

3. PUBLIC HEARINGS

- A. Hold a public hearing and consider making a recommendation to City Council regarding a rezoning request from Neighborhood Residential 3 (NR-3) District to Neighborhood Residential 6 (NR-6) District on approximately 0.6 acres, located on the northeast corner of North Bell Avenue and East Windsor Drive. (Z16-0003, Bell Avenue Duplex, Julie Wyatt)

Chair Strange opened the Public Hearing.

Applicant, Yolanda Vorel, 2201 Geneva Circle, Denton, Texas, provided the presentation for this request. Vorel provided a map identifying the percentages of multi-family development within the area of the subject site. She provided a plan which identified the proposed building layout and amenities.

Commissioner Hudspeth referred to traffic in the area, he questioned Vorel's input on the traffic impact following this development. Vorel stated she doesn't feel the development of the two lots would provide much of a traffic impact in the area.

Julie Wyatt, Associate Planner, provided the staff summary for this request. She stated staff finds that the proposed Downtown Residential-2 zoning district conforms to the Future Land Use designation of Neighborhood/University Compatibility Area and is consistent with the surrounding land use pattern. Staff recommends approval of this request.

Commissioner Briggles questioned if this Commission has any impact on the lot layout to minimize the visual impact. She questioned if a site plan would be provided in the future. Wyatt stated a site plan would not be provided unless the request did not meet the requirements of Subchapter 13 of the Denton Development Code.

Commissioner Taylor questioned the width of the lot. Wyatt stated it is approximately 180 feet wide. Commissioner Taylor questioned if the applicant chose to develop townhomes the site would allow for three – 50 foot wide developments. Wyatt confirmed.

The following individuals spoke during the Public Hearing:

Emily McClendon, 3108 N. Bell Avenue, Denton, Texas. McClendon spoke in opposition of this request. She would like to see the neighborhood kept as single-family residence.

Tim Beaty, property owner, 2409 Blackjack Road, Aubrey, Texas. Beaty stated he has owned the subject site for approximately 10 years. He stated he understands the concerns of the neighbors. He stated a majority of the traffic in the area is commuters rather than residents.

Chair Strange read two (2) emails into the record received from citizens in opposition.

Nona McCaleb, 3113 N. Bell Avenue, Denton, Texas. Opposed to this request.

Weldon Church, 3136 Lido Way, Denton, Texas. Opposed to this request.

Commissioner Rozell questioned if Beaty has considered replatting the site to be more conducive for single-family development. Beaty stated this site is a problem site, it would be too small for three (3) single-family homes. Commissioner Rozell questioned the length of the tenant lease.

Beaty stated they have not gotten that far into the process, however, they would be a minimum of a one (1) year lease.

There was no one else to speak. Chair Strange closed the Public Hearing.

Commissioner Hudspeth stated the current zoning of Neighborhood Residential-3 would allow for community homes for disabled, he questioned the appearance of those homes. Wyatt stated they would be developed like a standard single-family residence.

Commissioner Briggie stated she is in favor of infill development, however there are clear barriers where single-family residential and multi-family development should be located. She stated she cannot support this request. Commissioner Briggie motioned for denial of this request.

Commissioner Hudspeth stated the property owner is vested in Denton, which is good accountability for this project.

Chair Strange stated the street renderings of the site with a shared driveway give it the appearance of a single-family development. He stated he cannot support the motion to deny this request.

Commissioner Taylor stated there is a lot of moderate density in the area. There has been single-family development here for years. He stated he feels this is a cohesive single-family residential area. He stated although there are duplexes in the area, he will support the motion to deny this request.

Commissioner Amber Briggie motioned, Commissioner Devin Taylor seconded to deny this request. Motion denied (2-4). Commissioner Devin Taylor "aye", and Commissioner Amber Briggie "aye". Chair Jim Strange "nay", Commissioner Larry Beck "nay", Commissioner Gerard Hudspeth "nay", and Commissioner Andrew Rozell "nay".

Commissioner Andrew Rozell motioned, Commissioner Larry Beck seconded to approve this request. Motion carried (4-2). Chair Jim Strange "aye", Commissioner Larry Beck "aye", Commissioner Gerard Hudspeth "aye", and Commissioner Andrew Rozell "aye". Commissioner Devin Taylor "nay", and Commissioner Amber Briggie "nay".