



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
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 CDI 2499, LLC to for an initial zoning of Neighborhood Residential Mixed Use (NRMU) District on approximately 6 acres. The property is generally located on the east side of the future FM 2499 alignment, approximately 1,400 feet south of Robinson Road. (Z17-0022, Eastside at Oakmont, Julie Wyatt).

BACKGROUND

The applicant is requesting an initial zoning of Neighborhood Residential Mixed Use (NRMU) District in order to facilitate the future development of commercial uses on a 6-acre site. A full staff analysis is attached in Exhibit 2.

OPTIONS

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

RECOMMENDATION

The proposed rezoning does not conform to the Future Land Use designation of Low Density Residential, as NRMU District is a commercial mixed-use district which does not permit low-density, single-family dwellings. However, commercial development is appropriate in this location, given the frontage and access provided by the future FM 2499. The proposed NRMU District permits commercial uses with limitations on development scale, thus minimizing potential conflicts and increasing compatibility with the nearby residential neighborhoods. Therefore, Staff recommends approval of the request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

This item was placed on the October 25, 2017 Planning and Zoning Commission agenda, but was postponed to the November 8, 2017 meeting by the applicant.

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 City Council 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. Permitted Use Comparison
7. Proposed Zoning
8. Notification Map and Responses

Respectfully submitted:
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Interim Planning Director

Prepared by:
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