



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: November 29, 2017

SUBJECT

Hold a public hearing and consider a request by Belair Development, LTD to rezone approximately 7.5 acres from a Community Mixed Use General (CM-G) District to a Neighborhood Residential Mixed-Use (NRMU) District. The property is generally located on the northeast corner of East Sherman Drive and Poinsettia Boulevard in the City of Denton, Denton County, Texas. (Z17-0008, Palladium Denton, Julie Wyatt).

BACKGROUND

The applicant is requesting a rezoning from Community Mixed Use General (CM-G) District to Neighborhood Residential Mixed Use (NRMU) District to facilitate a multi-family development on a 7.5-acre site. In order to develop multi-family dwellings, approval of a Specific Use Permit (SUP) is also required. An SUP for the multi-family use is being considered concurrently with the proposed rezoning (S17-0010). A full staff analysis is attached in Exhibit 2.

OPTIONS

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

RECOMMENDATION

The request is consistent with the Future Land Use designation and the overall goals of the Denton Plan 2030. The current CM-G District permits multi-family development, provided that commercial uses front Poinsettia Boulevard. The proposed NRMU District permits commercial uses with limitations on development scale, thus creating a buffer between the residential neighborhoods and future commercial development on East Sherman Drive and Loop 288. Therefore, Staff recommends approval of the request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

As part of a Housing Tax Credit Program application, the City Council approved a resolution of support for the proposed development on February 7, 2017.

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. Zoning Map
5. Future Land Use Map
6. Permitted Use Comparison
7. Proposed Zoning
8. Notification Map and Responses

Respectfully submitted:
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Interim Planning Director

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