



# 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, April 27, 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, April 27, 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. [PZ16-78](#) Receive a report and hold a discussion regarding the public notification procedures. (PZ16-78, City of Denton Public Notification Procedures, Beverly Mesa-Zendt AICP)
  - B. [PZ16-79](#) Receive a presentation and hold a discussion regarding Conservation Development (PZ16-79, Conservation Development, Beverly Mesa-Zendt AICP)

#### REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, April 27, 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. [PZ16-76](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [March 23, 2016](#)  
[April 13, 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. [PP15-0021](#) Consider a Preliminary Plat of Beaver Creek Addition. The approximately 98.181 acre subject property is generally located on the northwest corner of North Loop 288 and Stuart Road, within the Thomas Toby Survey, Abstract No. 1288 and the Victor Gailor Survey, Abstract No. 452. The project is located within a Neighborhood Residential 4 (NR-4) District. (PP15-0021, Beaver Creek Addition, Julie Wyatt)

Attachments: [Plat](#)

- B. [PP15-0039](#) Consider a Preliminary Plat of the Love's Travel Stop Addition. The approximately 15.811 acre subject property is generally located at the southwest corner of Barthold Road and Interstate 35 North, within the B.B.B. & C.R.R. Co. Survey, Abstract No. 141, in the City of Denton, Denton County, Texas. (PP15-0039, Love's Travel Stop, Mike Bell)

Attachments: [Plat](#)

#### 4. PUBLIC HEARINGS

- A. [Z16-0003](#) Hold a public hearing and consider making a recommendation to City Council regarding a rezoning request from Neighborhood Residential 3 (NR-3) District to Neighborhood Residential 6 (NR-6) District on approximately 0.6 acres, located on the northeast corner of North Bell Avenue and East Windsor Drive. The applicant is requesting a continuance of this item to the May 11, 2016 Planning and Zoning Commission meeting. (Z16-0003, Bell Avenue Duplex, Julie Wyatt)

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

- A. [PZ16-77](#) 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.)

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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.