

Z17-0027

Pecan Creek Crossing

Planning Division

March 6, 2018



Request & Site Data

- ▶ Request: **Rezone 2 acres** from a **Neighborhood Residential Mixed-Use 12 (NRMU-12) District** to a **Community Mixed-Use General (CM-G) District**
- ▶ Located along W. University Drive
- ▶ Near Rayzor Elementary
- ▶ Undeveloped; unplatted

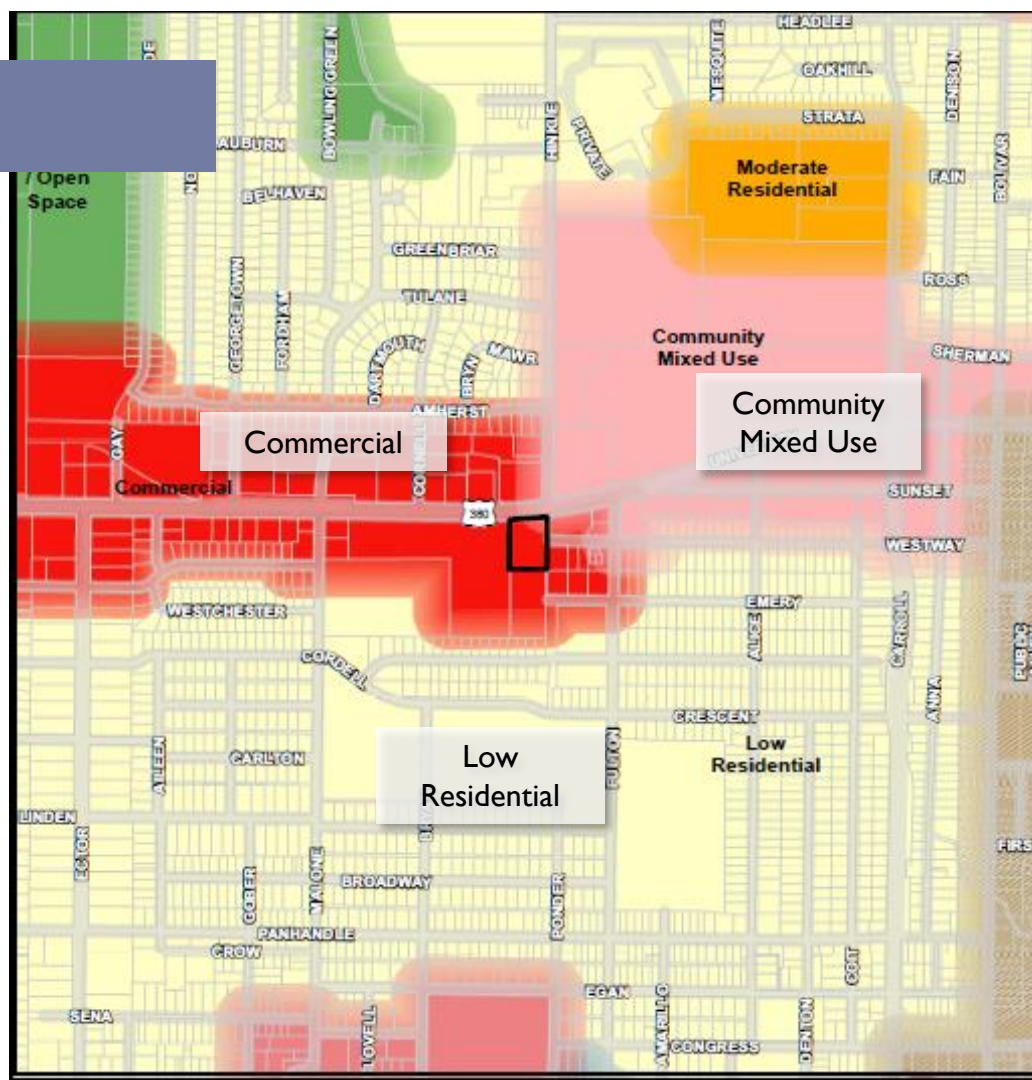


Criteria for Approval (Sec.35.3.4)

- ▶ Does the request meet the Future Land Use Plan (FLUP)?
- ▶ Would there be adequate provision of transportation, water, sewer, schools, parks, and public services if the request is granted?

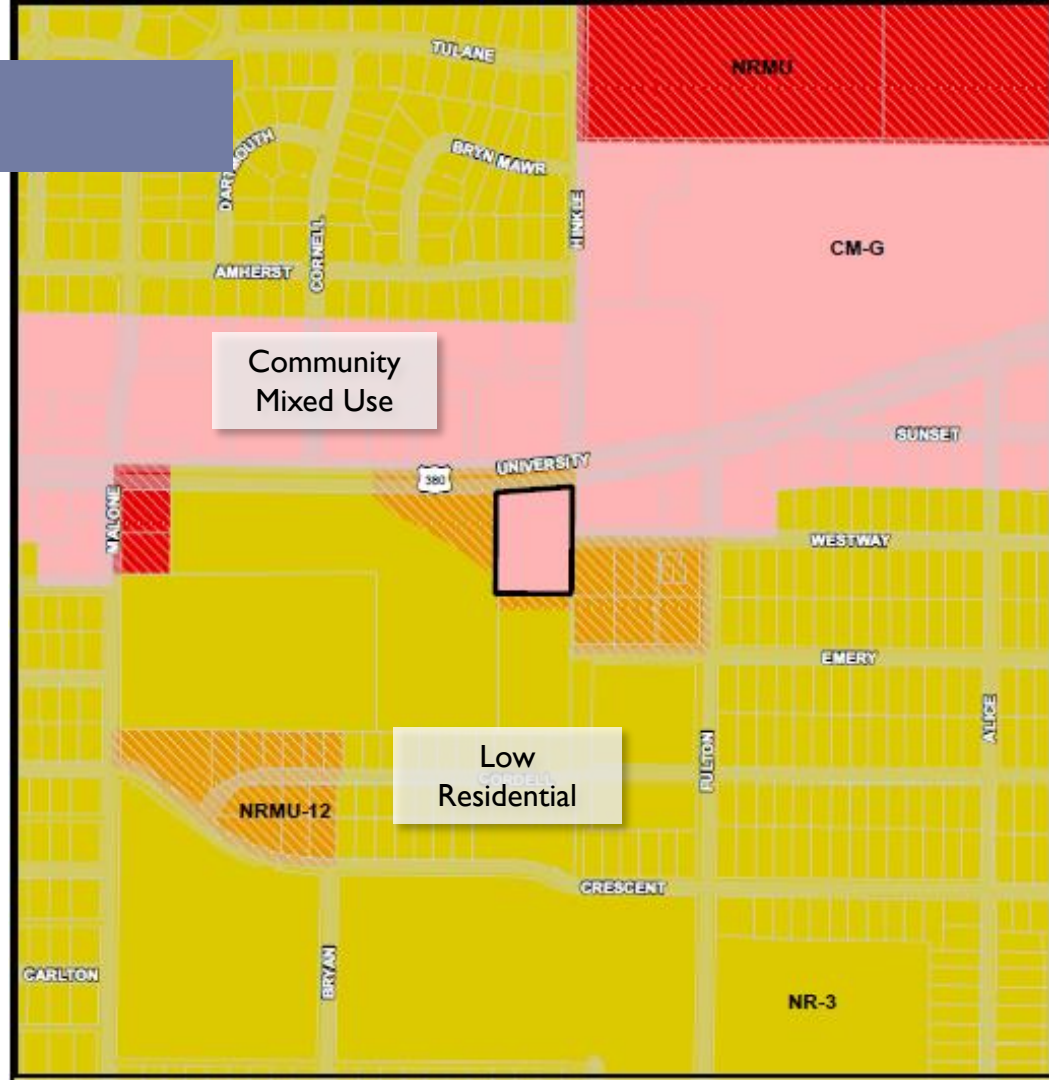
Analysis: FLUP

- ▶ **Commercial:**
 - ▶ Intent: Promote regional, community, and neighborhood shopping centers
- ▶ **Finding:** The request *meets* the intent of the FLUP.
 - ▶ CM-G would be logical extension of the existing CM-G district in the area
 - ▶ Promote a cohesive development pattern



Compatibility

- ▶ Surrounding zoning is CM-G; with some NR zoning
- ▶ Development pattern is primarily commercial



Public Facilities

- ▶ Water/Sewer
 - ▶ Will require extensions
- ▶ W. University
 - ▶ Current: 6-lane divided
 - ▶ Mobility Plan: 6-lane divided with sidewalks, bike lanes
 - ▶ Dedications/perimeter improvements at platting



Environment

- ▶ Floodplain ESA on site
- ▶ No existing tree canopy



Public Notification

- ▶ 200 ft. Notices: **11**
- ▶ Responses to 200'
Legal Notice:
 - In Opposition: **1**
 - In Favor: **1**
 - Neutral: **0**
- ▶ 500 ft. Courtesy
Notices: **26**
- ▶ Neighborhood meeting
N/A



Summary and Recommendation

- ▶ Staff recommends **APPROVAL** of the request
 - 1) CM-G is consistent with the goals and objectives of the Denton Plan 2030
 - 2) CM-G is compatible with the surrounding property in terms of permitted density and new uses

- ▶ P&Z recommended **APPROVAL** 6-0