



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: November 19, 2024

SUBJECT

Conduct the second of two readings of an ordinance of the City of Denton, Texas annexing approximately 0.039 acres of land, generally located west of Teasley Lane and approximately 170 feet north of Leatherwood Lane to the City of Denton, Denton County, Texas; providing for a correction to the City map to include the annexed land; and providing for a savings clause and an effective date. (A24-0003c, 5702 Teasley Lane, Mia Hines)

BACKGROUND

The applicants, Jeffrey and Erin Huebner (hereafter referred to as “Owners”), have submitted a petition for voluntary annexation of approximately 0.039 acres of land. The subject site is part of an approximately 0.69-acre property, the majority of which is already located within the City’s corporate limits and is currently developed with a single-family residence and associated accessory structures situated in the center of the property (see aerial map provided as Exhibit 2). Improvements within the subject site include sections of a wooden fence and a portion of an accessory structure. Overhead utility lines run along the north and east property lines. This voluntary annexation complies with Subchapter C-3, Chapter 43 of the Texas Local Government Code.

On October 15, 2024, the City Council approved a Municipal Services Agreement between the City of Denton and the property owner, held a public hearing, and conducted the first of two readings of the annexation ordinance. Following the first reading of the annexation ordinance, the ordinance must be published in the newspaper. A copy of the annexation ordinance was published in the Denton Record-Chronicle on Sunday, October 20, 2024, per the City Charter.

The next (and final) step required for a voluntary annexation based upon the requirements of TXLGC Sec. 43.0672 and the City’s Charter is to conduct the second of two readings of the annexation ordinance at least 30 days after the publication of the draft annexation ordinance in the newspaper (see steps outlined below).

1. Approval of a Municipal Services Agreement
2. Annexation Public Hearing
3. First Reading of Annexation Ordinance
4. Publication of Annexation Ordinance
- 5. Second Reading and Adoption of Annexation Ordinance**

On July 23, 2024, the Owner submitted a petition for voluntary annexation (A24-0003) of the subject property. Anticipating that the petition to annex will be approved, the Owner has applied for a zoning change on the entire 0.69 acres of land to allow for a wider array of commercial land uses. Once a property

is annexed into the city limits, it is automatically assigned a placeholder zoning designation of Rural Residential (RR). The public hearings associated with the requested zoning change would be scheduled after the City Council approves the annexation (should that occur). The public hearings cannot be noticed and scheduled until the property is annexed into the City.

The subject property is situated west of Teasley Lane, approximately 170 feet north of Leatherwood Lane. The property to the west of the subject property is situated within the City of Denton's Extraterritorial District (ETJ) and developed with multifamily residences. Both the properties to the north and south of the subject property are similarly situated partially within the City of Denton and partially within the City of Denton's ETJ, with the portions located within the city limits zoned Residential 2 (R2). The property to the north is developed with a driveway and turnaround area constructed to serve the aforementioned multifamily residential development whereas the property to the south is undeveloped. Teasley Lane, adjacent to the subject property, is a six-lane divided roadway with an existing dedicated left turn lane into the Guyer High School campus.

The Future Land Use designation for the subject property is split between Moderate Residential and Community Mixed Use.

The Moderate Residential category accommodates single-family detached housing on small lots, typical of Denton's more compact, established single-family neighborhoods and low-rise multi-family dwellings and townhomes. This land use applies to areas within the central areas of Denton and transition areas between established single-family neighborhoods and mixed-use or commercial areas that can accommodate greater density, or adjacent to key corridors. While the land use primarily includes single-family dwellings, multi-family dwellings, and townhomes may be located in this land use as well. This category may also include land uses that support residential neighborhoods, such as neighborhood scaled commercial at arterial and collector street corners, and appropriately scaled public and quasi-public uses, such as religious and educational institutions.

The Community Mixed Use category is intended to promote a mix of uses of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. This land use applies to existing and future commercial areas in the city, where redevelopment to mixed-use is desirable. The intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Such areas also may represent opportunities for higher density and mixed housing types, without impacting, nearby single-family neighborhoods. Future development in Community Mixed-Use areas will compliment and embrace existing, viable uses, and raise the standard of design to increase their economic viability, accommodate greater connectivity and mobility options, and create a sense of place to serve the local community.

The subject property has direct right-of-way access to the east via an existing driveway onto Teasley Lane, a Primary Arterial.

The larger 0.69-acre parent property (inclusive of the 0.039-acre subject property) currently receives City water service via a tap into an existing 2-inch water line that runs north/south within Teasley Lane. Additionally, City sewer service is available via a 10-inch sewer line that runs east/west within Leatherwood Lane to the south, but the parent property (inclusive of the 0.039-acre subject property) is not currently serviced by City of Denton sewer.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
October 15, 2024	City Council	Municipal Services Agreement Ordinance	Approved
October 15, 2024	City Council	Public Hearing	Public hearing held; no further action occurred
October 15, 2024	City Council	First Reading of the Annexation Ordinance	First Reading held; no further action occurred

OPTIONS

1. Approve
2. Deny
3. Postpone Item

EXHIBITS

Staff recommend approval of the annexation of approximately 0.039 acres of land as it complies with the criteria in Section 2.4.5E of the Denton Development Code for approval of all applications, and Section 2.7.5D of the DDC for approval of a Voluntary Annexation.

EXHIBITS

- Exhibit 1 - Agenda Information Sheet
- Exhibit 2 - Site Location Map
- Exhibit 3 - Future Land Use Map
- Exhibit 4 - Current Zoning Map
- Exhibit 5 - Draft Annexation Ordinance
- Exhibit 6 - Presentation

Respectfully submitted:
Tina Firgens, AICP
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