

Z17-0015 McKinney Mayhill

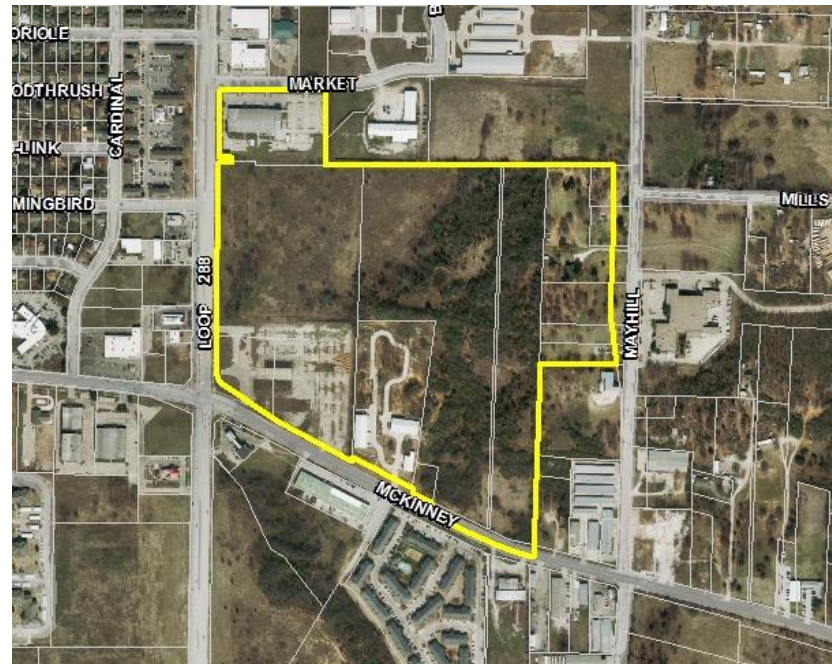
Planning Division

Oct, 17, 2017



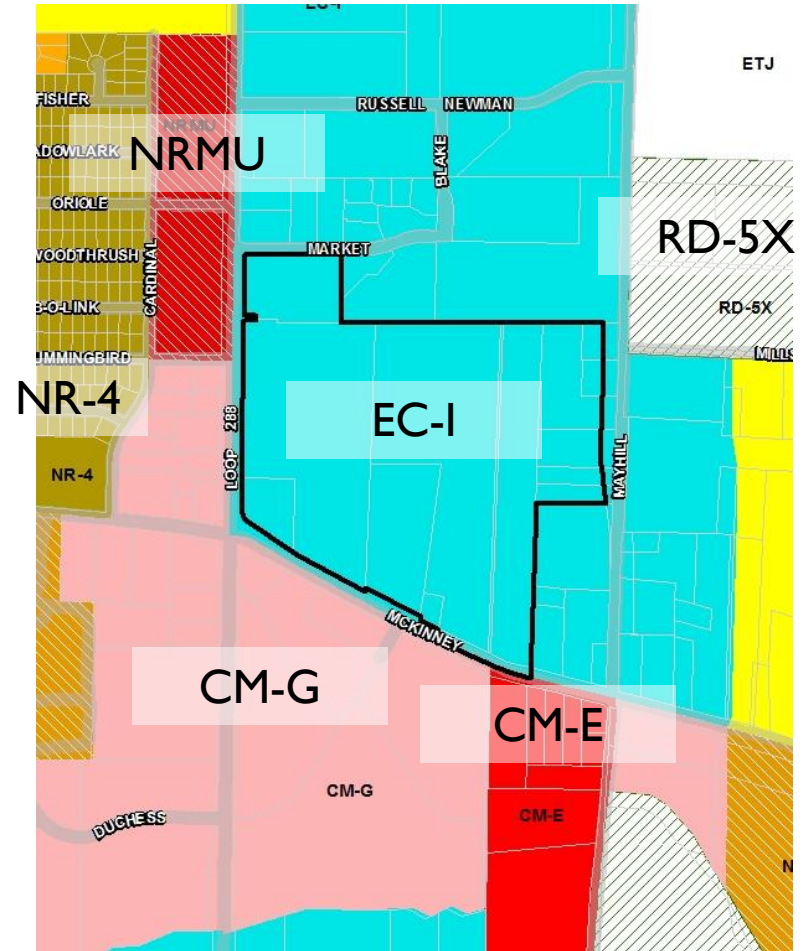
Request:

- ▶ Hold a public hearing and consider approval of an ordinance to rezone approximately 73 acres from an EC-I District to a CM-G District.
- ▶ Generally located on the northeast corner of North Loop 288 and East McKinney Street.



Site Data:

- ▶ Current zoning EC-I
- ▶ Frontage on Loop 288, Market, East McKinney, and Mayhill

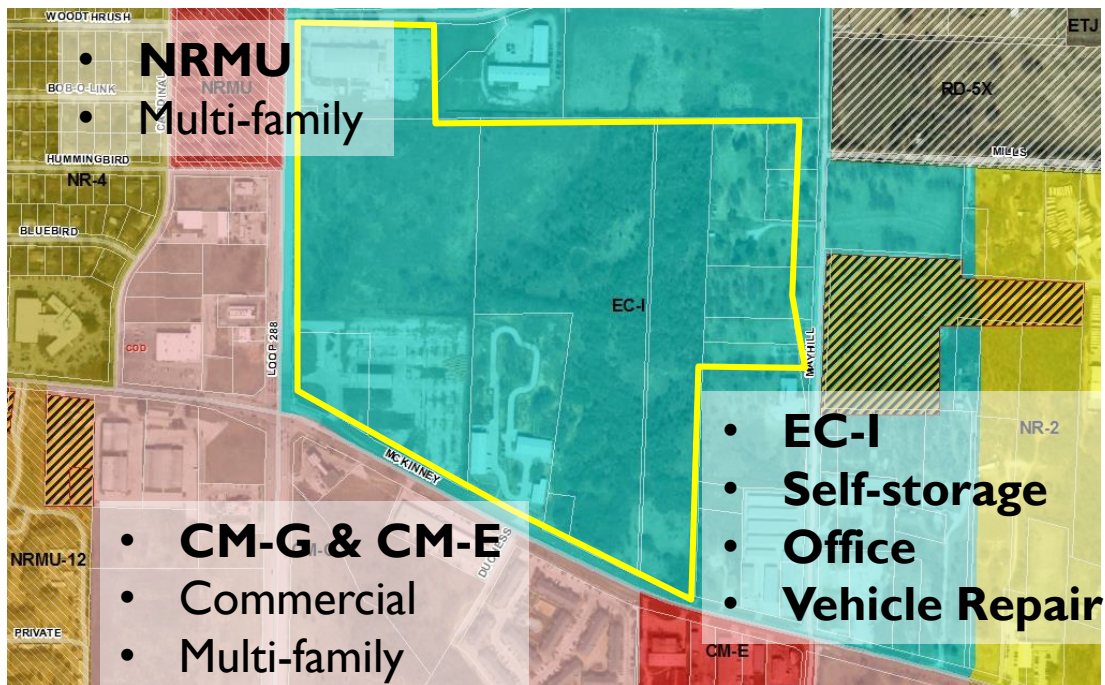


Site Data:

- ▶ Existing vacant building on Market Street will be redeveloped for a community service facility
- ▶ Three warehouses on East McKinney Street and a warehouse and two single family structures on Mayhill Road.
- ▶ Previous development on the site included a lumberyard at the corner of North Loop 288 and East McKinney Street.
- ▶ An Environmentally Sensitive Area assessment required to determine if treed area is Upland Habitat. If present, additional tree preservation requirements may apply at the time of development



Analysis: Compatibility



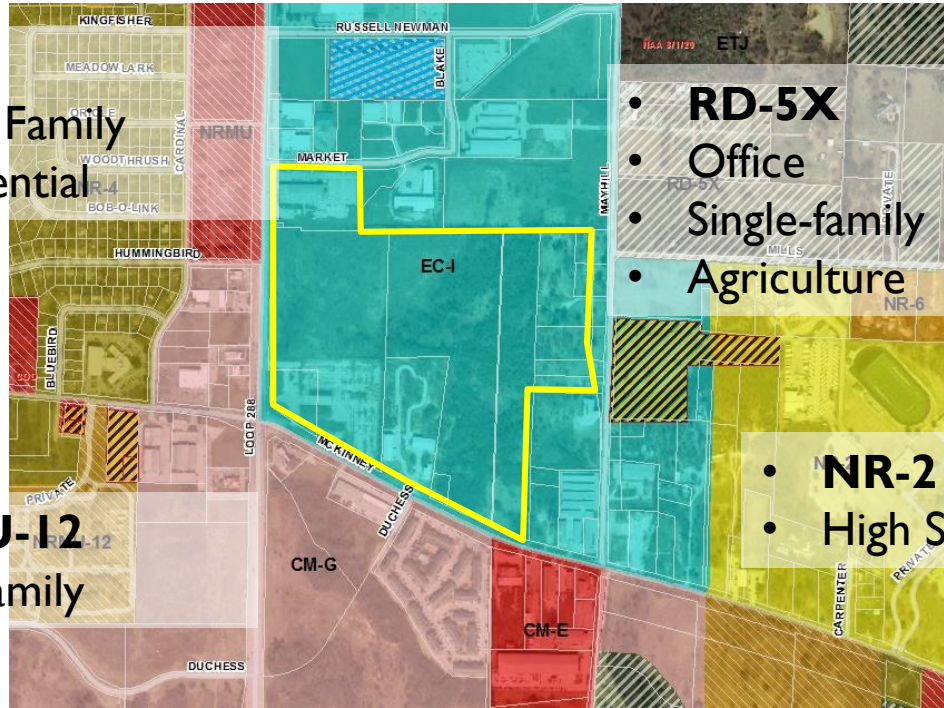
Analysis: Compatibility

- **NR-4**
- Single Family Residential

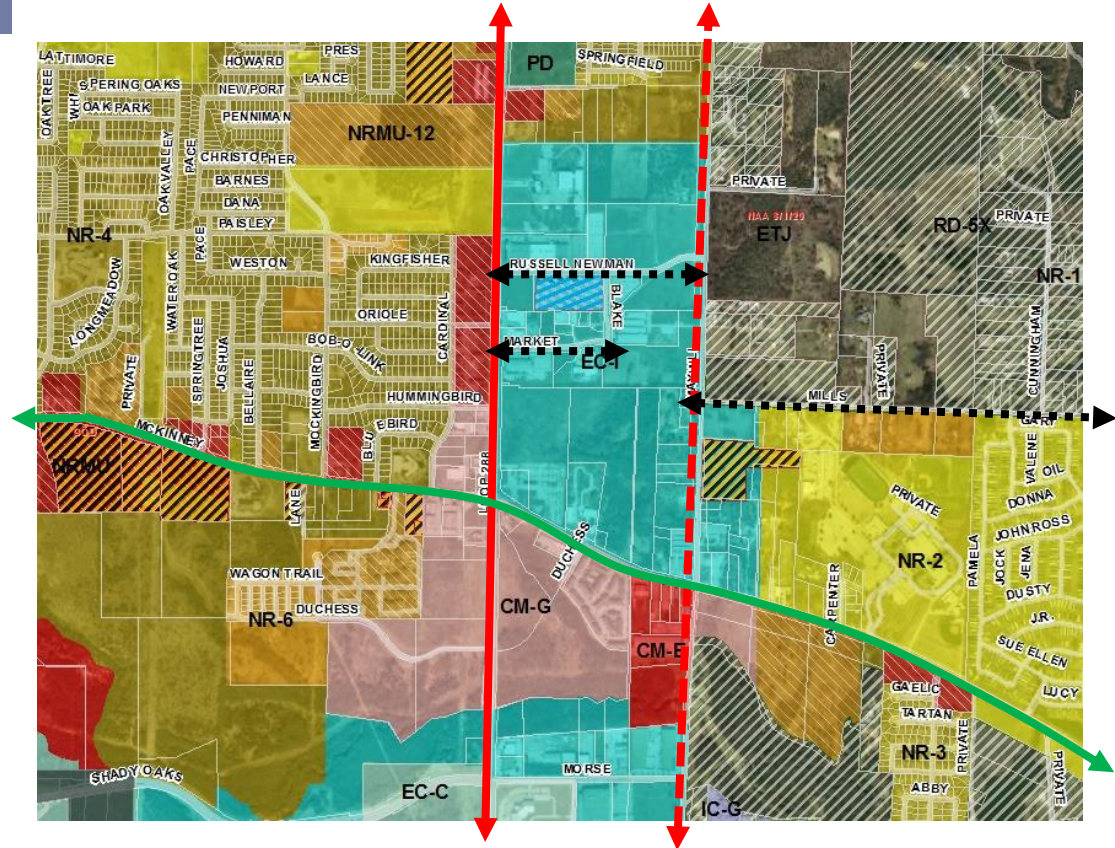
- **NRMU-12**
- Multi-family

- **RD-5X**
- Office
- Single-family
- Agriculture


- **NR-2**
- High School





Mobility:




Legend

Future Arterial 

Arterial Roadway 

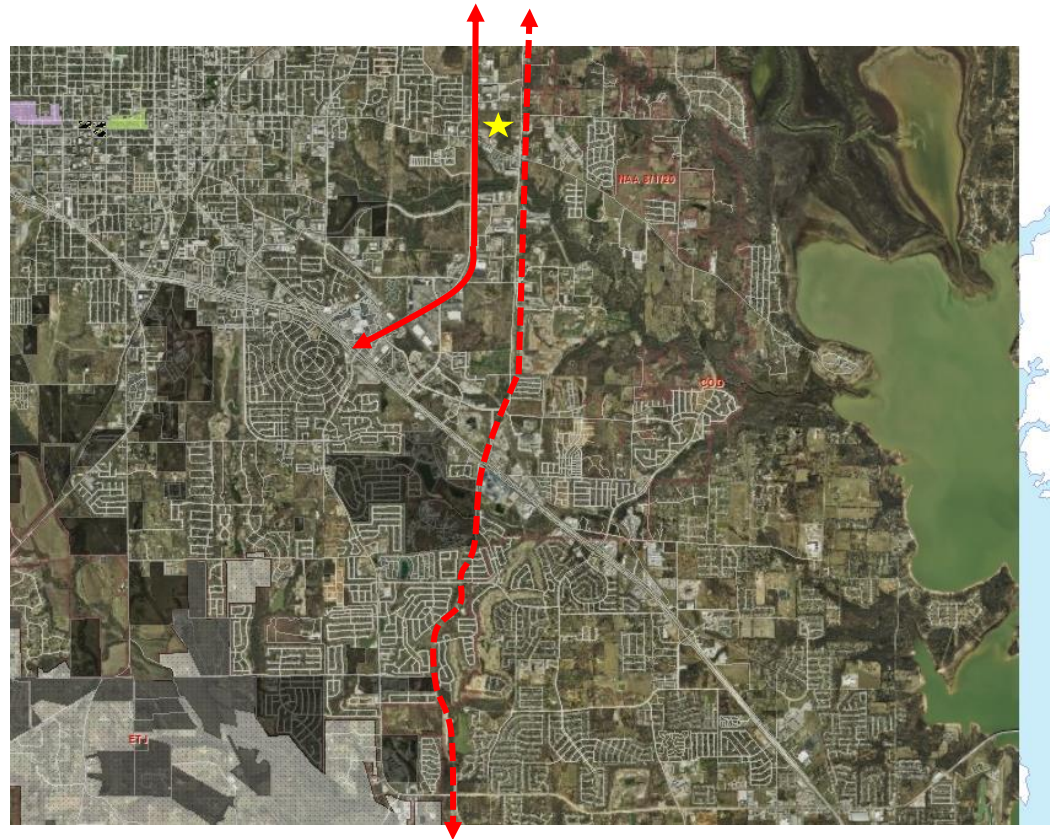
Secondary Arterial 

Collector 

Mobility:

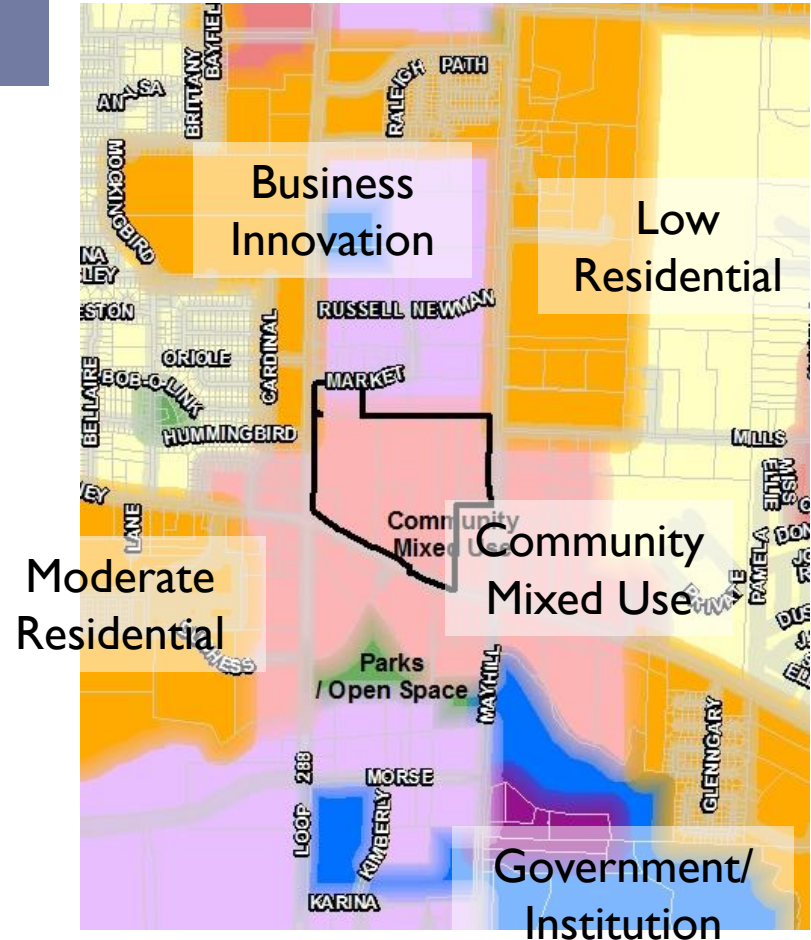
Legend

Future Arterial 
Arterial Roadway 



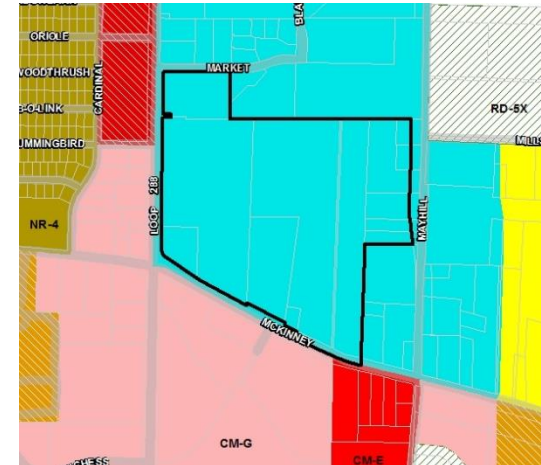
Denton Plan 2030:

- ▶ Community Mixed Use
- ▶ Intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary
- ▶ Future development should complement existing uses, raise the standard of design to increase economic viability, and accommodate greater connectivity and mobility options
- ▶ Typical development may include a supermarket, drug store, specialty shops, service stations, midsize offices, employers, & high-to-moderate density housing
- ▶ Uses permitted within CM-G District align with the desired development for these areas and will provide necessary commercial uses for the population nearby



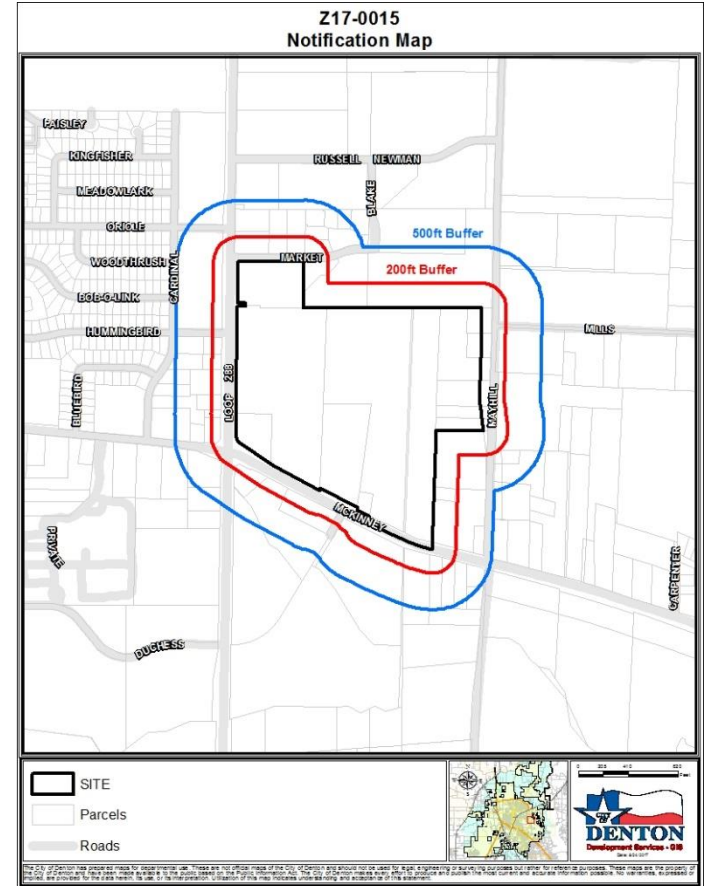
Analysis: Compatibility

- ▶ CM-G District is appropriate in this location, permitting commercial development typically found on arterial roadways
- ▶ CM-G would develop with a commercial character, prohibiting the uses and design character allowed under the current zoning
- ▶ It is a logical extension of the existing zoning pattern
- ▶ The existing and future road network provides appropriate access for the uses permitted in CM-G District
- ▶ Adjacent arterials provide a physical separation from the nearby residential, buffering against potential nuisances.



Notification:

- ▶ **Public Notification Date:**
 - ▶ 200 ft. Public Notices sent via certified mail: 35
 - ▶ 500 ft. Courtesy Notices sent via regular mail: 64
- ▶ **Responses to 200' Legal Notice:**
 - ▶ In Opposition: 0
 - ▶ In Favor: 2
 - ▶ Neutral: 0



Recommendation:

- ▶ The Planning and Zoning Commission recommended **approval** (6-0).
- ▶ Staff recommends **approval** of the request as it is compatible with the surrounding property and is consistent with the goals and objectives of the Denton Plan 2030.