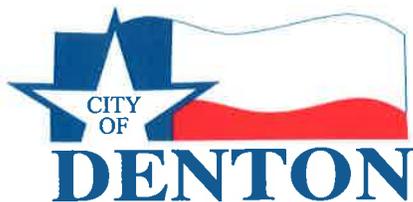


Exhibit 9
City Manager Authorization



221 N. ELM STREET, DENTON, TEXAS 76201 • (940)349-8541 • (940) 349-7707
PLANNING DIVISION, PLANNING & DEVELOPMENT DEPARTMENT

MEMORANDUM

To: George C. Campbell, City Manager
From: Brian Lockley, Director, Planning & Development
Date: June 3, 2014
Subject: Initiation of a Comprehensive Plan Amendment

Civil Point engineers on behalf of Edsco Fasteners submitted the attached request to initiate a Comprehensive Plan Amendment for 2.5 acres being Lots 2R and 3, Block A of the Hull Addition. The property is generally located on the east side of Worthington Drive and the southern property is addressed 2200 Worthington Drive. In connection with this request, an application to rezone the properties and an application for an SUP for a heavy manufacturing use have been submitted to the City and is currently under review (CA14-0003, Z14-0014, and S14-0004).

This request for rezoning is being brought forward after a hearing with the Zoning Board of Adjustment (ZBA) to appeal staff's interpretation that hot dip galvanization was a heavy manufacturing. The ZBA voted 5-2 on April 28, 2014, to support the applicant but this was not enough to meet the majority requirement to overturn an administrative decision.

Pursuant to Subchapter 35.3.3.C of the Denton Development Code (DDC), Comprehensive Plan Amendments that are initiated by the applicant must be submitted at least ninety (90) days prior to the first meeting of the Planning and Zoning Commission in January, April, July or October. Due to this requirement, the request cannot be reviewed by the Planning and Zoning Commission until October 8, 2014.

However, in accordance with Denton Development Code Section 35.3.C.1.c of the DDC, the City Manager may recommend the initiation of a Comprehensive Plan Amendment outside of the required 90 day timeframe. Staff has met with the applicant concerning this proposal and requests that a recommendation to initiate a Comprehensive Plan Amendment be granted.

Approved:

George Campbell
City Manager