



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: December 3, 2024

SUBJECT

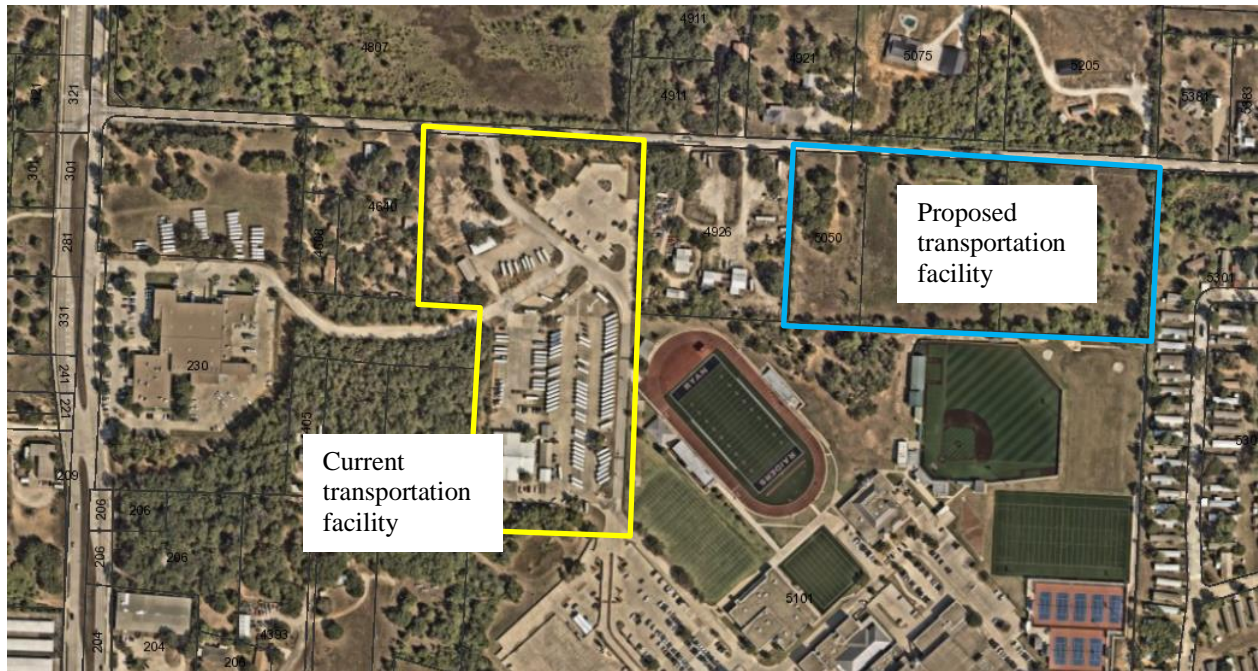
Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a request to rezone approximately 10.51 acres of land from Residential 6 (R-6) District to Public Facilities (PF) District generally located on the south side of Mills Road, approximately 1,900 feet east of North Mayhill 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 voted (4-0) to recommend approval of the request. Motion for approval by Commissioner Villareal and second by Commissioner Padron. (Z24-0011a, DISD Transportation Facility, Julie Wyatt)

<https://dentontx.new.swagit.com/videos/320039?ts=8953>

BACKGROUND

The applicant, Anthony Milbitz with Teague, Nall, and Perkins, on behalf of the property owner, Denton Independent School District (DISD) is requesting to rezone a 10.5-acre tract from Residential 6 (R6) District to Public Facilities (PF) district to facilitate the relocation of the district's transportation facility.

The DISD transportation facility provides a secure location to manage, store, and maintain the district's bus fleet. It includes offices, parking for drivers, maintenance bays, and fueling pumps. The current transportation facility (outlined in yellow below) is located approximately 420 feet west of the proposed facility (outlined in blue below). A planned expansion of the Ryan High School campus facilities has necessitated the relocation of the transportation facility.



Given the activities and design considerations associated with the proposal, the transportation facility is classified as a Community Service use in Subchapter 9 of the Denton Development Code (DDC):

Community Service: A structure or group of structures that are governmentally owned or controlled for social, educational, and/or recreational activities. Community Service facilities include federal, state, county, and City of Denton activities. Fire stations, libraries, and civic buildings are included in this definition.

Community Service is permitted in both the existing R6 District and the proposed PF District, thus development of the transportation facility would not require rezoning. However, the purpose of PF District is to provide adequate lands for public and quasi-public community uses and services, including but not limited to fire stations, schools, libraries, community centers, hospitals, civic buildings, open space, parks, utilities, and other public-related facilities. The request is consistent with current practice of zoning all government-owned property as PF District and the purpose of the district.

It should be noted that while the property is currently owned by DISD, and the intent is to develop a transportation facility, if the rezoning is approved, any use permitted in the PF District could be developed as shown in DDC 5.2.3, Table of Allowed Uses (Exhibit 7).

A full Staff Analysis is provided in Exhibit 2.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission held a public hearing for the request at their November 13, 2024 meeting. During the meeting, staff presented the development proposal, land use analysis, and recommendation. One member of the community spoke in favor of the request but noted that traffic on Mills Road can create safety concerns for pedestrians and motorists. According to the 2022 Mobility Plan, Mills Road is classified as a Secondary Arterial roadway, which requires 110 feet of right-of-way and four travel lanes separated by a median; however, it is currently constructed with two 11-foot-wide lanes, intermittent curb and gutter, and no sidewalks. While there are no current plans to improve Mills Road to Secondary Arterial standards, Staff has provided the resident concerns to Transportation Services for further evaluation. The Commission inquired as to the rationale for the relocation of the transportation facility, and the applicant explained that they would ultimately have twice as much space at the new location.

OPTIONS

- 1. Approve
- 2. Deny
- 3. Postpone item.

RECOMMENDATION

The Planning and Zoning Commission recommended approval of the request (4-0).

Staff recommended 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
2002	City Council	Citywide rezoning from Agriculture (A) to Neighborhood Residential 6 (NR-6)	Approved
October 2019	City Council	Zoning transition from NR-6 to Residential 6 (R6)	Approved
November 13, 2024	Planning and Zoning Commission	Rezoning from R6 to Public Facilities (PF)	Recommended approval

PUBLIC OUTREACH:

Twelve were sent to the subject properties and property owners within 200 feet of the subject properties, and 74 postcards were mailed to current residents within 500 feet of the subject property. As of the writing of this report, the City received one neutral response from a community member who, like the speaker at the Planning and Zoning Commission, expressed overall concerns with safety on Mills Road.

A notice was published in the Denton Record Chronicle on November 16, 2024.

A notice was published on the City’s website on November 13, 2024.

Two signs were posted on the property on November 3, 2024.

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

- Exhibit 1 - Agenda Information Sheet
- Exhibit 2 - Staff Analysis
- Exhibit 3 - Site Location Map
- Exhibit 4 - Current Zoning Map
- Exhibit 5 - Proposed Zoning Map
- Exhibit 6 - Future Land Use Map
- Exhibit 7 - Comparison of Permitted Uses
- Exhibit 8 - Fiscal Impact Analysis Summary
- Exhibit 9 - Notification Map and Responses
- Exhibit 10 - Presentation

Exhibit 11 - Draft Ordinance

Respectfully submitted:
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Deputy Director of Development Services/Planning Director

Prepared by:
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Principal Planner