



Legislation Details (With Text)

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Title: Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas regarding a rezoning from a Downtown Residential 1 (DR-1) District to a Downtown Residential 2 (DR-2) District on approximately 0.87 acres, generally located on the east side of McCormick Street, approximately 100 feet south of W. Eagle Drive. The Planning and Zoning Commission recommends approval 6-0. (Z16-0017)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit 1- Staff Analysis, 2. Exhibit 2- Aerial Map, 3. Exhibit 3- Zoning Map, 4. Exhibit 4- Future Land Use Map, 5. Exhibit 5- Presentation Slides, 6. Exhibit 6- DR-1 Permitted Uses, 7. Exhibit 7- DR-2 Permitted Uses, 8. Exhibit 8- Public Notification Map and Responses, 9. Exhibit 9- Planning and Zoning Commission Meeting Minutes, 10. Exhibit 10- Draft Ordinance

Date	Ver.	Action By	Action	Result
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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Jon Fortune

DATE: October 18, 2016

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas regarding a rezoning from a Downtown Residential 1 (DR-1) District to a Downtown Residential 2 (DR-2) District on approximately 0.87 acres, generally located on the east side of McCormick Street, approximately 100 feet south of W. Eagle Drive. The Planning and Zoning Commission recommends approval 6-0. (Z16-0017)

BACKGROUND

The subject property is comprised of three parcels of land located at 907, 909, and 911 McCormick Street. All three parcels are owned by the Catholic Diocese of Fort Worth. The parcels are currently zoned DR-1 District. The property owner is seeking to rezone the parcels to the DR-2 District to reduce the minimum landscaping requirement, thereby increasing the allowed maximum lot coverage. The owner has indicated that the intent of the rezoning is to facilitate development of the parcels as a Pastoral Center. However, if the rezoning is approved, all permitted uses within the DR-2 District would be permitted.

Rezoning the subject property from DR-1 District to DR-2 District is consistent with the surrounding land use

and zoning pattern. The proposed rezoning is a logical extension of the DR-2 District that presently occurs to the east, west, and north of the subject property. The maximum lot coverage allowed for the property would increase from 60% in the DR-1 District to 75% in the DR-2 District, which would lower the minimum required landscaping area from 40% to 25%. The maximum allowed building height would increase from 40 feet to 45 feet with the proposed rezoning. New development, with the slightly increased lot coverage and allowable height, would be consistent with the scale of development, the mix of uses, and the current combination of zoning designations in the surrounding area.

The subject property is within an area designated as a “Neighborhood/University Compatibility Area” on the Future Land Use Map in Denton Plan 2030. This land use designation applies to residential and commercial areas adjacent to the University of North Texas and Texas Woman’s University that are affected by their proximity to the university. The subject property is less than 150 feet from the University of North Texas campus, and much of the surrounding area serves as student housing. The proposed use and other permitted uses that could develop on the site such as multi-family dwellings and neighborhood services are logical for the area and would be easily accessible from campus or the surrounding neighborhood by walking or bicycling.

OPTIONS

1. Approve as submitted.
2. Approve subject to conditions.
3. Deny.
4. Postpone consideration.
5. Table item.

RECOMMENDATION

The Planning and Zoning Commission recommends approval of this request (6-0).

The Development Review Committee recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On September 14, 2016 the Planning and Zoning Commission recommended approval of the rezoning request (6-0).

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. Staff Analysis

2. Site Location/Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Presentation Slides
6. DR-1 Permitted Uses
7. DR-2 Permitted Uses
8. Public Notification Map and Responses
9. Planning and Zoning Commission Meeting Minutes
10. Draft Ordinance

Respectfully submitted:
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