



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**CM:** Todd Hileman

**DATE:** November 8, 2017

### **SUBJECT**

Hold a public hearing and consider a request by Rayzor Inv. Ltd. to rezone approximately 71.76 acres from an Industrial Center Employment (IC-E) District to a Neighborhood Residential Mixed-Use (NRMU) District. The property is generally located on the south side of West Oak Street approximately 290 feet west of the Interstate Highway 35 service road in the City of Denton, Denton County, Texas. (Z17-0016, Retreat at Denton, Hayley Zagurski).

### **BACKGROUND**

The request is for a rezoning from IC-E District to NRMU District on 71.76 acres of property located on the western side of Denton at the southeast corner of the intersection of West Oak Street and the future extension of Precision Drive. The rezoning is intended to facilitate the development of multi-family residential and outdoor recreation uses on the property, for which a Specific Use Permit (SUP) request has been concurrently submitted. A full staff analysis of the rezoning request is provided in Exhibit 2.

### **OPTIONS**

1. Approve as submitted.
2. Approve subject to conditions.
3. Deny.
4. Postpone consideration.
5. Table item.

### **RECOMMENDATION**

The Development Review Committee recommends denial of this request.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

No prior action has been taken related to this rezoning request.

### **STRATEGIC PLAN RELATIONSHIP**

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific agenda item contributes most directly to the following KFA and goal:

**Related Key Focus Area:** Economic Development

**Related Goal:** 3.4 Encourage development, redevelopment, recruitment, and retention

## **EXHIBITS**

1. Agenda Information Sheet
2. Staff Analysis
3. Aerial Map
4. Zoning Map
5. Future Land Use Map
6. Proposed Zoning Map
7. Comparison of Permitted Uses
8. Notification Map and Responses

Respectfully submitted:  
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