



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: May 1, 2018

SUBJECT

Hold a public hearing and consider an ordinance of the City of Denton, Texas, regarding assignment of an initial zoning classification to a Community Mixed Use General (CM-G) zoning district and use classification on 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 in the City of Denton, Denton County, Texas; adopting an amendment to the city's official zoning map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission recommend approval of this request 7-0.

BACKGROUND

The subject 0.30 acre tract of land was recently annexed into the City and was part of a .84 acre lot that was split between the City and Extraterritorial Jurisdiction (ETJ). The northern .54 acre tract of land was rezoned from NRMU to CM-G in October 2017 (Z17-0017). Both of these tracts are under common ownership and this initial assignment of CM-G will unify the zoning on the lot to facilitate the development of a vehicle repair facility. (Please refer to Exhibit 4, Zoning Map.)

OPTIONS

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

RECOMMENDATION

The Planning and Zoning Commission recommends approval of this request (7-0).

Staff recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Annexation

On January 9, 2018, the City Council adopted an ordinance setting the 1st and 2nd 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.

On March 6, 2018, the first reading of the annexation ordinance was held.

On April 10, 2018, the second reading of the annexation ordinance was held, and the annexation ordinance was adopted.

Rezoning

On April 11, 2018, the Planning and Zoning Commission recommended approval of the rezoning request (7-0).

On October 17, 2017, the City Council approved a request to rezone the adjacent .54 acre northern tract from NRMU to CM-G.

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. Site Location Map
4. Zoning Map
5. Future Land Use Map
6. Proposed Zoning Map
7. Comparison of Permitted Uses table
8. Notification Map
9. Planning and Zoning Commission Meeting Minutes
10. Draft Ordinance
11. Staff Presentation

Respectfully submitted:
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