



AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM: Todd Hileman

DATE: August 15, 2017

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding an initial zoning of Employment Center Commercial (EC-C) zoning district and use classification on approximately 16 acres of land generally located on the north side of Barthold Road, approximately 340 feet west of the I-35 Southbound Service Road in the City of Denton, Denton County, Texas; adopting an amendment to the City's official zoning map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission recommended approval of the request (6-0). (Z17-0011)

BACKGROUND

The applicant, Dana Morse with Blue Beacon International, is requesting an initial zoning of Employment Center Commercial (EC-C) District to develop the subject property with a triple-bay truck wash. The proposed development includes two tracts of land, one of which has a zoning designation of EC-C District, and the subject property, which was voluntarily annexed on June 20, 2017. The purpose of the applicant's request is to provide an initial zoning designation of EC-C District to consolidate zoning with the adjacent parcel to facilitate the proposed development.

Upon the recent annexation, the subject property received a temporary zoning designation of RD-5X District in accordance with Section 35.16.8.G of the Denton Development Code (DDC). RD-5X District is not an official zoning district of the City of Denton, but rather a temporary placeholder until an initial official zoning designation is approved for the recently annexed property.

The surrounding area is comprised of travel center commercial developments and large undeveloped tracts of land in the ETJ and within Denton's municipal boundary. EC-C District is appropriate in this location, as it permits a wide variety of employment and commercial uses at a scale suitable along highway corridors. Furthermore, the proposed EC-C District is a logical extension of the existing EC-C District to the south and east, which will result in complementary development in both use and scale.

EC-C District is consistent with the Future Land Use Designation of Business Innovation. Business Innovation is intended for well-planned, larger scale office and employment parks with supporting uses such as retail, hotels, and residential. The mix of commercial and light industrial uses permitted in the proposed EC-C District meets intent of Business Innovation, as it encourages employment uses with associated commercial development necessary to support the business centers.

A full analysis of the request has been attached in Exhibit 2.

To comply with the public hearing notice requirements, 7 notices were sent to property owners within 200 feet of the subject property, 4 courtesy notices were sent to physical addresses within 500 feet of the subject property, a notice was published in the Denton Record Chronicle, and signs were placed on the property. One response in favor of the request from property owners within 200 feet of the request has been received.

OPTIONS

1. Approve as submitted.
2. Approve subject to conditions.
3. Deny.
4. Postpone consideration.
5. Table item.

RECOMMENDATION

Staff recommends approval of the request as it is compatible with the surrounding property and is consistent with the goals and objectives of the Denton Plan 2030.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On July 12, 2017, the Planning and Zoning Commission (P&Z) held a public hearing and recommended approval of the request (6-0).

During the meeting, the P&Z had a brief discussion regarding the intent of the Business Innovation Future Land Use Designation and whether the agglomeration of travel uses in the area meets that intent. The Commission concluded that the zoning district and proposed use is appropriate in this location, given the site's access to I-35. At the closure of the public hearing, a motion was made to recommend approval of the request. This motion passed 6-0.

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. Staff Analysis
3. Aerial Map
4. Existing Zoning Map
5. Future Land Use Map
6. Proposed Zoning Map
7. Permitted Uses Table
8. Notification Map and Responses
9. Presentation
10. Planning and Zoning Commission Meeting Minutes

11. Draft Ordinance

Respectfully submitted:
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