



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: May 27, 2026

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) for a Major Automotive Repair Shop use on approximately 2.02 acres of land, generally located at the south corner of the intersection of Fort Worth Drive (US 377) and Central Village Drive in the City of Denton, Denton County, Texas. (S25-0018, Le Collision Center, Matt Bodine)

BACKGROUND

The applicant is requesting a Specific Use Permit (SUP) to allow for a Major Automotive Repair Shop use on an approximately 1.52-acre portion of a 2.02-acre lot, generally located at the south corner of the intersection of Fort Worth Drive (US 377) and Central Village Drive. The subject property is developed with three existing buildings and necessary site improvements and has previously been occupied with various office/warehouse land uses. As part of the requested SUP, the applicant is proposing to reuse two of the three existing buildings on the property for a Major Automotive Repair Shop. The remaining building is not part of the SUP, and it would continue to operate as a convenience store. Nearly all of the existing site features will continue to be used as is they exist today, including access drive, parking spaces, refuse area, and fences. Additional landscaping is proposed with the SUP to bring the site into compliance with the landscape standards required by the Denton Development Code (DDC).

The Major Automotive Repair Shop use is defined as “an establishment primarily engaged in providing major automotive repair services such as engine and drive train repair, body work, mechanical servicing, and/or painting”. The subject property is zoned General Office (GO) District, which permits the Major Automotive Repair Shop use only with an approved SUP. The Specific Use Permit process is intended to ensure compatibility with the surrounding area and that adequate mitigation is provided for anticipated impacts.

Fort Worth Drive is a TxDOT road classified as a Primary Arterial and Central Village Drive is a local road. Utilities exist along both streets’ frontages. Neighboring properties along Fort Worth Drive are a mix of commercial and industrial uses. To the east and south of the subject property is a single-family residential neighborhood.

A compatibility landscape buffer is proposed along the southeast property line adjacent to single-family residential properties. The buffer is 20 feet wide and includes a variety of landscape and screening elements to mitigate the impacts from the Automotive Shop use. Additionally, staff’s recommended conditions for approval are intended to help mitigate any potential adverse impacts.

A full staff Analysis is provided in Exhibit 2.

OPTIONS

- 1. Recommend approval as submitted
- 2. Recommend approval subject to conditions
- 3. Recommend denial
- 4. Postpone consideration

RECOMMENDATION

Staff recommend 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 2.5.2.D of the DDC for approval of a Specific-Use Permit, subject to the following conditions:

- 1. The use must abide by all use-specific standards in DDC Subsection 5.3.5V, as may be amended and as applicable to properties within the GO zoning district.
- 2. The development of the Major Automotive Repair Shop use shall be in accordance with the attached Site Plan and Landscape Plan. The use shall be limited to the area shown as the Development Impact Area on these plans. Modifications and expansions to the existing buildings may be approved subject to the standards of the DDC; however, the area of the property dedicated to temporary outdoor storage of vehicles shall not be enlarged and shall be opaquely screened from all rights-of-way and adjacent residential properties with a minimum 8-foot high fence or wall.
- 3. A compatibility landscaped buffer shall be installed and maintained along property lines adjacent to residential uses and in the locations shown on the Site Plan and Landscape Plan. The buffer shall be a minimum of 15 feet in width and contain a number of elements equal to a minimum of 30 points from Table 7.F: Buffer Points and Minimum Width Requirements in the 2019 DDC, as amended. The landscaped buffer shall include an opaque fence of at least 8 feet in height, and an additional 5 feet in width for a total of 20 feet in width as two of the required elements.
- 4. The existing covered patio is a nonconforming site feature that encroaches into the rear yard setback. The existing covered patio is permitted to remain in its current configuration subject to the limitations in DDC Subsection 1.5.6.
- 5. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

<u>Date</u>	<u>Council, Board, Commission</u>	<u>Request</u>	<u>Action</u>
December 14, 2005	Planning and Zoning Commission	Final Plat	Approved
October 1, 2019	City Council	Citywide zoning district transition from EC-C to GO zoning district. (DCA18-0009)	Approved

PUBLIC OUTREACH:

28 notices were sent to property owners within 200 feet of the subject property, and 150 postcards were mailed to current residents within 500 feet of the subject property. As of the issuance of this report, one response in opposition to the request has been received and is provided in Exhibit 9.

A notice was published in the Denton Record Chronicle on May 9, 2026.

A notice was published on the City’s website on May 7, 2026

Two signs were posted on the property on May 15, 2026.

To Staff's knowledge, the applicant did not hold any community engagement meetings. Staff has had phone calls with property owners within the 200 ft notice area.

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

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Project Narrative
5. Site Plan
6. Landscape Plan
7. Current Zoning Map
8. Future Land Use Map
9. Public Notification Map and Written Responses
10. Draft Ordinance

Respectfully submitted:
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Planning Director

Prepared by:
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Assistant Planner