

Z17-0023 Cope Addition

Planning Division

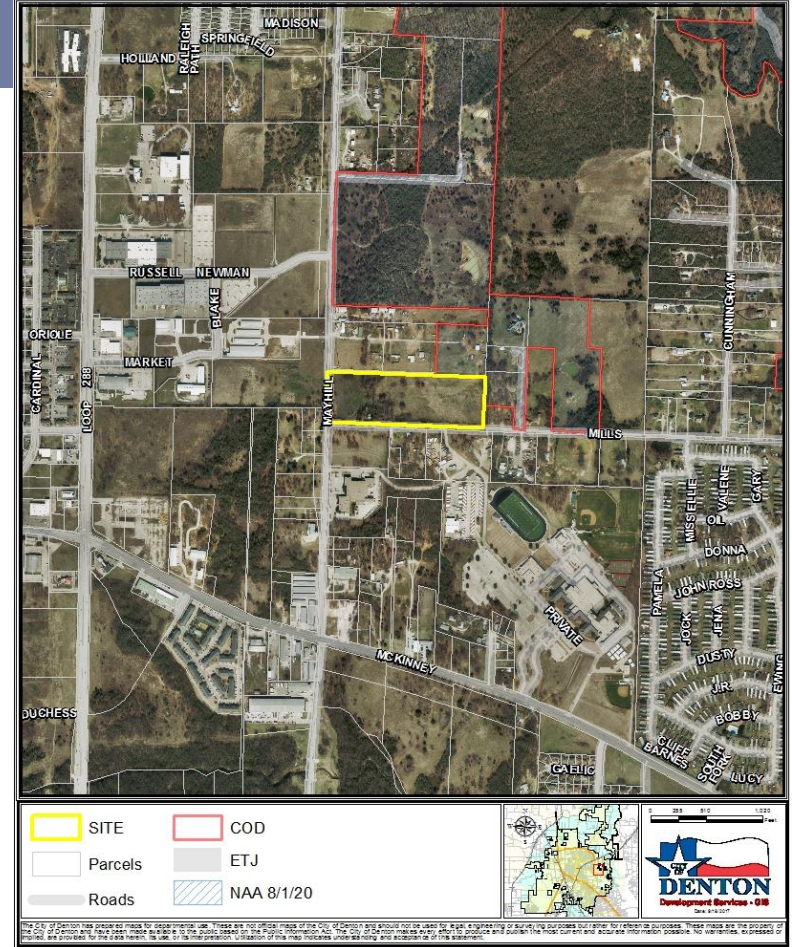
Nov. 7, 2017



Z17-0023 Request & Site Data

- ▶ **Request:** Hold a public hearing and consider adoption of an ordinance for an initial zoning of **Neighborhood Residential 6 (NR-6) District** on approximately 16.39 acres.
- ▶ The property is generally located at the northeast corner of Mayhill Road and Mills Road.

Z17-0023
Site Location



Analysis: Compatibility

- **EC-I District**

- DISD Facility
- Residences
- Industrial Uses

- **ETJ**

- Residences
- Undeveloped land

- **RD-5x District**

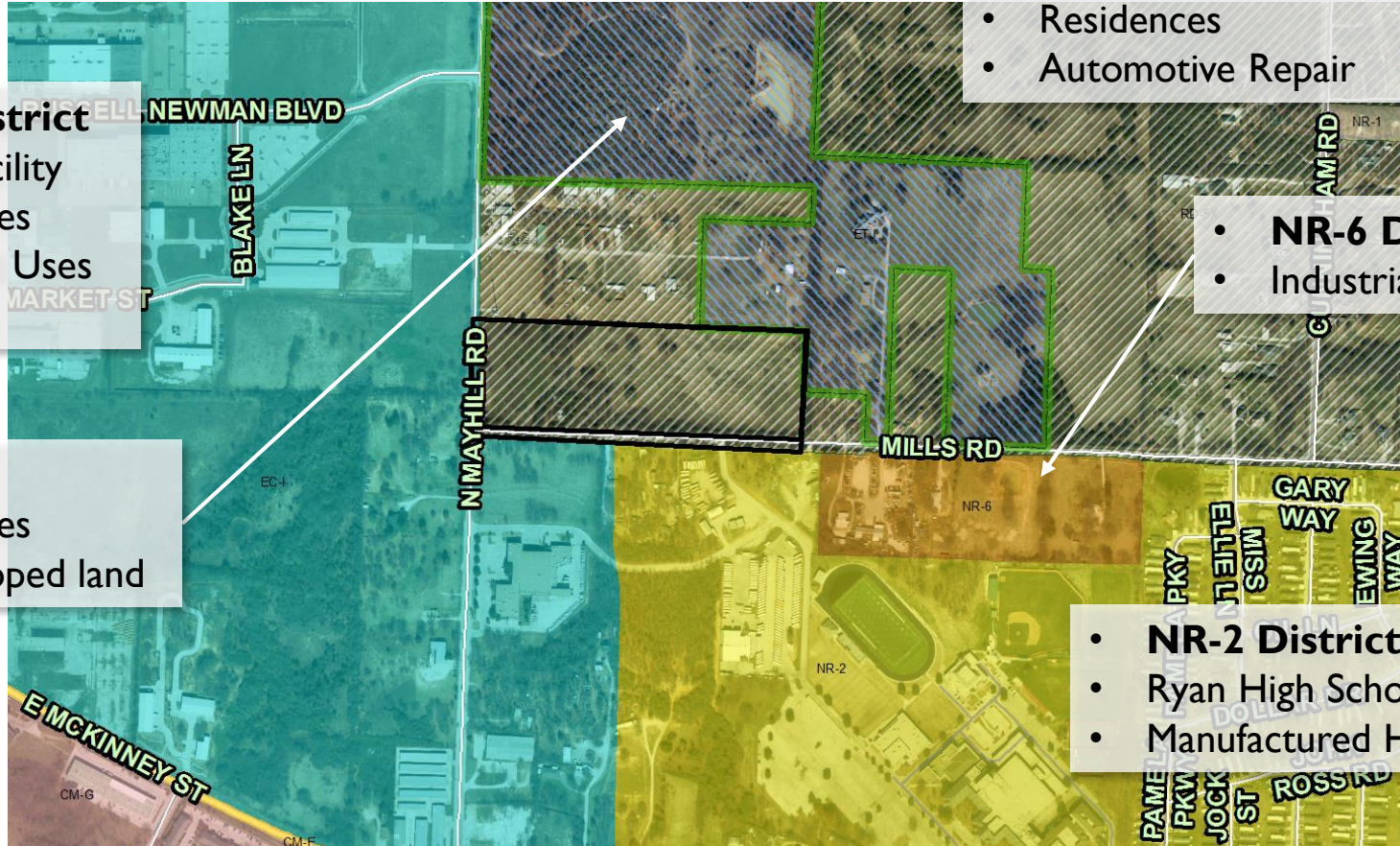
- Residences
- Automotive Repair

- **NR-6 District**

- Industrial Use

- **NR-2 District**

- Ryan High School
- Manufactured Housing



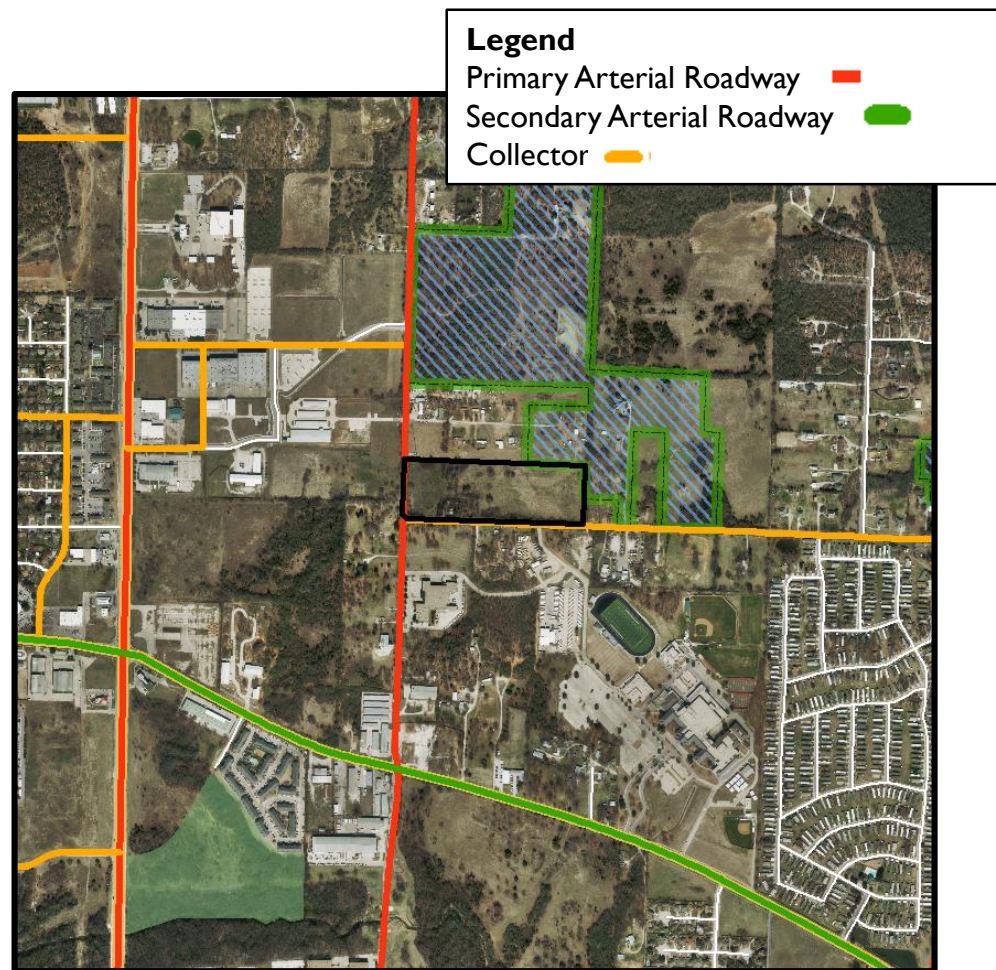
Analysis: FLUM

- ▶ **Moderate Residential:**
Promotes more compact single-family development
 - ▶ Promotes density between 4 and 12 units per acre
 - ▶ Serves as a transition between less dense residential development and mixed-use or commercial areas



Mobility

- ▶ Mayhill Road
 - ▶ Primary Arterial
 - ▶ Currently planned for expansion and realignment
- ▶ Mills Road
 - ▶ Collector
 - ▶ Requirements for improvement to be assessed at platting

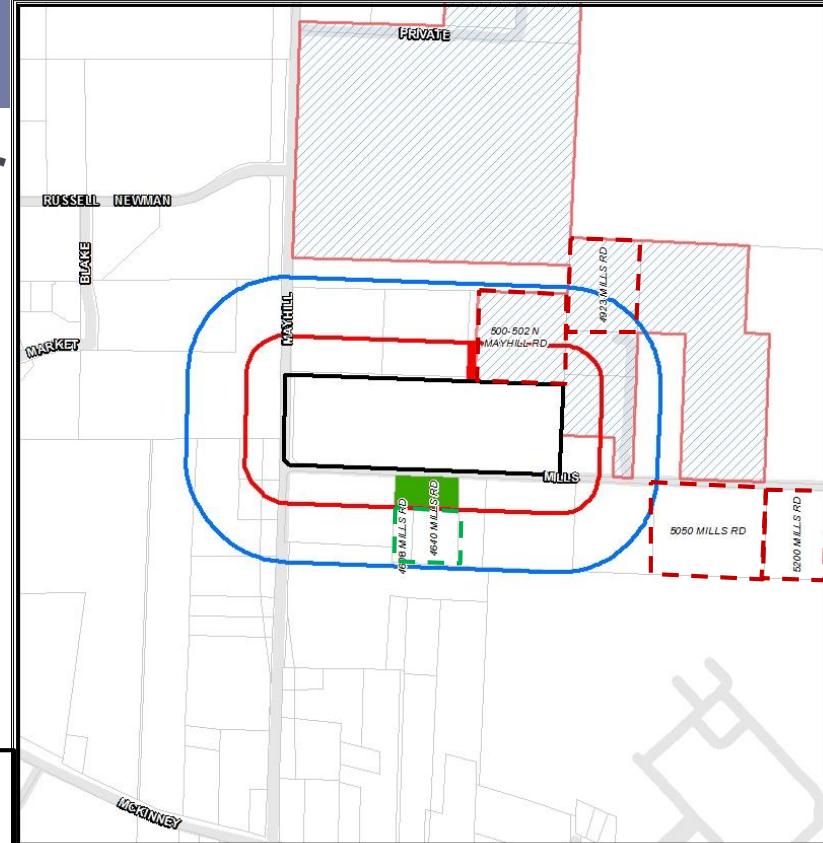


Public Notification

- Public Notification Date: **October 8, 2017**
- 200 ft. Public Notices sent via certified mail: **13**
- 500 ft. Courtesy Notices sent via regular mail: **20**
- Responses to 200' Legal Notice:
 - In Opposition: **1 (1.09%)**
 - In Favor: **1 (6.39%)**
 - Neutral: **0**

Percentages are based on properties that are both w/in City Limits and w/in 200 ft radius.

Z17-0023
Notification Map



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Recommendation

- ▶ Staff recommended **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.
- ▶ The Planning and Zoning Commission recommended **APPROVAL** of the request (7-0).