

Zoning Change for Denton CAD Parcel #216880

Project Narrative

The applicant owns a 1.1435 acre parcel of land (“Property”) located in the N. Meisenhamer Survey, Abstract No. 810, at the southeast corner of Bonnie Brae Street and Riney Road, Denton Texas (Denton CAD property no. 216880). The original parcel acquired was 1.334 acres (see Exhibit A). Subsequently, the applicant dedicated .19 acres out of the 1.334 acres for street ROW (see Exhibit B) leaving a parcel of 1.244 acres.

The Property is currently vacant. The Property previously had a single-family residence located on it. The residence was torn by the prior owner, the City of Denton. Applicant acquired the Property from the City of Denton, Texas.

All utilities to the Property will be from Bonnie Brae.

The Property is currently zoned Public Facilities (PF).

The Property is adjacent to the north side of other land that is owned by the Applicant and that is zoned R7 (Denton CAD property no. 34817). The land is adjacent to a 1.26 acre tract of land owned by Denton ISD and that is zoned R7 (Denton CAD property no. 82467). See Exhibit C for existing zoning map.

The Applicant requests that the zoning on the Property be changed from PF to R7.

There are currently no development plans in place to develop the Property.

We believe the proposed rezoning meets the General criteria set forth in DDC Section 2.4.5E and the Specific Criteria for approval in DDC Section 2.7.2D:

The proposed rezoning is:

1. Consistent with the Comprehensive Plan
2. Consistent with the Purpose Statement for the proposed zoning district R7 set forth in section 3.2.7 of the Denton Development Code.
3. The intensity of any development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood; and
4. Public facilities and services are available to adequately serve the subject property.