



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**CM:** Todd Hileman

**DATE:** March 21, 2018

### **SUBJECT**

Hold a public hearing and consider a request by Denton Baptist Temple to rezone approximately 5 acres from Downtown Residential 1 (DR-1) and Downtown Residential 2 (DR-2) districts to a Downtown Commercial General (DC-G) District. The subject property is located at 610 N. I-35E, in the City of Denton, Denton County, Texas. (Z18-0005, Denton Baptist Temple, Shandrian Jarvis Ugwoke).

### **BACKGROUND**

The request is for a rezoning from DR-1 and DR-2 to DC-G on approximately 5 acres of property located along I-35E. The property is currently divided into three zoning districts. The applicant is seeking to rezone the parcels in order to facilitate a more cohesive development in the future. 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**

Staff recommends approval of this request.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

No prior action has been taken related to this rezoning request.

### **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

Respectfully submitted:  
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Principal Planner