



## 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 Amanda Austin for a Specific Use Permit for 4 acres of land, specifically to allow for a multi-family residential use. The property is generally located on the north side of Mingo Road, approximately 150 feet southwest of Boyd Street in the City of Denton, Denton County, Texas. (S17-0006, Mingo Road Apartments, Julie Wyatt).

### **BACKGROUND**

The applicant is requesting a Specific Use Permit (SUP) in conjunction with a rezoning request to Neighborhood Residential Mixed Use-12 (NRMU-12) District in order to develop the site with multi-family dwellings. NRMU-12 District permits multi-family dwellings as a mixed-use development or with approval of an SUP. Since the proposed multi-family development does not include a mixed-use component, the applicant is requesting an SUP to develop the site.

### **OPTIONS**

1. Approve as submitted.
2. Approve subject to conditions.
3. Deny.
4. Postpone consideration.
5. Table item.

### **RECOMMENDATION**

The proposed use meets the criteria for approval and is consistent with the Denton Plan 2030. The proposed multi-family dwellings will provide moderate density housing designed to minimize impacts to nearby single-family homes and create a compatible form within an infill area.

If the Planning and Zoning Commission votes to recommend approval of the request, staff recommends the following conditions be established:

1. A full site plan submittal shall be required to ensure each phase of the development complies with the requirements of the Denton Development Code in terms of site design, landscaping, parking, and building design as provided in DDC 35.6.3 and is generally consistent with the concept plan provided.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

The subject property was zoned Neighborhood Residential 3 (NR-3) District as part of the 2002 City-wide rezoning. Prior to 2002, the property was zoned SF-7, which primarily permitted single-family detached dwellings with a minimum lot size of 7,000 square feet.

## **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: 4.3 Provide quality, diverse, and accessible neighborhood services for the community**

## **EXHIBITS**

1. Agenda Information Sheet
2. Staff Analysis
3. Aerial Map
4. Future Land Use Map
5. Conceptual Site Plan
6. Conceptual Architectural Elevations
7. Notification Map and Responses

Respectfully submitted:  
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