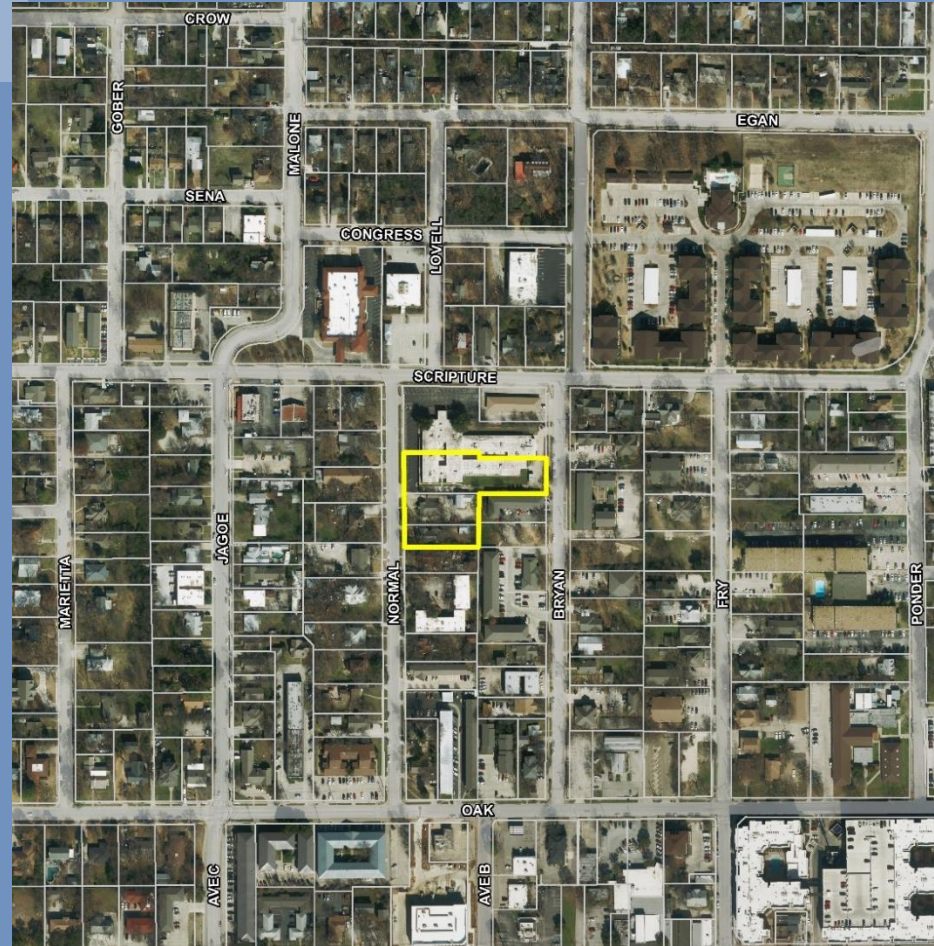


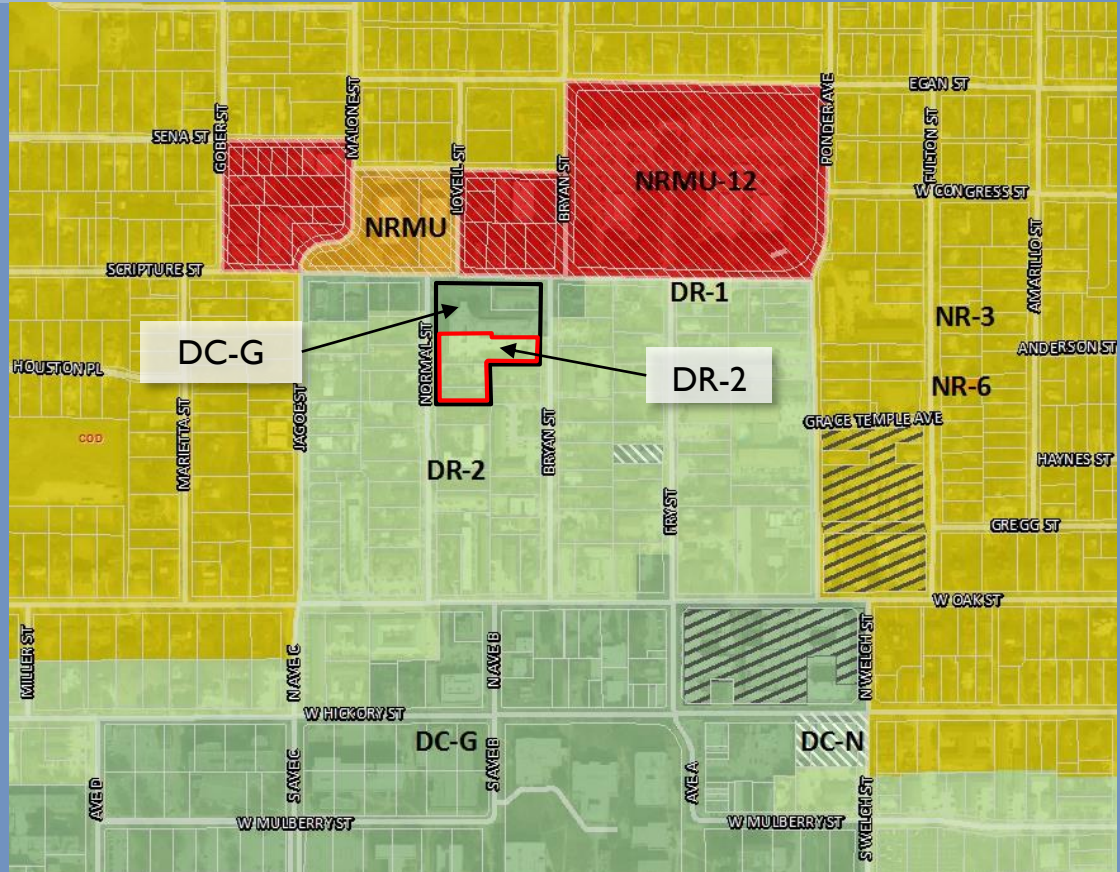
Z16-0023 Request & Site Data

- ▶ Hold a public hearing and consider adoption of an ordinance to rezone approximately 1.39 acres from Downtown Residential 2 (DR-2) District to Downtown Commercial General (DC-G) District.
- ▶ South of Scripture, between Normal Street and Bryan Street
- ▶ Approximately 1,250 feet north of UNT campus (quarter-mile, or about a 5-to 10-minute walk)



Site Data

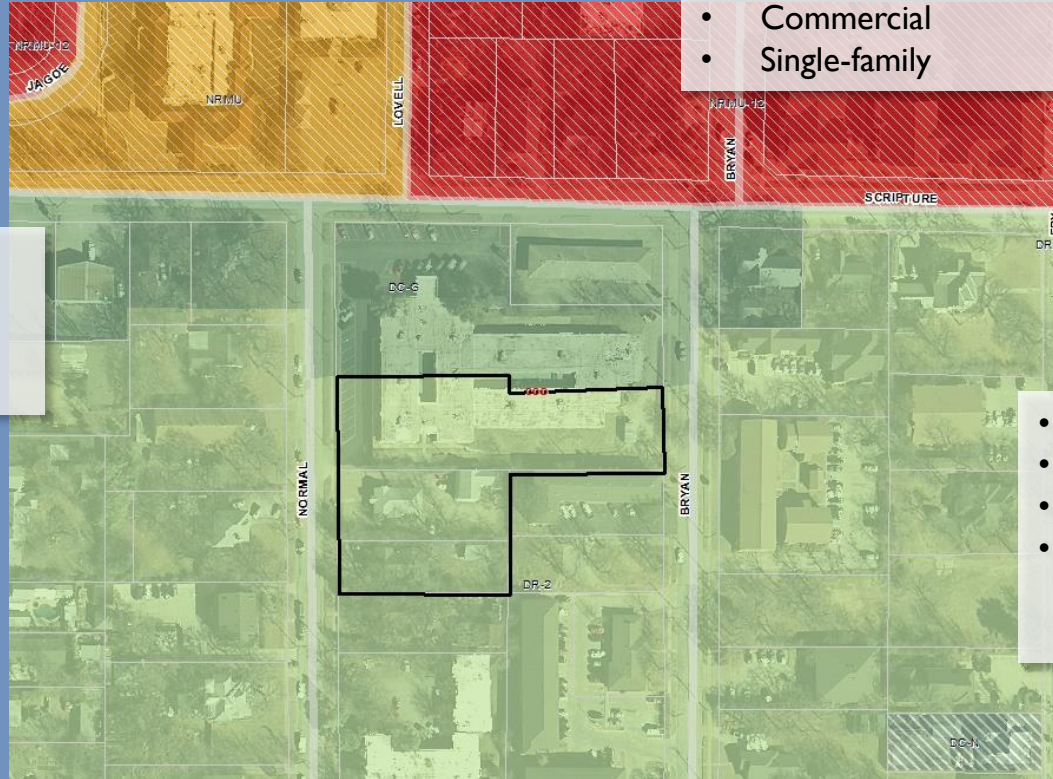
- ▶ The subject property includes 3 tracts, one which has a split zoning of DR-2 and DC-G Districts.
- ▶ If approved, the proposal would consolidate the zoning designation under DC-G District



Analysis: Compatibility

- **NRMU & NRMU-12 Districts**
- Multi-family
- Commercial
- Single-family

- **DC-G District**
- Vacant buildings
- Commercial
- Single-family

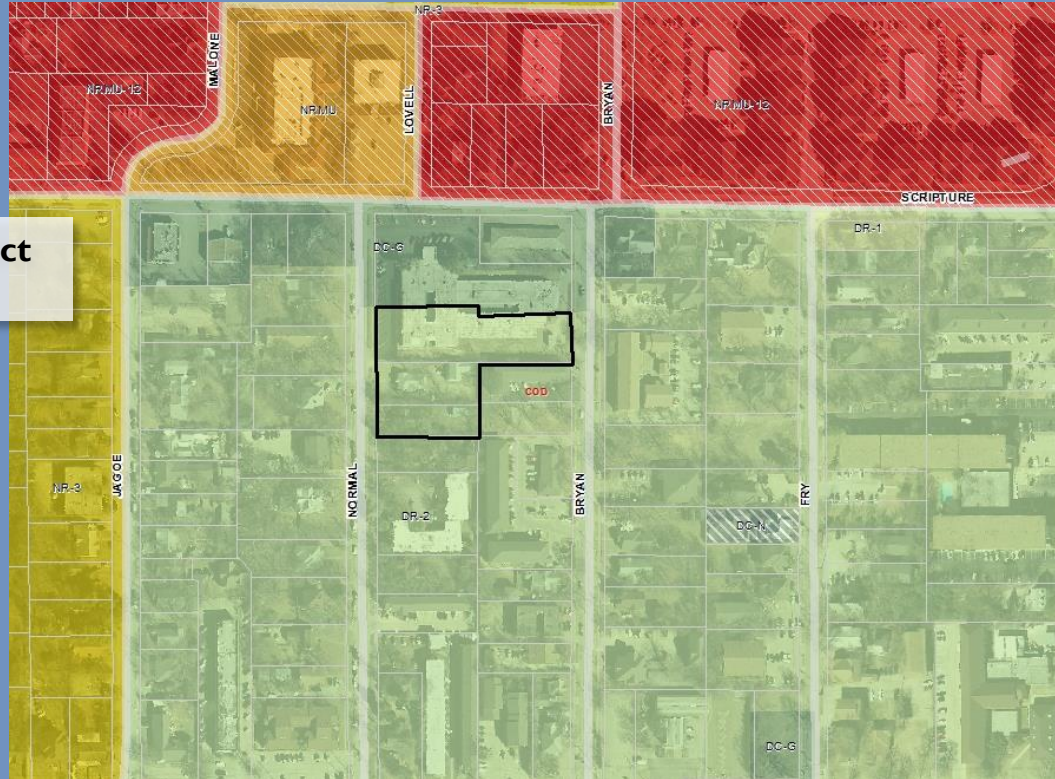


- **DR-2 District**
- Single-family
- Multi-family
- Single-family converted to multi-family

Area within approximately 200 feet of the subject property

Analysis: Compatibility

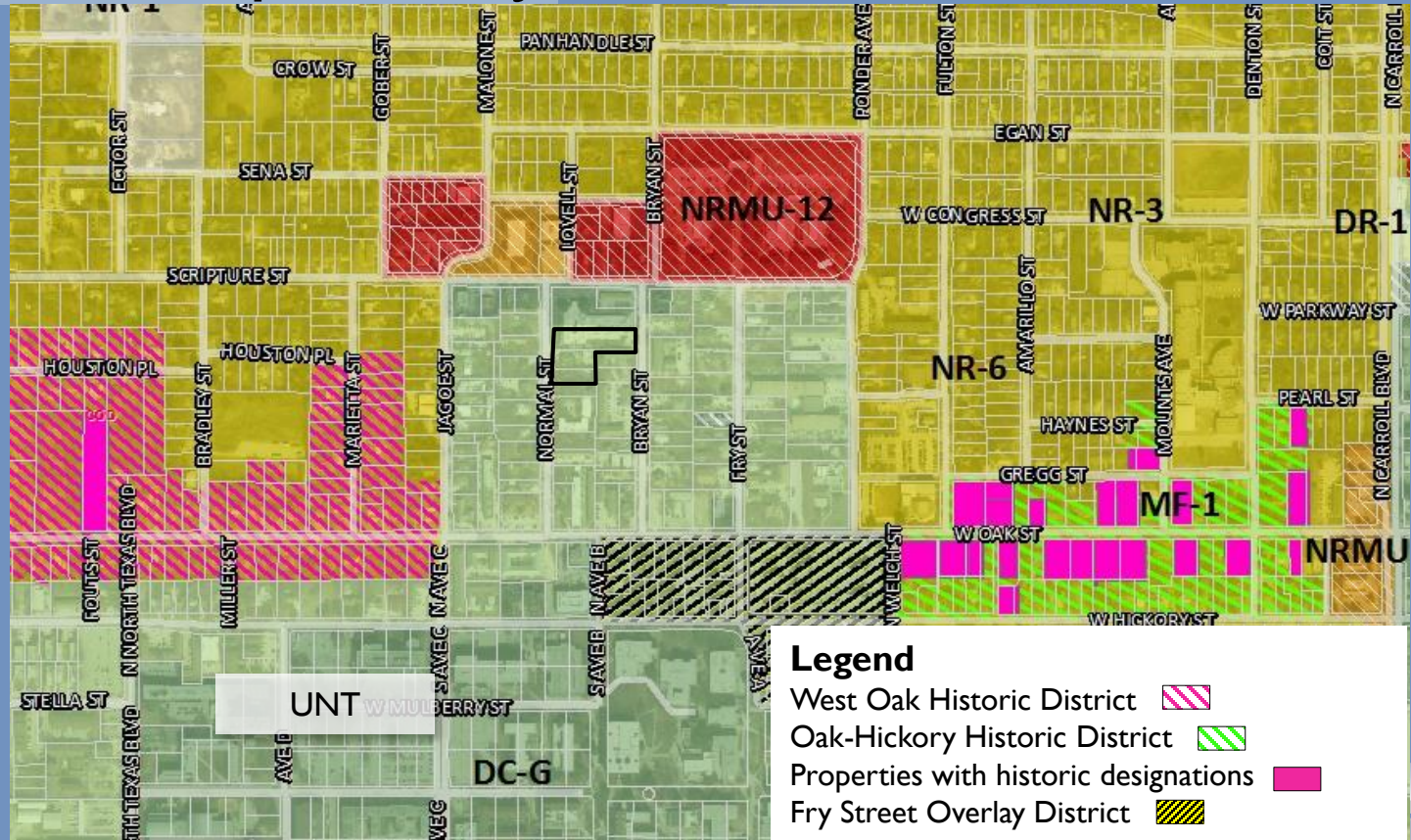
- **NR-3 District**
- Single family



Area within approximately 500 feet of the subject property

Analysis: Compatibility

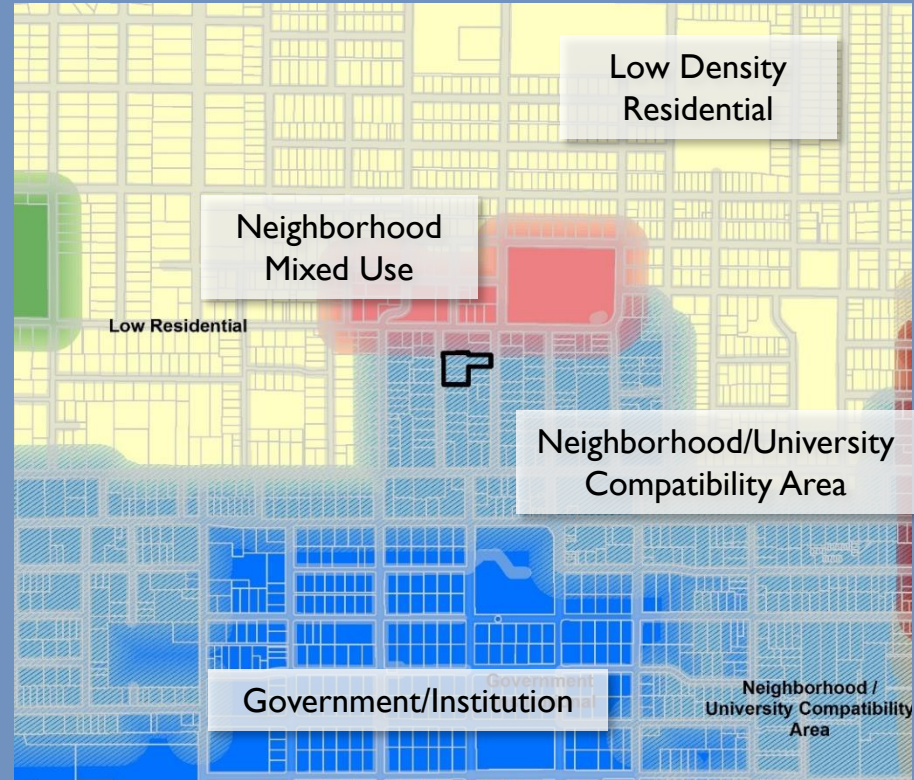
Physical separations between the subject property & nearby neighborhoods include Scripture Street, Jagoe Street, and Ponder Avenue



Analysis: FLUM

► **Neighborhood/University Compatibility Area:** Create compatible form and land uses for areas that serve both established neighborhoods and the universities

- Density and commercial development within proximity to UNT
- Zoning should foster walkability, livability, and vibrancy on a tract which has been in disuse for several years
- Catalyst for revitalization in area between UNT and established neighborhoods
- Zoning pattern and physical barriers provide necessary transition between the subject property and nearby neighborhoods







Mobility

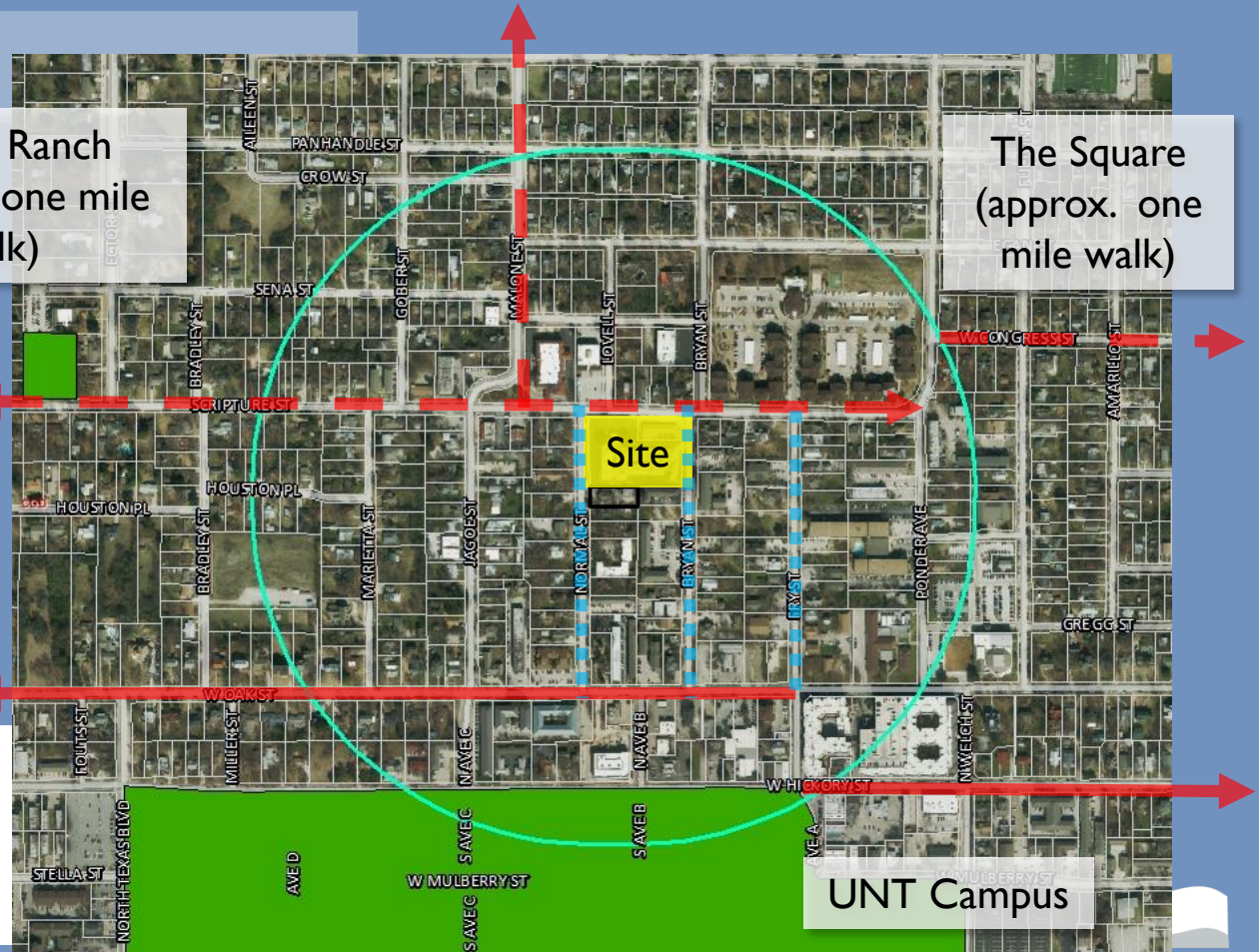
Rayzor Ranch
(approx. one mile
walk)

The Square
(approx. one
mile walk)

- Existing or proposed shared bike routes on Scripture, Congress, Jagoe, Oak, Hickory, Ponder
- DCTA: Routes 7, 8, and 9

Legend

- Arterial Roadway 
- Collector Street 
- Neighborhood Street 
- 5- to 10-minute walk (0.25 mile) 



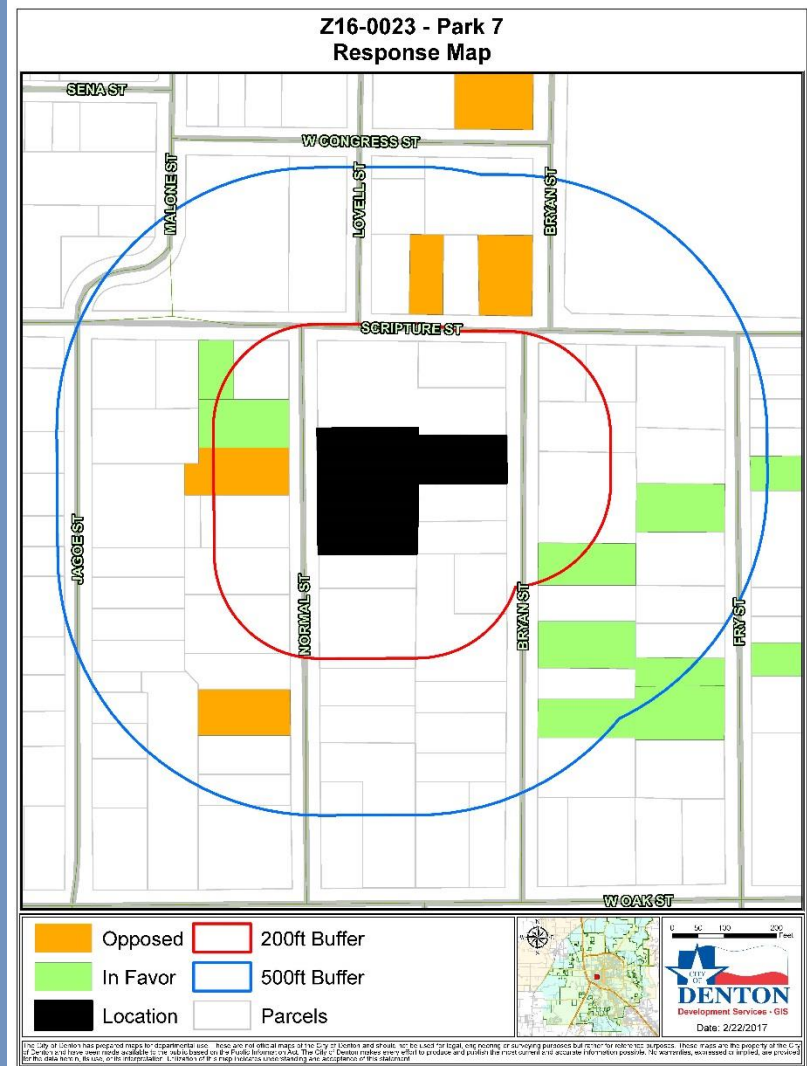
Recommendation

- ▶ Staff recommends **approval**, based upon the land use analysis:
 - ▶ DC-G District is a logical transition between the university area and the surrounding neighborhoods.
 - ▶ The proposed rezoning would consolidate the zoning under one district.

Public Notification

- Public Notification Date:
February 5, 2017
- 200 ft. Public Notices sent via certified mail:
26
- 500 ft. Courtesy Notices sent via regular mail:
96
- Responses to 200' Legal Notice:
In Opposition: 1
In Favor: 3
Neutral: 0

*The Planning Division received significant public input in opposition to request outside of the notification boundary.



Recommendation

- ▶ The Planning and Zoning Commission recommended **DENIAL** of the request (5-2). **A supermajority vote is required for approval.**

