



Legislation Text

File #: Z16-0028a, **Version:** 1

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM: Todd Hileman

DATE: May 2, 2017

SUBJECT

Hold a public hearing and consider adoption of an ordinance to rezone approximately 0.550 acres from a Downtown Residential 2 (DR-2) District to a Downtown Commercial General (DC-G) District. The property is generally located at 1604 West Hickory Street approximately 85 feet east of North Avenue C in the City of Denton, Denton County, Texas. The Planning and Zoning Commission recommends approval (4-2). (Z16-0028, Harris).

BACKGROUND

The applicant is seeking to rezone the subject property, which is located on the north side of Hickory Street between Avenue B and Avenue C, from DR-2 District to DC-G District. The property owner, Jackson Chang Apartments, also owns the two adjoining properties to the east, which are zoned DC-G District, and is seeking to consolidate the zoning on the three contiguous parcels to facilitate future redevelopment. Access to the subject property is currently provided from a single driveway on West Hickory Street, which is classified as a Secondary Major Arterial and a One-Way Couplet per the Mobility Plan. A One-Way Secondary Major Arterial requires 66 feet of right-of-way and is designed to accommodate approximately 10,050 vehicle trips per day.

The current zoning of DR-2 District permits a mix of single- and multi-family residential, small-scale neighborhood services, and institutional uses intended to provide a transition from moderate density residential neighborhoods to high density downtown development. The proposed DC-G District is intended to encourage a mixed-use and pedestrian oriented district around the downtown district and university areas. A schedule of permitted uses in both the DR-2 District and DC-G District is provided in Exhibit 6. The proximity of the subject property to the University of North Texas campus and the downtown district makes this a logical location for the density and uses permitted in the DC-G District. Currently, DC-G District exists to the south and east of the subject property and DR-2 District exists to the north and west.

The subject property is located within an area designated as a "Neighborhood/University Compatibility Area" on the Future Land Use Map in the Denton Plan 2030. This designation applies to areas of residential and commercial use that are adjacent to the University of North Texas (UNT) and Texas Woman's University that are affected by the proximity of the universities. These areas are intended to provide a transition between the campuses and the surrounding neighborhoods by promoting compatible form and land uses such as moderate density residential and neighborhood-serving commercial uses that can serve both students and neighborhood residents. The mixture or uses and scale of development permitted by the DC-G District are in conformance with this Future Land Use designation because they would contribute to the walkability, livability, and vibrancy of the area surrounding the UNT campus.

In summary, the proposed rezoning to DC-G District is a logical continuation of the existing DC-G District to the east and south of the subject property and would facilitate the cohesive redevelopment of three parcels of land under the same ownership. The scale and density of development permitted under the DC-G District would not be out of character for the area immediately adjoining the UNT campus. The rezoning is also in conformance with the Future Land Use designation for the area surrounding the university, particularly because it would promote pedestrian and bicycle traffic by allowing higher density development in close proximity to the university.

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 22, 2017, the Planning and Zoning Commission recommended approval of the rezoning request [4-2].

The opposition to this request was primarily due to concern over the height and density of development permitted within the DC-G District and potential incompatibility of such development with surrounding neighborhoods. However, the recommendation for approval was given because other commissioners found that DC-G District was appropriate at this location given the proximity to the university campus and the continuity it would provide among the applicant's Hickory Street properties. Minutes from the P&Z meeting are included in Exhibit 9.

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. Existing Zoning Map
4. Future Land Use Map
5. Proposed Zoning Map
6. Permitted Uses Table

7. Presentation Slides
8. Public Notification Map and Responses
9. Planning and Zoning Commission Meeting Minutes
10. Draft Ordinance

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