



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 13, 2017

SUBJECT

Hold a public hearing and consider a request by Amanda Austin to rezone approximately 4 acres from a Neighborhood Residential 3 (NR-3) District to a Neighborhood Residential Mixed-Use 12 (NRMU-12) District. The property is generally located on the north side of Mingo Road, approximately 150 feet southwest of Boyd Street in the City of Denton, Denton County, Texas. (Z17-0012, Mingo Road Apartments, Julie Wyatt).

BACKGROUND

The applicant is requesting a rezoning from Neighborhood Residential 3 (NR-3) District to Neighborhood Residential Mixed Use 12 (NRMU-12) District to facilitate a multi-family development on a 4-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 (S17-0006). A full staff analysis is attached in Exhibit 2.

OPTIONS

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

RECOMMENDATION

The request is consistent with the Future Land Use designation and the overall goals of the Denton Plan 2030. The proposed NRMU-12 District permits moderate-density residential and limited commercial uses, encouraging infill development that is compatible with the surrounding zoning and development pattern. Therefore, Staff recommends approval of the request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The subject property was zoned Neighborhood Residential 3 (NR-3) District as part of the 2002 City-wide rezoning. Prior to 2002, the property was zoned SF-7, which primarily permitted single-family detached dwellings with a minimum lot size of 7,000 square feet.

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

Respectfully submitted:
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Interim Planning Director

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