



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, March 23, 2016

4:30 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 23, 2016 at 4:30 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 23, 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. [PZ16-59](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [March 9, 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. [FP15-0029a](#) Consider a Final Plat of the Country Lakes West, Phase 2 Addition. The approximately 14 acre property is generally located on the east side of John Paine Road and approximately 65 feet south of Creekway Drive within the B.B.B. & C.R.R. Survey, Abstract No 158. The property is located within the Planned Development 174 District. (FP15-0029a, Country Lakes West, Phase 2 Addition, Julie Wyatt)

Attachments: [Plat](#)

- B. [PP16-0002](#) Consider a Preliminary Plat of the Buc-ee's #39 Subdivision Addition, Lots 1-8, Block A. The approximately 39.33 acre property is generally located on southbound I-35E and approximately 2200 feet south of Lillian B Miller Parkway. The property is located within a Regional Center Commercial Downtown (RCC-D) District. (PP16-0002, Buc-ee's #39 Subdivision Addition, Julie Wyatt)

Attachments: [Preliminary Plat](#)

4. PUBLIC HEARINGS

- A. [ADP16-0002c](#) Hold a public hearing and consider making a recommendation to City Council 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) District. (ADP16-0002c, 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](#)

- B. [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. (DCA16-0001a, Tree Preservation and Landscape Requirements, Shandrian Jarvis)

Attachments: [Summary of Proposed Revisions to Section 35.13.7](#)
[Attachments 2-4 Proposed Amendments \(combined\)](#)
[Summary Table of Benchmark Cities Analysis](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ16-60](#) 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.