



AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM: Todd Hileman

DATE: March 7, 2018

SUBJECT

Hold a public hearing and consider making a recommendation to the City Council regarding a request by Eric Schmitz representing Marvin Jeffries to rezone approximately 8.887 acres from a Neighborhood Residential 6 (NR-6) District to a Neighborhood Residential Mixed-Use 12 (NRMU-12) District. The property is generally located at located at on the southwest side of Colorado Boulevard, approx. 315 feet northwest of San Jacinto Boulevard. (Z17-0032, Colorado Townhouses, Cindy Jackson).

BACKGROUND

The applicant is requesting to rezone the site to NRMU-12 to facilitate the development of a townhouse residential community on the property.

OPTIONS

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

RECOMMENDATION

The Development Review Committee recommends approval of this request, as it meets the established criteria, with the following conditions:

1. The use of the site is limited to townhomes with a maximum density of ten dwelling units per acre.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The subject property was zoned PD-6 prior to the 2002 citywide rezoning. No prior actions have been taken related to this request.

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: 3.4 Encourage development, redevelopment, recruitment, and retention

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Zoning Map
5. Future Land Use Map
6. Proposed Zoning Map
7. Comparison of Permitted Uses
8. Notification Responses Map

Respectfully submitted:
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