



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: October 17, 2017

SUBJECT

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. The Planning and Zoning Commission voted 4-0 to approve the request. (Z17-0017, Pioneer Automotive Denton)

BACKGROUND

The 0.54 acre subject property is undeveloped and is currently zoned Neighborhood Residential Mixed Use (NRMU) District. The request is to rezone the property to Community Mixed Use General (CM-G) District. The proposed use is not permitted in the NRMU District, and the adjoining property to the south is currently in the City's Extraterritorial Jurisdiction. The applicant's intent, pending the approval of this request, is to voluntarily annex the southern property into the City and establish a CM-G zoning on it in order to develop a vehicle repair use on the two parcels. Vehicle repair is not permitted under the current NRMU District.

The property is located at the intersection of Teasley Lane and Old Alton Road. Teasley Lane is currently under improvement by TXDOT in this area, and although there are no immediate plans for the improvement of Old Alton Road, a signal is being added at this intersection as part of the improvements at the adjoining Guyer High School.

The requested CM-G District is compatible with the CM-G District zoning of adjoining property located across Teasley Lane. The request is also consistent with the Future Land Use designation for this area, which is Community Mixed Use. Community Mixed Use is intended to promote a mixture of uses in an area, with predominantly commercial uses and supporting residential, services, and other uses. This designation was applied to this area, and the compatible CM-G District zoning is appropriate here, because the intersection of Teasley Lane and Old Alton Road serves as a major gateway into the City. The CM-G District provides for the necessary shopping, services, and employment that are required and can be supported in this prominent location.

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)

On September 13, 2017 the Planning and Zoning Commission recommended approval of the rezoning request (4-0). Following staff's presentation, there was no discussion of this item at the Public Hearing. Two responses in favor of the request have been received to date, but no one spoke at the public hearing.

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. Site Location Map
4. Existing Zoning Map
5. Future Land Use Map
6. Proposed Zoning Map
7. Schedule of Permitted Uses
8. Public Notification Map and Responses
9. Planning and Zoning Commission Meeting Minutes
10. Presentation Slides
11. Draft Ordinance

Respectfully submitted:
Scott A. McDonald
Interim Director of Development Services

Prepared by:
Hayley Zagurski
Senior Planner