

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A CHANGE IN THE ZONING CLASSIFICATION FROM A REGIONAL CENTER RESIDENTIAL 1 (RCR-1) ZONING DISTRICT AND USE CLASSIFICATION TO AN EMPLOYMENT CENTER COMMERCIAL (EC-C) ZONING DISTRICT AND USE CLASSIFICATION ON APPROXIMATELY 5.3 ACRES OF LAND GENERALLY LOCATED ON THE WEST SIDE OF THE I-35 SOUTHBOUND SERVICE ROAD AND 115 FEET NORTH OF BARTHOLD 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. (Z16-0018)

WHEREAS, H3H, LLC, property owner, has applied for a zoning change for approximately 5.3 acres of property legally described in Exhibit "A" and of which the location is shown in Exhibit "B" (hereinafter, the "Property") from a RCR-1 District to an EC-C District; and

WHEREAS, on February 8, 2017, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded full and fair hearings to all property owners interested in this regard, and have recommended approval of the change in zoning district and use classification; and

WHEREAS, on February 21, 2017, the City Council likewise conducted a public hearing as required by law, and finds that the request meets and complies with all substantive and procedural standards set forth in Section 35.3.4 of the Denton Development Code, and is consistent with the Denton Plan and the Denton Development Code;

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Denton, in considering the application for a change in the zoning classification of the property, have determined that the proposed use is in the best interest of the health, safety, morals, and general welfare of the City of Denton, and accordingly, the City Council of the City of Denton is of the opinion and finds that said zoning change is in the public interest and should be granted as set forth herein; NOW THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference and found to be true.

SECTION 2. The zoning district and use classification for the Property is hereby changed for approximately 5.3 acres from Regional Center Residential 1 (RCR-1) District to Employment Center Commercial (EC-C) District

SECTION 3. The City's official zoning map is hereby amended to show the change in the zoning district and use classification for the Property.

SECTION 4. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall not affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

SECTION 5. Any person, firm, partnership or corporation violating any provision of this ordinance shall, upon conviction, be deemed guilty of a misdemeanor and shall be punished by fine in a sum not exceeding \$2,000.00 for each offense. Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense.

SECTION 6. That an offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Denton Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record-Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

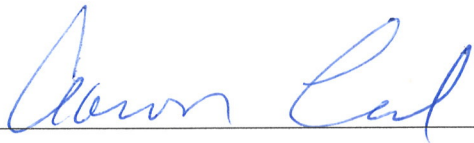
PASSED AND APPROVED this the \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
CHRIS WATTS, MAYOR

ATTEST:  
JENNIFER WALTERS, CITY SECRETARY

BY: \_\_\_\_\_

APPROVED AS TO LEGAL FORM:  
AARON LEAL, INTERIM CITY ATTORNEY

BY:  \_\_\_\_\_

**Exhibit A**  
**Legal Description**

**BEING** all that certain lot, tract, or parcel of land situated in the S. L. Johnson Survey Abstract Number 683 in the City of Denton, Denton County, Texas, being all that certain "21.000 Acre Tract" of land conveyed by deed from HLHTE-Lydia Hill Trust et al to H3H, LLC recorded under Document Number 2011-22008, Real Property Records, Denton County, Texas and being more particularly described as follows:

**BEGINNING** at an iron rod marked "KHA" found for corner in the west line of Interstate Highway Number 35, a public roadway having a variable width right-of-way, said point being the southeast corner of that certain tract of land conveyed by deed from New Farms, LLC to Phase 17 Investments, LP recorded under Document Number 2011-104771, Real Property Records, Denton County, Texas;

**THENCE** S 01° 09' 06" E, 622.70 feet with said west line of said Interstate Highway to a capped iron rod marked RPLS 4561 set for corner at the beginning of a right-of-way flare;

**THENCE** S 48° 23' 53" W, 150.07 feet with said right-of-way flare to a P.K. nail set for corner in Barthold Road, a public roadway and in the north line of the B.B.B. and C.R.R. Company Survey Abstract Number 141;

**THENCE** N 89° 48' 26" W, 210.86 feet with said Barthold Road and with said north line of said B.B.B. and C.R.R. Company Survey to a point for corner;

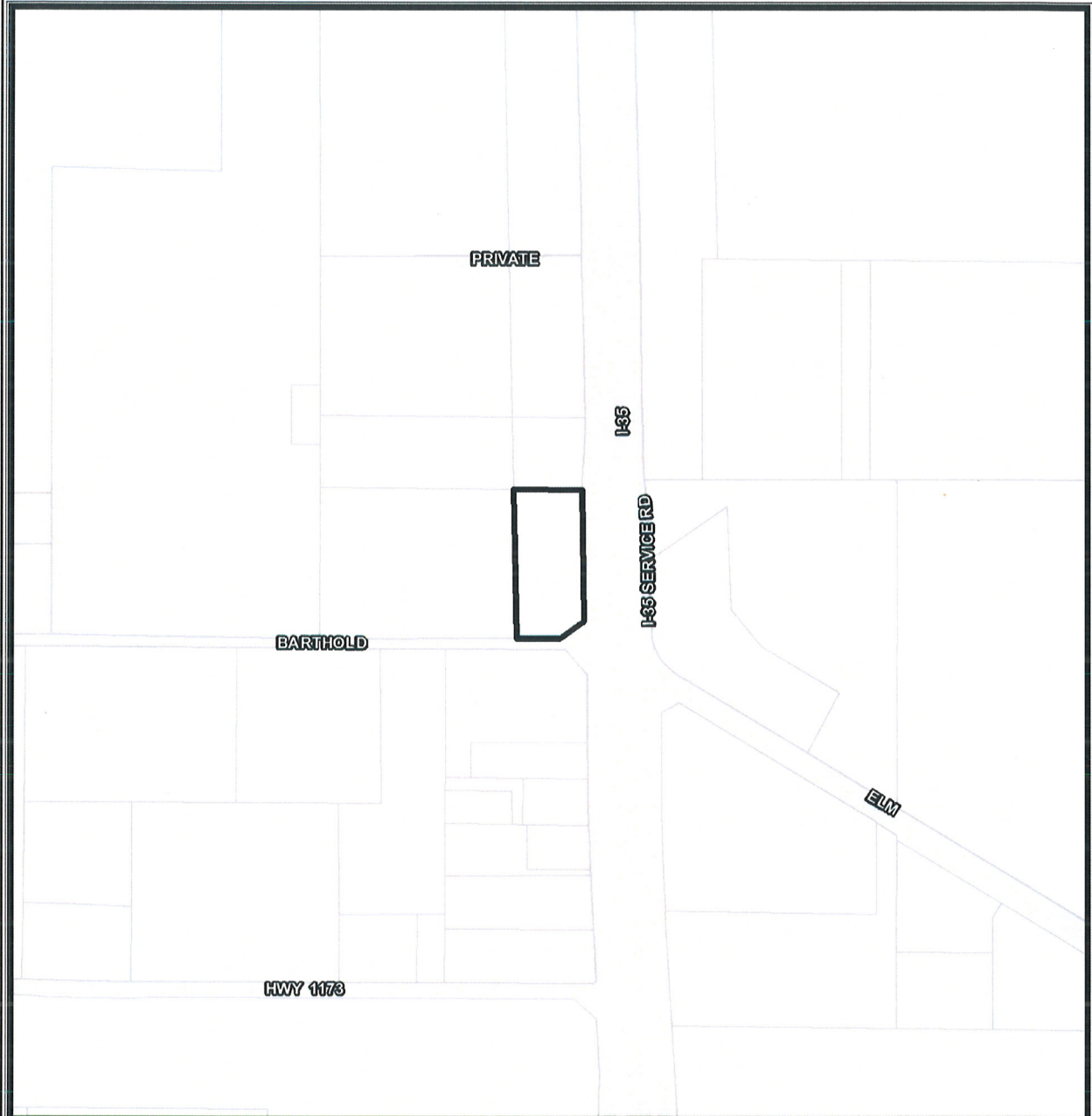
**THENCE** N 01° 09' 06" W, 722.71 feet to a point for corner in the south line of said Phase 17 Investments tract;

**THENCE** S 89° 48' 47" E, 325.09 feet with the south line of said Phase 17 Investments tract to the **PLACE OF BEGINNING** and containing 5.261 acres of land.

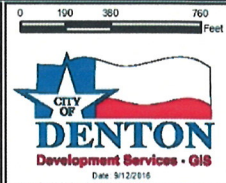
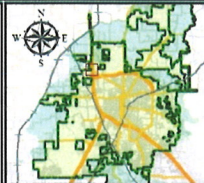


**Exhibit B  
Location Map**

**Z16-0018  
Site Location**



-  SITE
-  Parcels
-  Roads



The City of Denton has prepared maps for departmental use. These are not official maps of the City of Denton and should not be used for legal, engineering or surveying purposes but rather for reference purposes. These maps are the property of the City of Denton and have been made available to the public based on the Public Information Act. The City of Denton makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.