



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

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## 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 to rezone approximately 71.76 acres from an Industrial Center Employment (IC-E) District to a Neighborhood Residential Mixed-Use (NRMU) District. The property is generally located on the south side of West Oak Street approximately 290 feet west of the Interstate Highway 35 service road in the City of Denton, Denton County, Texas. The Planning and Zoning Commission recommended approval of the request (4-3). (Z17-0016, Retreat at Denton).

### **BACKGROUND**

The request is for a rezoning from IC-E District to NRMU District on 71.76 acres of property located on the western side of Denton at the southeast corner of the intersection of West Oak Street and the future extension of Precision Drive. The rezoning is intended to facilitate the development of multi-family residential and outdoor recreation uses on the property, for which a Specific Use Permit (SUP) request has been concurrently submitted. A full staff analysis of the rezoning request is provided in Exhibit 2.

To comply with public hearing notification requirements, 11 notices were sent to property owners within 200 feet of the subject property. The City has received one favorable response and one opposition response from property owners within 200 feet of the request. The response represents 22% of the land area of property within 200 feet of the subject property, which exceeds the 20% opposition threshold that requires a supermajority vote (6 out of 7 members) of the City Council for approval of the request. Both written responses are attached to Exhibit 8.

### **OPTIONS**

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

### **RECOMMENDATION**

The Development Review Committee recommends denial of this request.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

The Planning and Zoning Commission recommended approval [4-3] of the zoning request at a meeting on November 8, 2017. At the public hearing there was discussion regarding the appropriateness of the NRMU District and the proposed student housing in an industrial area. The applicant and property owner's representative spoke in favor of the request and spoke about past attempts to market the property for

industrial uses which were unsuccessful due to the unique features of the property such as the topography and floodplain. A representative from Perterbilt spoke in opposition to the request due to the potential conflicts between residents and truck traffic from their facility.

### **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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