



Legislation Details (With Text)

File #: Z16-0008b **Version:** 1 **Name:**

Type: Planning Case

File created: 7/18/2016 **In control:** City Council

On agenda: 8/16/2016 **Final action:**

Title: Hold a public hearing and consider adoption of an ordinance providing an initial zoning district designation of Employment Center Industrial (EC-I) District to an approximately 23.24 acre property generally located on the west side of Geesling Road, approximately 700 feet south of East University Drive (US 380). The Planning and Zoning Commission recommends approval (7-0).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Analysis, 2. Site Location/Aerial Map, 3. Zoning Map, 4. Future Land Use Map, 5. ESA Map, 6. EC-I Permitted Uses, 7. Notification Map, 8. July 13th P&Z Meeting Minutes, 9. Draft Ordinance, 10. Presentation

Date	Ver.	Action By	Action	Result
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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Jon Fortune

DATE: August 16, 2016

SUBJECT

Hold a public hearing and consider adoption of an ordinance providing an initial zoning district designation of Employment Center Industrial (EC-I) District to an approximately 23.24 acre property generally located on the west side of Geesling Road, approximately 700 feet south of East University Drive (US 380). The Planning and Zoning Commission recommends approval (7-0).

BACKGROUND

Located within DH-12, one of 17 annexation areas in the City's 2010 Annexation Plan, the subject property was initially scheduled for annexation in 2013. Because the property was being used for agricultural purposes, however, the subject property received approval of a Non-Annexation Agreement (NAA) that delayed annexation to no sooner than August 1, 2020. This agreement permitted the property to remain in the ETJ so long as the property remained in agricultural use. Any development of the site would trigger immediate annexation.

The current owner purchased the property in 2015 and subsequently submitted a Preliminary Plat application to facilitate industrial development. Following notification to the property owner and all service providers to the site, annexation proceeding began in March 2016 and the property was officially annexed on June 21, 2016. Once annexed, the property received a temporary designation of RD-5X according to the terms of the NAA.

RD-5X is not an official zoning district of the City of Denton, but rather a temporary placeholder until an initial official zoning designation is approved for the site. The purpose of the applicant's request is to provide an initial zoning designation of EC-I District to facilitate an industrial warehouse development.

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 Development Review Committee recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

On December 18, 2012, City Council approved an NAA for the subject property that allowed the property to remain in the ETJ through August 1, 2020, so long as the property remained in agricultural use.

On March 22, 2016, City Council approved an ordinance establishing two public hearing dates regarding annexation of the subject property.

On April 5, 2016, City Council conducted the first of two annexation public hearings.

On April 12, 2016, City Council conducted the second of two annexation public hearing.

On May 10, 2016, City Council conducted the first of two readings of the annexation ordinance.

On June 21, 2016, City Council conducted the second of two readings of the annexation ordinance and adopted the annexation ordinance. Annexation of the property became effective immediately.

On July 13, 2016, 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. Site Location/Aerial Map

3. Zoning Map
4. Future Land Use Map
5. ESA Map
6. EC-I Permitted Uses
7. Public Notification Map
8. Planning and Zoning Commission Meeting Minutes
9. Draft Ordinance
10. Presentation

Respectfully submitted:
Aimee Bissett
Director of Development Services

Prepared by:
Michael J. Bell
Senior Planner