



Legislation Details (With Text)

File #: Z16-0027b **Version:** 1 **Name:**

Type: Planning Case

File created: 3/10/2017 **In control:** City Council

On agenda: 3/21/2017 **Final action:**

Title: Hold a public hearing and consider adoption of an ordinance to rezone approximately 20.49 acres from a Regional Center Commercial Downtown (RCC-D) District to a Regional Center Residential 2 (RCR-2) District. The property is generally located at 2100 South Mayhill Road and at the end of Hudsonwood Drive in the City of Denton, Denton County, Texas. (Z16-0027, The Standard/The Hudson at Medpark).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit 1 - Staff Analysis, 2. Exhibit 2 - Site Location Map, 3. Exhibit 3 - Zoning Map, 4. Exhibit 4 - Future Land Use Map, 5. Exhibit 5 - Zoning Change Map, 6. Exhibit 6 - Permitted Uses in RCR-2 and RCC-D Districts, 7. Exhibit 7 - Presentation Slides, 8. Exhibit 8 - Public Notification Map and Responses, 9. Exhibit 9 - March 8, 2017 Planning & Zoning Commission Meeting Minutes, 10. Exhibit 10 - Draft Ordinance

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM: Todd Hileman

DATE: March 21, 2017

SUBJECT

Hold a public hearing and consider adoption of an ordinance to rezone approximately 20.49 acres from a Regional Center Commercial Downtown (RCC-D) District to a Regional Center Residential 2 (RCR-2) District. The property is generally located at 2100 South Mayhill Road and at the end of Hudsonwood Drive in the City of Denton, Denton County, Texas. (Z16-0027, The Standard/The Hudson at Medpark).

BACKGROUND

The subject tract is located northwest of the Mayhill Road / Colorado Boulevard intersection. It comprises the westernmost area of a larger parent tract, located at the terminus of Hudsonwood Drive, and is approximately 20.49 acres. The applicant intends to develop the subject tract for multi-family use, pending approval of both the rezoning request and a Specific Use Permit (SUP) for the site. The applicant is seeking to rezone the property to RCR-2 District due to limitations under the current RCC-D District that only allow the multi-family use as part of a mixed-use development.

The purpose of Regional Mixed Use Centers, of which RCR-2 District and RCC-D District are a part, is to create centers of activity including shopping, services, recreation, employment, and institutional facilities

supported by and serving an entire region. The RCR-2 District is intended to promote high-density residential development with a mixture of neighborhood services. Detached single-family development is not permitted; however, attached single-family development is permitted by right and multi-family development is permitted with approval of an SUP, small-area plan, or as part of a mixed-use development. RCR-2 District would be appropriate for the subject property as a continuation of this existing family of zoning districts. The less intensive uses permitted within the RCR-2 District would be better suited to the location of the subject property given its substantial offset from the arterial road, Mayhill Road, along a collector street.

The future land use designation for the property is “Regional Mixed Use”. This designation applies to areas that serve as regional destinations within Denton. Development may include moderate and high density residential, commercial, office, entertainment, and other uses except industrial, at the highest levels of scale and density within the city. The proposed rezoning to RCR-2 District conforms to the Future Land Use Designation of Regional Mixed Use. The applicant’s intended use of the property also conforms to the moderate to high-density residential development aspect of the Regional Mixed Use designation.

OPTIONS

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

RECOMMENDATION

The Development Review Committee recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On March 8, 2017 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 Map
3. Zoning Map
4. Future Land Use Map
5. Zoning Change Map

6. Permitted Uses in RCR-2 and RCC-D Districts
7. Presentation Slides
8. Public Notification Map and Responses
9. Planning and Zoning Commission Meeting Minutes
10. Draft Ordinance

Respectfully submitted:
Munal Mauladad
Director of Development Services

Prepared by:
Hayley Zagurski
Assistant Planner