



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, February 8, 2017

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, February 8, 2017 at 4:30 p.m. in the 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. [DCA16-0001](#) Receive a report and hold a discussion 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. (DCA16-0001e, Tree Preservation and Landscape Requirements Update, Haywood Morgan).

Attachments:

[State of the Denton Urban Forest](#)

[Citizen Survey](#)

[Stakeholder Feedback](#)

[Letters of Support](#)

[Summary of Proposed Revisions](#)

[Summary Table of Benchmark Cities Analysis](#)

[Exempt Tree List](#)

REGULAR MEETING

The Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, February 8, 2017 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. [PZ17-036](#) Consider approval of the Planning and Zoning Commission meeting minutes.

Attachments: [January 25, 2017](#)

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. [FP16-0014](#) Consider a request by HEB Grocery Company, L.P. and LO Denton Bonnie Brae, LTD, for approval of a Final Plat of the North Lakes Shopping Center Addition. The 16.53 acre site is generally located at the northeast corner of West University Drive (US 380) and North Bonnie Brae Street. (FP16-0014, North Lakes Shopping Center, Mike Bell)

Attachments: [Final Plat](#)

- B. [FP16-0037](#) Consider a request by LGI Homes - Texas, LLC for approval of a Final Plat of Beaver Creek Phase 2. The 15 acre site is generally located north of North Loop 288, approximately 1,200 feet west of Stuart Road (FP16-0037, Beaver Creek Phase 2, Julie Wyatt).

Attachments: [Final Plat](#)

- C. [FP16-0044](#) Consider a request by David Rummel for approval of a Final Plat of the Triptych Addition, Lot 1, Block A. The 9.872-acre site is generally located on the east side of North Locust Street, approximately 2,400 feet south of Pecan Creek Road. (FP16-0044, Triptych Addition, Hayley Zagurski).

Attachments: [Final Plat](#)

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PZ17-034](#) Consider and act on the creation of a Subcommittee of the Planning and Zoning Commission for the Denton Development Code (DDC) Amendment Project.
- B. [PZ17-035](#) Consider nominations and appoint members of the Planning and Zoning Commission for the Subcommittee for the Denton Development Code (DDC) Amendment Project.

5. 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. [FR16-0003](#) Hold a public hearing and consider a request by Denton Independent School District for approval of a Final Replat of Lots 17-R and 19-R, Block 4, Northside Addition; being a replat of Lots 1, 2, 19, and 20, Block 4, Northside Addition, and Lots 3A

and 17A, Block 4, Northside Addition. The approximately 1.6 acre property is generally located at the northwest corner of North Locust Street and Second Street. (FR16-0003, Northside Addition, Julie Wyatt)

Attachments: [Plat](#)

- B. [Z16-0018a](#) Hold a public hearing and consider a request by H3H, LLC to rezone approximately 5.3 acres from Regional Center Residential 1 (RCR-1) District to Employment Center Commercial (EC-C) District. The property is generally located west of the I-35 Southbound Service Road and 115 feet north of Barthold Road. (Z16-0018, Blue Beacon Truck Wash, Julie Wyatt)

Attachments: [Aerial Map](#)
 [Zoning Map](#)
 [Future Land Use Map](#)
 [RCR-1 District Permitted Uses](#)
 [EC-C District Permitted Uses](#)
 [Proposed Zoning Map](#)
 [Notification Map](#)

- C. [DCA17-0004](#) Hold a public hearing and consider making a recommendation to City Council regarding expressly repealing Sections 34-35, 34-36, and 34-37 of the Denton Code of Ordinances related to annexation and amending Subchapter 35.3 of the Denton Development Code by adding a periphery development annexation criteria section. (DCA17-0004, Annexation Criteria, Ron Menguita)

Attachments: [Sections 34-35, 34-36, and 34-37](#)
 [Draft Ordinance](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ17-033](#) Planning and Zoning Commission project matrix.

Attachments: [Matrix](#)

7. 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 _____, 2017 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.