

Z17-0033 FBA Properties

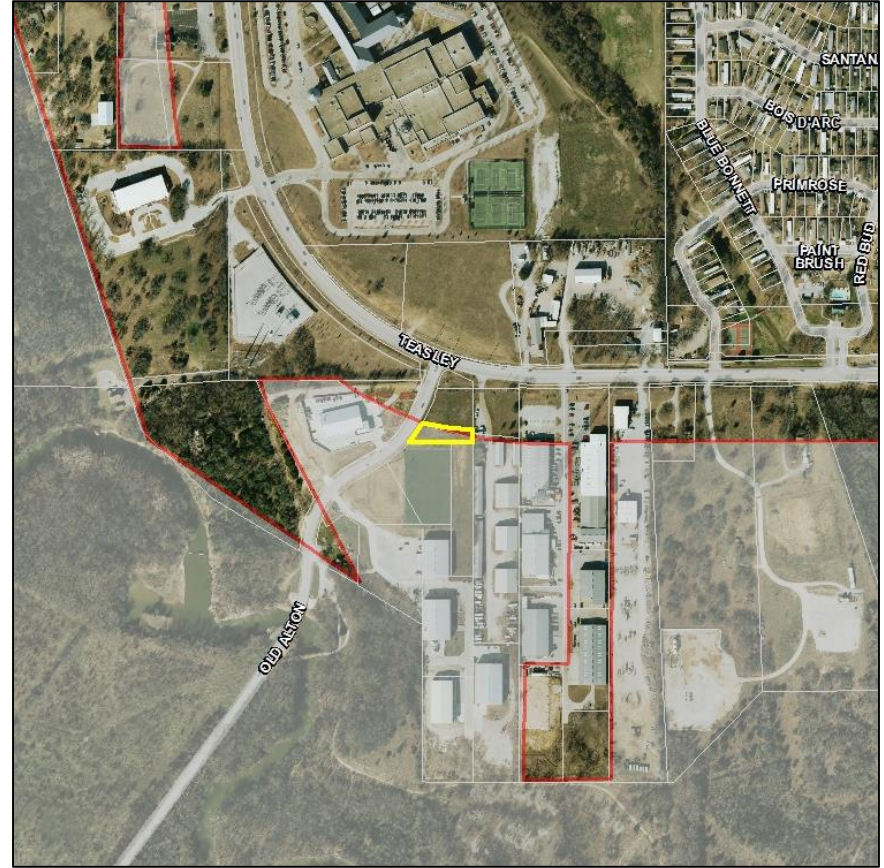
Planning Division

May 1, 2018



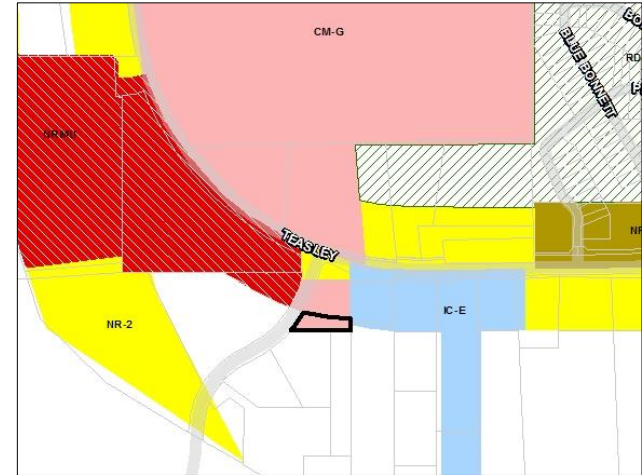
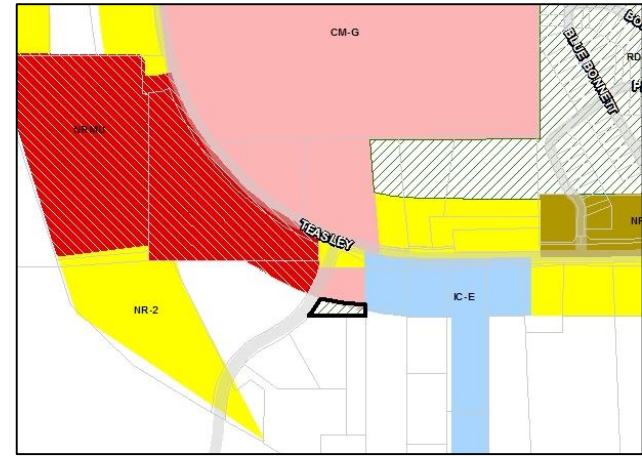
Request:

- ▶ Hold a public hearing and consider making a recommendation to City Council regarding a request by FBA Properties for assignment of an initial zoning designation of Community Mixed Use General (CM-G) Zoning District.
- ▶ The 0.30 acre site is generally located on the east side of Old Alton Road, south of the intersection of Old Alton Road and Teasley Lane.



Request:

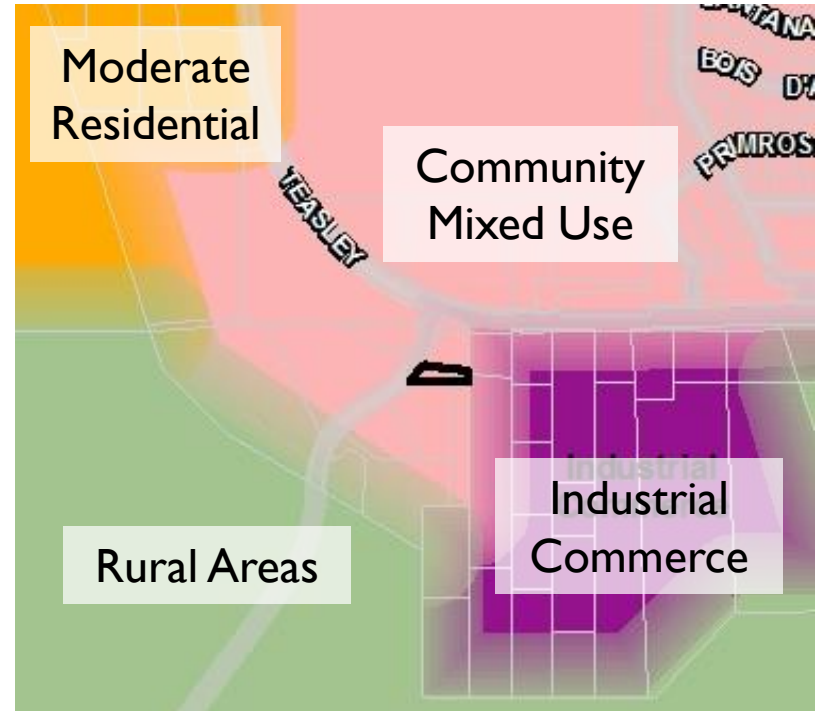
- ▶ Current zoning: RD-5X
- ▶ Proposed initial zoning: CM-G



Analysis: Denton Plan 2030

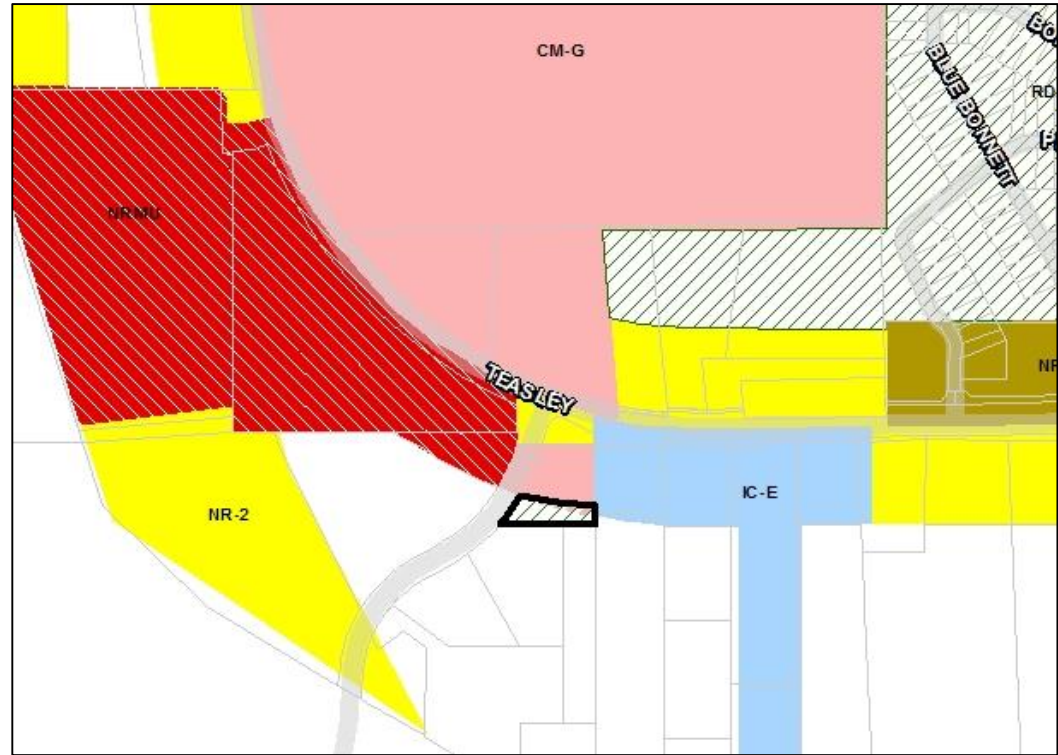
► **Community Mixed Use:**

- Intent: promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complimentary.
- The types of uses and scale of development permitted in CM-G District conform to the goals of the Community Mixed Use designation.



Zoning Compatibility

- ▶ The requested CM-G District would actually be a continuation of the existing CM-G District on the rest of this lot
- ▶ The uses permitted in the CM-G District would be consistent with the uses that exist in the area today, which include vehicle repair, offices, self-storage, and other commercial and institutional uses



Public Facilities

- ▶ Access:
 - ▶ Old Alton Road
- ▶ Water/Sewer:
 - ▶ Available

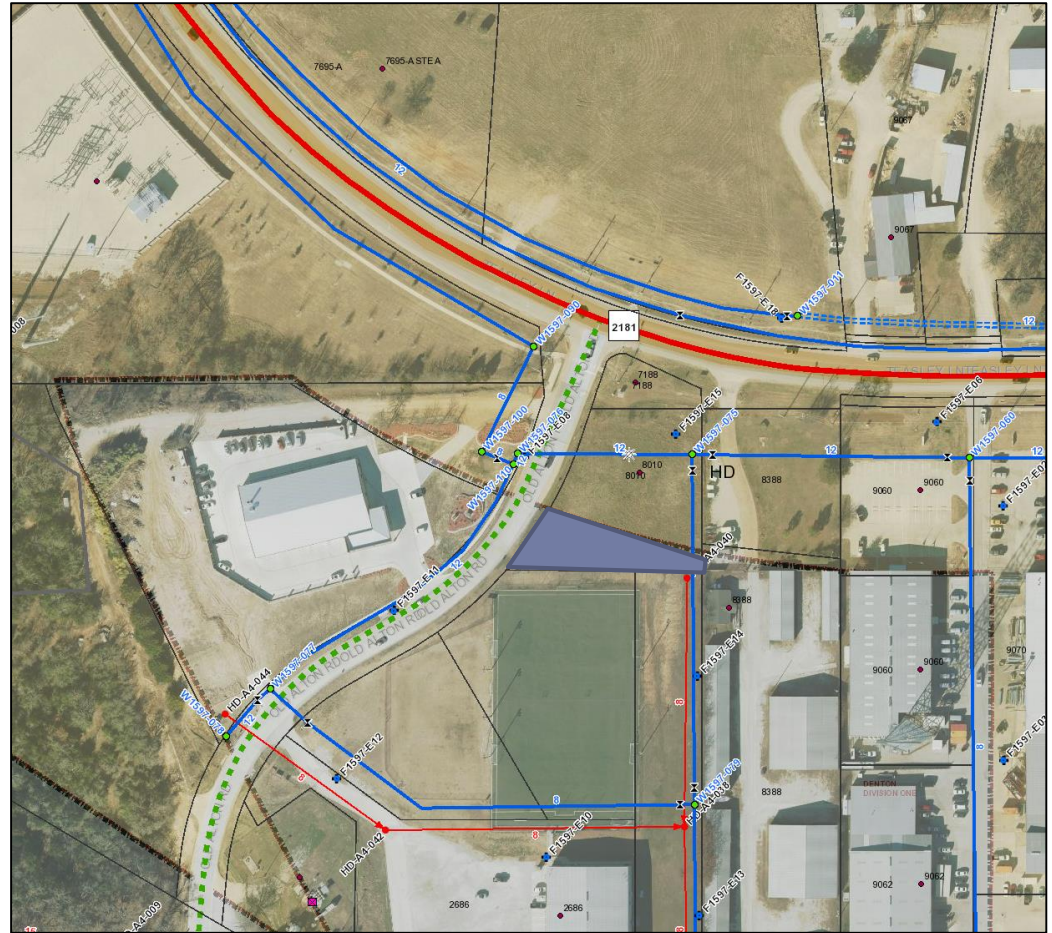
Legend

Water

Sewer

Primary Arterial Roadway

Future Secondary Arterial Roadway



Notification:

- ▶ Public Notification Date:

March 25, 2018

- ▶ 200 ft. Public Notices sent via certified mail: 5
 - ▶ 500 ft. Courtesy Notices sent via regular mail: 11
 - ▶ Responses to 200' Legal Notice:

 In Opposition: 0

 In Favor: 0

 Neutral: 0

Recommendation:

- ▶ The Planning and Zoning Commission recommends approval (7-0).

- ▶ Staff recommends **approval** of the request.

- 1) CM-G is consistent with the goals and objectives of the Denton Plan 2030.
- 2) CM-G is compatible with the surrounding property in terms of permitted uses.