



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: March 6, 2018

SUBJECT

Hold a public hearing and consider adoption of an ordinance to rezone approximately 2 acres from a Neighborhood Residential Mixed Use 12 (NRMU-12) District to a Community Mixed Use General (CM-G) District. The subject property is located at 1101 W. University Drive, in the City of Denton, Denton County, Texas (Z17-0027b, Pecan Creek Crossing, Shandrian Jarvis Ugwoke)

BACKGROUND

The request is for a rezoning from NRMU-12 District to CM-G District on approximately 2 acres of property located along W. University Drive. The applicant has indicated that the property will be developed with restaurant and retail uses. 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 staff recommends approval of this request. Planning and Zoning Commission recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

At the February 7, 2018 meeting, the Planning and Zoning Commission voted 6-0 to approve the request. Two letters in response to the request from property owners within 200 feet of the subject property have been received- one in favor and one opposed to the request. At the meeting, there were no speakers for the item and no discussion by the commission regarding the request. A super-majority vote is not required for City Council approval.

Minutes from the Planning and Zoning Commission meeting have been attached for reference.

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: 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. Zoning Ordinance
10. Planning and Zoning Commission Minutes
11. Presentation Slides

Respectfully submitted:
Richard Cannone, AICP
Interim Planning Director

Prepared by:
Shandrian Jarvis Ugwoke, AICP
Principal Planner