

Planning and Zoning Commission Requests for Information

Note: This is a working draft of pending Planning and Zoning Commission items and is subject to change without notice.

Request		Request Date	Status
Hold a work session to explore the option of including financial impact analysis to staff reports	Strange	4/12/17	Legal to address.
Provide an update on staff initiated Small Area Plans and clarify the process of proposing small area plans.	Ellis/Rozell	4/12/17	Staff to present at an upcoming work session.
Provide an update on the signage and notification requirements for zonings/rezonings.	Ellis	3/17/17	Staff to present at an upcoming work session.
Hold a builder and developer workshop on development process.	Hudspeth	3/17/17	Staff will coordinate a future workshop.
Provide clarification on what type of discussion is allowed in work session.	Ellis	1/25/17	The Legal Department will address at an upcoming work session.
Clarify if fees related to Historic Landmark Commission items may be waived.	Rozell	1/25/17	Historic Preservation Officer will present at an upcoming work session.
Provide a training for commissioners on the Gas Well ordinance.	Leal	11/30/16	The Legal Department will present at an upcoming work session.
Provide clarification on when sidewalks are required for development.	Rozell	11/30/16	Information has been requested from the Engineering Services Department.
Re-evaluate roadway impact fees and other ESA mitigation obligations for required city improvements.	Strange/ Rozell	10/26/16	Information has been requested from the Water Administration Department. Water Administration Department will provide this information at an upcoming working session.
Review parking space requirements and identify ways to encourage more bike and pedestrian travel.	Beck	8/10/16	Staff to present at upcoming work session.
Provide information related to “tiny house” movement and community options for this type of development.	Briggle	4/13/16	Staff to present at upcoming work session.
Receive information about city landscaping provisions as they relate to xeriscape landscaping practices.	Briggle	4/13/16	Staff to present at upcoming work session.
Receive an update to the Small Area Plan district(s) (Briggle’s neighborhood area)	Briggle	2/18/2015	Small area plans are an element of the Long Range function. As implementation of the Comp Plan is initiated, the small area and sector plans will be assessed.

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<p>Downtown Bars & Restaurants & Downtown associated parking issues:</p> <ul style="list-style-type: none"> • When developing property, for new construction or remodels, is there a requirement to pay into the parking fund? • Are there any future plans to add additional parking to the downtown area? • What is the current requirements for parking • What are other Cities doing? • Do those Cities limit the number of bars, etc., within the downtown area? 	Briggle & Dudowicz	2/18/2015	Staff to present in an upcoming Work Session.
<p>Tree Code *What is the status of the tree code?</p>	Bentley & Dudowicz	2/18/2015	<ul style="list-style-type: none"> • Work Session December 9, 2015 Completed • Community Survey Completed • Staff to present full report and draft revisions March 23, 2016 Completed • Additional workshops being completed. Completed • Staff to present full report and draft revisions Ongoing
<p>Development Review Committee approval process:</p> <ul style="list-style-type: none"> • How does the DRC make a determination on the recommendation for approval or denial? <p>Staff and Applicant Communication:</p> <ul style="list-style-type: none"> • How does staff communicate with the applicant and developers during the project process? 	(Reece & Bentley)	4/22/2015	An overall process evaluation is underway. Once complete, staff will present during an upcoming Work Session.
<p>Park Dedication: What are the park dedication plans throughout the City?</p>	Bentley)	5/6/2015	Parks and Recreation is working on updating the Parks Master Plan and revising the park dedication requirements. Full presentation will follow project completion.

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Discuss the impact of properties along I-35 regarding the expansion of I-35.	Bentley or Dudowicz	5/20/2015	Code Amendment Presentation 2-10-16 Completed Request for Qualifications (RFQ) has been prepared to select a firm to prepare an overlay district.
Discuss the fifty-percent rule in regards to the demolition of structures.	Bentley	5/20/2015	Staff to present in an upcoming Work Session.
COMPLETED PROJECTS			
Receive an update and clarification in regards to sidewalk requirements.	Bentley	6/3/2015	Staff to present in an upcoming Work Session. Completed
Receive an update and clarification in regards to lot coverage and impervious surface coverage.	Conner	6/3/2015	Initiated August 2015 Completed
Discuss Detention and Retention pond requirements.	Bentley	7/8/2015	Staff to present in an upcoming Work Session.
Receive a map of all planned street improvements under the 2012-2014 approved bonds.	Taylor	7/8/2015	Coordinating with Engineering Department to obtain information. Completed
Preliminary overview of adding Conservation Development to the DDC	Briggle	10/7/15	Code Amendment Presentation 2-10-16 Completed
Information and Definitions on Perimeter Street Paving <ul style="list-style-type: none"> • How process works, what the developer is responsible for, City vs. TxDOT roads, what we can ask developers too. 	Strange	10/7/15	Engineering staff has presented information about the introduction of impact fees at recent March 9, 2016 Capital Improvements Advisory Committee meeting. Completed
Receive information from either a liaison between the City and TxDOT or directly from TxDOT regarding impact of their projects on our streets and their future plans.	Dudowicz	10/7/15	Staff is coordinating with Senior Management Completed
Discuss potentially allowing the Planning & Zoning Commission to review and make recommendations to City Council regarding street execution & Mobility Plan.	Dudowicz	7/22/2015	Discussed as part of Training and Orientation Additional information to be provided by staff. Completed

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Receive a presentation from Denton Municipal Electric to provide an update to the new Commissioners in regards to substation details.	Rozell	12/9/15	DME staff to present in an upcoming Work Session. Scheduled for February 10, 2016 Completed
Receive a presentation regarding the <i>Bicycle Linkage Component of the Denton Mobility Plan</i> and related bicycle facility initiatives.	Briggle	11/18/15	Julie Anderson, City of Denton Bicycle and Pedestrian Coordinator, to present this item scheduled for January 27, 2016/February 10, 2016 Completed
Receive information regarding powers and duties of the Commission related to slum clearance and rehabilitation of blighted areas.	Dudowicz	12/9/15	Memo summarizing powers and duties of the Commission provided on 2-10-2016 Completed
Discuss the Road Impact fees.		4/22/2015	Capital Improvements Advisory Committee (CIAC) work session/staff presentation scheduled for January 14, 2016 & February 4, 2016 – Presentation provided by Engineering/PS Arora Completed
Upcoming Projects: How can the Commissioners find out about upcoming projects?	Hudspeth	10/7/15	All Planning related requests are posted on the COD website at http://www.cityofdenton.com/departments-services/departments-g-p/planning/develop-in-denton/current-projects . Staff will coordinate with Building Inspections regarding new Building Permits. Completed
Receive an update to the Mobility Plan.	Dudowicz	4/22/2015	Completed 8/5/15 & 11/11/12
Receive an update and clarification in regards to Rural zoning districts. <ul style="list-style-type: none"> • How will the Denton Plan 2030 impact the Rural zoning districts? 	Strange	6/3/2015	August 19, 2015 Informal Staff Report provided Completed
Discuss timeline plans for Mayhill Road and I-35 expansion and updates.	Strange	7/22/2015	Completed 8/5/15
Training and Orientation		9/2/2015	Completed 9/2/15
Discuss Gated Community Requirements	Briggle	6/17/15	Completed 10/21/15

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Discuss potential for forming a subcommittee to evaluate potential City initiated rezoning in line with the implementation of the Comp Plan, particularly in the Business Innovation area near Mesa Drive.	Taylor	9/16/15 & 10/7/15	Completed 10/21/15
Research options to encourage bike riding	Beck	5/11/16	Staff to present at an upcoming work session. Completed
Provide information/presentation related to the city's public notification procedures.	Beck	4/13/16	Presentation provided at the 4-27-16 work session meeting. Completed
Draft amendments to the Denton Development Code integrating bicycle parking facilities into site development standards.	Briggle	1/27/16	Code Amendment Presentation 2-10-16 – Completed Related code amendments currently under development.
Provide information related to conservation (cluster) development.	Briggle	4/13/16	Presentation provided at the 4-27-16 work session meeting. Completed
Provide information on park requirements including park dedication and park development fees.		6/8/15	Staff to present at upcoming work session. Completed
Provide an update on IH 35 improvements near Buc-ee's site	Strange	9/27/16	Staff provided an informal staff report via email on 10/7/16. Completed
Provide an update on the city's notification process.	Ellis	9/27/16	Staff to present at 10/12/16 and 10/26/16 work session. Completed.
Provide an update on Ryan Road improvements and roadway impact rating/priority.	Strange	11/30/16	Information has been requested from Engineering Services Department. Completed.
Provide an update on IH 35 Improvements near Mayhill.	Strange	10/12/16	Staff to coordinate with the Engineering Services Department to provide an update. Completed.
Provide an update on the status of the IH 35 and Mayhill improvements	Strange	1/25/17	This information has been requested by the Engineering Services Department. Completed