



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, to rezone approximately 7.14 acres from a Neighborhood Residential 2 (NR-2) District to a Neighborhood Residential 6 (NR-6) District. The property is generally located on the south side of Audra Lane approximately 265 feet east of Nottingham Drive. The Planning and Zoning Commission voted 4-0 to approve the request. (Z17-0024, Yale Development).

BACKGROUND

The applicant, Yale Law Group, and requested a rezoning from NR-2 District to NR-6 District on 7.14 acres of property located along Audra Lane. The rezoning is intended to facilitate the development a single-family subdivision. A full staff analysis of the rezoning request is provided in Exhibit 2.

OPTIONS

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

RECOMMENDATION

Staff recommends denial of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On November 29, 2017 the Planning and Zoning Commission recommended approval of the request [4-0]. The Commissioners discussed the need for affordable housing in Denton as well as the density of the applicant's proposal, which is approximately 4.6 dwelling units per acre.

Prior to the meeting one written response in favor of the request was received, and one response was received that expressed concerns about the development but did not indicate favor or opposition. These responses are included in Exhibit 8.

At the meeting, seven people spoke in favor of the request, including the developer and representatives of Denton Affordable Housing Corporation, the current owner of the subject property. The applicant and engineer for the project presented their intended layout for the subdivision with a total of 33 residential lots and showed photos of the intended house style. The applicant also indicated that the average house price would be around \$240,000 and the floor plans would range from approximately 1,300 to 1,700 square feet. Two people spoke in opposition of the request, indicating concerns about increased traffic on Audra Lane,

the potential impact of affordable housing on nearby property values, and a desire for the City to follow the goals of the Denton Plan 2030 for low density development in this area.

Minutes from the Planning and Zoning Commission meeting have not been drafted as of the issuance of this report.

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
9. Presentation Slides
10. Draft Ordinance

Respectfully submitted:
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