



Legislation Details (With Text)

File #: A17-0001 **Version:** 1 **Name:**
Type: Ordinance
File created: 5/5/2017 **In control:** City Council
On agenda: 5/23/2017 **Final action:** 5/23/2017
Title: Consider adoption of an ordinance of the City of Denton, Texas, setting a date, time, and place for two public hearings on the proposed annexation of certain properties generally located north of McKinney Street and west of Trinity Road by the City of Denton, Texas, authorizing and directing the City Secretary to publish notice of such public hearings.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit 1 - Site Location Map, 2. Exhibit 2 - Zoning Map, 3. Exhibit 3 - Draft Ordinance, 4. Exhibit 4 - Staff Presentation

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------|---------|--------|
| 5/23/2017 | 1 | City Council | adopted | Pass |

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM: Todd Hileman

DATE: May 23, 2017

SUBJECT

Consider adoption of an ordinance of the City of Denton, Texas, setting a date, time, and place for two public hearings on the proposed annexation of certain properties generally located north of McKinney Street and west of Trinity Road by the City of Denton, Texas, authorizing and directing the City Secretary to publish notice of such public hearings.

BACKGROUND

The applicant, Brent Murphree, on behalf of the property owner, Michael Holigan, has submitted an annexation application to voluntarily annex approximately 118.041 acres of land. Located within DH-12 of the 2010 3-Year Annexation Plan, the subject property was initially scheduled for annexation in 2013. However, on December 18, 2012, the City Council approved non-annexation agreements (NAAs) for the subject properties. The NAAs are scheduled to expire on August 1, 2020 and the terms of the NAAs require that the properties remain in agricultural land or be subject to immediate voluntary annexation.

In December 2016, a prospective purchaser of the subject properties held a Pre-Development Meeting (PDM) with the City’s Development Review Committee to discuss development of the site as a manufactured housing development. The applicant was informed at the PDM, that the proposed development would violate the terms of the NAAs and trigger immediate voluntary annexation. In March 2017, the applicant assumed ownership of the subject properties and has submitted two applications - one for annexation and one for a zoning district

designation of Neighborhood Residential (NR-6). Manufactured housing is only permitted with the approval of a Specific Use Permit (SUP) and the applicant will be pursuing this if the zoning designation is approved.

The purpose of this ordinance is to establish public hearing dates for the annexation. The tentative schedule for this annexation is as follows:

- May 23, 2017 - City Council meeting setting the 1st and 2nd public hearing dates and authorizing the publication of notice of the public hearings
- June 13, 2017 - 1st Public Hearing
- June 20, 2017 - 2nd Public Hearing
- July 18, 2017 - First Reading of the Annexation Ordinance
- July 19, 2017 - Publication of the Annexation Ordinance in the newspaper
- August 22, 2017 - Second Reading and Adoption of the Annexation Ordinance

OPTIONS

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

RECOMMENDATION

Staff recommends approval of the ordinance setting dates, times, and place for public hearings on the proposed annexation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On April 6, 2010, City Council adopted a 3-Year Annexation Plan for DH-12.

On August 16, 2011, City Council approved a service plan for DH-12.

On December 18, 2012, the City Council approved an NAA for the subject property through August 1, 2020.

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 foundations of the plan are 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. Location Map
2. Zoning Map
3. Draft Ordinance
4. Staff Presentation

Respectfully submitted:
Munal Mauladad
Director of Development Services

Prepared by:
Ron Mengueta, AICP
Long Range Planning Administrator