

# **Z17-0023 Cope Addition**

**Planning Division**

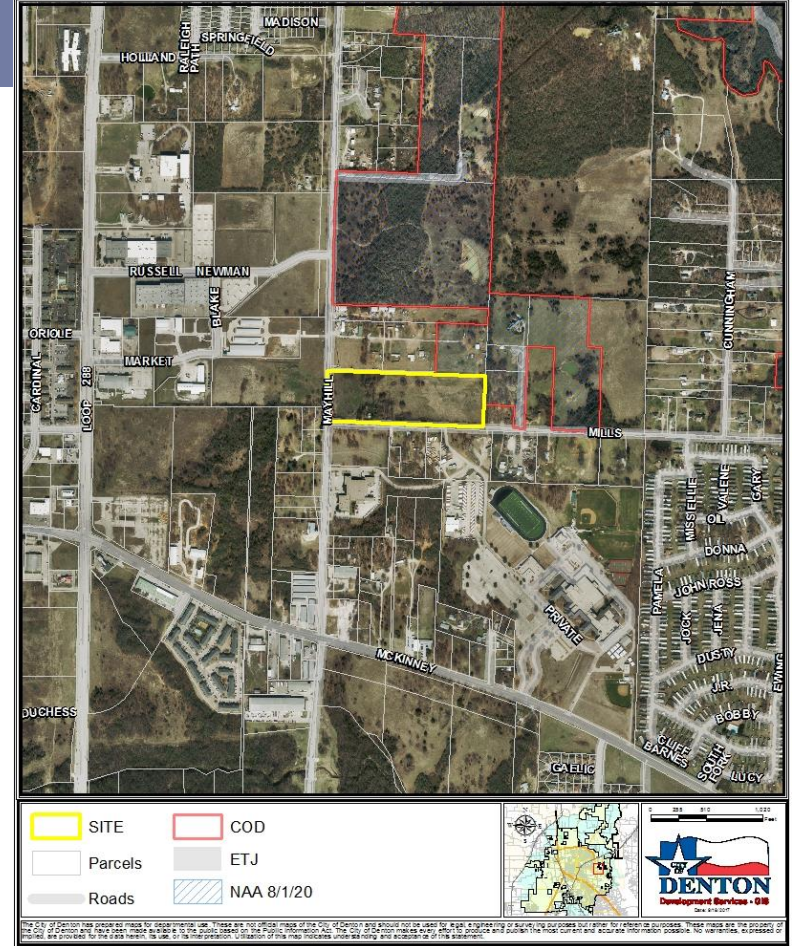
**Dec. 5, 2017**



# 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 currently designated as RD-5X.
- ▶ The property is generally located at the northeast corner of Mayhill Road and Mills Road.
- ▶ Currently this property may only be subdivided into lots of 5 acres or greater under RD-5x. (Maximum of 3 lots)

Z17-0023  
Site Location

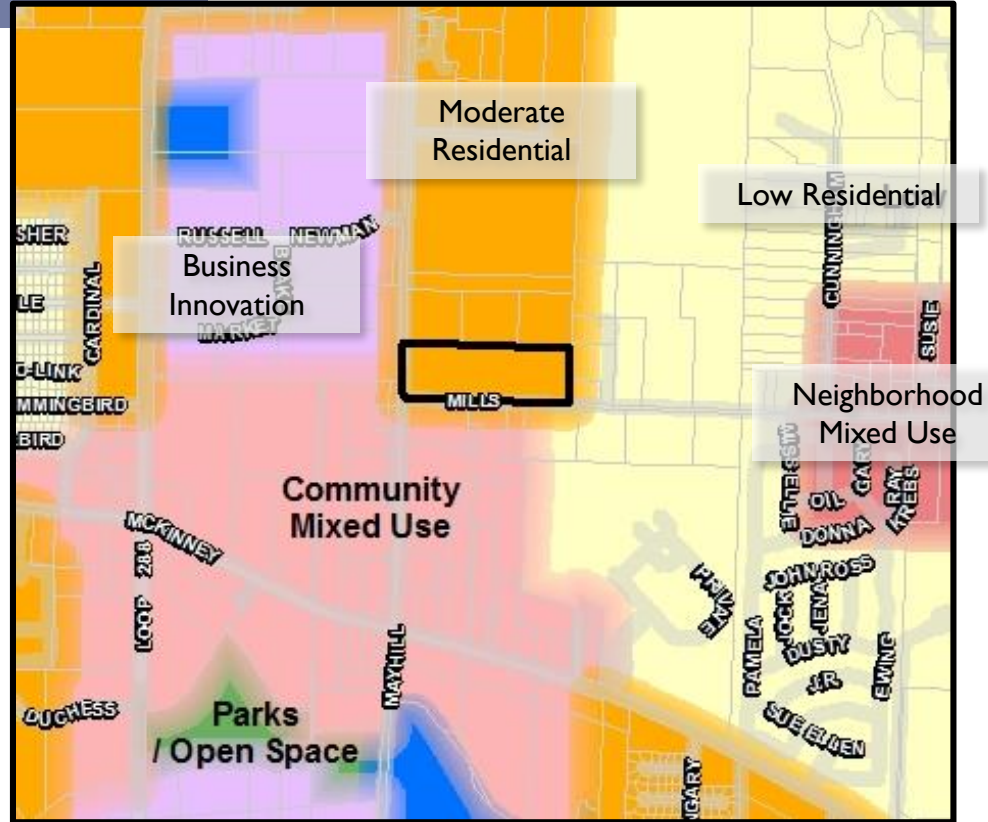


# Criteria for Approval (Sec 35.3.4)

- ▶ The proposed rezoning conforms to the Future Land Use element of the Denton Plan 2030.
- ▶ The proposed rezoning **facilitates** the adequate provision of transportation, water, sewer, schools, parks, other public requirements, and public convenience.
  - ▶ The property will be required to be platted. Infrastructure needs assessment will be completed at this time.

# 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, mixed-use, or commercial areas
- ▶ NR-6 is consistent with this designation



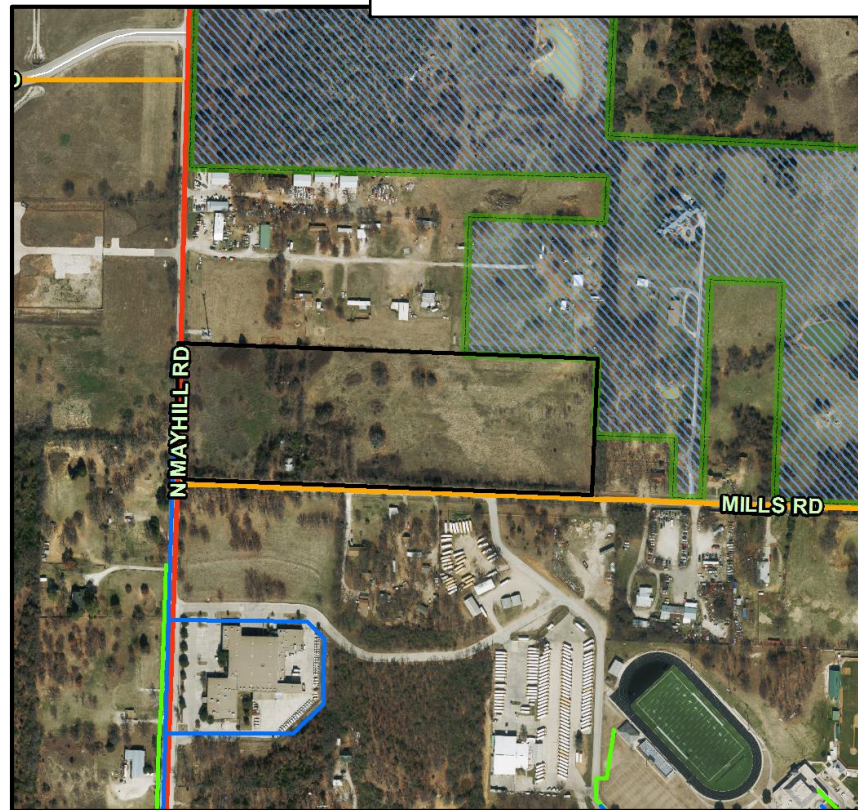


# Analysis: Public Facilities

- ▶ Mayhill Road
  - ▶ Primary Arterial under expansion
- ▶ Mills Road
  - ▶ Collector – requires 65-70 feet of ROW (two thru lanes and sidewalk)
  - ▶ Perimeter street improvements will be required along Mills Road (requirements to be determined at platting)
- ▶ Water/Sewer – available along Mayhill
  - ▶ Will have to be extended for development of the property

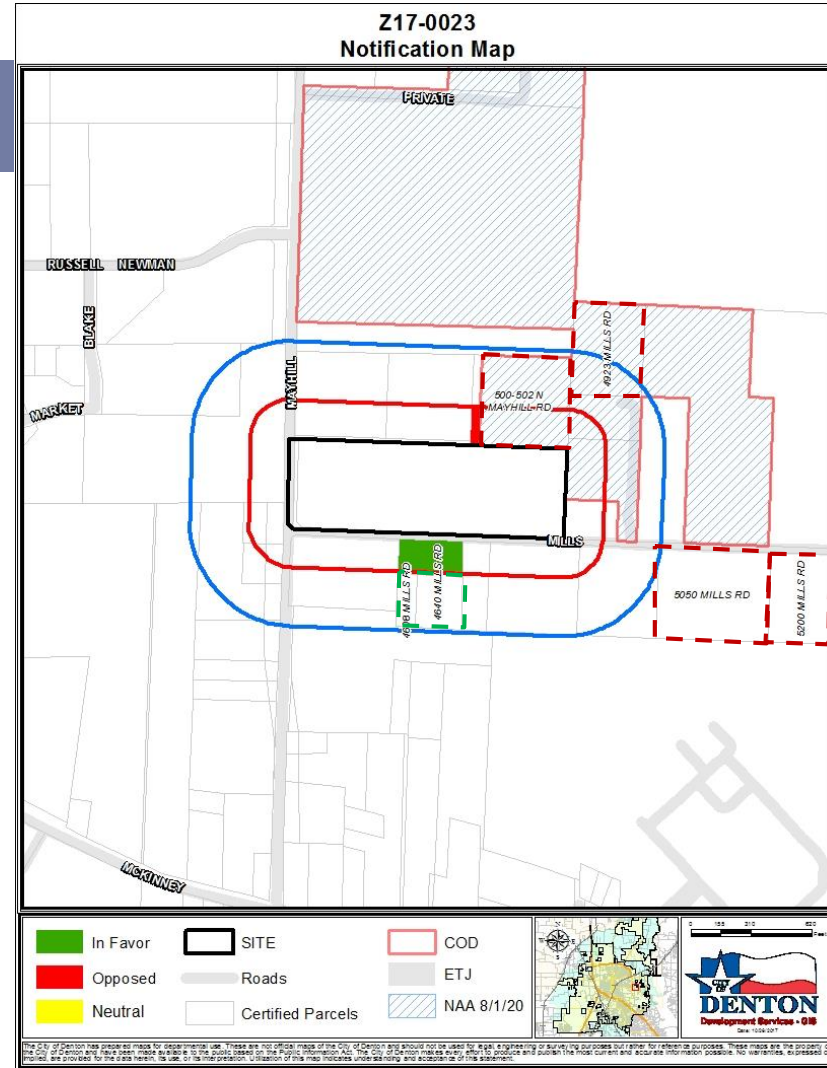
## Legend

- Primary Arterial Roadway —
- Collector —
- Water Line —
- Sewer Line —



# Public Notification

- ▶ 200 ft. Notices: **13**
- ▶ Responses to 200 ft. Notice:
  - In Opposition: **1 (1.09%)**
  - In Favor: **1 (6.39%)**
- ▶ 500 ft. Courtesy Notices: **20**



# Recommendation

- ▶ Staff recommended **APPROVAL**:
  - ▶ NR-6 is compatible with the surrounding property.
  - ▶ NR-6 is consistent with the goals and objectives of the Denton Plan 2030 for Moderate Residential areas.
  - ▶ Development of the property will facilitate public improvements along Mills Road (i.e. water, sewer, and street construction).
- ▶ The Planning and Zoning Commission recommended **APPROVAL** of the request (7-0).