



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 for a Specific Use Permit for 71.76 acres of land, specifically to allow for a multi-family residential use on approximately 32.60 acres and to allow for an outdoor recreation use on approximately 19.90 acres. 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 with conditions (4-3). (S17-0009, Retreat at Denton).

BACKGROUND

The request is for a Specific Use Permit (SUP) to permit a multi-family use on approximately 32.60 acres and outdoor recreation use on approximately 19.90 acres of a larger 71.76-tract of land. The SUP request is submitted concurrently with a request for rezoning from IC-E District to NRMU District on the entire 71.76 acres of property.

The rezoning request would have to be approved in order for the SUP request to be considered.

The property is 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. A full staff analysis of the rezoning request is provided in Exhibit 2.

OPTIONS

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

RECOMMENDATION

The Development Review Committee recommends denial of this request.

If the City Council votes to approve the request, staff recommends the following conditions be established:

1. The provided Site Plan, Landscape Plan, and Building Elevations are conceptual. A full site plan submittal shall be required to ensure each phase of the development complies with the requirements of the Denton Development Code in terms of site design, landscaping, parking, and building design as provided in DDC 35.6.3.

2. A full assessment of the Environmentally Sensitive Areas (ESA) on the property is required and an Alternative ESA plan must be approved before any development within the boundaries of the ESA shown on the Conceptual Site Plan can be approved.
3. The development of a multi-family use shall be limited to the 32.6 acres designated for this use on the attached Conceptual Site Plan, and an outdoor recreation use shall be limited to the 19.9 acres indicated for this use on the attached conceptual Site Plan. The multi-family use shall contain no more than the 289 units shown on the conceptual Site Plan and the density of development shall be calculated based on only the area within each proposed phase of the multi-family development.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On November 8, 2017 the Planning and Zoning Commission recommended approval [4-3] of the request with the three staff recommended conditions listed above. At the public hearing there was discussion regarding the appropriateness of 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. Minutes from this 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. Conceptual Site Plan
5. Conceptual Landscape Plan
6. Sample Building Elevations
7. Notification Map
8. Presentation Slides
9. Draft Ordinance

Respectfully submitted:
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