



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 7.5 acres from a Community Mixed Use General (CM-G) District to a Neighborhood Residential Mixed-Use (NRMU) District. The property is generally located on the northeast corner of East Sherman Drive and Poinsettia Boulevard in the City of Denton, Denton County, Texas. (Z17-0008, Palladium Denton, Julie Wyatt).

BACKGROUND

The applicant is requesting a rezoning from Community Mixed Use General (CM-G) District to Neighborhood Residential Mixed Use (NRMU) District to facilitate a multi-family development on a 7.5-acre site. In order to develop multi-family dwellings, approval of a Specific Use Permit (SUP) is also required. An SUP for the multi-family use is being considered concurrently with the proposed rezoning (S17-0010). A full staff analysis is attached in Exhibit 2.

OPTIONS

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

RECOMMENDATION

Staff recommends approval of the request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On November 29, 2017, the Planning and Zoning Commission (P&Z) held a public hearing regarding the requested rezoning and associated SUP. Twelve residents spoke at the public hearing. Although they were generally opposed to the proposed SUP for multi-family development, a few supported the proposed rezoning in order to reduce the number permitted commercial uses for the site.

The applicant spoke in favor of the request and stated that a Traffic Impact Analysis (TIA) is being prepared and will be submitted to the City as part of the development process. He also discussed the Housing Tax Credit Program requirements.

During the meeting, P&Z discussed the permitted uses associated with the existing zoning of CM-G District. Under current zoning, multi-family is permitted as part of a mixed-use development which must include

ground floor commercial uses for buildings located on Poinsettia Boulevard and East Sherman Drive. Staff further explained that if multi-family with commercial uses on the ground floor were contemplated, a rezoning and approval of an SUP would not be required.

The proposed NRMU District would not require a commercial component for multi-family development, provided that an SUP for the use is approved by City Council. Based upon the current zoning's expanded commercial uses and ground-floor commercial use requirements, the P&Z determined that the proposed rezoning and associated SUP for multi-family dwellings would provide a buffer for the adjacent neighborhoods and reduce the likelihood of incompatible commercial development within proximity to single-family dwellings.

At the closure of the public hearing, a motion was made to recommend approval of the request. This motion passed 4-0. Minutes from this meeting have not been drafted as of the issuance of this report.

As part of a Housing Tax Credit Program application, the City Council approved a resolution of support for the proposed development on February 7, 2017.

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: 4.3 Provide quality, diverse, and accessible neighborhood services for the community

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Aerial Map
4. Zoning Map
5. Future Land Use Map
6. Permitted Use Comparison
7. Proposed Zoning
8. Notification Map and Responses
9. Presentation
10. Draft Ordinance

Respectfully submitted:
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