



# 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 21, 2018

### **SUBJECT**

Consider a request by Jim/Heritage, LP for approval of a final 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. (FP17-0026, CarMax Denton, 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 7.1 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 was approved by the City Council on December 5, 2017.

### **OPTIONS**

1. Approve subject to conditions.
2. Table item.

### **RECOMMENDATION**

The Development Review Committee recommends approval of this request with the following condition:

1. Civil engineering construction plans for all public infrastructure necessary to serve the proposed development must be submitted and approved before the plat is filed. If any utility easement locations need to be modified as a result of the final civil engineering construction plans, DRC approval shall be required prior to filing. More extensive changes required as a result of civil plan review may require the final plat be re-considered by the Planning and Zoning Commission.

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

The subject property was zoned PD-12 District when this Planned Development was created in 1987.

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.

The Planning and Zoning Commission subsequently approved the Preliminary Plat for this development on January 24, 2018.

## **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. Final Plat

Respectfully submitted:  
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Interim Planning Director

Prepared by:  
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Senior Planner