



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, June 8, 2016

5:30 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, June 8, 2016 at 5:30 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, June 8, 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. [PZ16-96](#) Planning and Zoning Commission meeting minutes.

Attachments: [May 11, 2016](#)

[May 25, 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. [FP16-0011](#) Consider approval of a Final Plat for the Love’s Travel Stop Addition. The subject tract is an approximately 15.81 acre property 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. (FP16-0011, Love’s Travel Stop, Mike Bell).

Attachments: [Plat](#)

- B. [FP15-0050](#) Consider approval of a Final Plat of the Hickory Creek Ranch Apartments Addition. The approximately 10.257 acre subject property is generally located on the west side of Teasley Lane, approximately 600 feet north of Leatherwood, within the J. Dickson Survey, Abstract No. 342. (FP15-0050, Hickory Creek Ranch Apartments Addition, Julie Wyatt)

Attachments: [Plat](#)

4. PUBLIC HEARINGS

This notice authorizes the Planning and Zoning Commission to recommend and City Council to approve a different zoning district which is equivalent to or more restrictive than that which is requested by the applicant, as the different district may not have a maximum structure height, floor area ratio, or density that is higher than the one requested or be nonresidential when the request is for a residential use or vice versa. The different zoning district must be deemed consistent with the Comprehensive Plan and the Future Land Use Plan.

- A. [FR16-0005](#) Hold a public hearing and consider approval of a Final Replat of Lots 1A-1E, Block 2, of the East Ponder Estates. The approximately 9.99 acre property is generally located at the southeast corner of H. Livery Road and Seaborn Road, within the John McGowan Survey, Abstract No. 798, in the Extraterritorial Jurisdiction of the City of Denton, Denton County, Texas. (FR16-0005, East Ponder Estates, Mike Bell)

Attachments: [Plat](#)

- B. [HL15-0005](#) Hold a public hearing and consider an application for a Historic Landmark Designation for the property located at 1120 North Locust Street, and provide a recommendation regarding the appropriateness of the property to receive this designation to the Planning and Zoning Commission and City Council. The subject site is located on the east side of North Locust Street, approximately 20 feet south from the intersection of North Locust Street and Second Street. The Historic Landmark Commission recommends approval 7-0. (HL15-0005, 1120 North Locust Street, Roman McAllen)

Attachments: [Location Map](#)
[Application](#)
[Notification Map/Property Owner Responses](#)
[Site Photos](#)
[Meeting Minutes](#)

- C. [ADP16-0001a](#) Hold a public hearing and consider a recommendation to City Council regarding an Alternative Environmentally Sensitive Area (ESA) Plan for the Villages of Carmel Phase 4B. The subject property is generally located on the north side of Pockrus Page Road, east of Monte Verde Way, and west of Swisher Road. (ESA16-0001, Villages of Carmel Phase 4, Mike Bell).

Attachments: [Aerial Map](#)
[Zoning Map](#)
[Future Land Use Map](#)
[ESA Map](#)
[Proposed ESA Plan](#)
[Site Photos](#)
[Notification Map & Responses](#)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ16-97](#) 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.