



# 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 24, 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 24, 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. [PZ16-039](#) 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. [PZ16-040](#) Receive a report and hold a discussion regarding anticipated Denton Development Code (DDC) amendments. (PZ16-040, Denton Development Code Amendments, Beverly Mesa-Zendt AICP)

Attachments: [Table of Proposed Code Amendments](#)

#### REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, February 24, 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. [PZ16-041](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments:      [Minutes](#)

### 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. [FP15-0043](#)      Consider a Final Plat of Prominence Square, Phase IIA. The approximately 8.155 acre subject property is generally located at the southwest corner of North Mayhill Road and Prominence Parkway, within the M.E.P & P.R.R Survey, Abstract No. 1649, in the City of Denton, Denton County, Texas. (FP15-0043, Prominence Square Phase IIA, Mike Bell)

Attachments:      [Plat](#)

- B. [FP15-0045](#)      Consider a Final Plat of Lot 1, Block A of the Vela-Codina Addition. The approximately 16.061 are property is generally located on the south side of East McKinney Street, approximately 1,500 feet east of Woodrow Lane, within the Timothy M. Downing Survey, Abstract No. 346, in the City of Denton, Denton County, Texas. (FP15-0045, McKinney Denton Apartments, Mike Bell)

Attachments:      [Plat](#)

- C. [FP15-0046](#)      Consider a Final Plat of Lot 8, Block A of the Hickory Creek Shopping Center Addition. The approximately 0.825 acre property is generally located at the southwest corner of Teasley Lane (FM 2181) and Hickory Creek Road, within the A. Ventures Survey, Abstract No. 1315, in the City of Denton, Denton County, Texas. (FP15-0046, Hickory Creek Center Lot 8, Mike Bell)

Attachments:      [Plat](#)

- D. [PP15-0038](#)      Consider a Preliminary Plat of The Villages of Carmel Phase 4B & 5B. The approximately 56.721 acre property is generally located at the southwest corner of Edwards Road and Swisher Road, within the Gideon Walker Survey, Abstract No. 1330, in the City of Denton, Denton County, Texas. (PP15-0038, Villages of Carmel 4B & 5B, Mike Bell)

Attachments:      [Plat](#)

- E. [FP15-0049](#)      Consider a Final Plat of Lots 1 and 2, Block A of the McCreary Estates. The approximately 20.938 acre property is generally on the north side of FM 1830, approximately 1,250 feet north of Granite Circle, within the M. Caldwell Survey, Abstract No. 319, in an unincorporated area of Denton County, Texas. (FP15-0049, Denault Homestead, Mike Bell)

Attachments:      [Plat](#)

### 4. PUBLIC HEARINGS

- A. [Z16-0001](#)      Hold a public and consider a recommendation to City Council regarding a rezoning from a Neighborhood Residential 2 (NR-2) District to a Neighborhood Residential Mixed Use (NRMU) District. The approximately 6.262 acre subject property is

generally located at the northwest corner of North Bonnie Brae Street and West Windsor Drive, in the City of Denton, Denton County, Texas. (Z16-0001, Windsor Gardens, Mike Bell) This item will be continued to the March 9, 2016 Planning and Zoning Commission meeting.

## 5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ16-042](#) Planning and Zoning Commission Project Matrix.

Attachments: [Matrix](#)

## 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.