



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 23, 2018

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by the City of Denton for a zoning change from Downtown Residential 1 (DR-1) to a Downtown Commercial General (DC-G) District. The 1.33-acre site is generally located south of Underwood Street along Avenue A, in the City of Denton, Denton County, Texas. (Z18-0006, Fire Station 3, Hayley Zagurski).

BACKGROUND

This request is to rezone a single tract of unplatted property from Downtown Residential 1 (DR-1) to Downtown Commercial General (DC-G) District to facilitate the development of a new fire station. City of Denton Fire Station Number 3 currently exists on the property. Fire stations are considered a “community service” use, which is not permitted within the DR-1 District.

The current fire station is classified as a Special Exception per Section 35.11.13 of the Denton Development Code (DDC). The use could continue on the property without rezoning; however, the existing fire station will be demolished. After a voluntary demolition, the Special Exception status is lost, so the rezoning is required to develop a new fire station and parking lot.

The new fire station development would be located on both the subject property and the adjoining lot to the west, which is currently zoned DC-G District. McCormick Street, located between the two lots has been closed and will be abandoned as part of this development. To facilitate the development and consolidate the zoning for the property, the applicant has requested to rezone the subject property to DC-G District.

A full Staff Analysis is provided in Exhibit 2.

OPTIONS

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

RECOMMENDATION

Staff recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

No prior action has been taken regarding the subject property and requested rezoning.

This case was originally noticed for the May 9, 2018 P&Z meeting; however, notification signs were not posted on the property by the deadline so the case was re-noticed and postponed to the next available meeting date.

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. Existing Zoning Map
5. Future Land Use Map
6. Proposed Zoning Map
7. Comparison of Permitted Uses
8. Conceptual Site Plan
9. Notification Map and Responses

Respectfully submitted:
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Planning Director

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