEM HAS BEEN CONTINUED TO THE MARCH 23, 2016 MEETING.

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

- A. [PZ16-033](#) 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 \_\_\_\_\_, 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.