



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**CM:** Todd Hileman

**DATE:** May 23, 2018

### **SUBJECT**

Consider a request by Allison Engineering Group representing Denton Justice Plaza for approval of a Final Plat of the Justice Plaza Addition. The approximately 6.72 acre site is generally located on the northeast corner of the intersection of East McKinney Street and Jannie Street, in the City of Denton, Denton County, Texas. (FP18-0004, Justice Plaza Addition, Cindy Jackson).

### **BACKGROUND**

The purpose of this final plat is to create six commercial lots and one common area lot for future development.

The zoning of the subject property was approved by the City Council on October 17, 2017 with a mixed used overlay with the following conditions:

- Restrict buildings to a maximum one- story building.
- Restrict maximum building height to 35 feet.
- Mechanical units located within 100 feet of the adjacent properties will be limited to 5 -ton units, placed on the sides of the buildings such that there will not be more than 2 units on both sides of the building, limiting the total units to 4 units per building. Units will be screened from the adjacent properties for both noise and aesthetics.
- Construct a screening wall around the property.
- The following uses are prohibited on the site:
  - Dwelling above businesses
  - Group homes
  - Multi -Family Dwellings
  - Fraternity or Sorority Homes
  - Dormitories
  - Bed and Breakfasts
  - Laundry Facilities
  - Semi -Public Halls, Clubs, or Lodges
  - Kindergarten or Elementary Schools
  - Middle Schools
  - Elderly Housing
- Retail Sales and Service" and "Professional Services and Offices" shall not be open to customers between the hours of 9: 00 pm and 7: 00 am.
- The maximum residential density is limited to six dwelling units per acre.

## **OPTIONS**

1. Approve as submitted.
2. Approve subject to conditions.
3. Table item.

## **RECOMMENDATION**

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

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

August 5, 2014, the City Council approved a zoning change from the NR-4 zoning district to the NR-6, NRMU-12, and NRMU zoning districts with an overlay (Z11-0018).

October 17, 2017, the City Council approved a zoning change from the NR-6 zoning district to the NRMU-12 zoning district with an overlay (Z17-0013).

December 13, 2017, the Planning and Zoning Commission approved a preliminary plat for this site (PP17-0016).

## **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:   Public Infrastructure**  
**Related Goal:               2.1 Continuously improve the quality of City roadways**

## **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