

Exhibit 7  
Presentation Slides

**Z16-0028**  
**Harris**

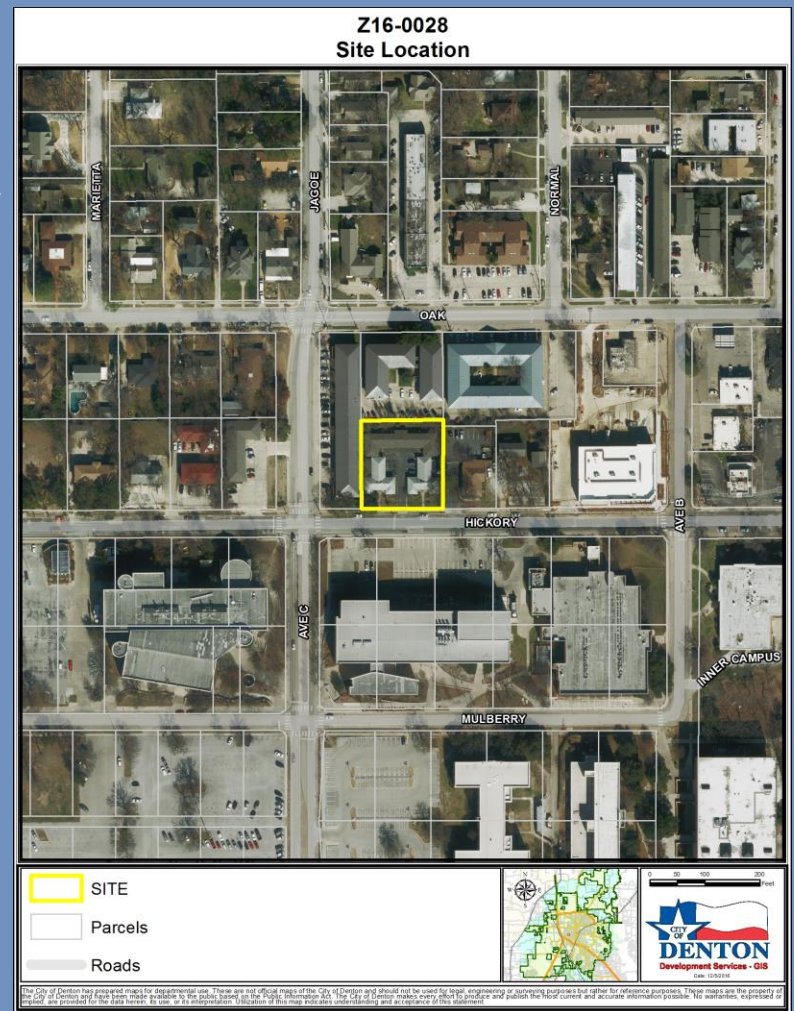
**Planning Division**

**May 2, 2017**



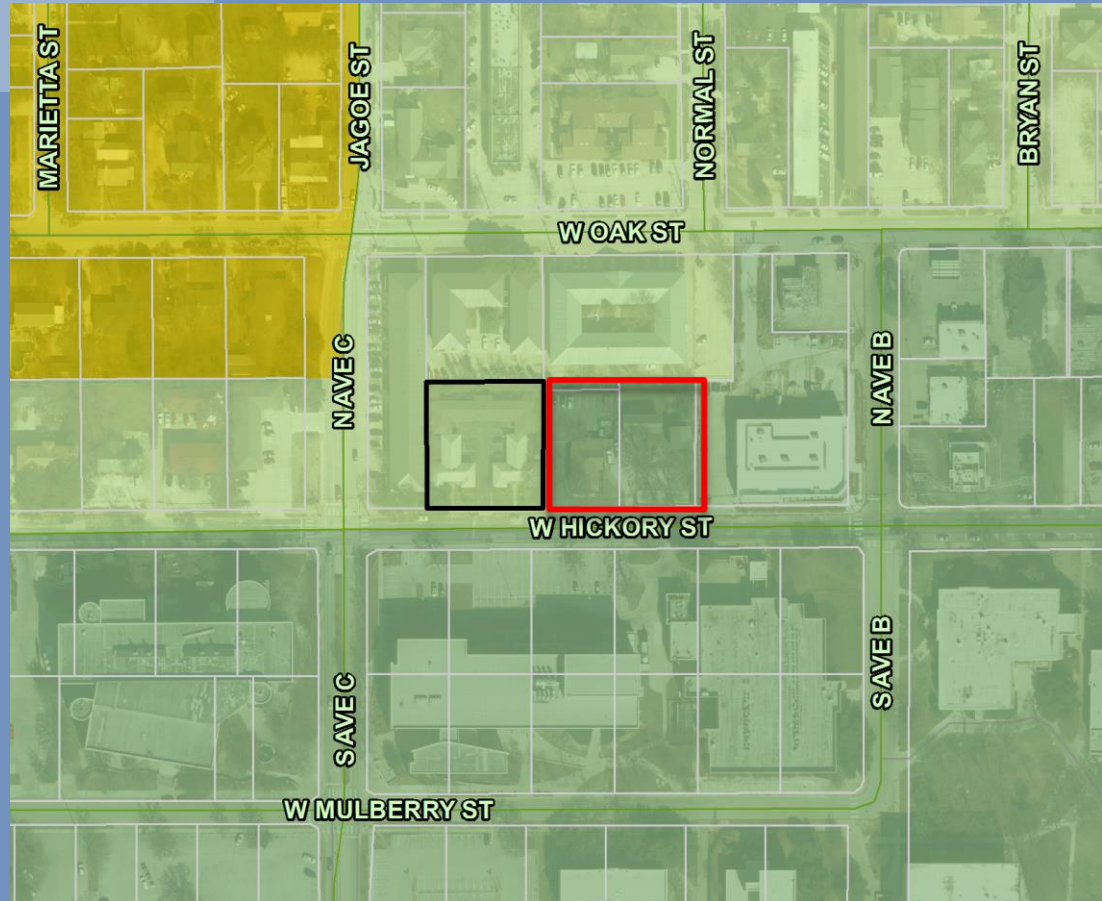
# Z16-0028 Request & Site Data

- ▶ **Request:** Hold a public hearing and consider a request by MSGS-B, Ltd. to rezone approximately 0.550 acres from a Downtown Residential 2 (DR-2) District to a Downtown Commercial General (DC-G) District.
- ▶ **Location:** 1604 W. Hickory Street, approx. 85 feet east of N. Avenue C



# Site Data

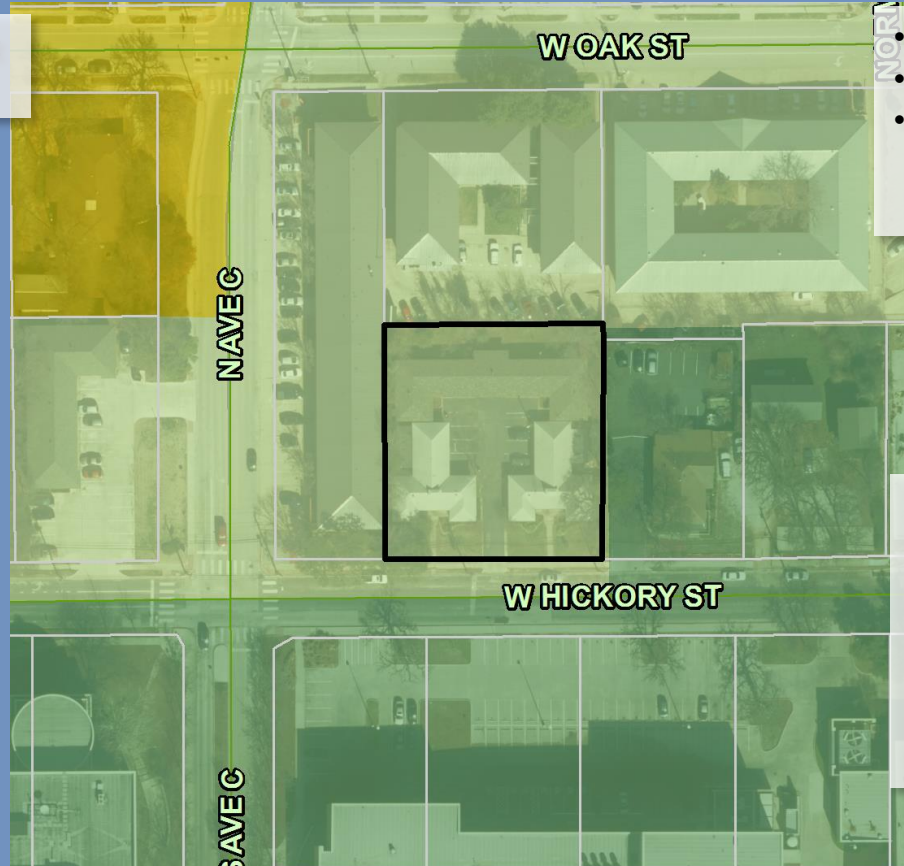
- ▶ Across Hickory St. from UNT Campus
- ▶ Same ownership as 2 properties adjoining to the east
  - ▶ Request would consolidate zoning for future redevelopment



# Analysis: Compatibility

Area within approximately 200 feet of subject property

- **NR-3 District**
- Single-family



- **DR-2 District**
- Multi-family
- Duplexes (subject property)

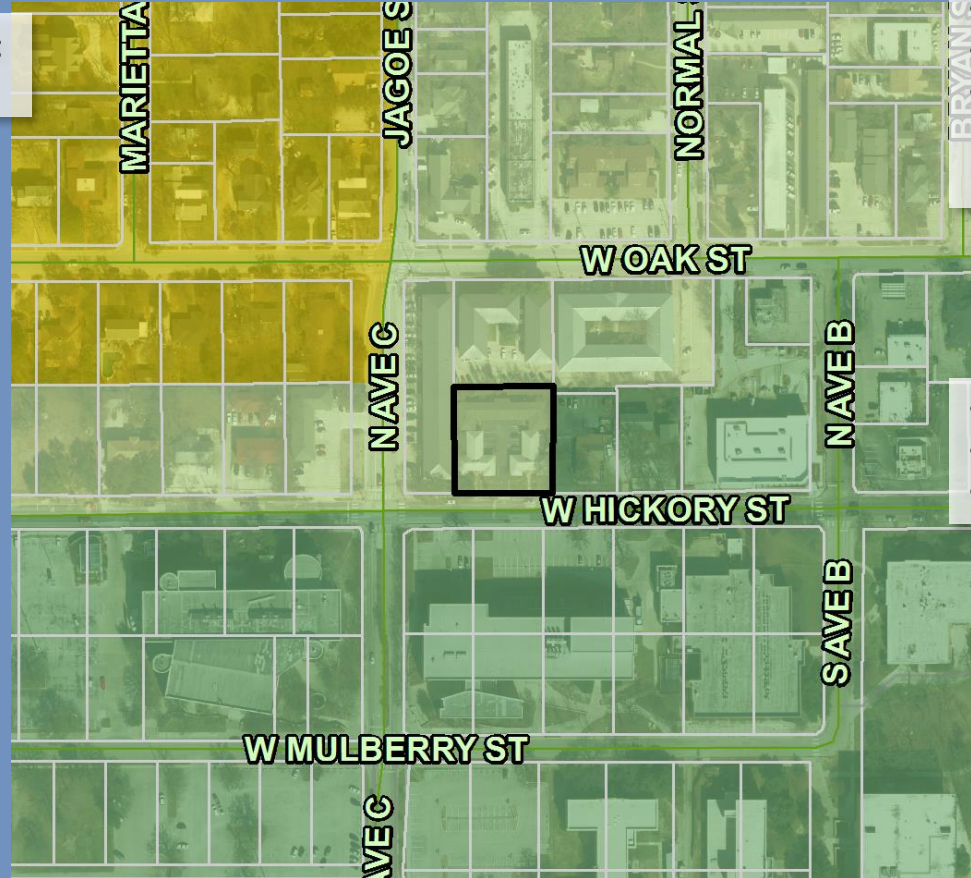
- **DC-G District**
- Jackson Chang apartment office
- Single-family converted to multi-family
- UNT campus



# Analysis: Compatibility

Area within approximately 500 feet of subject property

- **NR-3 District**
- Single-family

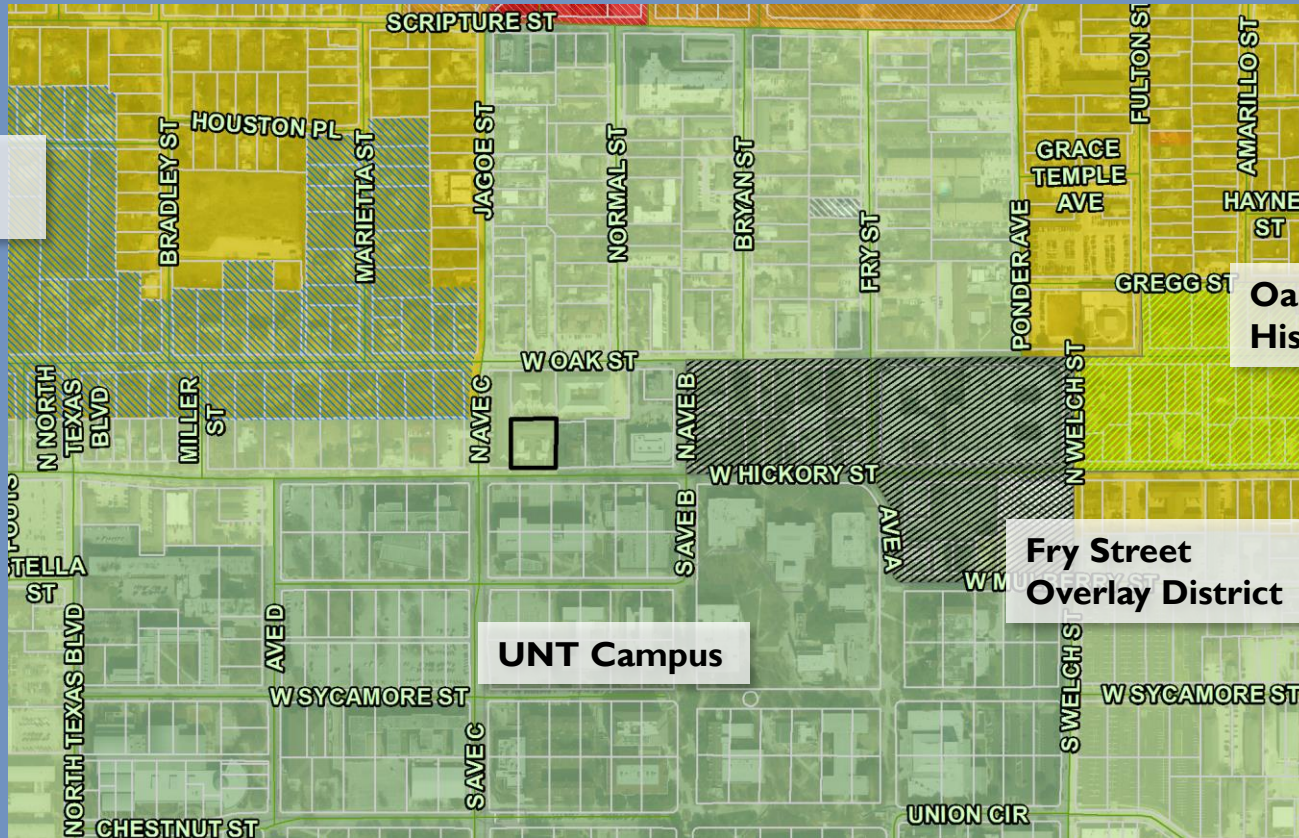


**DR-2 District**  
Multi-family  
Single-family converted to multi-family

- **DC-G District**
- Commercial uses
- UNT campus

# Analysis: Compatibility

**West Oak  
Historic District**



**Oak-Hickory  
Historic District**

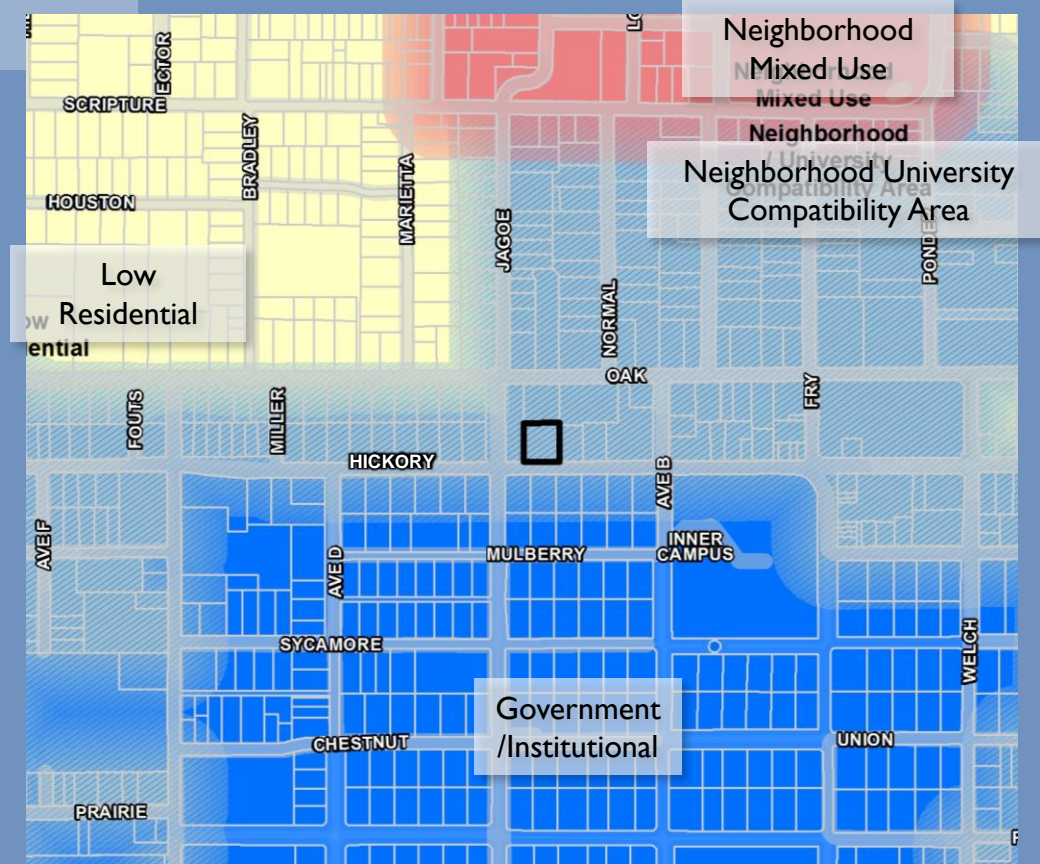
**Fry Street  
Overlay District**

**UNT Campus**



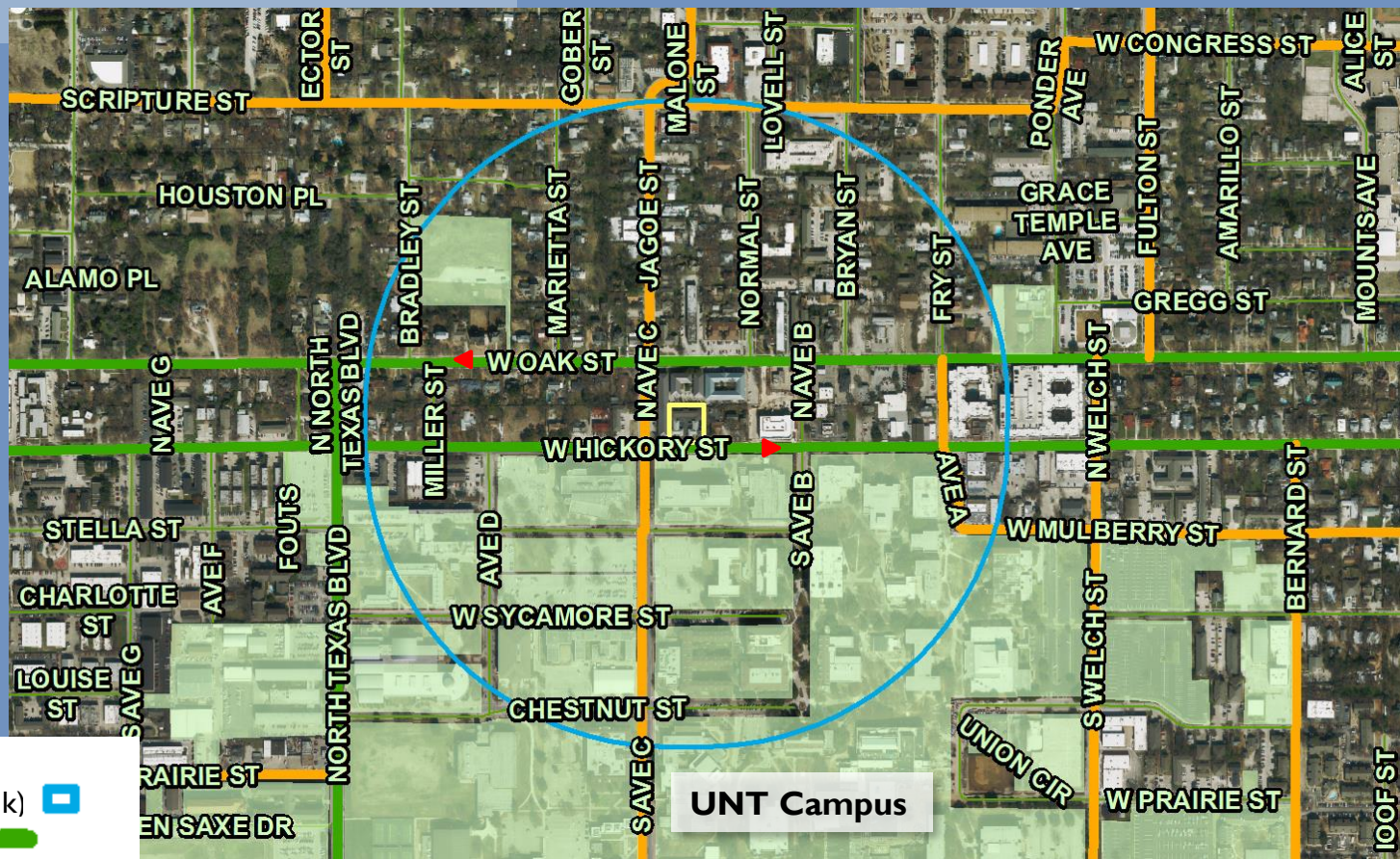
# Analysis: FLUM

- ▶ **Neighborhood/University Compatibility Area:** Create compatible form and land uses for areas serving both the universities & established neighborhoods
  - ▶ Density & commercial development with proximity to UNT
  - ▶ Zoning fosters walkability, livability, and vibrancy in the area
  - ▶ Continued revitalization in areas around UNT
  - ▶ Zoning pattern and physical barriers provide necessary transition between the subject property and nearby neighborhoods



# Mobility

- ▶ Existing or proposed bike routes along Hickory, Oak, and Avenue C
- ▶ DCTA and UNT Shuttle routes on Hickory, Oak, and around campus





# Analysis: Scale

General Regulations	DR-2	DC-G
Maximum density (dwelling units/acre)	30	150
Maximum lot coverage	75%	85%
Minimum landscaped area	25%	15%
Maximum building height	45ft	100 ft

# Recommendation

- ▶ Staff recommends **APPROVAL** based upon the land use analysis:
  - ▶ DC-G District is a logical transition between the university area and the surrounding neighborhoods
  - ▶ DC-G District is consistent with the goals and objectives of the Denton Plan 2030.
  - ▶ The request would consolidate zoning for properties under the same ownership.

# Recommendation

- ▶ The Planning and Zoning Commission recommends **APPROVAL** of the request (4-2).



# Public Notification

- ▶ Public Notification Date: **March 5, 2017**
- ▶ 200 ft. Public Notices sent via certified mail: **7**
- ▶ 500 ft. Courtesy Notices sent via regular mail: **53**
- ▶ Responses to 200' Legal Notice:
  - In Opposition: **0**
  - In Favor: **0**
  - Neutral: **0**
- ▶ Neighborhood Meeting held **Feb. 15, 2017**
  - ▶ 1 person attended – Neutral to request

