



Legislation Details (With Text)

File #: Z16-0018b **Version:** 1 **Name:**
Type: Planning Case
File created: 2/7/2017 **In control:** City Council
On agenda: 2/21/2017 **Final action:**
Title: Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, to change the zoning classification from Regional Center Residential 1 (RCR-1) District to Employment Center Commercial (EC-C) District on approximately 5.3 acres of land generally located on the west side of the I-35 Southbound Service Road and 115 feet north of Barthold Road 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 has recommended approval (7-0) of the request. (Z16-0018)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit 1 - Staff Analysis, 2. Exhibit 2 - Aerial Map, 3. Exhibit 3 - Zoning Map, 4. Exhibit 4 - Future Land Use Map, 5. Exhibit 5 - RCR-1 District Permitted Uses, 6. Exhibit 6 - EC-C District Permitted Uses, 7. Exhibit 7 - Proposed Zoning Map, 8. Exhibit 8 - Public Notification Map, 9. Exhibit 9 - Presentation, 10. Exhibit 10 - Draft Ordinance

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Jon Fortune

DATE: February 21, 2017

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, to change the zoning classification from Regional Center Residential 1 (RCR-1) District to Employment Center Commercial (EC-C) District on approximately 5.3 acres of land generally located on the west side of the I-35 Southbound Service Road and 115 feet north of Barthold Road 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 has recommended approval (7-0) of the request. (Z16-0018)

BACKGROUND

The applicant is requesting to rezone the subject property from Regional Center Residential 1 (RCR-1) District to Employment Center Commercial (EC-C) District in order to develop the site with a triple-bay truck wash. According to the Denton Development Code (DDC), car wash facilities are defined as drive-through uses. The

applicant is requesting a change in zoning in order to develop the site with a drive-through use.

The rezoning request meets the criteria for approval in the DDC. Per Section 35.3.4.B of the DDC, a proposed rezoning request can be approved if the request conforms to the Future Land Use element of the Denton Plan 2030 and facilitates the adequate provision of public infrastructure. The Future Land Use designation of the subject property is Business Innovation, which is intended for well-planned, larger scale office and employment parks with supporting uses such as retail, hotels, and residential. The mix of associated commercial and light industrial uses permitted in the proposed EC-C District meets intent of Business Innovation, as it encourages employment uses with associated commercial development necessary to support the business centers. Furthermore, there is adequate capacity in the existing infrastructure to support the proposal.

A thorough analysis of the request has been attached for reference.

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).

The Planning Division recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On February 8, 2017, the Planning and Zoning Commission recommended approval of the rezoning request (7-0).

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. Staff Analysis
2. Aerial Map
3. Zoning Map
4. Future Land Use Map

5. RCR-1 District Permitted Uses
6. EC-C District Permitted Uses
7. Proposed Zoning Map
8. Public Notification Map
9. Presentation
10. Draft Ordinance

Respectfully submitted:
Munal Mauladad
Director of Development Services

Prepared by:
Julie Wyatt
Senior Planner