

Z17-0017 Pioneer Automotive

Planning Division

Oct. 17, 2017



Z17-0017 Request & Site Data

- ▶ **Request:** Hold a public hearing and consider adoption of an ordinance to rezone approximately 0.54 acres from a **Neighborhood Residential Mixed-Use (NRMU)** District to a **Community Mixed-Use General (CM-G)** District.
- ▶ The property is generally located at the southeast corner of the Teasley Lane and Old Alton Road intersection.

Z17-0017
Site Location



SITE	COD
Parcels	ETJ
Roads	NAA 8/1/20



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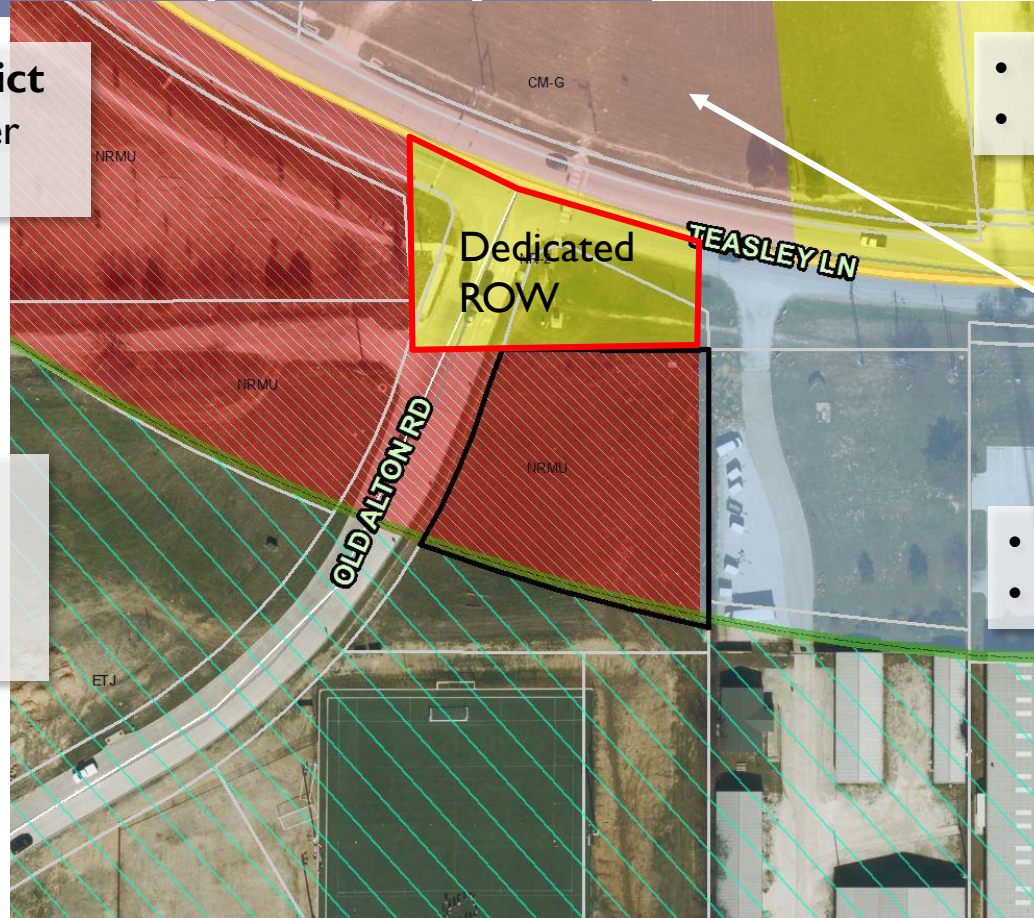
Analysis: Compatibility

Area within approximately 200 feet of subject property

- **NRMU District**
- Electric transfer station

- **NR-2 District**
- Patio supply co.

- **CM-G District**
- Guyer HS



- **ETJ**
- Athletic Facility
- Auto repair shop
- Self-storage facility

- **IC-E District**
- Office/Industrial Park

Analysis: Compatibility

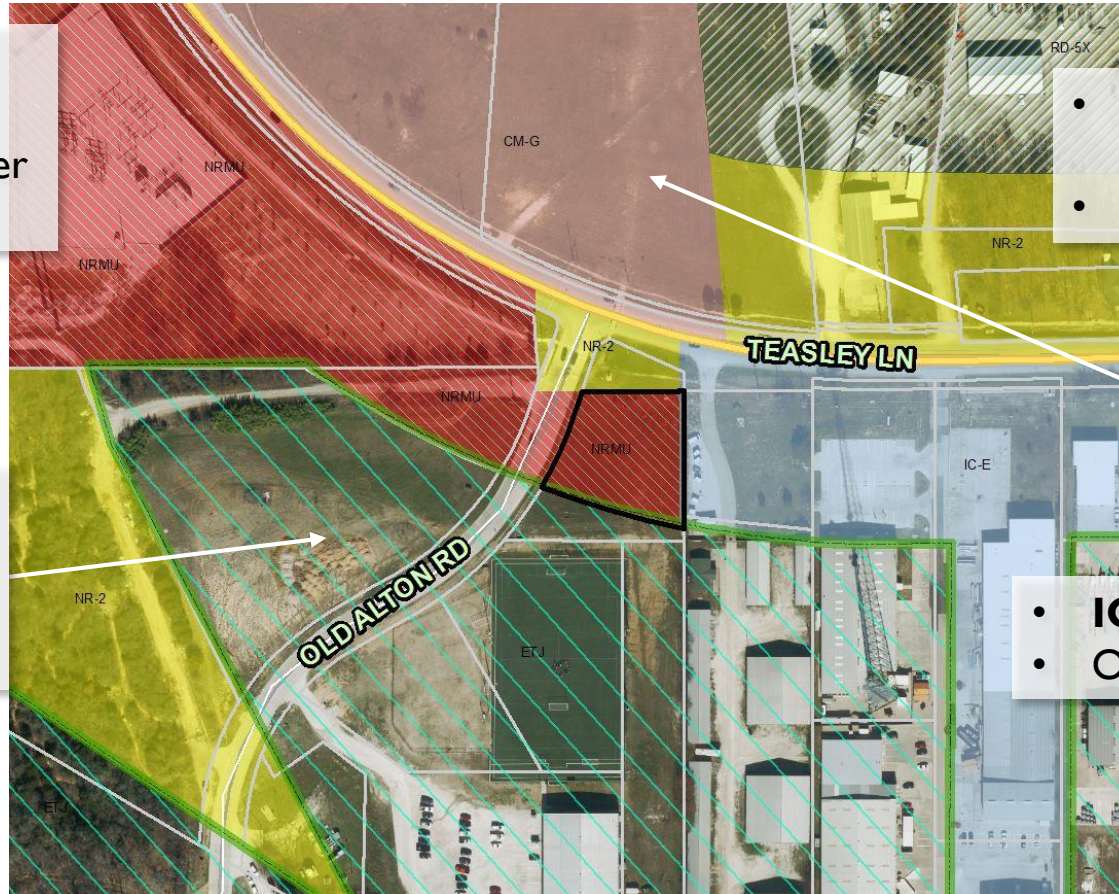
Area within approximately 500 feet of subject property

- **NRMU District**
- Electric transfer station

- **RD-5x and NR-2 Districts**
- Patio supply co.

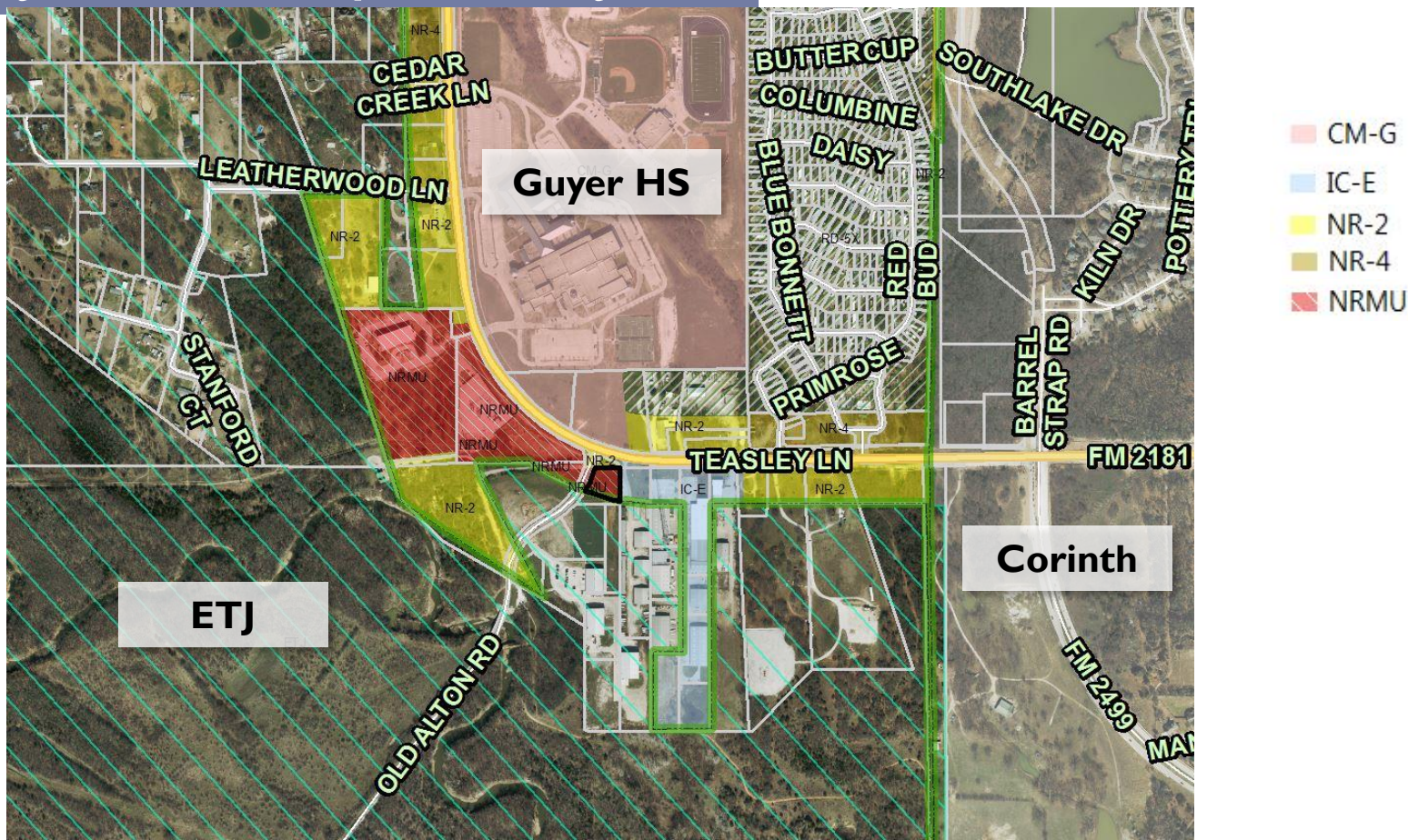
- **CM-G District**
- Guyer HS

- **IC-E District**
- Office/Industrial Park



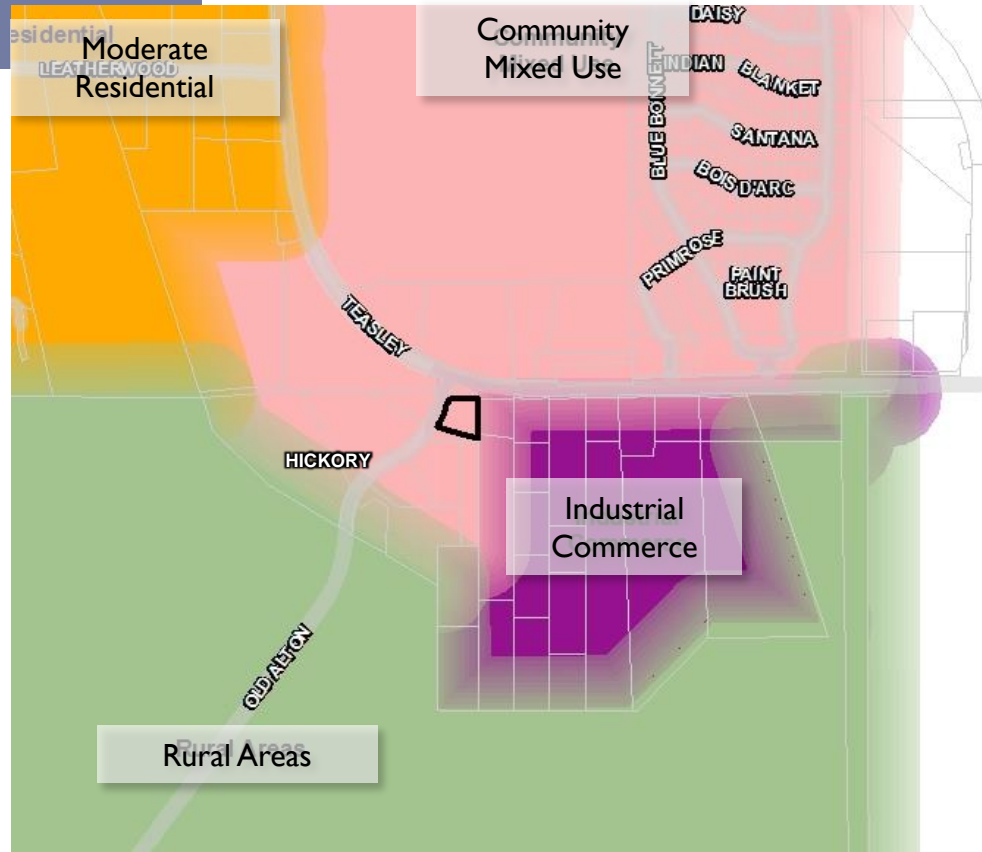
- **ETJ**
- Athletic Facility
- Auto repair shop
- Self-storage facility

Analysis: Compatibility



Analysis: FLUM

- ▶ **Community Mixed Use:**
Promotes a mix of uses, predominantly commercial but with a mix of residential and service uses
 - ▶ This area is a major gateway to the City
 - ▶ Goal over time is to have a mixture of land uses here to serve the surrounding community and create a sense of place
 - ▶ This is supported by having appropriate zoning and design standards in place

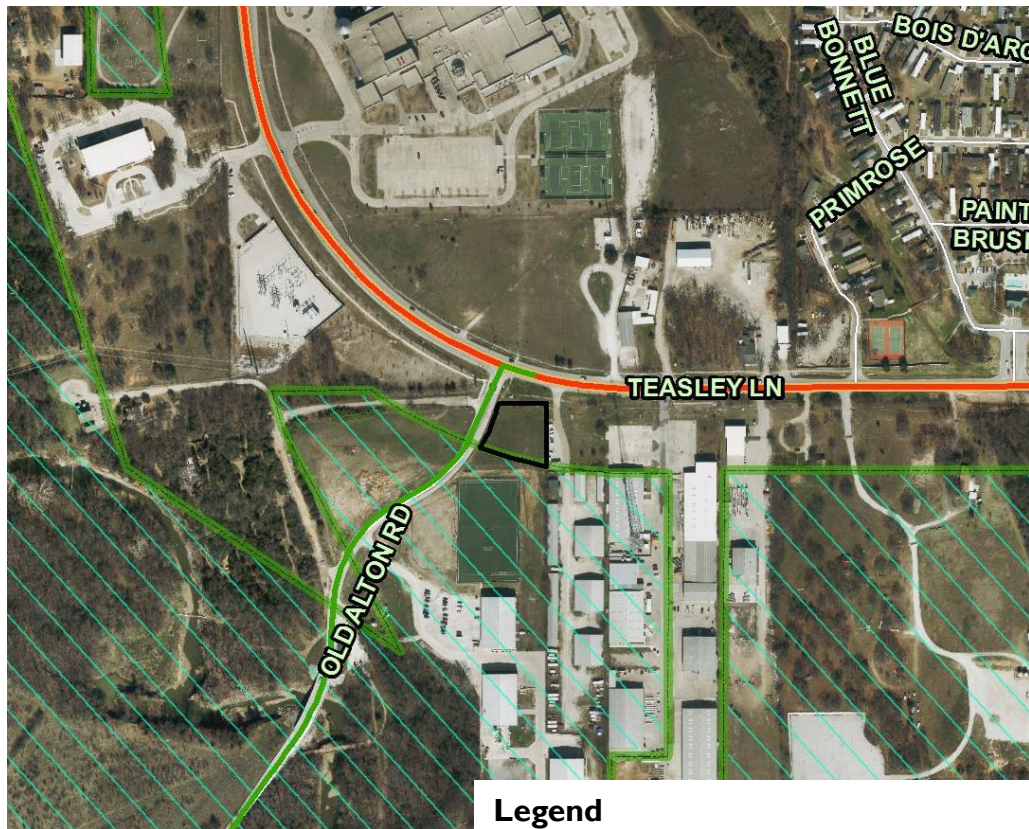


Analysis: General Regulations

	NRMU	CM-G
General Regulations		
Minimum Lot Area (square feet)	2,500	2,500
Maximum Density	30	--
Maximum Lot Coverage	80%	80%
Minimum Landscaped Area	20%	20%
Maximum Building Height	65 feet	65 feet

Mobility

- ▶ Teasley Lane is under improvement by TXDOT.
 - ▶ Requires 135' of ROW.
 - ▶ Future 6 lane divided roadway
- ▶ Old Alton Road
 - ▶ 110' of ROW.
 - ▶ Future 4 lane divided roadway.
 - ▶ Intersection being improved with signal for Guyer HS.



Legend

Primary Arterial Roadway

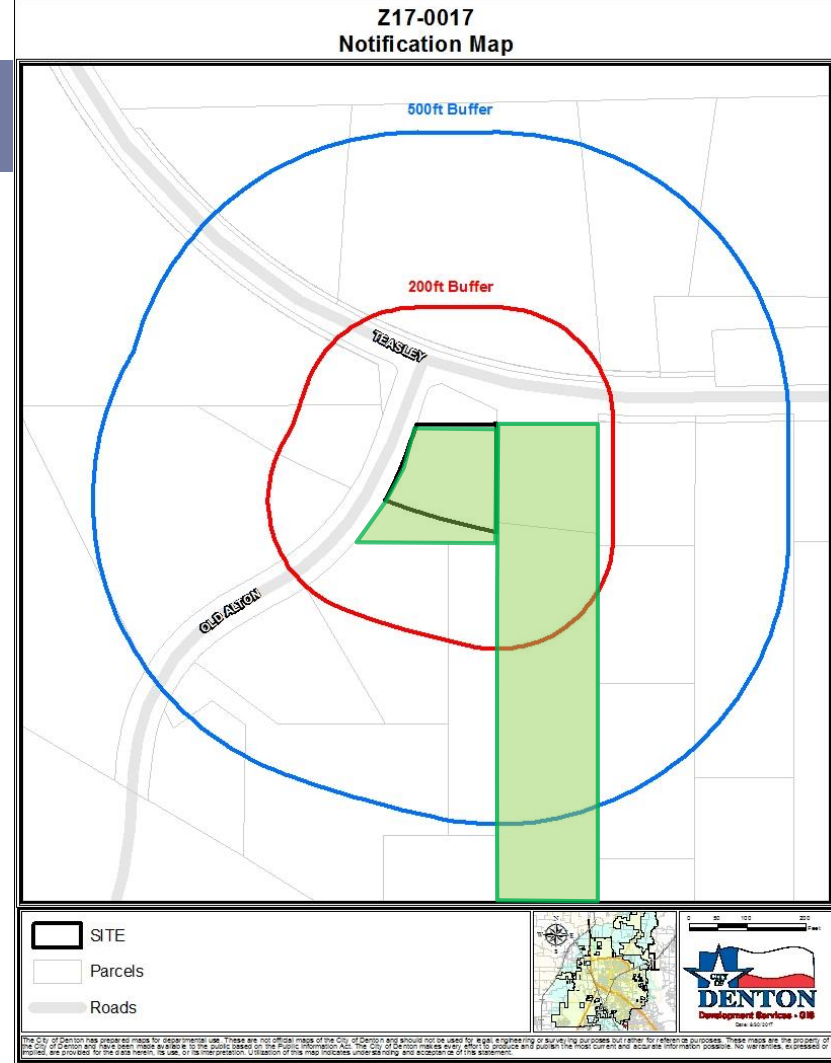


Secondary Arterial Roadway



Public Notification

- ▶ Public Notification Date:
- ▶ 200 ft. Public Notices sent via certified mail:
- ▶ 500 ft. Courtesy Notices sent via regular mail:
- ▶ Responses to 200' Legal Notice:
 - In Opposition: 0
 - In Favor: 2
 - Neutral: 0



Recommendation

- ▶ The Planning and Zoning Commission recommends **APPROVAL** of the request (4-0).
- ▶ Staff recommends **APPROVAL** based upon the land use analysis:
 - ▶ Compatible with the surrounding zoning and land uses
 - ▶ District is appropriate at a prominent gateway into the City
 - ▶ Consistent with the Denton Plan 2030

