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**AGENDA INFORMATION SHEET**

**DEPARTMENT:** Department of Development Services

**CM:** Todd Hileman

**DATE:** October 17, 2017

**SUBJECT**

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a change in the zoning classification from an Employment Center Industrial (EC-I) District and use classification to a Commercial Mixed Use (CM-G) District and use classification on approximately 73 acres of land generally located on the northeast corner of North Loop 288 and East McKinney Street 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 recommended approval of the request (6-0). (Z17-0015, McKinney Mayhill)

**BACKGROUND**

The applicant is requesting to rezone the subject property from EC-I District to CM-G District to develop the site with a mix of uses, including retail, restaurant, multi-family, and office.

The subject property is approximately 73 acres bounded by North Loop 288, Market Street, East McKinney Street, and the future Mayhill Road alignment. The proposed CM-G District is a commercial mixed-use district intended to serve the community; therefore, it is typically located in areas with access to major roadways or at the intersection of local roads and arterial streets. Since the subject property is surrounded by arterial roadways which serve as major routes into and across the City, the adjacent road network provides the necessary access for commercial development associated with CM-G District.

Per the Denton Plan 2030, the Future Land Use designation of the subject property is Community Mixed Use. The proposed rezoning to CM-G District is consistent with the Future Land Use designation, as Community Mixed Use is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. The CM-G District provides for the necessary shopping, services, recreation, employment, and institutional facilities that are required and supported by the surrounding community.

A full analysis of the rezoning request has been attached in Exhibit 2.

To comply with the public hearing notice requirements, 35 notices were sent to property owners within 200 feet of the subject property, 64 courtesy notices were sent to physical addresses within 500 feet of the subject property, a notice was published in the Denton Record Chronicle, and signs were placed on the property. One response in favor of the request from property owners within 200 feet of the request has been received.

**OPTIONS**

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

### **RECOMMENDATION**

Staff recommends approval of the request as it is compatible with the surrounding property and is consistent with the goals and objectives of the Denton Plan 2030.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

On September 27, 2017, the Planning and Zoning Commission (P&Z) held a public hearing regarding the requested rezoning. Following staff's presentation of the item, the applicant and one resident spoke in favor of the request. At the closure of the public hearing, a motion was made to recommend approval. This motion passed 6-0.

### **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. Staff Analysis
3. Aerial Map
4. Existing Zoning Map
5. Future Land Use Map
6. Proposed Zoning Map
7. Permitted Uses Table
8. Notification Map and Responses
9. Presentation
10. Draft Planning and Zoning Commission Meeting Minutes
11. Draft Ordinance

Respectfully submitted:  
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