

# **Z17-0034 I-35E Rezoning**

**Planning Division**

**May 1, 2018**



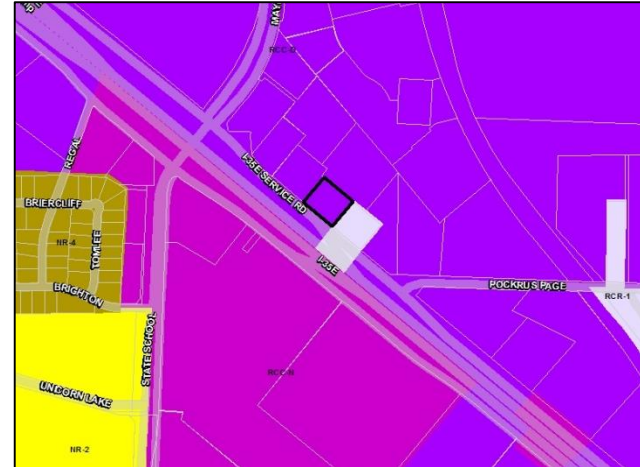
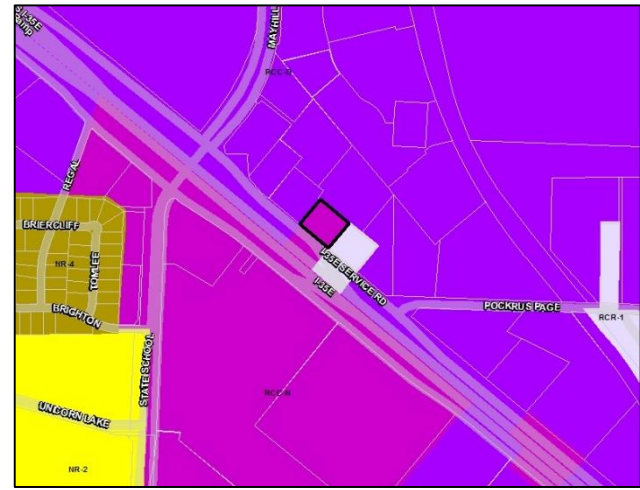
# Request:

- ▶ Hold a public hearing and consider making a recommendation to City Council regarding a request by Melissa Investments LLC to rezone the subject site from a Regional Center Commercial Neighborhood (RCC-N) zoning district to a Regional Center Commercial Downtown (RCC-D) zoning district.
- ▶ The 0.808 acre site is generally located on the northeast side of the I-35E, approximately 627 feet southeast of S. Mayhill Road.



# Request:

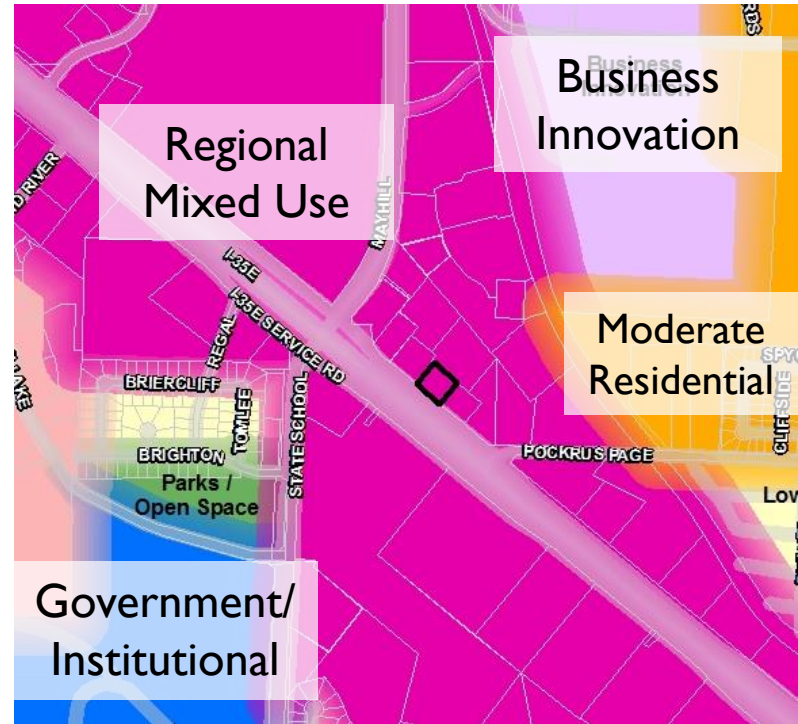
- ▶ Current zoning: RCC-N
- ▶ Proposed initial zoning: RCC-D



# Analysis: Denton Plan 2030

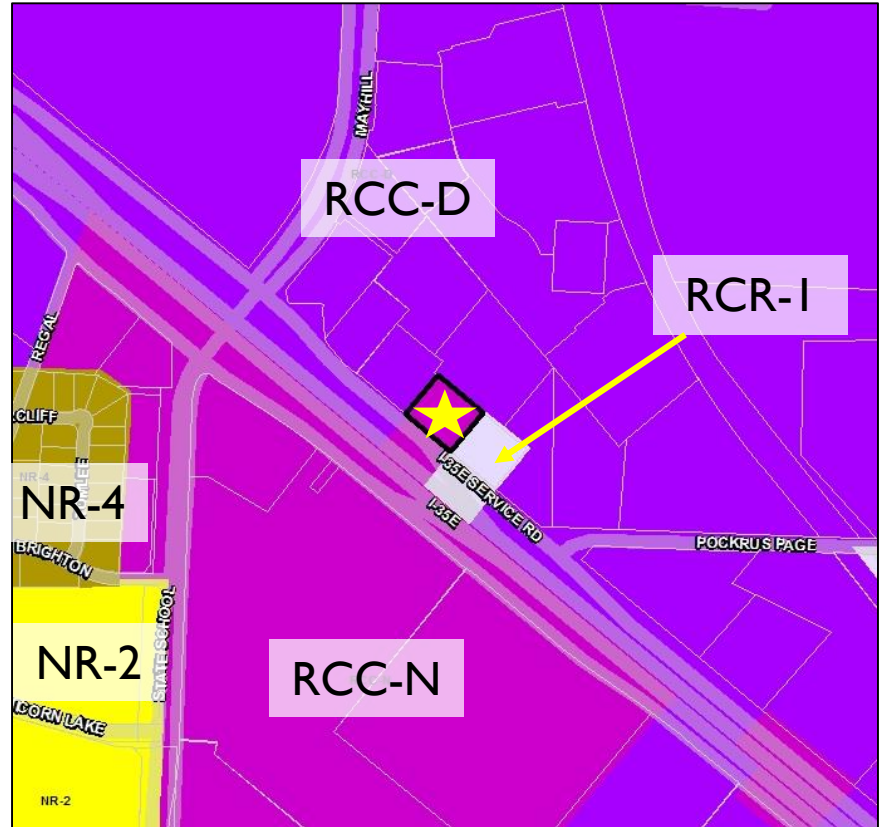
## ► Regional Mixed Use:

- Intent: This designation is located primarily along I-35 interchanges and primary arterials to encourage the greatest regional accessibility. Future development will complement and embrace existing, viable uses, and raise the standard of design to increase their regional draw.
- The types of uses and scale of development permitted in RCC-D District conform to the goals of the Regional Mixed Use designation.



# Zoning Compatibility

- ▶ The requested RCC-D District would actually be a continuation of the existing RCC-D District located to the north, west, and east.
- ▶ The uses permitted in the RCC-D District are consistent with the uses that exist in the area today, which include auto sales and service, offices, retail/restaurant, and other commercial uses.



# Public Facilities

- ▶ Access:
  - ▶ I-35E Service Road
- ▶ Water/Sewer:
  - ▶ Available

## Legend

Primary Arterial Roadway



Freeway



# Notification:

- ▶ Public Notification Date:  
April 8, 2018
- ▶ 200 ft. Public Notices sent via  
certified mail: 6
  - ▶ 500 ft. Courtesy Notices sent via  
regular mail: 14
  - ▶ Responses to 200' Legal Notice:

 In Opposition: 0

 In Favor: 0

 Neutral: 0



# Recommendation:

- ▶ The Planning and Zoning Commission recommends approval (--).
  
- ▶ Staff recommends **approval** of the request.
  
- 1) RCC-D is consistent with the goals and objectives of the Denton Plan 2030.
- 2) RCC-D is compatible with the surrounding property in terms of permitted uses.