



# 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, July 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, July 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. [PZ16-124](#) Receive a report and hold a discussion regarding Park Dedication and Development Fees as detailed in Ord. No. 98-039 adopted on 2-17-98. (PZ16-124, Park Dedication and Development Fees, Jim Mays)

Attachments: [Park Dedication and Development Ordinance 915 916](#)  
[Park Board Discussion Regarding 915 and 916 Fee Review](#)

### REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, July 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. [PZ16-117](#) Planning and Zoning Commission meeting minutes.

Attachments: [July 13, 2016](#)

#### 3. 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. [FR16-0010](#) Hold a public hearing and consider a Final Replat of Lots 7R and 8R, Block 1, Collins Addition, being a replat of the south ½ of Lot 6, Lot 7 and Lot 8, Block 1 of the Collins Addition. The approximately 0.404 acre property is generally located on the east side of Fulton Street, approximately 520 feet south of West Congress Street, within the E. Pulchaski Survey, Abstract No. 996, in the City of Denton, Denton County, Texas. (FR16-0010, Collins Addition, Cindy Jackson) THIS ITEM HAS BEEN WITHDRAWN.
- B. [DCA16-0001](#) Hold a public hearing and consider making a recommendation to the 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. (DCA16-0001c, Tree Preservation and Landscape Requirements Update, Haywood Morgan).

**Attachments:**

[Citizen Survey](#)  
[Stakeholder Feedback](#)  
[Letters of Support](#)  
[Summary of Proposed Revisions](#)  
[Proposed Amendments Section 35.13.7](#)  
[Subsection 35.13.7 redline](#)  
[Subsection 35.3.11 redline](#)  
[Subsection 35.23.2 redline](#)  
[Summary Table of Benchmark Cities Analysis](#)  
[Exempt Tree List](#)

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

- A. [PZ16-123](#) Planning and Zoning Commission project matrix.

**Attachments:**

[Matrix](#)

#### 5. 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.