

# **Planning and Zoning Commission Rezoning Subcommittee**

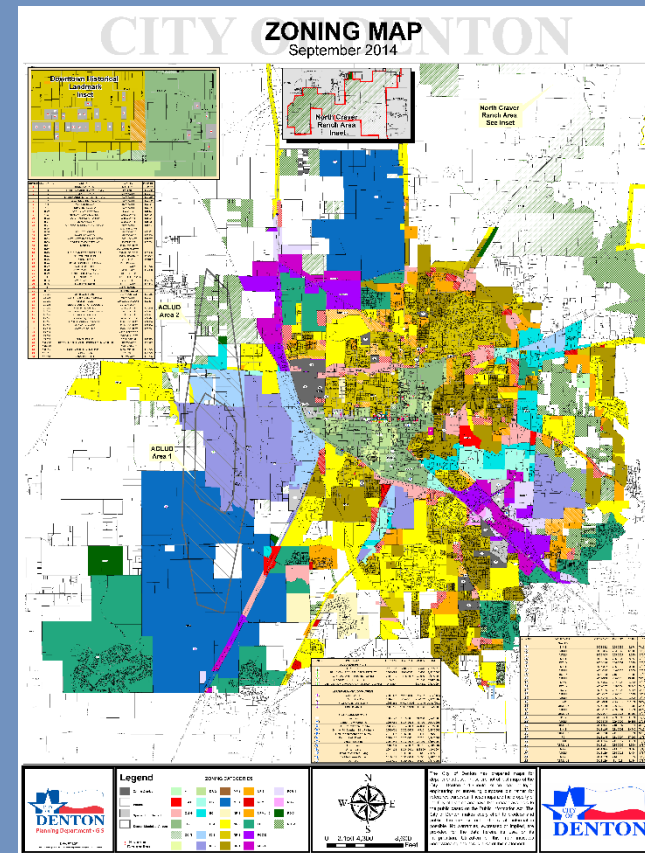
**Ron Menguita – Development Services**

**August 16, 2016**



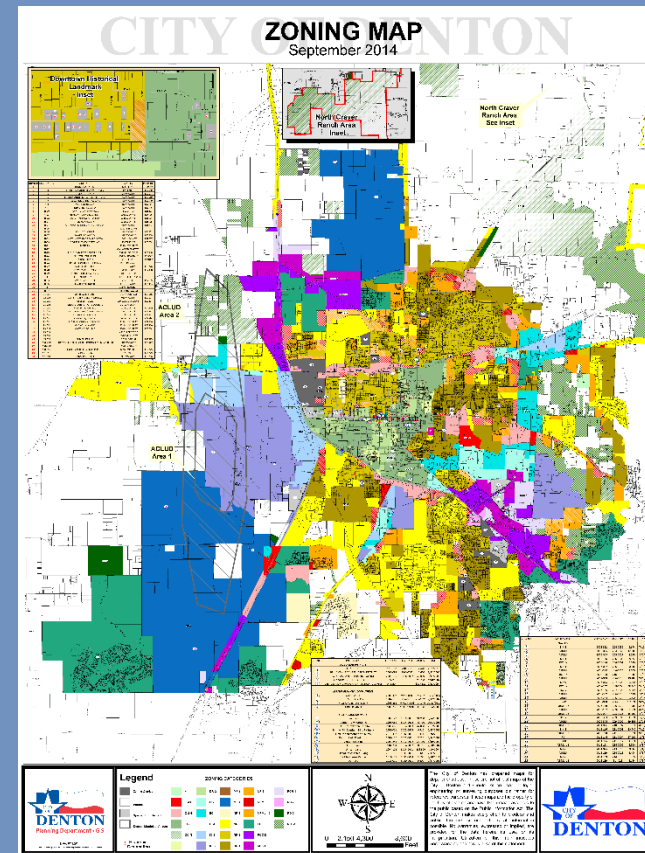
# Purpose

- ▶ Planning and Zoning Commission Rezoning Subcommittee
  - ▶ Who is on the Subcommittee
  - ▶ Why was the Subcommittee created
  - ▶ What is their Role and Responsibilities
  - ▶ When do they meet



# Rezoning Subcommittee

- ▶ March 2, 2016
- ▶ Assist in the city initiated rezonings
- ▶ Receive reports, hold discussions and make recommendations to the Planning and Zoning Commission



# Denton Plan 2030

- ▶ *2.2 Utilize the FLUM to guide all development review and re-zoning actions within the plan horizon.*
  - ▶ *2.2.1 Revise procedures for re-zoning decisions to require consistency with the FLUM.*
  - ▶ *2.2.2 Revise zoning districts for consistency with future land use designations.*
  - ▶ *2.2.3 Revise the Zoning Map for consistency with the Future Land Use Map. Involve the affected property owners and general public in this effort. Property owners will be properly notified before any action is taken.*

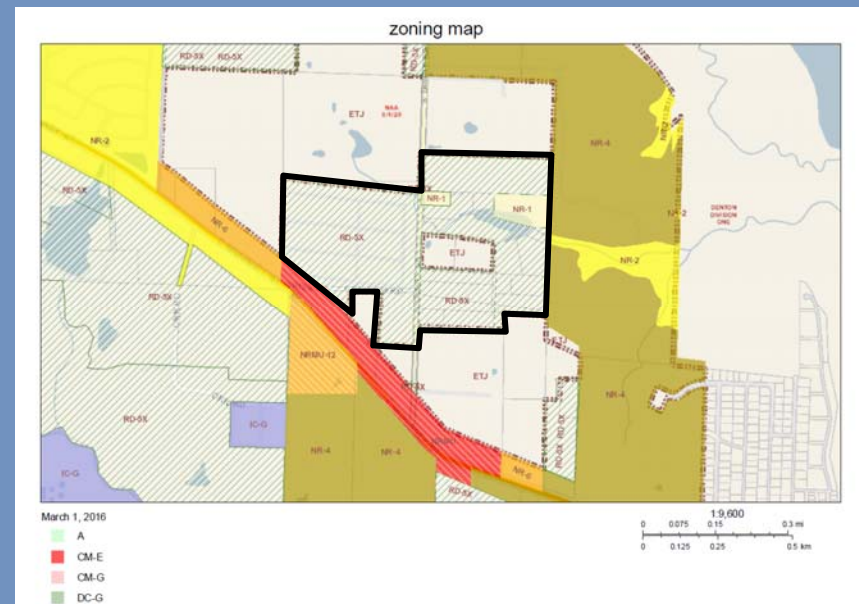


- ▶ Future Land Use Map (FLUM)
- ▶ Texas Local Government Code Subsection 211.004
- ▶ Zoning regulations must be in consistent with the municipality's comprehensive plan



# Zoning Requests

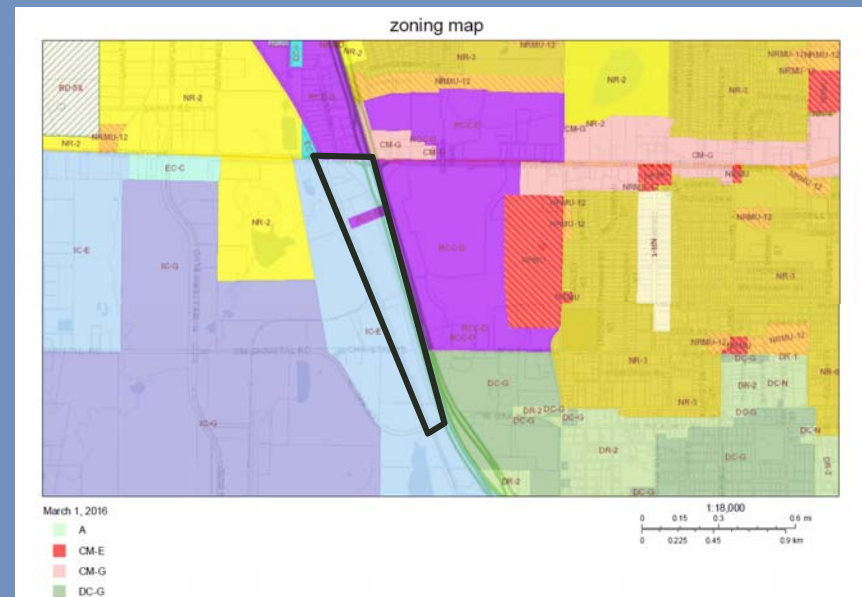
- ▶ P&Z considering single rezoning and initial zoning requests
- ▶ Multiple zoning requests in a specific area
- ▶ Dedicated team to proactively identify and process city initiated zoning requests





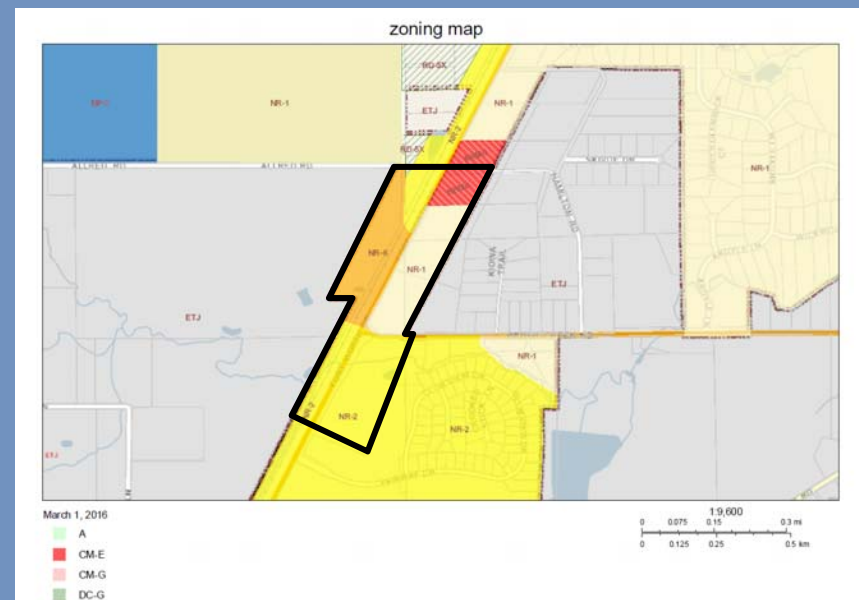
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- Properties that are inconsistent with the Future Land Use Map.



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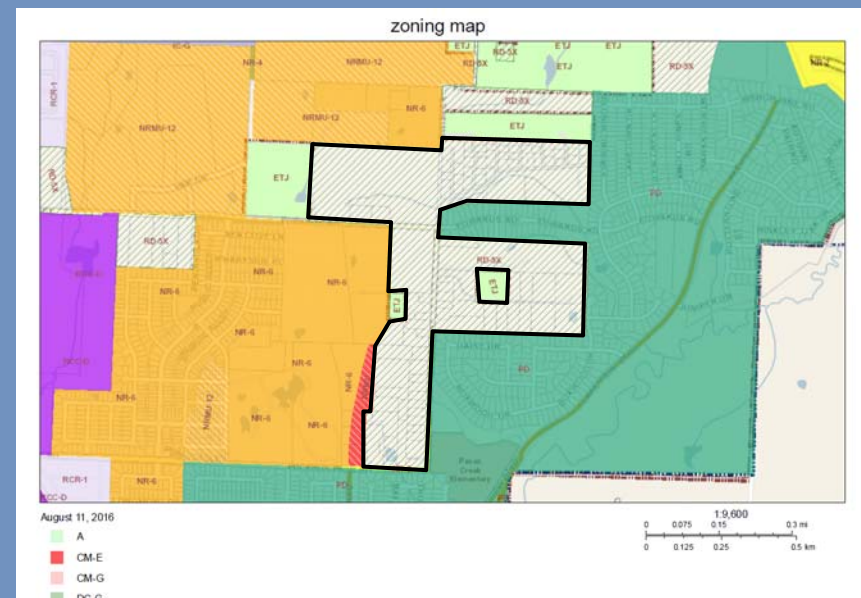
- ▶ Properties that are inconsistent with the Future Land Use Map.
- ▶ Properties that were incorrectly zoned in 2002.





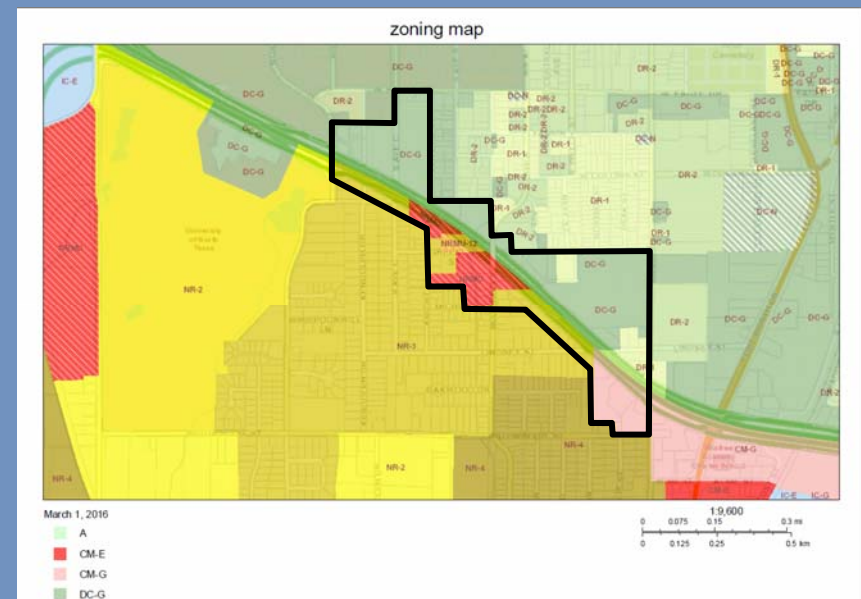
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- ▶ Properties that were annexed into the City and were never zoned (i.e. RD-5X).



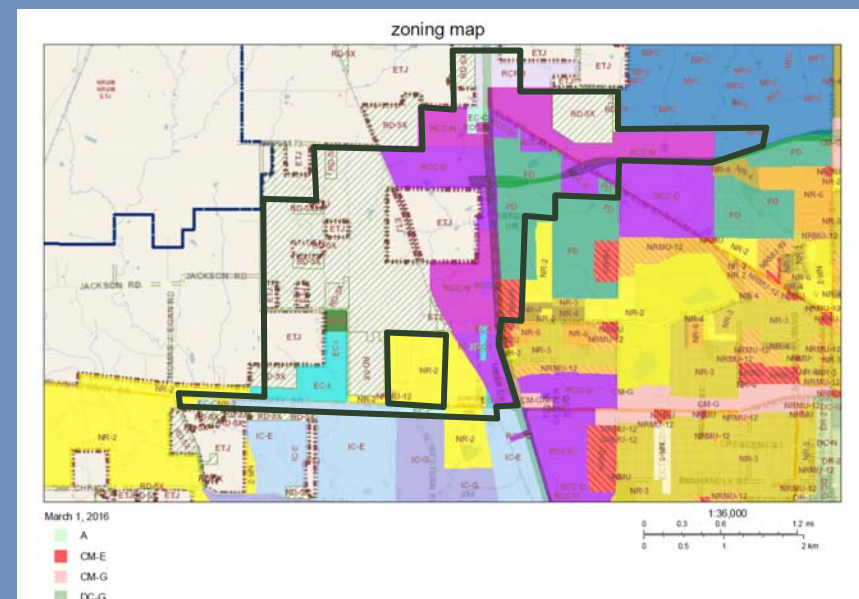
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- ▶ Properties that need to be rezoned due to unforeseen circumstances.



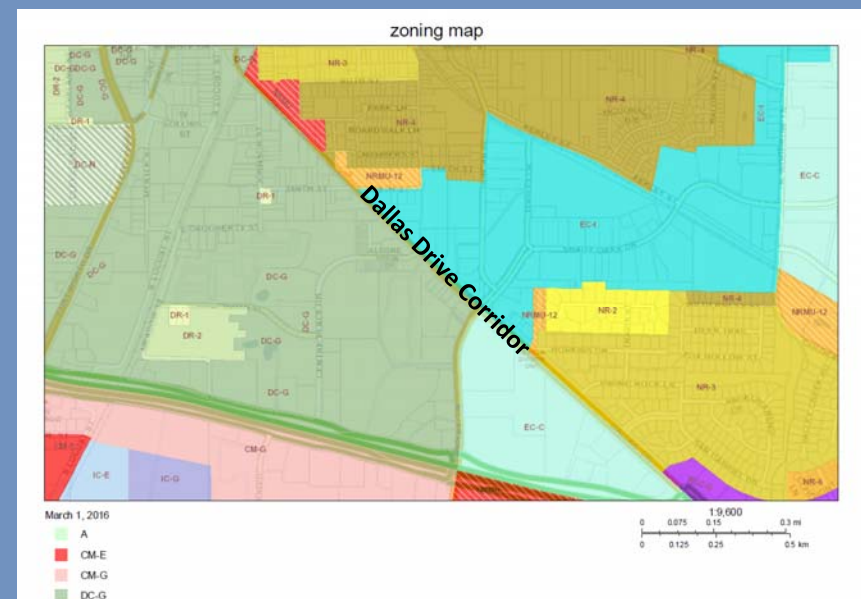
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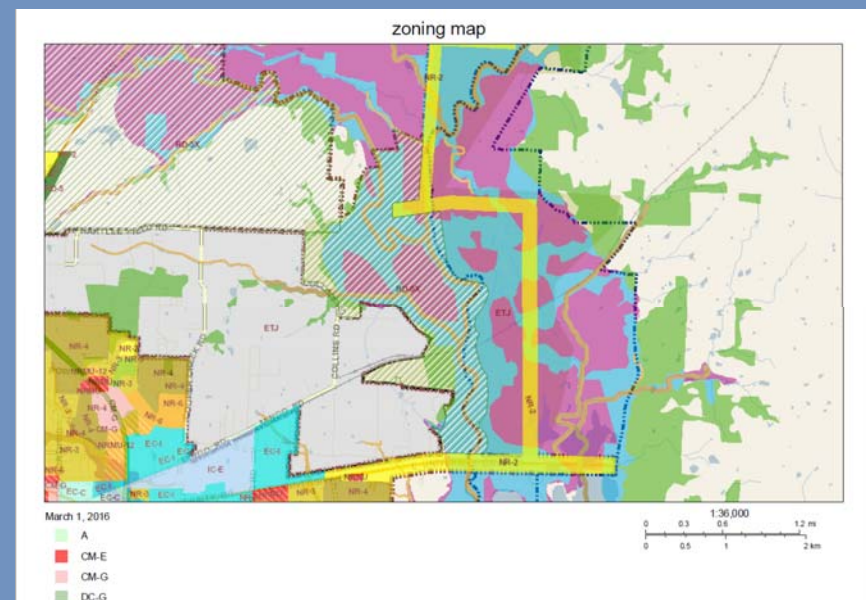
# Criteria for Identifying Properties

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- ▶ Properties that need to be rezoned as recommended by a Small Area Plan or Corridor Plan.



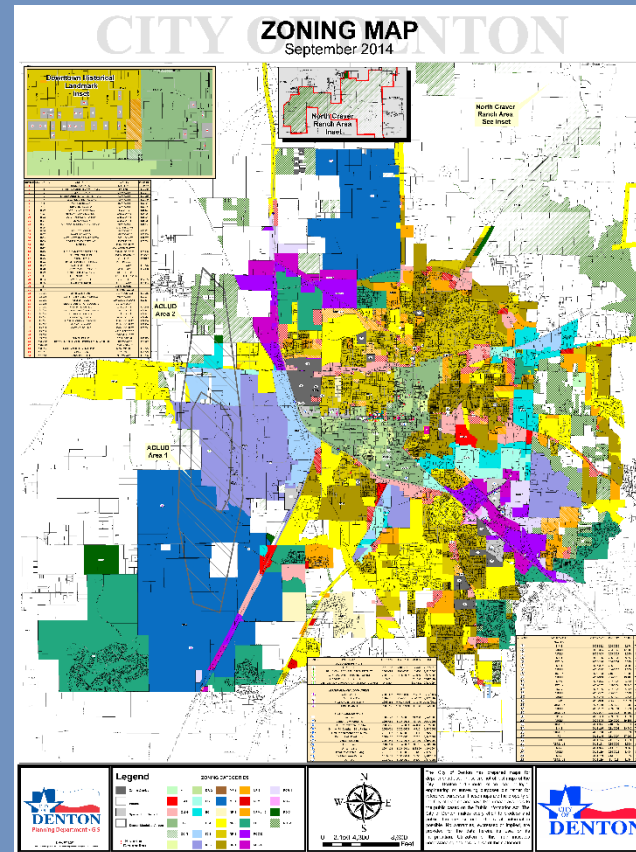
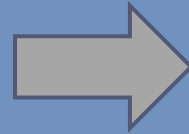
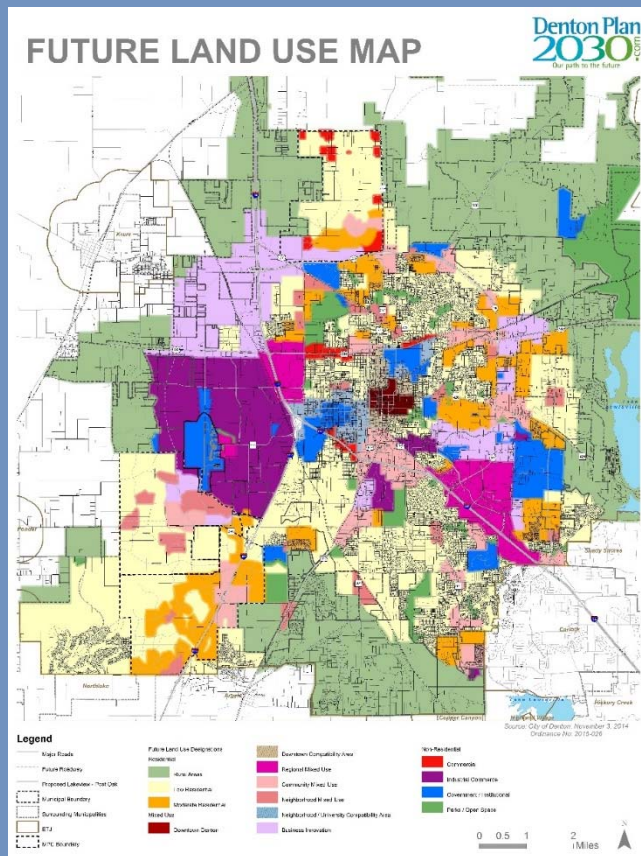
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- ▶ Properties that need to be rezoned to protect environmentally sensitive areas.





# Future Land Use Designations and Zoning Districts





## Rural Areas (1 unit per 5 acres)

- ▶ Rural (very low density) residential and rural commercial
- ▶ Lots as small as one acre under the gross density provision to allow for conservation development
- ▶ Single-family homes on large lots, low-profile
- ▶ Materials that complement the natural surroundings and ranch heritage



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## Zoning:

- **RD-5** (5 acre min. lot)
- **RC** (2 acre min. lot)
- Special Purpose Overlay Districts

# Residential – Low Density (up to 4 du/ac)

- ▶ Single-family neighborhoods
- ▶ One (1) acre or more in rural fringe areas, up to four (4) units per acre
- ▶ One (1) to two (2) stories with private driveways and open space
- ▶ Distinct subdivisions
- ▶ Limited access to local and connector roads



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## Zoning:

- **NR-1** (1 du/ace)
- **NR-2** (2 du/ace)
- **NR-3** (3.5 du/ace)
- **NR-4** (4 du/ace)

## Residential – Moderate Density (4-12 du/ac)

- ▶ Single-family detached housing on small lots
- ▶ Low-rise multi-family dwellings and townhomes
- ▶ Within the central areas of Denton and compatibility areas
- ▶ Accessed by multiple intersections and points of access
- ▶ infill development, complement the prevailing character





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## Zoning:

- **NR-4** (4 du/ace)
- **NR-6** (6 du/ace)
- **NR-12** (new)



# Downtown Denton

- ▶ Moderate and high density residential, commercial, office, entertainment
- ▶ Activity in Downtown, while protecting the scale and strengthening the character of Downtown
- ▶ Blocks surrounding the Square
- ▶ The cultural heart of Denton
- ▶ Variety of uses that can help foster the economic viability



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## Zoning:

- **DC-G**
- Retail, Restaurant, Office, Multi-family, Hotels
- 100 feet max height, 150 du/ac, 3.0 FAR



# Downtown Compatibility Area

- ▶ Residential and commercial areas adjacent to the Downtown core
- ▶ Compatible form and uses for the areas that serve to strengthen both the Downtown and adjacent neighborhoods
- ▶ Achieving a distinctive character in this area is a goal
- ▶ Infill opportunities, development is encouraged



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## Zoning:

- **DR-1** (mf not permitted)
- **DR-2** (30 du/ac)
- **DC-N** (72 du/ac)
- Special Purpose Overlay Districts



# Regional Mixed Use

- ▶ Areas that serve as regional destinations
- ▶ Moderate and high density residential, commercial, office, entertainment and other uses
- ▶ Highest levels of scale and density
- ▶ Walkable urban character Along I-35 interchanges and along primary arterials
- ▶ Complement and embrace existing uses
- ▶ Sense of place



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## Zoning:

- **RCC-D** (100 feet max height, 100 du/ac, 3.0 FAR)
- **RCC-N** (65 feet max height, 80 du/ac, 1.5 FAR)
- Special Purpose Overlay Districts





# Community Mixed Use

- ▶ Areas that serve as community destinations
- ▶ Commercial uses remain predominant, with complementary uses
- ▶ Encourage infill and redevelopment
- ▶ Higher density and mixed housing types
- ▶ Complement and embrace existing, viable uses
- ▶ Sense of place



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## Zoning:

- **CM-G**
- Retail, Restaurant, Office, Dwellings Above Businesses, Hotels
- 65 feet max height, 1.5 FAR
- Special Purpose Overlay Districts



# Neighborhood Mixed Use

- ▶ Predominant use is residential
- ▶ Mix of compatible housing types and densities with local-serving, retail and service uses
- ▶ Neighborhoods in the city's core
- ▶ Appropriate scale and intensity to complement and embrace existing, viable uses
- ▶ Sense of place



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- ▶ Sense of place



## Zoning:

- **NRMU**
- Multi-family with SUP
- Retail, Restaurant, Office with limitations
- 65 feet max height, 30 du/ac
- Special Purpose Overlay Districts

# Business Innovation

- ▶ Large tracts of land
- ▶ Employment parks with supporting uses
- ▶ Office, research and development, and light manufacturing
- ▶ Campus-like or corporate park setting
- ▶ Visual quality and compatibility
- ▶ Close proximity to commercial use areas and employment hubs
- ▶ Economic development



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- ▶ Economic development



## Zoning:

- **EC** – Employment Center (revised)
- Retail, Restaurant, Office, Hotels, Hospitals, Light Manufacturing
- 100 feet max height, 1.5 FAR





# Neighborhood/University Compatibility Area

- ▶ Residential and commercial areas adjacent to UNT and TWU
- ▶ Currently these areas are characterized by university buildings abutting single-family neighborhoods
- ▶ Compatible form and land uses for the areas that serve both the established neighborhoods and the universities



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## Zoning:

- Multiple Zoning Districts
- Special Purpose Overlay Districts



# Commercial

- ▶ Commercial uses, including regional, community, and neighborhood shopping centers
- ▶ Not be suitable for the introduction of mixed-uses
- ▶ Viable commercial uses
- ▶ Auto-oriented uses, and stand-alone commercial uses



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## Zoning:

- **CU** - Commercial Uses (new)
- Retail, Restaurants, Offices
- Site Design Standards

# Government/Institutional

- ▶ Government-owned land, university and college campuses, and similar large-scale institutional activity centers
- ▶ Outside of the oversight of development review
- ▶ Land uses are appropriately designed
- ▶ Architectural and visual landmarks





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## Zoning:

- **GP** - Government Property (new)
- **IP** - Institutional Property (new)



# Industrial Commerce

- ▶ Light and heavy industrial uses
- ▶ Manufacturing, assembly, fabrication, and wholesaling and distribution
- ▶ Replace underutilized, heavy industrial uses
- ▶ West of I-35W near the Denton Enterprise Airport
- ▶ Transitions design standards



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## Zoning:

- **IC-G**
- Offices, Light Manufacturing, Distribution Center, Warehouse
- Heavy Manufacturing with SUP
- 140 feet max height



# Parks and Open Space

- ▶ Large scale parks and protected open spaces of citywide significance which are expected to remain as open space in perpetuity



# Parks and Open Space

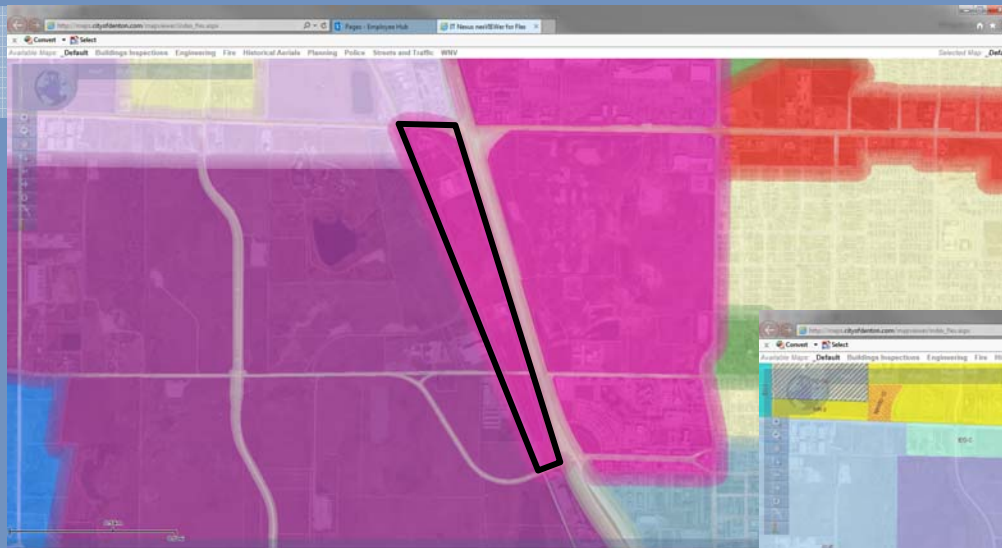
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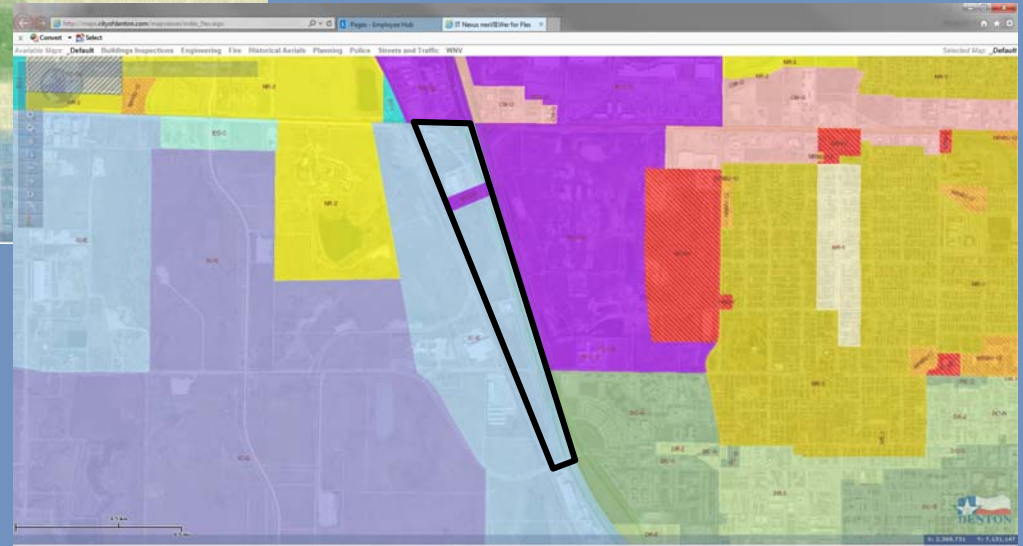
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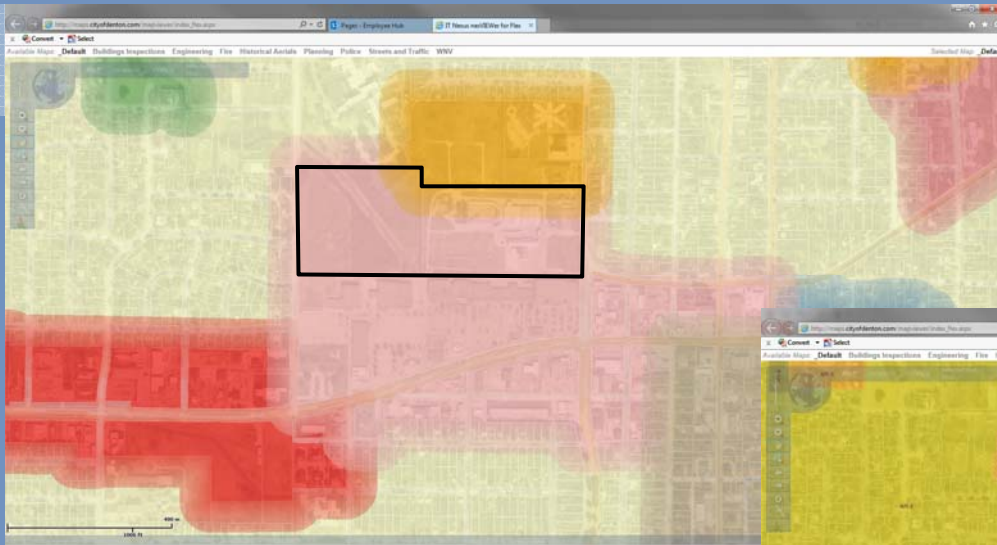




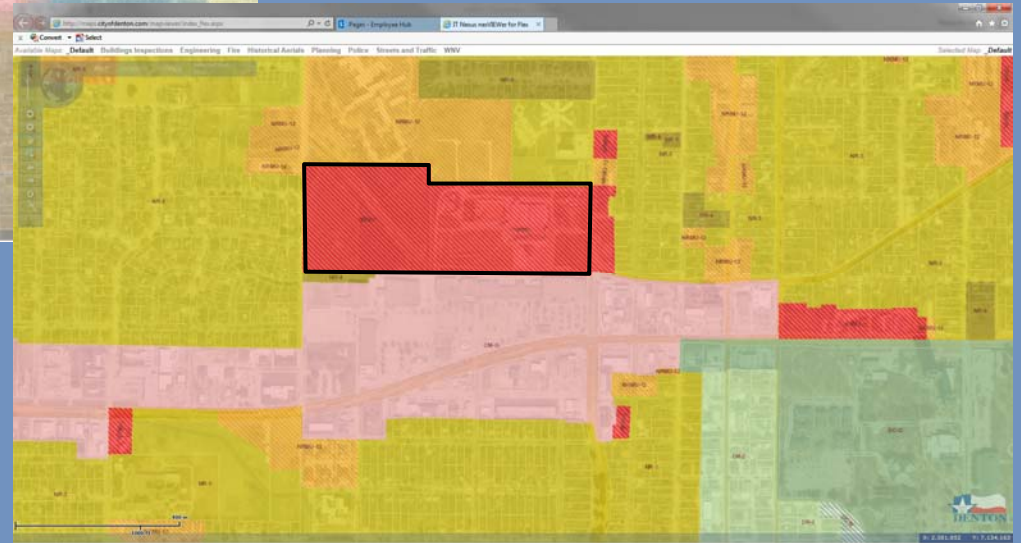
- ▶ Regional Mixed Use
- ▶ IC-E
- ▶ Railroad to the west
- ▶ Commercial Development
- ▶ RCC-D

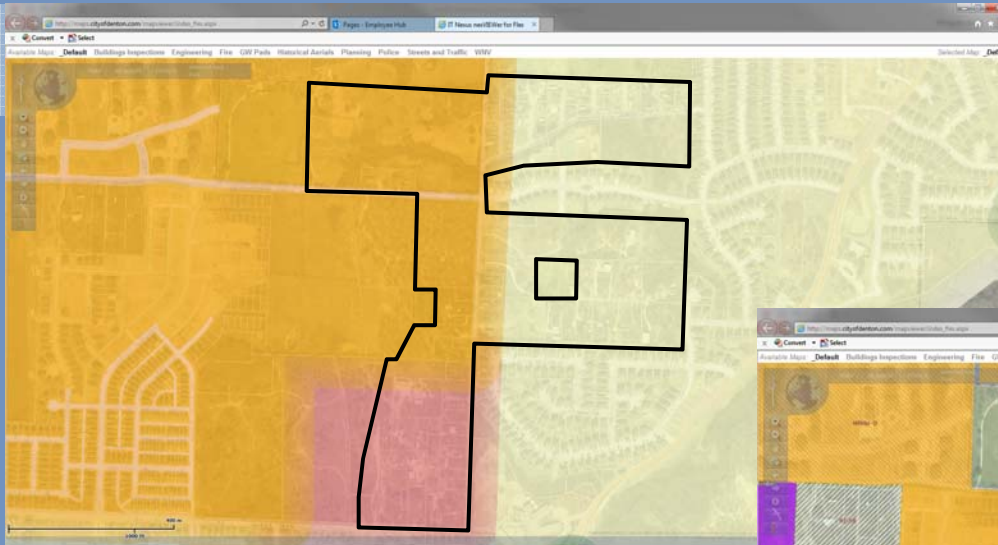




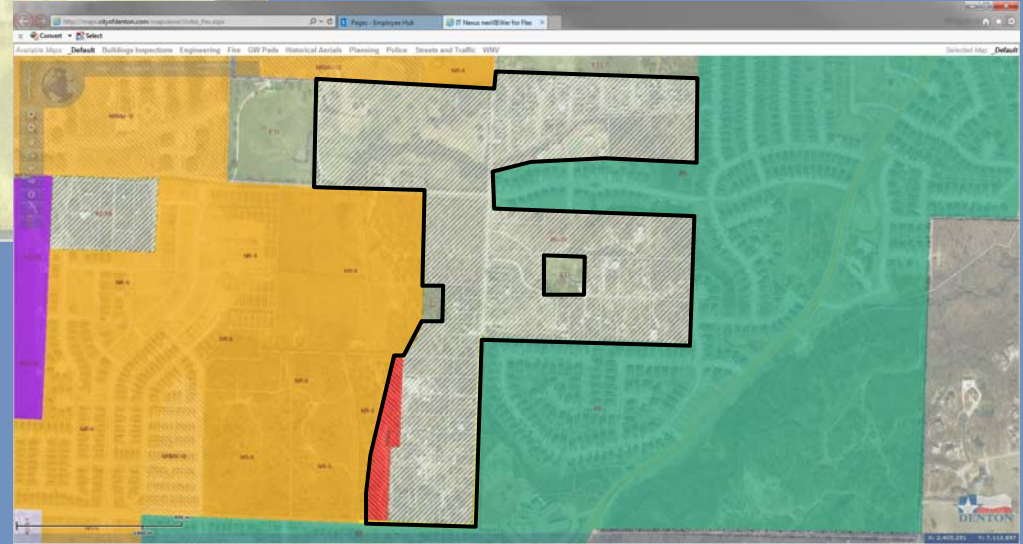


- Community Mixed Use
- NRMU
- NRMU-12 to the north
- Collectors on Carroll and Hinkle
- Potential Redevelopment of Denton Center
- CM-G





- Low Density and Moderate Density
- RD-5X and NRMU
- Lots less than 5 acres
- Villages of Carmel
- Existing Uses
- NR-4 and NR-6



# Recommendation

- ▶ Proceed with holding Planning and Zoning Commission Rezoning Subcommittee meetings



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