



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM: Todd Hileman

DATE: December 13, 2017

SUBJECT

Hold a public hearing and consider a request by Rayzor Inv. Ltd. to rezone approximately 68.1 acres from an Industrial Center Employment (IC-E) District to a Neighborhood Residential Mixed-Use (NRMU) District. The property is generally located on the south side of West Oak Street approximately 290 feet west of the Interstate Highway 35 service road in the City of Denton, Denton County, Texas. (Z17-0016b, Retreat at Denton, Hayley Zagurski). THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT.

BACKGROUND

The request was for a rezoning from IC-E District to NRMU District on 68.1 acres of property located at the southeast corner of West Oak Street and the future extension of Precision Drive. The rezoning was intended to facilitate the development of multi-family residential and outdoor recreation uses, for which a Specific Use Permit (SUP) request was concurrently submitted.

These are revised versions of the requests for a larger 71.76-acres tract that were heard on November 8, 2017 by the Planning and Zoning Commission. The Planning and Zoning Commission recommended approval of the requests, which were scheduled for public hearing at City Council on December 5, 2017. At this time the rezoning request faced opposition from 22% of the land ownership within 200 feet of the property. This opposition triggered the need for a super-majority vote of the City Council to approve the rezoning request, and as a result the applicant revised the boundaries of the request, requiring additional public notification and a new public hearing at the Planning and Zoning Commission.

Prior to the December 5th City Council meeting, the written opposition was withdrawn by the adjoining property owner, eliminating the need for the super-majority vote. Both the original rezoning and SUP requests were approved by the City Council on December 5, 2017. The revised request is therefore nullified.

Respectfully submitted:
Richard Cannone, AICP
Interim Planning Director

Prepared by:
Hayley Zagurski
Senior Planner