



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**CM:** Todd Hileman

**DATE:** March 7, 2018

### **SUBJECT**

Consider a request by Zimmerer Denton, LLC for approval of a preliminary plat of the Kubota Addition. The approximately 7.95-acre site is generally located on the west side of the I-35 frontage road, approximately 460 feet north of Schuyler Road in the City of Denton, Denton County, Texas. (PP17-0023, Kubota Addition, Hayley Zagurski).

### **BACKGROUND**

The property is located within the Regional Center Commercial Downtown (RCC-D) District. The purpose of the preliminary plat is to create two lots from a previously unplattd tract of land. The proposed Lot 1 of the property is intended to be developed with a tractor/equipment sales use. The property was rezoned from Regional Center Commercial Neighborhood (RCC-N) to RCC-D in 2017.

### **OPTIONS**

1. Approve as submitted.
2. Approve subject to conditions.
3. Table item.

### **RECOMMENDATION**

Staff recommends approval of the preliminary plat.

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

On January 11, 2017 the Planning and Zoning Commission recommended approval of a rezoning request from RCC-N to RCC-D for this development. The request was subsequently approved by the City Council on February 7, 2017, which facilitated this request.

An Environmentally Sensitive Area field assessment and an Alternative Development Plan request are currently under review for this development.

### **STRATEGIC PLAN RELATIONSHIP**

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

**Related Key Focus Area: Economic Development**

**Related Goal:**

**3.4 Encourage development, redevelopment, recruitment, and retention**

**EXHIBITS**

1. Agenda Information Sheet
2. Preliminary Plat

Respectfully submitted:  
Richard Cannone, AICP  
Interim Planning Director

Prepared by:  
Hayley Zagurski  
Senior Planner