



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: May 23, 2018

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by Preston Alpha Investments LLC to assign an initial zoning designation of Neighborhood Residential 6 (NR-6) District to approximately 73.47 acres. The property is generally located on the north side of Long Road and west of FM 428/Sherman Drive in the City of Denton, Denton County, Texas. (Z17-0028, Stark Farms, Cindy Jackson). THIS ITEM HAS BEEN POSTPONED BY THE CITY.

BACKGROUND

This request was to assign an initial zoning designation of NR-6 on a 73.4 acre site for the purpose of developing a 395 lot single family subdivision. The site was annexed into the city on January 9, 2018.

The applicant was required to complete a Traffic Impact Analysis (TIA) prior to the zoning public hearing as a result of the number of lots proposed for this subdivision. The requested TIA was accepted by the City Traffic Engineer on April 26, 2018. As staff began review of the TIA, it became clear that additional time would be required to address the findings of the study. For this reason, staff decided to postpone the public hearing for the rezoning so we could better understand the implications of study for the subject area.

Respectfully submitted:
Richard Cannone, AICP
Interim Planning Director

Prepared by:
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Senior Planner