

Denton Planning Commission

Minutes

Town of Denton

August 3, 2010

Planning Commission Members:

Doris Walls, Chairperson*

William Quick**

Ummu Bradley Thomas*

Sue Cruickshank*

Marina Dowdall*

Brian Tyler* (left early)

* Those Present

** Excused

Visitors:

George Nier

Recording:

William Kastning

Janice Henderson

1 PROCEEDINGS

2 The regular meeting was called to order by Chairperson Walls at 6:00 p.m., on August 3,
3 2010, at the Denton Town Office and followed by the Pledge of Allegiance.

4 Chairperson Walls asked for any corrections, deletions, or additions to the July 27, 2010,
5 Planning Commission meeting minutes. The minutes were approved as submitted.

6 Director Kastning opened the meeting by summarizing the Donohue property easement
7 ordinance and rezoning request. The original ordinance was heard by the Town Council at the
8 June 7, 2010, meeting, resulting in a motion made not to adopt Ordinance #603 but to withdraw
9 it. The revised request now needs to be re-introduced before the Town Council. George Nier,
10 Attorney representing the Donohue's, presented a signed copy of the revised façade easement to
11 the Planning Commission. The revised façade easement will be introduced at the August 9, 2010,
12 Town Council meeting.

13 **New Business #1 – 2010 Comprehensive Plan Amendments** - Director Kastning
14 addressed the Donohue's request for rezoning from Suburban Residential to Regional Highway
15 Commercial. Rezoning of 808 S. 5th Avenue can only be accomplished through an amendment to
16 the 2010 Comprehensive Plan. The comprehensive plan will need to reflect the "proposed
17 zoning" of the subject property to be Regional Highway Commercial, and not Suburban
18 Residential as the plan currently shows.

19 Commissioner Thomas motioned to recommend amending the 2010 Comprehensive Plan
20 to reflect the proposed zoning of the Donohue property to be Regional Highway Commercial.
21 Commissioner Tyler seconded the motion. The motion passed 4 to 1 (Chairperson Wall voting
22 naye).

23 Chairperson Walls closed the regular meeting at 6:15 p.m. and opened the working
24 session meeting at 6:16 p.m.

25 **Working Session Items - 2010 Comprehensive Rezoning**

1 Director Kastning began the working session by discussing the Comprehensive
2 Rezoning. The proposed timeline for the Rezoning is to introduce the ordinances at the Town
3 Council meeting on Monday, August 9, 2010 (rescheduled from August 2, 2010); the Planning
4 Commission's recommendations for the rezoning will be voted on at its August 31, 2010,
5 meeting; and then forwarded to the Town Council for ordinances' adoption consideration at the
6 September 13, 2010, Town Council meeting. Discussion and input from the Commission
7 continued with Chapter 128; Article XXI – Requirements for Public Notice, Article XI –
8 Supplementary Use Regulations and the Use Table.

9 The meeting adjourned at 7:50 p.m.