



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 a request by Melissa Investments LLC to rezone approximately 0.808 acres from a Regional Center Commercial Neighborhood (RCC-N) zoning district to a Regional Center Commercial Downtown (RCC-D) zoning district. The subject property is generally located on the northeast side of the I-35E, approximately 627 feet southeast of S. Mayhill Road, in the City of Denton, Denton County, Texas.

BACKGROUND

The subject site was originally developed with a gas station in 1956 according to DCAD. The station had already closed for business when the current property owner purchased the site in 2009. The gas tanks were removed in 2012. The applicant has requested to rezone the site to permit Auto Sales on the site.

OPTIONS

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

RECOMMENDATION

On April 25, 2018, the Planning and Zoning Commission recommended approval (5-0) to rezone the request from Regional Center Commercial Neighborhood (RCC-N) zoning district to a Regional Center Commercial Downtown (RCC-D) zoning district.

Staff recommends approval of this request, as it meets the established requirements.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

There has been no prior action or review on 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. 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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Interim Planning Director

Prepared by:
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Senior Planner