

Denton Way Office Park ZONE-25-0007

Agenda Item

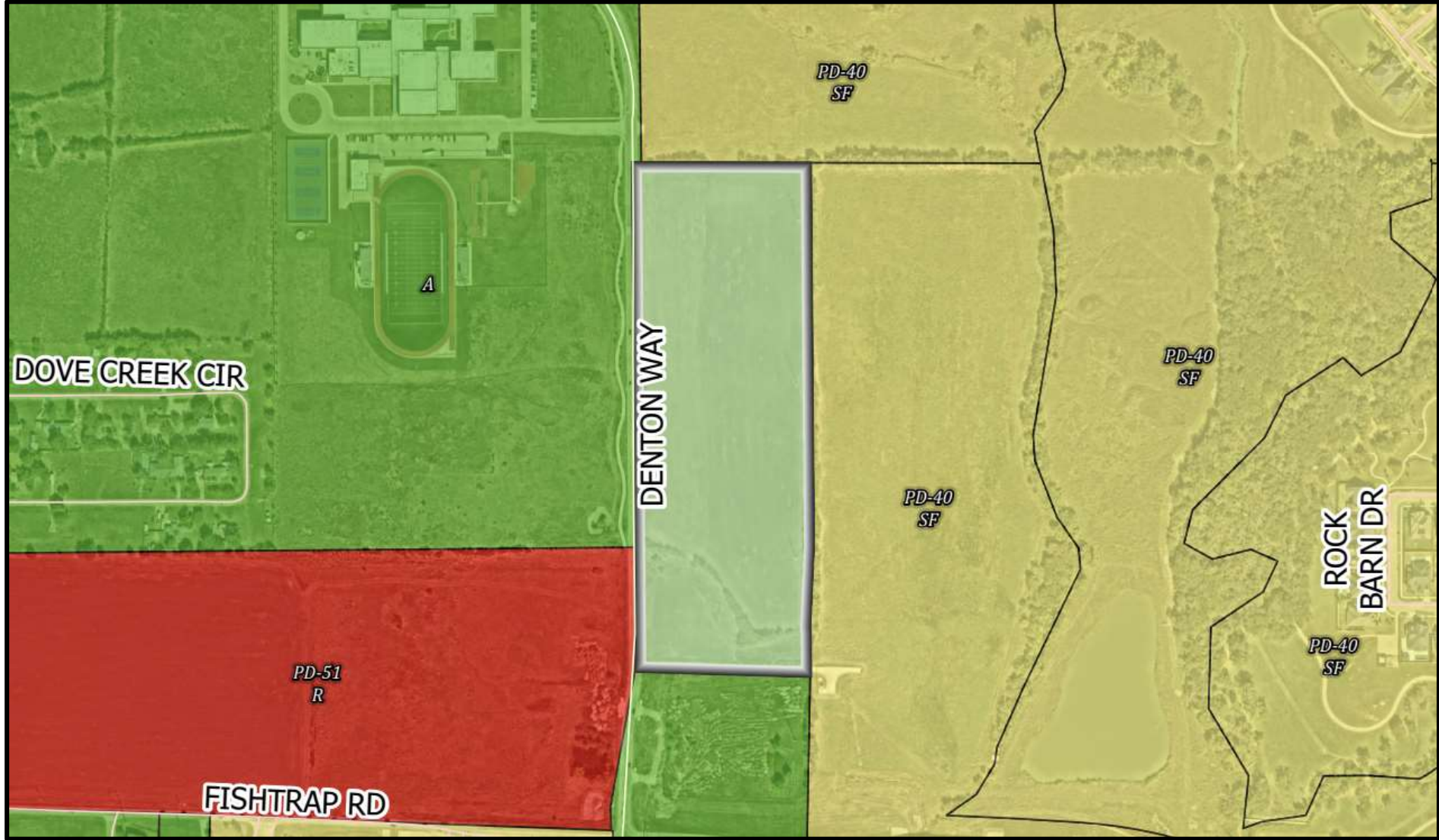
Conduct a Public Hearing and consider and act upon a request for a Planned Development for an Indoor Sports Facility and Medical Offices on Middle School No. 9 Addition, Block A, Lot 5, on 18.9± acres, located on the east side of Denton Way and 480± feet north of Fishtrap Road. (ZONE-25-0007)



Information

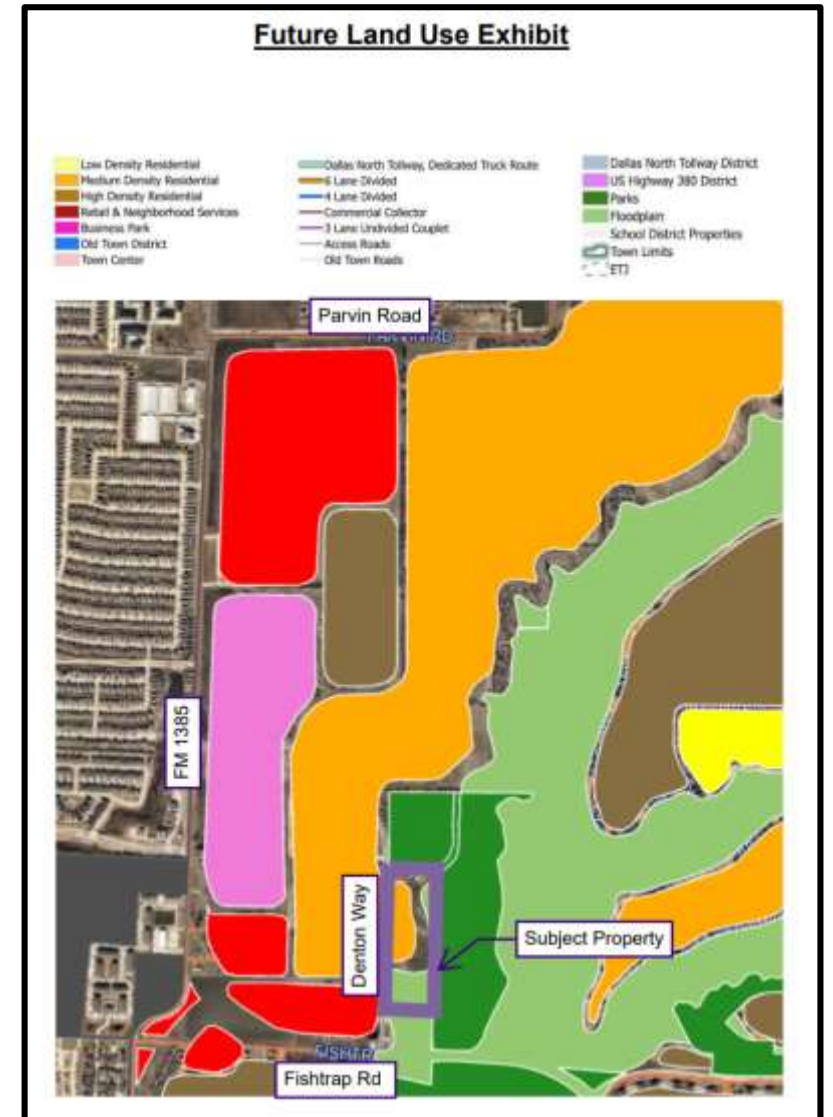
Purpose:

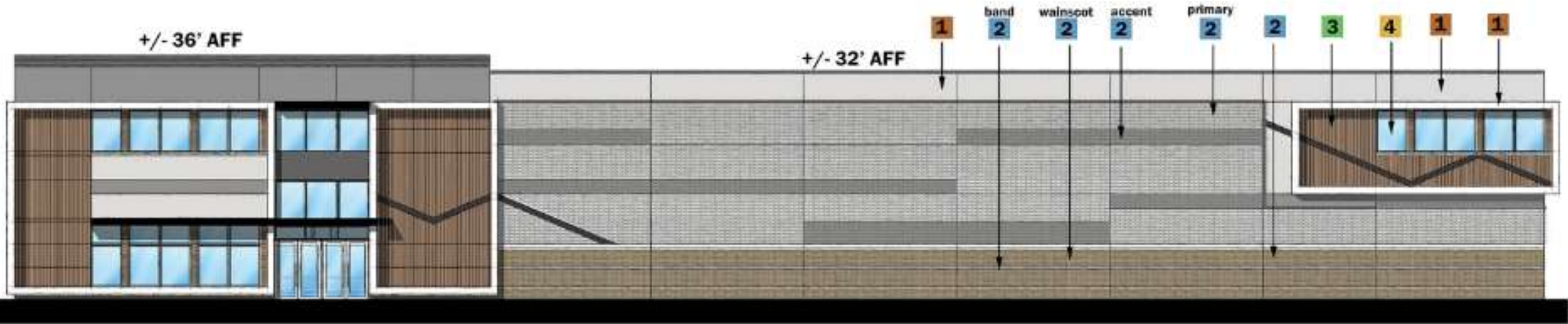
- To rezone the property from Agriculture to a Planned Development with a base zoning of Office on two lots.
 - 30,000 square foot sports facility on 9.7± acres
 - 11 office buildings totaling 62,100 square feet on 8.1± acres



Surrounding Zoning

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Agriculture	Vacant	Medium Density Residential & Floodplain
North	Planned Development-40 (Single Family)	Vacant	Parks
East	Planned Development-40 (Single Family)	Vacant/Parkland	Parks
South	Agriculture	Vacant	Floodplain
West	Agriculture	Pat Cheek Middle School/Vacant	Medium Density Residential, Retail & Neighborhood Services





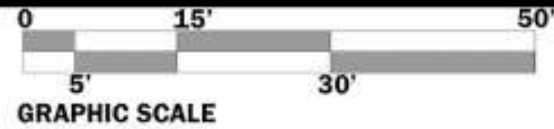
05 WEST ELEVATION



06 SOUTH ELEVATION



07 EAST ELEVATION



08 NORTH ELEVATION



01 WEST ELEVATION



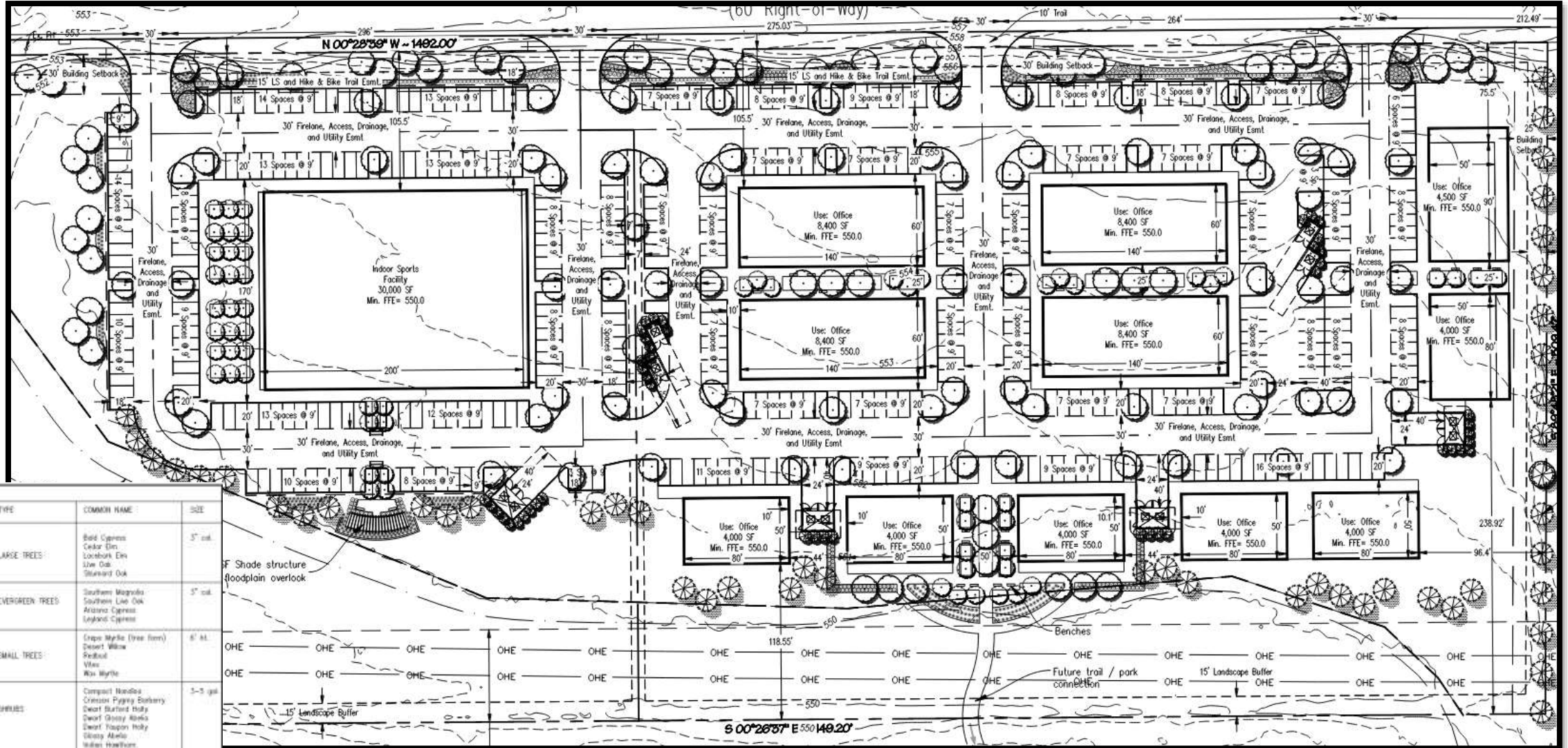
03 EAST ELEVATION



02 NORTH ELEVATION



04 SOUTH ELEVATION



LANDSCAPE LEGEND

KEY	TYPE	COMMON NAME	SIZE
	LARGE TREES	Bald Cypress	5' cal.
		Cedar Elm	
		Live Oak	
		Shard Oak	
	EVERGREEN TREES	Southern Magnolia	5' cal.
		Southern Live Oak	
		Arizona Cypress	
		Lehmann Cypress	
	SMALL TREES	Crepe Myrtle (tree form)	6' bl.
		Desert Willow	
		Redbud	
		Box Myrtle	
	SHRUBS	Compact Nandiva	5-5 gal.
		Crested Pygmy Holly	
		Desert Burford Holly	
		Desert Holly Holly	
		Desert Passion Holly	
		Glenn Abelia	
		Indian Hawthorn	
	Red Yucca		
	Tree Sage		

Closing

Noticing:

- Friday, March 6th
 - No Response

Recommendation:

- Staff: Approval
- Planning and Zoning Commission: Approval (5-0)