



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: December 5, 2017

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding an initial zoning classification 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. The Planning and Zoning Commission recommended approval of the request (7-0). (Z17-0023, Cope Addition).

BACKGROUND

The property was annexed into the city in 2013 and has since held the placeholder zoning designation of Rural Residential (RD-5x), which would not permit the division of the property into parcels of less than 5 acres.

The request is for an initial zoning of Neighborhood Residential 6 (NR-6) District on approximately 16.39 acres of land located at the northeast corner of Mayhill Road and Mills Road. The applicant has indicated that they intend to develop the property with a single-family residential subdivision if the zoning request is approved.

A full Staff Analysis of the request is provided in Exhibit 2.

OPTIONS

1. Approve.
2. Deny.
3. Postpone consideration.
4. Table item.

RECOMMENDATION

Staff recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On October 25, 2017, the Planning and Zoning Commission recommended approval of the rezoning request (7-0). At the public hearing five people spoke in opposition of the request, and one person spoke in favor of the request. Of these speakers, only one of those in opposition and the one in favor were from within the City limits. Exhibit 8 contains a map showing the address locations of those who spoke at the public hearing. A single written response was also provided prior to the meeting from one of the five

people who spoke in opposition of the request; this response was from a property owner not located within the City.

At the public hearing there was discussion of the potential impacts this zoning and subsequent development could have on the surrounding area, which is primarily rural in nature. There were concerns about the density of development that could occur under the NR-6 designation and the traffic that this development would generate. The current status of Mills Road and the need for improvements to this road were also discussed, although it was noted that requirements for street improvements would be determined at the time of platting and were not germane to the discussion of zoning. Draft meeting minutes are attached as Exhibit 10.

On November 7, 2017 the City Council motion to approve the request failed (2-4). At the public hearing there was discussion of the condition of Mills Road and the impacts of increased traffic flow on the intersection of Mayhill Road and Mills Road. The applicant spoke in favor of the request. Following the first public hearing, on November 14, 2017 the City Council voted unanimously (5-0) to approve a motion to reconsider this request at a subsequent public hearing.

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. Proposed Zoning Map
6. Future Land Use Map
7. Comparison of Permitted Uses
8. Public Notification Map and Responses
9. Presentation Slides
10. Draft Planning and Zoning Commission Meeting Minutes
11. Draft Ordinance

Respectfully submitted:
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