

# **Z17-0025 Volunteer Hills**

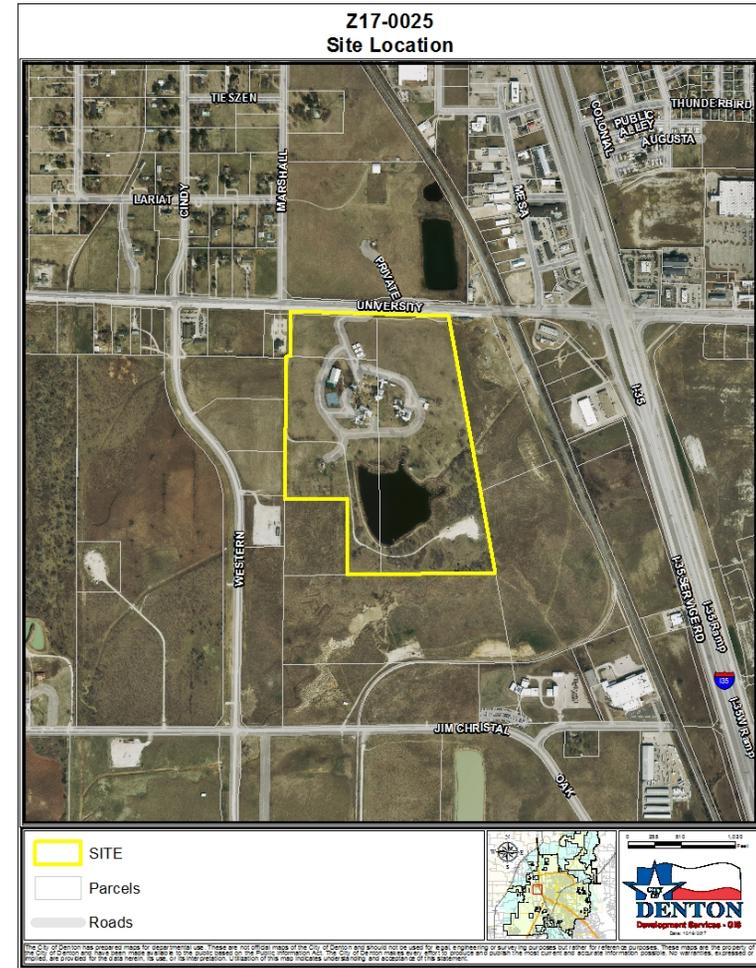
**Ron Menguita – Planning Division**

**March 20, 2018**



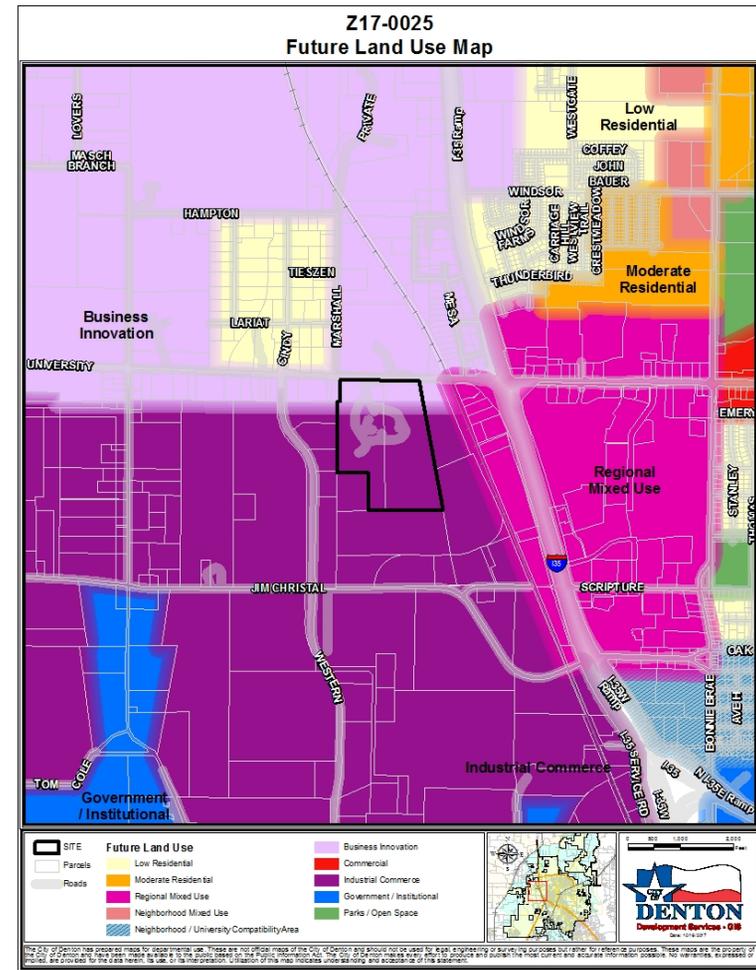
# Request:

- ▶ Zoning change from Neighborhood Residential 2 (NR-2) to **Regional Center Commercial Downtown (RCC-D) District**
- ▶ 88.725 acres
- ▶ Generally located south of University Drive (US 380), approximately 1,500 feet west of Interstate 35 (I-35)
- ▶ Former Selwyn School site



# Request:

- ▶ **Business Innovation:**
  - ▶ intended for large tracts, well-planned, larger scale office and employment parks with supporting uses such as retail hotels, and residential.
  - ▶ Primary uses include office, research and development, and light manufacturing



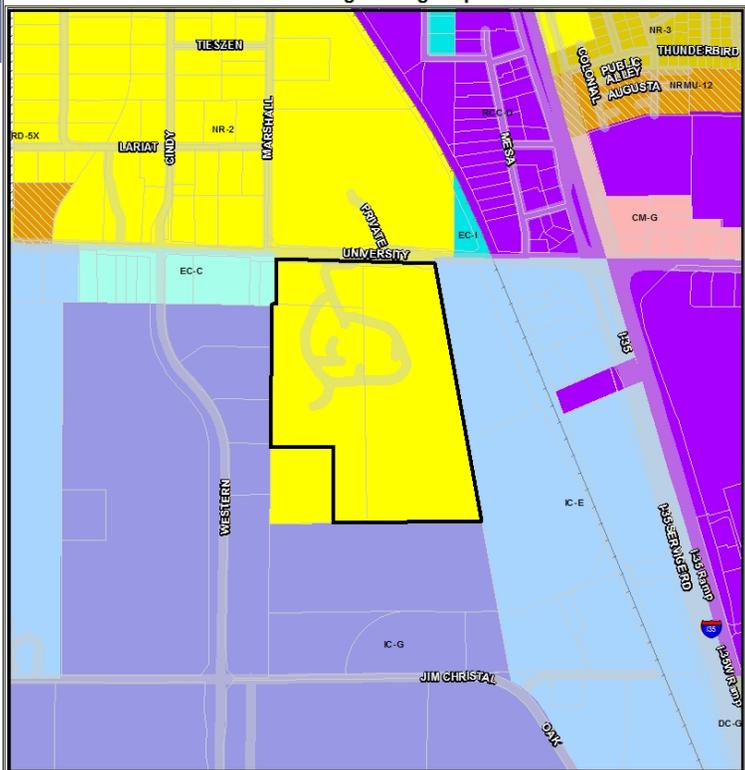


# Compatibility:

The screenshot displays a GIS application window with a map of a residential and commercial area. The map features several colored overlays: a yellow line representing a road or utility, a green line representing a road or utility, and a brown area representing a school. The interface includes a search bar, a scale of 1:9600, and a legend on the right side. The legend lists various data layers, including TRRC Gaswell Data, Denton County, Billboards, Projects, Planning, FEMA, ESAs, Contours, Easements, Community Improvement Services, Water, Wastewater, Property, Political, Parks, Gas Well Division, Census 2010, Storm Water, Survey, Mobility Plan, Pretreatment, and West Nile Virus. The map also shows a scale bar from 0 to 1000 feet and coordinates X: 2374358.76, Y: 7128442.83.

- **NR-2**
- **Single-family Residential Subdivision**
- **IC-G**
- **Professional Office, Westgate Business Park**
- **Gas Well Production and Drilling Site**
- **RCC-D**
- **Commercial**
- **Industrial**
- **IC-E**
- **Undeveloped land**

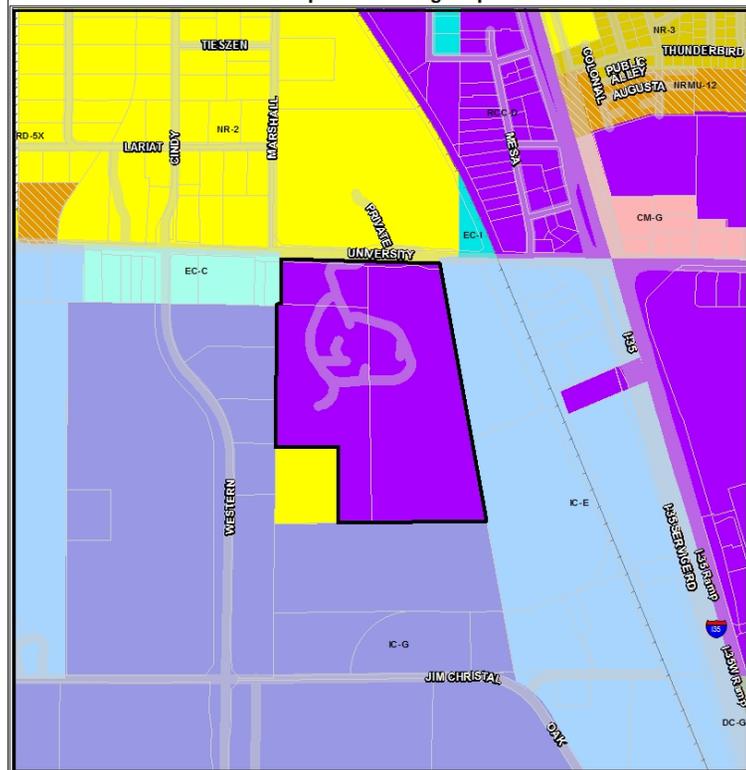
**Z17-0025  
Existing Zoning Map**



SITE	CM-G	IC-E	NRMU-12
Parcels	DC-G	IC-G	RCC-D
Roads	EC-C	NR-2	RD-5X
	EC-I	NR-3	

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**Z17-0025  
Proposed Zoning Map**



SITE	CM-G	IC-E	NRMU-12
Parcels	DC-G	IC-G	RCC-D
Roads	EC-C	NR-2	RD-5X
	EC-I	NR-3	

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# Analysis:

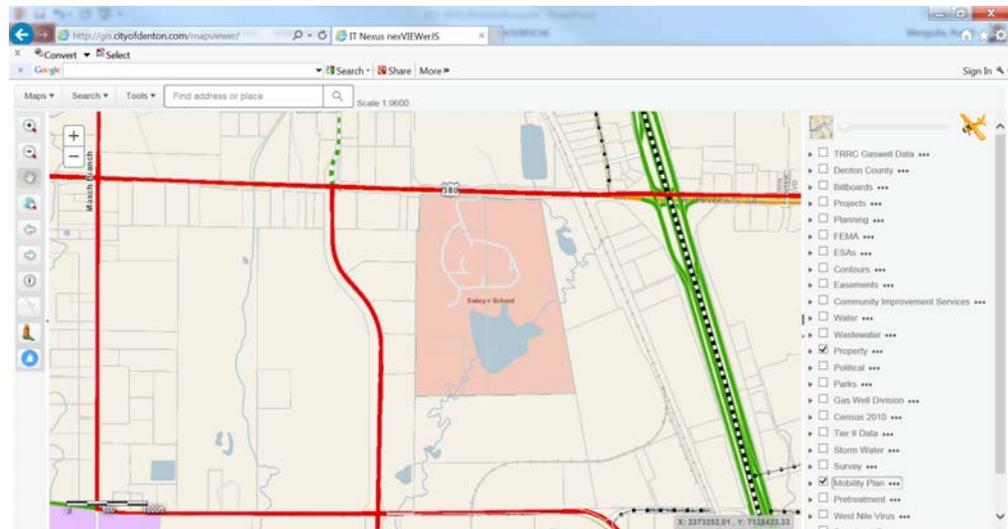
- ▶ The property is platted as one lot, creating an opportunity for a large scale development
- ▶ NR-2 District permits two dwelling units per acre, and is inconsistent with the Future Land Use Element
- ▶ RCC-D District is intended to promote mixed use development, consistent with the Future Land Use Element
- ▶ Future development are required to comply with buffer and screening requirements

## Analysis:

- ▶ Primary permitted land uses in the RCC-D District include:
  - ▶ Professional Services and Offices
  - ▶ Administrative or Research Facilities
  - ▶ Light Manufacturing with a limitation
  - ▶ Retail Warehouse with a limitation
  - ▶ Business Trade School
  - ▶ Multi-family Dwellings with a Specific Use Permit or part of a Mixed Use Development

# Mobility:

- ▶ University Drive
- ▶ Primary Arterial
- ▶ Highest traffic volume roadway
- ▶ University Drive is currently developed as a six-lane divided roadway with a 135 feet right-of-way (ROW)



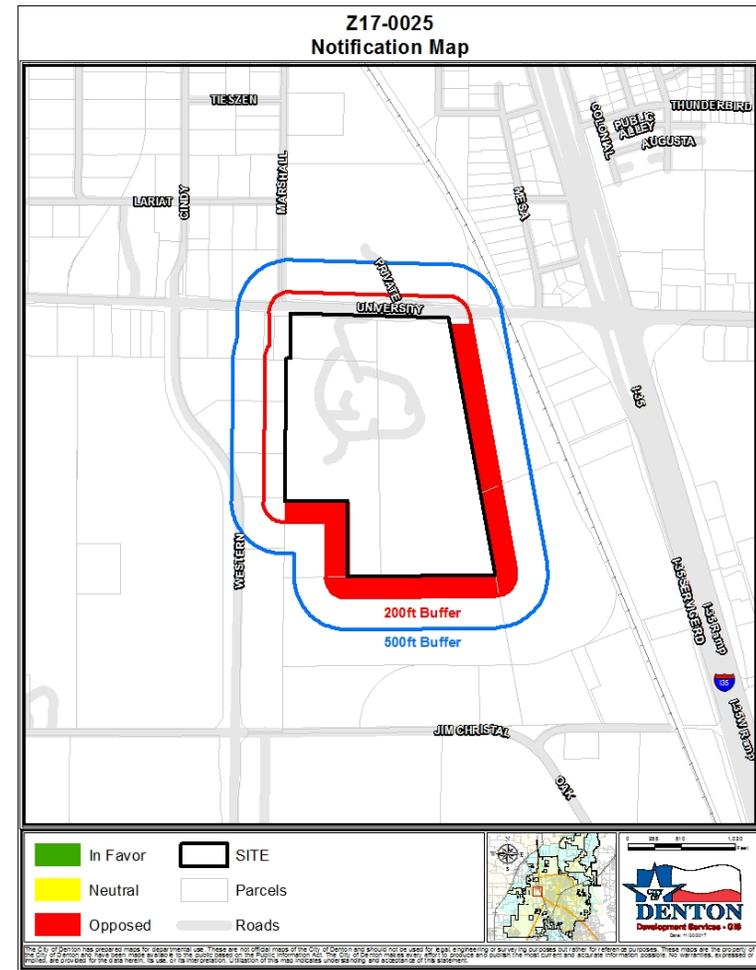
# Notification:

- ▶ Newspaper publication:  
November 12, 2017
- ▶ 200 ft. Public Notices: 9
- ▶ 500 ft. Courtesy Notices: 12
- ▶ Sign posted by applicant: 2



# Notification:

- ▶ Responses to 200' Legal Notice:
  - ▶ In Opposition: 1 (61%)
  - ▶ In Favor: 0
  - ▶ Neutral: 0



## Recommendation:

- ▶ The Planning and Zoning Commission recommended 6-0 to **approve** the request.
- ▶ Staff recommends **approval** of the zoning change request as it conforms to the criteria for approval outlined in DDC Section 35.3.3.B.3 and is consistent with the goals and objectives of the Denton Plan 2030.