



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, March 9, 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, March 9, 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.

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, March 9, 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. [PZ16-053](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [February 10, 2016 Planning and Zoning Commission Meeting Minutes](#)
[February 24, 2016 Planning and Zoning Commission Meeting 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. [FP16-0003](#) Consider a Final Plat of Lots 7 & 8 of Block A of the Westpark Industrial Phase 2. The approximately 27.4 acre property is generally located on the northeast corner of Airport Road and South Western Boulevard, within the J. Davis Survey, Abstract No. 326. (FP16-0003, RUSH Westpark Industrial, Ross Culbertson)

Attachments: [Plat](#)

- B. [FP15-0040](#) Consider a Final Plat of Lots 1 & 2, Block A of View from Hilltop Addition. The approximately 9.8 acre subject property is generally located on the west side of Hilltop Road, approximately 1,780 feet south of Brush Creek Road within the John Schultz Survey, Abstract No. 1223. (FP15-0040, View from Hilltop Addition, Ross Culbertson)

Attachments: [Plat](#)

4. PUBLIC HEARINGS

- A. [Z16-0001b](#) Hold a public hearing 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)

Attachments: [Location Map](#)
[Zoning Map](#)
[Future Land Use Map](#)
[NR-2 Permitted Uses](#)
[NRMU Permitted Uses](#)
[Applicant Narrative](#)
[Notification Map & Responses](#)

- B. [Z15-0034](#) Hold a public hearing and consider making a recommendation to City Council regarding a rezoning from a Neighborhood Residential 4 (NR-4) District to an Employment Center Industrial (EC-I) District on approximately 5.0 acres generally located on the south side of Morse Street, approximately 295 feet west of South Woodrow Lane. (Z15-0034, United Way of Denton County, Ross Culbertson)

Attachments: [Location Map](#)
[Zoning Map](#)
[Zoning Change Map](#)
[Future Land Use Map](#)
[NR-4 Permitted Uses](#)
[EC-I Permitted Uses](#)
[Notification Map](#)
[Applicant Outreach & Response Letter](#)

- C. [S15-0018](#) Hold a public hearing and consider making a recommendation to City Council regarding a Specific Use Permit (SUP) to allow Multi-Family Dwellings in a Neighborhood Residential Mixed Use 12 (NRMU-12) Zoning District, being on approximately 0.8 acres and generally located on the southeast corner of Taliaferro Street and North Elm Street. (S15-0018, Elm Courts, Ross Culbertson)

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

- D. [ADP16-0002](#) Hold a public hearing and consider making a recommendation to City Council
[b](#) regarding an Alternative Environmentally Sensitive Area Plan to allow for commercial development to encroach into an existing Environmentally Sensitive Area (ESA). The approximately 37 acre property is generally located on southbound I-35E and approximately 2200 feet south of Lillian B Miller Parkway. The subject property is within a Regional Center Commercial Downtown (RCC-D) zoning district. (ADP16-0002, Buc-ee's Travel Center, Julie Wyatt)

Attachments: [Aerial Map](#)
 [Zoning Map](#)
 [ESA Mitigation Plan](#)
 [Proposed ESA Tree Canopy Map](#)
 [Runoff Treatment Area Map](#)
 [Stormceptor Information Sheet](#)
 [Stormceptor Diagram](#)
 [Notification Map](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ16-054](#) 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.