

**Z16-0010**

# **Teasley Lane High School Addition**

**Development Services**

**September 20, 2016**

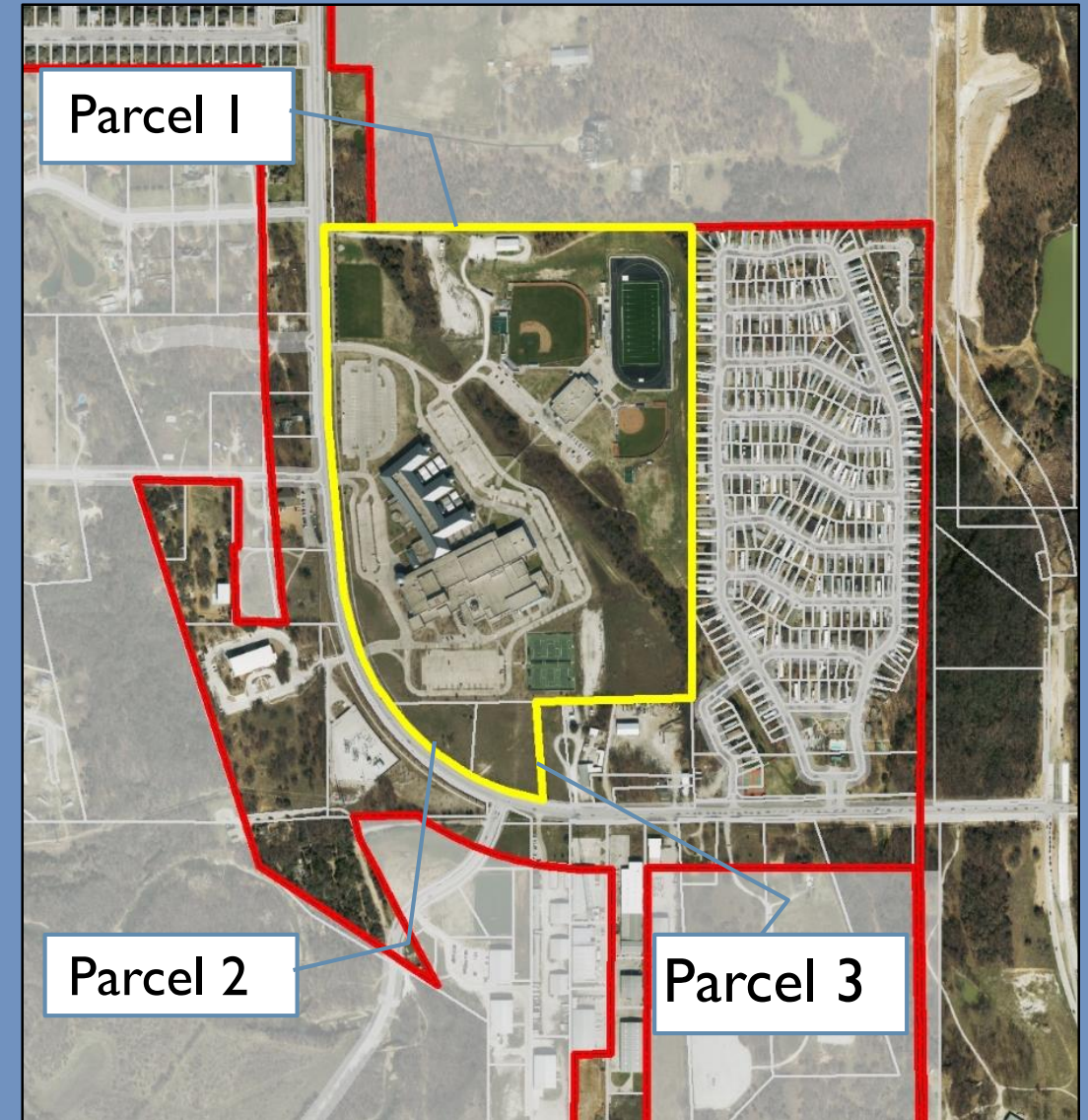


# Objective:

- ▶ Consider adoption of an ordinance of the City of Denton, Texas, regarding a rezoning request of approximately 80.49 acres from a **Neighborhood Residential 2 (NR-2) District** and a **Neighborhood Residential Mixed Use (NRMU) District** to a **Community Mixed Use General (CM-G) District** and of an initial zoning of approximately 1.67 acres from **Rural Residential (RD-5X)** designation to a **Community Mixed Use General (CM-G) District**

# Location:

- ▶ East side of Teasley Lane, approximately 825 feet south of Montecito Drive
- ▶ 3 parcels of land



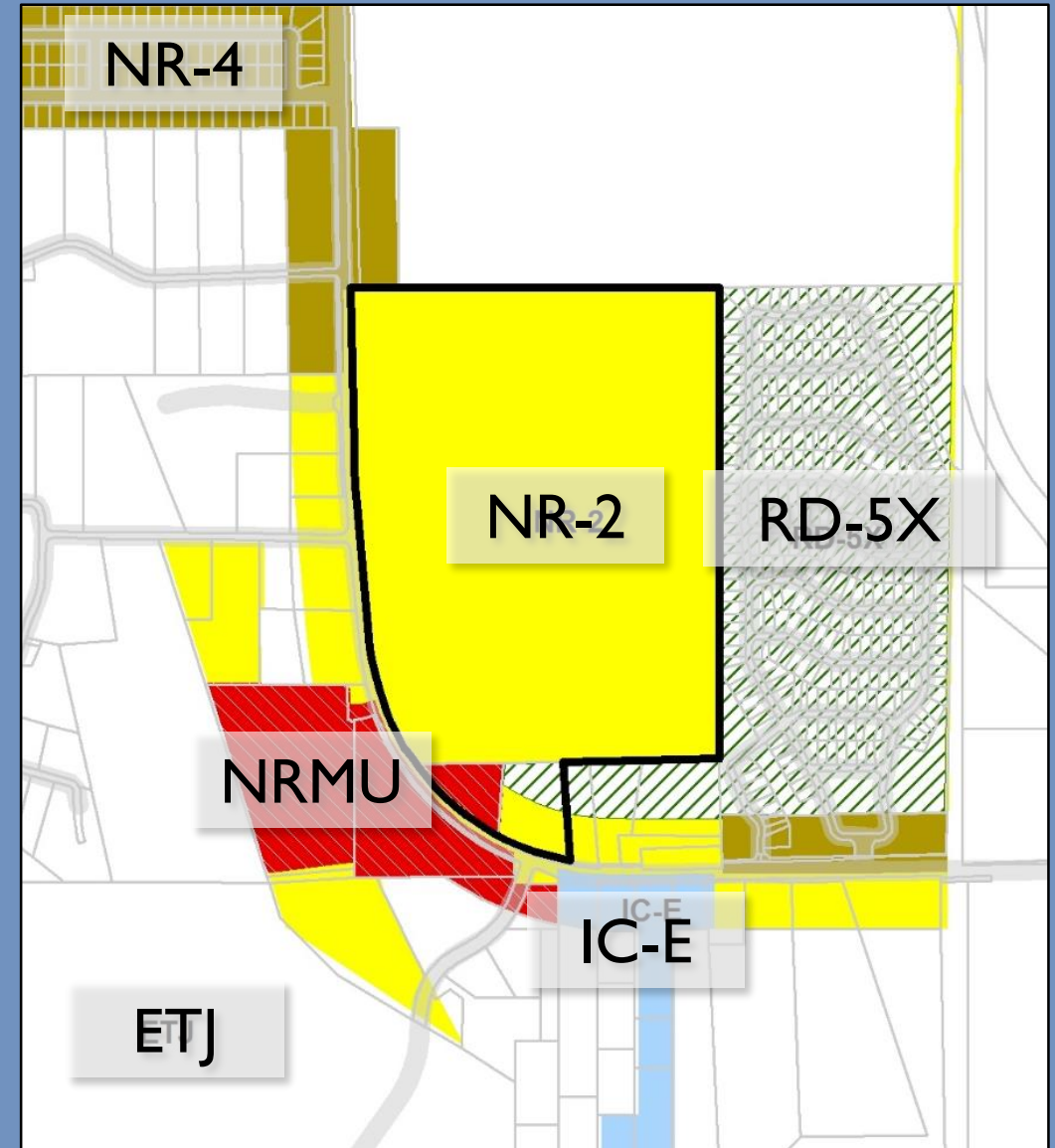






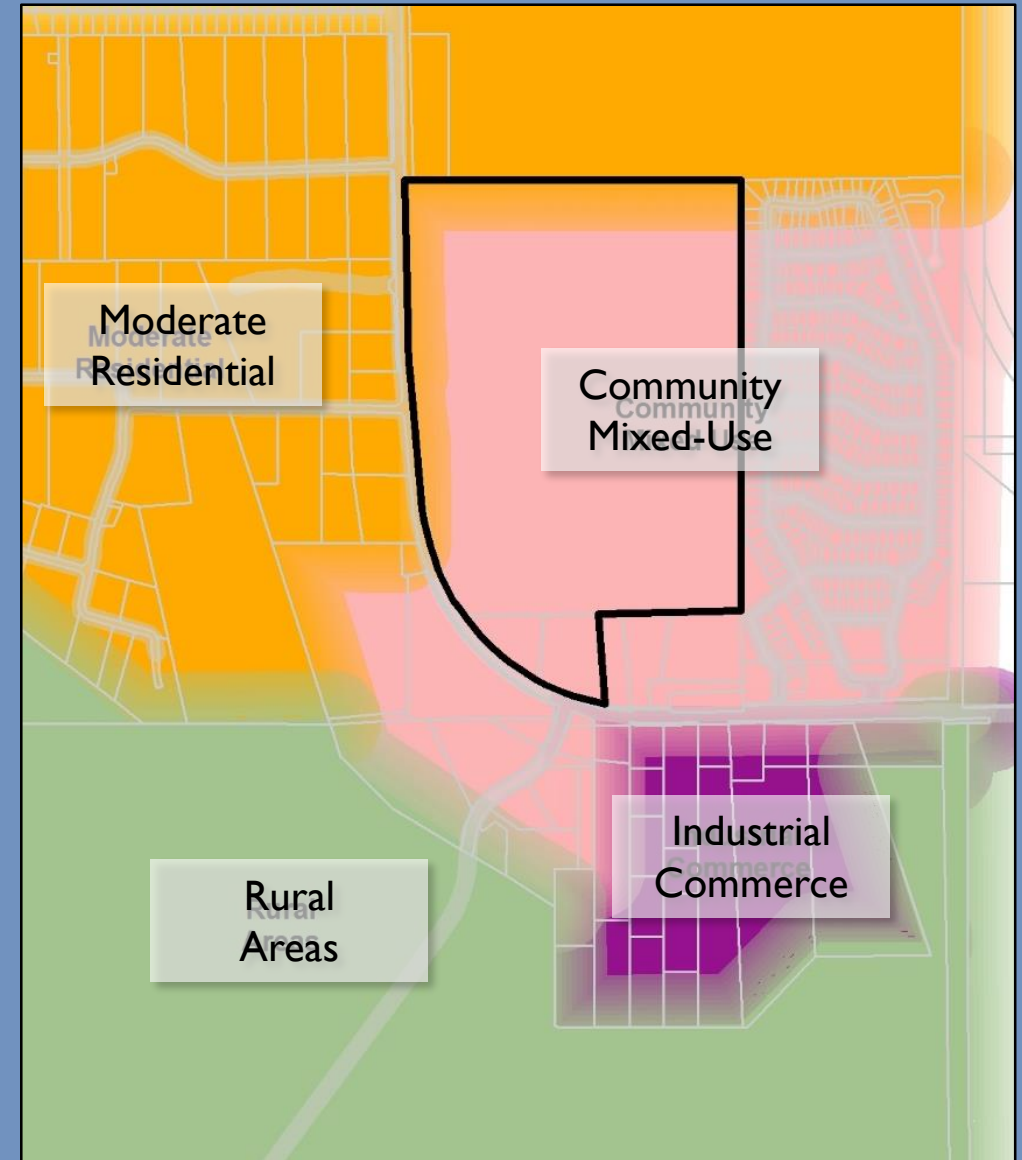
# Zoning:

- ▶ Current: NR-2  
NRMU  
RD-5X
- ▶ Proposed: CM-G



# Denton Plan:

- ▶ Community Mixed-Use
  - ▶ Predominant commercial uses with complimentary residential, service, and other uses
  - ▶ Intent: compliment existing uses, raise design standards, accommodate greater connectivity and mobility options, and create a sense of place



# Considerations:

- ▶ CM-G District is consistent with the Future Land Use designation.
- ▶ Close proximity to single-family neighborhoods that are supported by the current use
  - ▶ Would support other allowable uses should the property redevelop in the future.
  - ▶ Easily accessible by walking or bicycling
- ▶ Private high schools are not a permitted use in NR-2 and RD-5X. DISD allowed by law to develop in any district.



# Considerations:

- ▶ Rezoning would eliminate the non-conformity associated with the 1.67 acres of Parcel 3 designated as RD-5X, which does not meet the required 5-acre minimum lot size in the RD-5 District.
- ▶ The lots could be replatted as a single lot with the three existing zoning designations, but the General Regulations of each district would apply to the applicable portions of the property.
- ▶ Unified zoning designation would consolidate all development requirements and streamline the development process for future expansion. The rezoning is necessary to allow the school to comply with all of the lot standards moving forward.



General Regulations	NR-2	NRMU	RD-5X	CM-G
Minimum lot area (SF)	16,000	2,500	5 acres	2,500
Minimum lot width	80 ft	20 ft	200 ft	50 ft
Minimum lot depth	100 ft	50 ft	250 ft	50 ft
Minimum front yard setback	20 ft	None	50 ft	None
Minimum side yard	6 ft	6 ft	10 ft	None
Minimum side yard adjacent to a street	10 ft	None	50 ft	20 ft
Minimum rear yard	10 ft	None	10 ft plus 1 ft for each foot of building height above 20 ft	None
Maximum lot coverage	30%	80%	15%	80%
Minimum landscaped area	70%	20%	75%	20%
Maximum building height	40 ft	65 ft	65 ft	65 ft









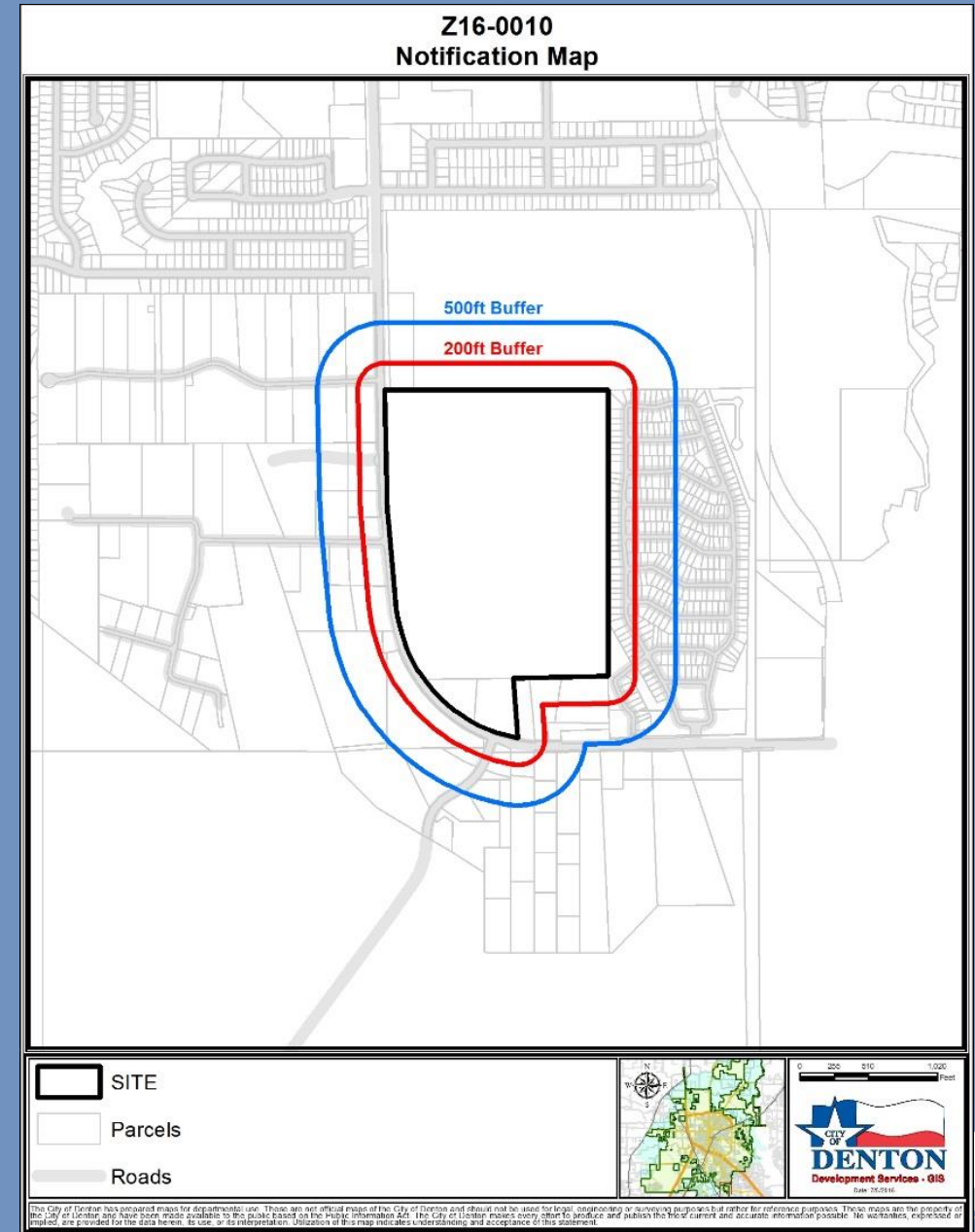
# Public Notification:

- ▶ Public Notification Date:  
**July 24, 2016**
- ▶ 200 ft. Public Notices sent via certified mail: **18**
- ▶ 500 ft. Courtesy Notices sent via regular mail: **21**
- ▶ Responses to 200' Legal Notice:

In Opposition: 0

In Favor: 0

Neutral: 0



# Recommendation:

- ▶ The Planning and Zoning Commission recommends **approval** of the request (5-0).



# Recommendation:

- ▶ Staff recommends **APPROVAL** of the request as the use is supported by the surrounding property uses and the proposed zoning is consistent with the goals and objectives of the Denton Plan 2030.

