

Z23-0008b

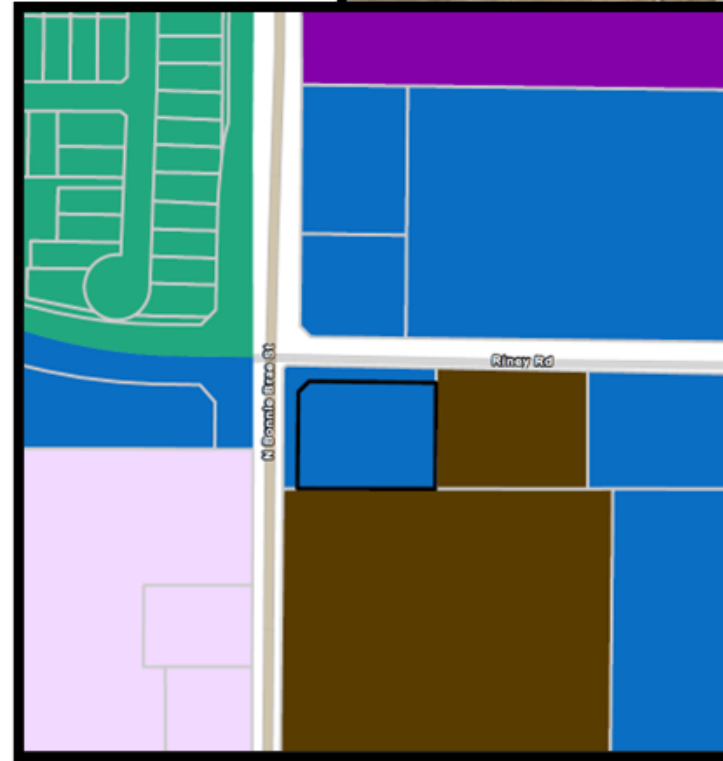
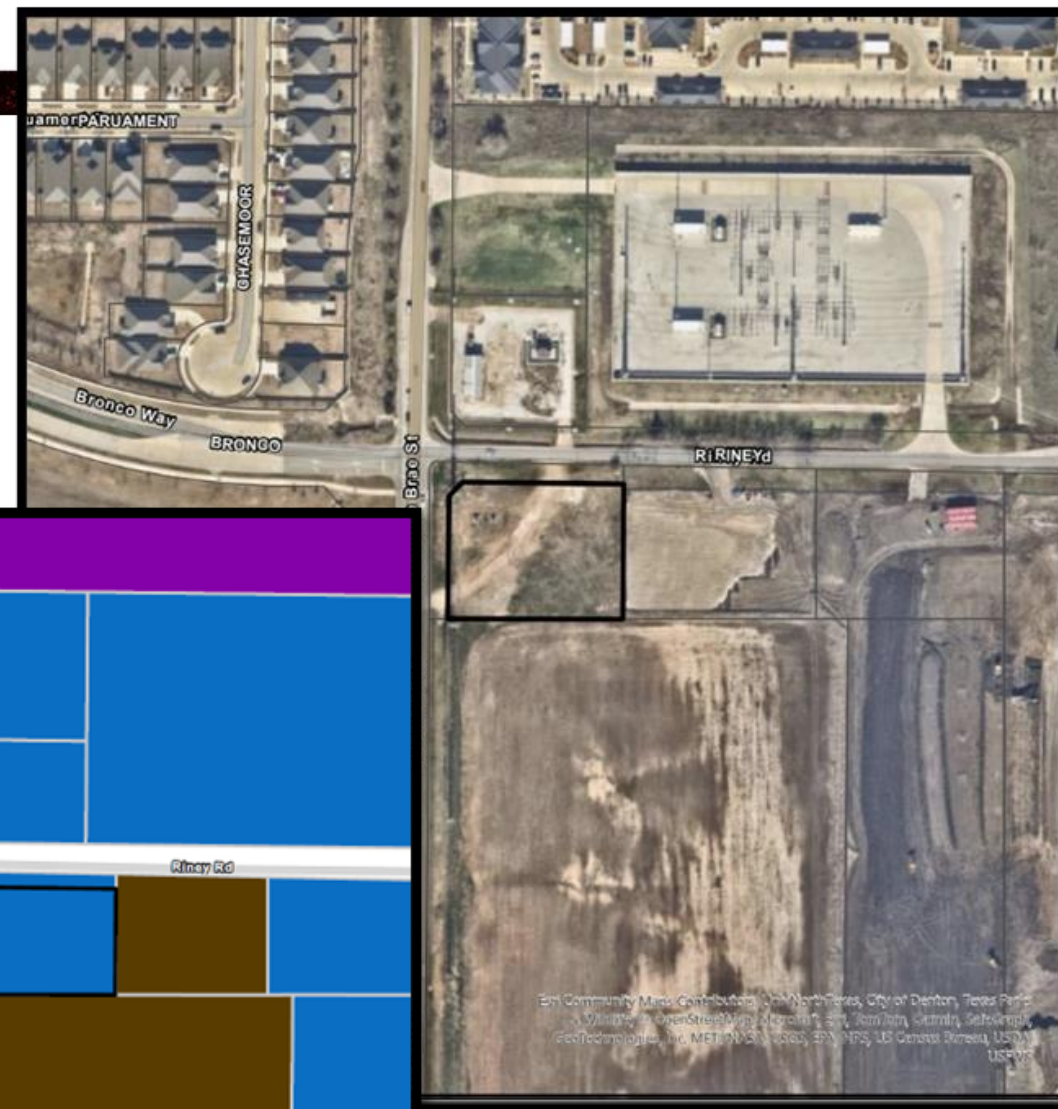
Bonnie Brae Rezoning

Angie Manglaris, AICP
Development Review Manager
April 16, 2024



Request & Site Data

- Rezoning 1.15 acres from Public Facilities (PF) to a **Residential 7 (R7)**
- Located at the southeast corner of Bonnie Brae Street and Riney Road
- Future Land Use designation of **Neighborhood Mixed Use and Moderate Residential in Denton 2040 Comprehensive Plan**
- Site is currently undeveloped and consists of open pasture.
- Purpose of request is to align zoning with R7 to the south and under the same ownership.
- Zoning in the vicinity includes Public Facilities, Residential 7 and Neighborhood Mixed-Use and Planned Development .



Criteria for Approval – Development Code

Summary:

- ✓ Proposal is consistent with the goals and policies and the Future Land Use Map of the Denton 2040 Comprehensive Plan.
- ✓ Proposal is consistent with R7 Zoning District purpose statement.
- ✓ There has been significant change in the area
- ✓ Zoning is not expected to generate significant adverse environmental, infrastructure, or fiscal impacts.

General Approval Criteria for All Applications (Sec. 2.4.5E)

1. General Criteria
2. Prior Approvals
3. Consistent with the Comprehensive Plan and Other Applicable Plans
4. Compliance with this DDC
5. Compliance with other regulations
6. Consistent with Interlocal and Development Agreements
7. Minimizes Adverse Environmental Impacts
8. Minimizes Adverse Impacts on surrounding Property
9. Minimizes Adverse Fiscal Impacts
10. Compliance with Utility, Service, and Improvement Standards
11. Provides Adequate Road Systems
12. Provides Adequate Public Services and Facilities
13. Rational Phasing Plan

Zoning Criteria for Approval (Sec 2.7.2.D)

- a. The proposed rezoning is consistent with the Future Land Use Map designation.
- b. The proposed rezoning is consistent with relevant Small Area Plan(s).
- c. The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3, Zoning Districts.
- d. There have been or will be significant changes in the area to warrant a zoning change.
- e. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.
- f. Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development.
- g. There was an error in establishing the current zoning district.

Notification

- **Newspaper and City website notice**
- **Property posted:** December 12, 2023
- **Mailed notices**
 - 200 ft. Public Hearing Notices mailed: 18
 - 500 ft. Courtesy Notices mailed: 22
- **Responses:**
 - In Opposition: 0
 - In Favor: 1
 - Neutral: 0

The applicant did not conduct a neighborhood meeting but did reach out to neighboring property owners individually.



Recommendation

Staff recommends **approval** of the zoning change request as it complies with the criteria in Section 2.4.5E of the Denton Development Code for approval of all applications, and Section 2.7.2D of the DDC for approval of a Zoning Map Amendment (Rezoning).

The Planning and Zoning Commission voted to recommend approval [7-0].

QUESTIONS?

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Development Services