



AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM: Todd Hileman

DATE: December 5, 2017

SUBJECT

Hold a public hearing and consider approval of an ordinance regarding a Detail Plan for Planned Development 12 (PD-12) District to depict a new or used car sales lot on approximately 7.11 acres out of a 34.40-acre tract. The property is generally located on the west side of I-35E, approximately 3,200 feet southeast of State School Road. (PDA17-0006, CarMax).

BACKGROUND

The applicant, on behalf of Jim/Heritage, LP, has requested Detailed Plan approval for a car sales lot in Planned Development 12 (PD-12) District. In accordance with the 1991 Development Code, planned developments require approval of a Concept plan and a Detailed Plan prior to development. The Concept Plan for PD-12 District was approved in 1987, but at that time, a Detailed Plan for the site was not contemplated. Currently, in anticipation of a proposed development, a Detailed Plan has been submitted for approval. A full staff analysis is attached in Exhibit 2.

OPTIONS

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

RECOMMENDATION

Staff recommends approval of the request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On June 3, 1986, City Council approved Ordinance 86-109, adopting a Concept Plan for 74.8 acres of land within the Planned Development 12 District. The Concept plan established the permitted uses, general locations of the use categories, and development standards.

On May 5, 1987, City Council approved Ordinance 87-084, which amended the Concept Plan for 43.3 acres of land located within the PD-12 zoning district. Specifically, the amendment modified the parking and traffic requirements; however, the permitted uses remained the same.

On November 8, 2017, the Planning and Zoning Commission (P&Z) held a public hearing regarding the requested Detailed Plan. Due to citizen concerns regarding potential development of the FEMA floodplain which encumbers the western side of the 34-acre subject tract, the applicant confirmed that the development is only proposed for 7.11 acres adjacent to I-35E as shown in the Detailed Plan. Development is not anticipated to substantially encroach into the floodplain, and at this time, the parcel's remaining 27 acres will remain undeveloped. A motion was made to recommend approval of the request, and it passed 7-0.

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. Zoning Map
5. Future Land Use Map
6. Proposed Site Plan
7. Proposed Landscape Plan
8. Proposed Elevations
9. Notification Map and Responses
10. Presentation
11. Planning and Zoning Commission Meeting Minutes
12. Draft Ordinance

Respectfully submitted:
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