



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

## 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 Les Schachar to rezone approximately 1.7119 acres from a Neighborhood Residential 2 (NR-2) District to an Employment Center Commercial (EC-C) District. The property is generally located on the south side of West University Drive/U.S. 380 approximately 820 feet west of the intersection of West University and Thomas J. Egan Road. (Z17-0029, Schachar Rezoning, Cindy Jackson).

### **BACKGROUND**

The applicant is requesting to rezone the subject site from NR-2 zoning district to EC-C zoning district. The subject property was zoned Office (O) District prior to the 2002 citywide rezoning. The majority of the land located on the south side of West University from Masch Branch west to the city limits are encumbered by gas well plats with numerous gas wells. The subject site is one of the few sites on the south side of West University this is not part of a gas well plat.

### **OPTIONS**

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

### **RECOMMENDATION**

The Development Review Committee recommends approval of this request, as it meets the established requirements.

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

No prior actions have been taken related to this property.

### **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. Existing Zoning Map
5. Future Land Use Map
6. Proposed Zoning Map
7. Comparison of Permitted Uses
8. Gas Well Plats Location Map
9. Notification Response Map

Respectfully submitted:  
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Interim Planning Director

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Senior Planner