



# 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:** January 24, 2018

### **SUBJECT**

Consider a request by Jim/Heritage, LP for approval of a preliminary plat of the Denton Carmax Addition. The approximately 34.37-acre site is generally located on the west side of I-35E, approximately 3,200 feet southeast of State School Road in the City of Denton, Denton County, Texas. (PP17-0019, Carmax, Hayley Zagurski).

### **BACKGROUND**

The property is located within the Planned Development 12 (PD-12) District. The purpose of the preliminary plat is to create one lot from a previously unplatted tract of land. Approximately 7 acres of the property is intended to be developed with an automotive sales use. The Planning and Zoning Commission recommended approval of the detail plan for this development on November 8, 2017, which facilitated this request.

### **OPTIONS**

1. Approve as submitted.
2. Approve subject to conditions.
3. Table item.

### **RECOMMENDATION**

The Development Review Committee recommends approval of this request, as it meets the established requirements.

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

A Detail Plan for a new or used car sales lot on approximately 7.11 acres within the PD-12 District was recommended for approval by the Planning and Zoning Commission on November 8, 2017 and approved by the City Council on December 15, 2017.

### **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. Preliminary Plat

Respectfully submitted:  
Richard Cannone, AICP  
Interim Planning Director

Prepared by:  
Hayley Zagurski  
Senior Planner