



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM: Todd Hileman

DATE: July 18, 2017

SUBJECT

Conduct the first of two readings of an ordinance of the City of Denton voluntarily annexing approximately 118.041 acres of land, generally located north of McKinney Street and west of Trinity Road; providing for a correction to the city map to include the annexed lands; providing for a savings clause and an effective date.

BACKGROUND

The 118.041 acres of land was originally owned by three separate entities. In March 2017, the properties were purchased and brought under a single ownership. The applicant, Brent Murphree, on behalf of the property owner, The Woodlands on McKinney St, LLC, has submitted an annexation application to voluntarily annex the subject property.

In December 2016, the applicant held a Pre-Development Meeting (PDM) with the City's Development Review Committee to discuss development of the site as a manufactured housing development. As part of the PDM, the applicant was informed that the proposed development would violate the terms of non-annexation agreements (NAAs) associated with the 118.041 acres of land and would trigger immediate voluntary annexation.

In addition to an annexation application, the applicant also submitted a zoning application to facilitate the proposed manufactured housing development. The property owner is requesting to zone the property Neighborhood Residential 6 (NR-6) District. This request is currently under review and will be brought forward after the subject property is annexed into the city. The NR-6 District permits manufactured housing developments with an approved Specific Use Permit (SUP) and meets the density requirement proposed by the applicant. It is anticipated that the applicant will be submitting an SUP application for review soon.

The tentative schedule for this annexation is as follows:

- May 23, 2017 - City Council meeting setting the 1st and 2nd public hearing dates and authorizing the publication of notice of the public hearings - **Complete**
- June 13, 2017 - 1st Public Hearing - **Complete**
- June 20, 2017 - 2nd Public Hearing - **Complete**
- July 18, 2017 - First Reading of the Annexation Ordinance

- August 22, 2017 - Second Reading and Adoption of the Annexation Ordinance

OPTIONS

1. Approve as submitted.
2. Approve subject to conditions.
3. Deny.
4. Postpone consideration.
5. Table item.

RECOMMENDATION

The Development Review Committee recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

April 6, 2010, City Council adopted a 3-Year Annexation Plan for DH-12.

August 16, 2011, City Council approved a service plan for DH-12.

December 18, 2012, the City Council approved an NAA for the subject property through August 1, 2020.

May 23, 2017, the City Council adopted an ordinance setting the 1st and 2nd public hearing dates and authorizing the publication of notice of the public hearings.

June 13, 2017, the City Council held the first of two required public hearings for annexation of the subject property.

June 20, 2017, the City Council held the second of two required public hearings for annexation of the subject property.

STRATEGIC PLAN RELATIONSHIP

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: Economic Development

Related Goal: 3.4 Encourage development, redevelopment, recruitment, and retention

EXHIBITS

1. Agenda Information Sheet
2. Location Map
3. Zoning Map
4. Draft Ordinance
5. Presentation

Respectfully submitted:
Munal Mauladad

Director of Development Services

Prepared by:
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Long Range Planning Administrator