



# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** David Gaines

**DATE:** August 10, 2022

### **SUBJECT**

Hold a public hearing and consider making a recommendation to City Council regarding a request by Ironwood Realty Partners to rezone approximately 10.002 acres from Residential 2 (R2) District to Heavy Industrial (HI) District. The site is approximately 407.7' east of N. Western Blvd., and 1,466.6' north of Jim Christal Rd., in the City of Denton, Denton County, Texas. (Z22-0009, Project Cowboy, Angie Manglaris)

### **BACKGROUND**

The applicant, Ironwood Realty Partners, on behalf of the property owner, Rayzor Investments, LTD., is requesting to rezone a 10.002-acre tract from Residential 2 (R2) District to Heavy Industrial (HI) District. The proposal would align the zoning of subject tract with the HI Zoning of adjacent parcels situated northeast of the intersection of N. Western Boulevard and Jim Christal Road for the development of an industrial warehouse and associated fleet parking. If approved, the site could be developed with any use permitted under the HI District (see Exhibit 7).

A full Staff Analysis is provided in Exhibit 2.

### **OPTIONS**

1. Recommend Approval
2. Recommend Denial
3. Postpone Item.

### **RECOMMENDATION**

Staff recommends approval of the request as it complies with the criteria in Section 2.4.5.E of the Denton Development Code (DDC) for approval of all applications, and Section 2.7.2.D of the DDC for approval of a zoning change.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

Date	Council, Board, Commission	Request	Action
October 1, 2019	City Council	New Zoning Code and City-wide zoning district transition to R2 District	Approval

### **PUBLIC OUTREACH:**

Six (6) notices were sent to property owners within 200 feet of the subject property and five (5) postcards were mailed to current residents within 500 feet of the subject property. As of the writing of this report, the City has received one (1) response in favor of the request.

A notice was published in the Denton Record Chronicle on July 24, 2022.

A notice was published on the City's website on July 21, 2022.

One sign was posted on the property on July 18, 2022.

### **DEVELOPER ENGAGEMENT DISCLOSURES**

No developer contact disclosures have been provided to staff from members of this body as of the issuance of this report.

### **EXHIBITS**

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Existing Zoning Map
5. Proposed Zoning Map
6. Future Land Use Map
7. Comparison of Allowed Uses
8. Notification Map and Response
9. Draft Ordinance

Respectfully submitted:  
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