



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, April 13, 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, April 13, 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, April 13, 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. [PV16-0001](#) Consider a Vacating Plat of the Garcia Addition, Block A, Lot 1. The approximately 3.097 acre property is generally located at the southwest corner of South Locust Street and Collins Street, within the Alexander Hill Survey, Abstract No. 623, in the City of Denton, Denton County, Texas. (PV16-0001, Garcia Addition, Mike Bell)

Attachments: [Plat](#)

- B. [PP15-0024](#) Consider approval Preliminary Plat of the Meadow Oaks Subdivision, Phase 4. The 8.796 acre site is generally located at the terminus of Oak Tree Drive, 155 feet west of Autumn Oak Drive, and within the J. Brock Survey, Abstract No. 55. (PP15-0024, Meadow Oaks Subdivision, Phase 4, Julie Wyatt).

Attachments: [Plat](#)

- C. [PP15-0040](#) Consider a Preliminary Plat of Block A, Lots 1 and 2, of the Locust Substation Addition. The approximately 6.170 acre property is generally located at the

southwest corner of Collins Street and South Locust Street, within the Alexander Hill Survey, Abstract No. 623, in the City of Denton, Denton County, Texas. (PP15-0040, DME Locust Substation, Mike Bell)

Attachments: [Plat](#)

- D. [FP16-0005](#) Consider a Final Plat of Block A, Lot 1 of the Locust Substation Addition. The approximately 6.147 acre property is generally located at the southwest corner of Collins Street and South Locust Street, within the Alexander Hill Survey, Abstract No. 623, in the City of Denton, Denton County, Texas. (FP16-0005, DME Locust Substation, Mike Bell)

Attachments: [Plat](#)

- E. [CV16-0002](#) Consider a Conveyance Plat of Block A, Lot CV2, of the Locust Substation Addition. The approximately 0.636 acre property is generally located on the east side of Myrtle Street, approximately 700 feet south of Collins Street, within the Alexander Hill Survey, Abstract No. 623, in the City of Denton, Denton County, Texas. (CV16-0002, DME Locust Substation, Mike Bell)

Attachments: [Plat](#)

- F. [FP16-0002](#) Consider a Final Plat of the Villages of Carmel Phase 5B. The approximately 27.746 acre property is generally located on 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. (FP16-0002, Villages of Carmel 5B, Mike Bell)

Attachments: [Plat](#)

- G. [FP15-0035](#) Consider a Final Plat of the Teasley Trails Phase 1B Addition. The approximately 13 acre property is generally located west of Helm Lane and approximately 1600 feet south of Teasley Lane within the C. Poullalier Survey, Abstract No. 1006 and the J. Fisher Survey, Abstract No. 421. The property is located within Neighborhood Residential 3 District. (FP15-0035, Teasley Trails, Phase 1B Addition, Julie Wyatt)

Attachments: [Plat](#)

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ADP16-0003](#) Consider an Alternative Development Plan (ADP) for a multifamily development to be located at 1119 Fannin Street. The subject property is located within a Downtown Residential 2 (DR-2) District. (ADP16-0003, Fannin Courts, Mike Bell)

[b](#)

Attachments: [Aerial Map](#)
[Zoning Map](#)
[Future Land Use Map](#)
[Applicant Narrative](#)
[Site Plan](#)
[Building A Elevations](#)
[Building B Elevations](#)

4. PUBLIC HEARINGS

- A. [Z16-0002 & S15-0014](#) Hold a public hearing and consider making a recommendation to City Council regarding a rezoning from Neighborhood Residential 3 District (NR-3) to Neighborhood Residential 6 District (NR-6) and a Specific Use Permit (SUP) for Elderly Housing. The approximately 5-acre site is generally located on the west side of North Carroll Boulevard and approximately 138 feet south of Strata Drive. (Z16-0002 and S15-0014, Denton Rehabilitation, Julie Wyatt)

Attachments: [Aerial Map](#)
 [Zoning Map](#)
 [Future Land Use Map](#)
 [Permitted Uses in Neighborhood Residential 3](#)
 [Permitted Uses in Neighborhood Residential 6](#)
 [Site Plan](#)
 [Landscape Plan](#)
 [Notification Map](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ16-73](#) 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.