



# 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:** March 6, 2018

### **SUBJECT**

Conduct the first of two readings of an ordinance of the City of Denton for a voluntary annexation of approximately 0.30 acres of land generally located on the east side of Old Alton Road, south of the intersection of Old Alton Road and Teasley Lane by the City of Denton, Texas.

### **BACKGROUND**

The applicant, Yolanda Vela Vorel, on behalf of the property owner, FBA Properties, has submitted an annexation application to voluntarily annex approximately 0.30 acres of land.

The adjacent parcel is owned by the applicant and was recently rezoned from NRMU to CM-G for the purpose of developing a vehicle repair facility (Z17-0017). The subject site and the adjacent parcel are both part of the same lot. Once this site is annexed and zoned, it will become part of the planned vehicle repair facility. (Please refer to Exhibit 3, Zoning Map.)

The proposed annexation meets the following criteria for annexation as listed in Section 35.3.14 of the Denton Development Code (DDC):

- It will require a connection to City public services;
- It is within the City's Certificate of Convenience and Necessity boundary for water, sewer, and electric services;

In reviewing the proposed annexation, staff considered the following:

1. The ability of the city to provide infrastructure and public services equal to other comparable areas inside the city limits.
  - *Water service is available from an 8-inch line located within the property. The nearest Wastewater main is an 8-inch line located at the southern property line.*
  - *Transportation improvements required as a result of the proposed development of this site will be determined after trip generation calculations have been received and reviewed.*
  - *Any drainage improvements required in association with the development of this site will be the responsibility of the Developer.*
  - *Any improvements due to the impact of this development will be constructed at the Developers expense.*

- *DME has an underground three-phase 4/0 line along the frontage of the property.*
  - *Solid Waste will add this property to existing routes when the applicant signs up for a commercial service account.*
  - *Policing of the subject site would comply with required response times.*
  - *Fire and EMS services to the site would comply with required response times. Station #6 is located 3 miles from the subject site.*
2. The reliability, capacity, and future public cost, if any, of current and planned provisions for community facilities, including but not limited to roads, drainage, and utilities.

*The terms of the needed improvements/upgrades will be determined upon platting and permitting and funding will be the responsibility of the developer.*

3. The need and quality of land use and building controls.

*The annexation of the subject property into the city will enable the use of development and design standards in the DDC, minimizing the impacts of the proposed development on adjacent neighborhoods.*

4. Conformance with the Land Use Element of the City's comprehensive plan.

*The subject property is designated as Community Mixed Use on the Future Land Use Plan. The applicant is proposing to develop a vehicle repair facility on this site. Conformance with the Land Use Element will be determined when the application for initial zoning is submitted and reviewed.*

5. Impact on the City, both current and long range, including at a minimum.

*Anticipated impacts to the City will be minimal as noted in Items 1 to 3, above.*

6. The property meets the minimum requirements for annexation in accordance with state law.

*The property complies with all minimum requirements for annexation as set forth by the Texas Local Government Code as stated in Chapter 43, Subchapter C-1, Annexation Procedure for Areas Exempted from Municipal Annexation Plan.*

The tentative schedule for this annexation is as follows:

- January 9, 2018 - City Council meeting setting the 1<sup>st</sup> and 2<sup>nd</sup> public hearing dates and authorizing the publication of notice of the public hearings - **Complete**
- February 6, 2018 – 1<sup>st</sup> Public Hearing - **Complete**
- February 13, 2018 – 2<sup>nd</sup> Public Hearing - **Complete**
- March 6, 2018 – First Reading of the Annexation Ordinance
- March 7, 2018 – Publication of the Annexation Ordinance in the newspaper

- April 10, 2018 - Second Reading and Adoption of the Annexation Ordinance

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

On October 17, 2017, the City Council approved a request to rezone the adjacent northern parcel from NRMU to CM-G.

On January 9, 2018, the City Council adopted an ordinance setting the 1<sup>st</sup> and 2<sup>nd</sup> public hearing dates and authorizing the publication of notice of the public hearings.

On February 6, 2018, the first of two public hearings was held for this site.

On February 13, 2018, the second of two public hearings was held for this site.

### **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.     Site Location Map
3.     Zoning Map
4.     Staff Presentation
5.     Draft Ordinance

Respectfully submitted:  
Scott McDonald  
Director of Development Services

Prepared by:  
Cindy Jackson, AICP  
Senior Planner