

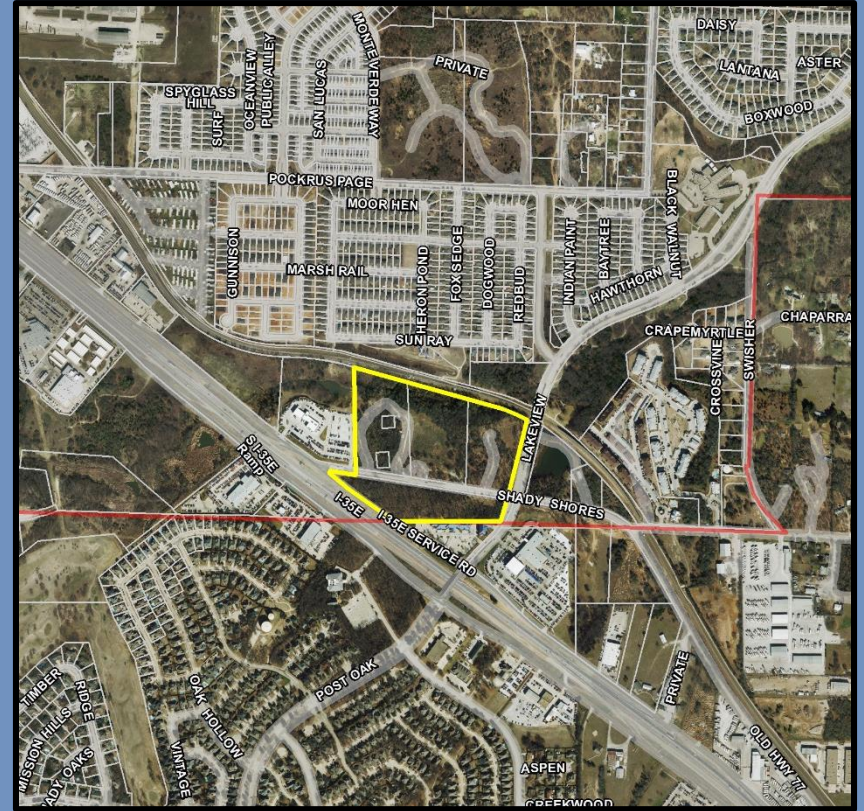
Z17-0002

Julie Wyatt/940-349-8585/julie.wyatt@cityofdenton.com



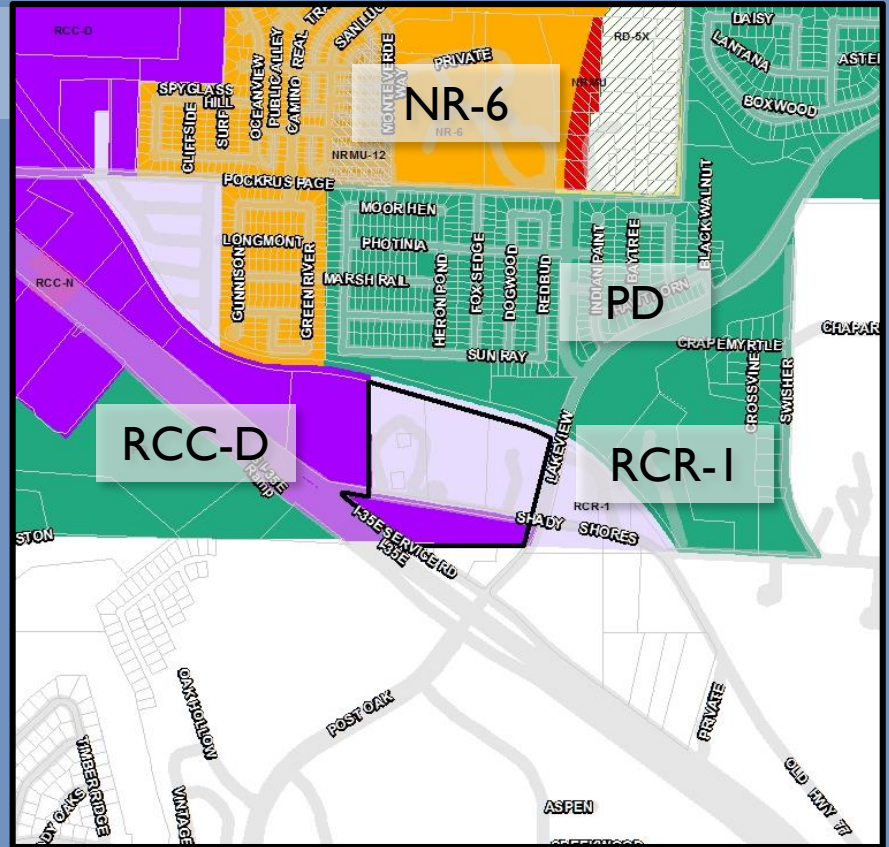
Z17-0002 Request & Site Data

- ▶ Request to rezone approximately 29 acres
- ▶ Northwest and southwest corners of Lakeview Boulevard and Shady Shores Road



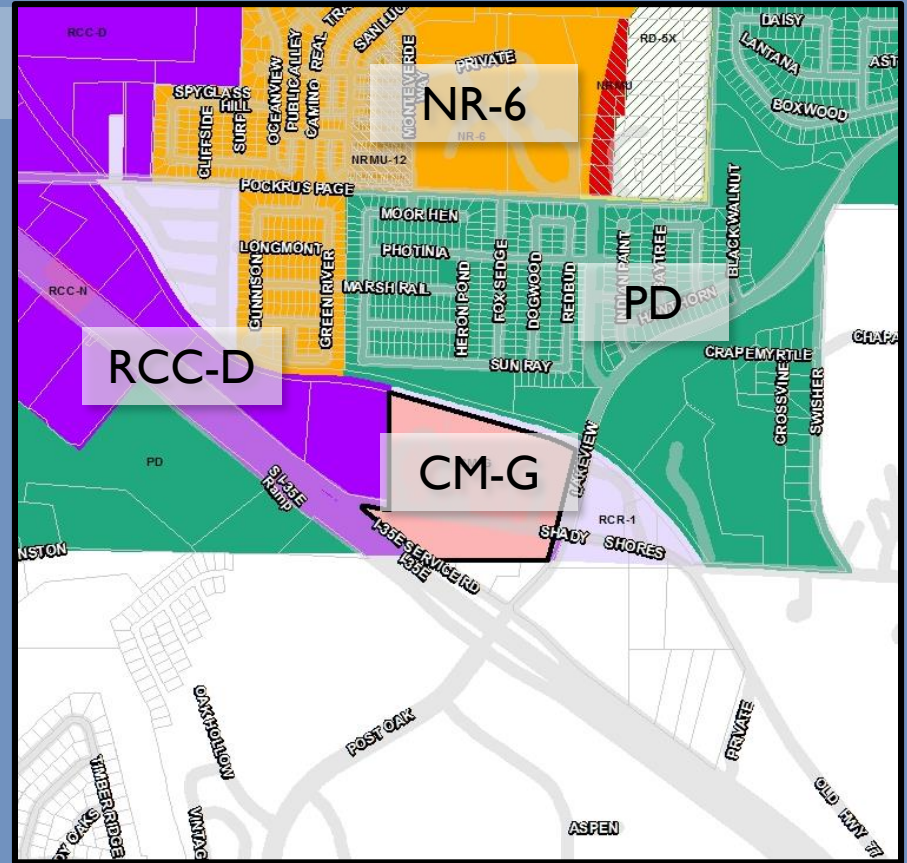
Current Zoning

- ▶ Current:
 - ▶ RCR-1 District
 - ▶ RCC-D District



Proposed Zoning

- ▶ Proposed:
 - ▶ CM-G District




Mobility


Legend

Future Arterial 

Arterial Roadway 

Collector Street 

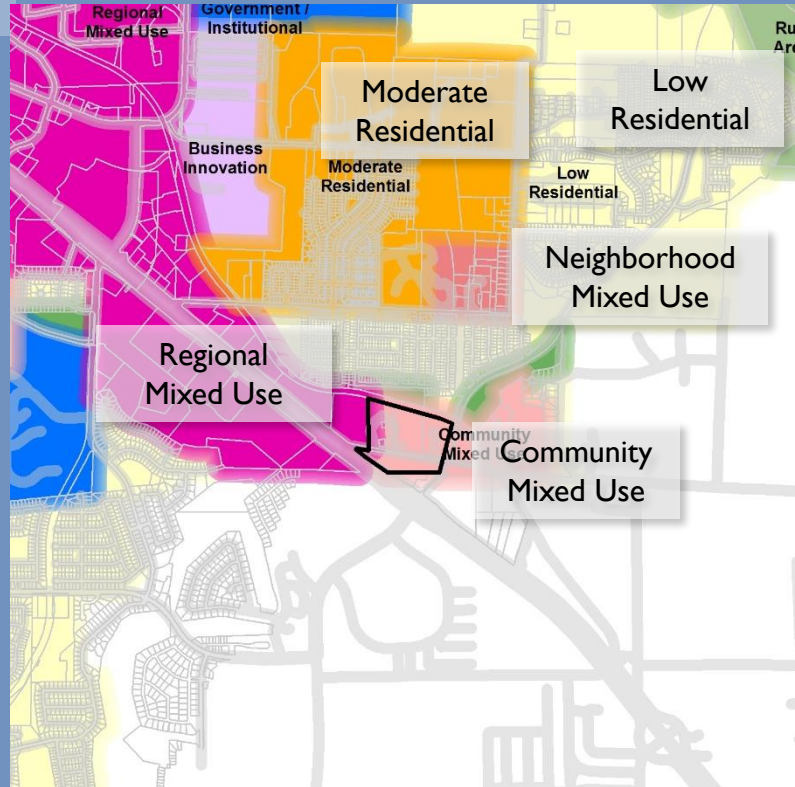
Neighborhood Street 

5- to 10-minute walk (0.25 mile) 

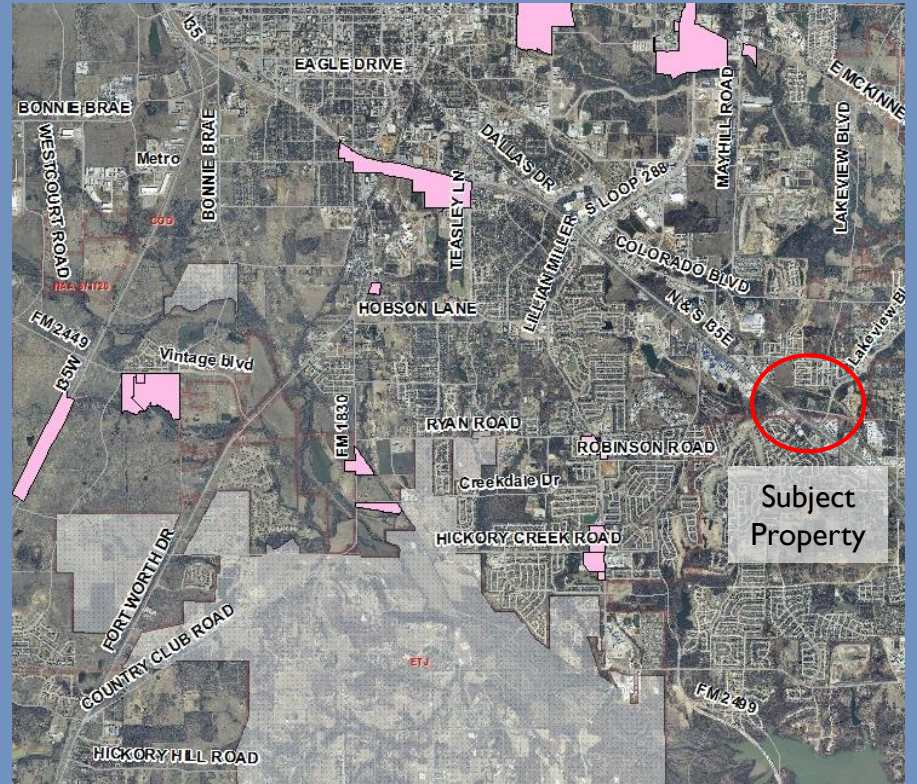
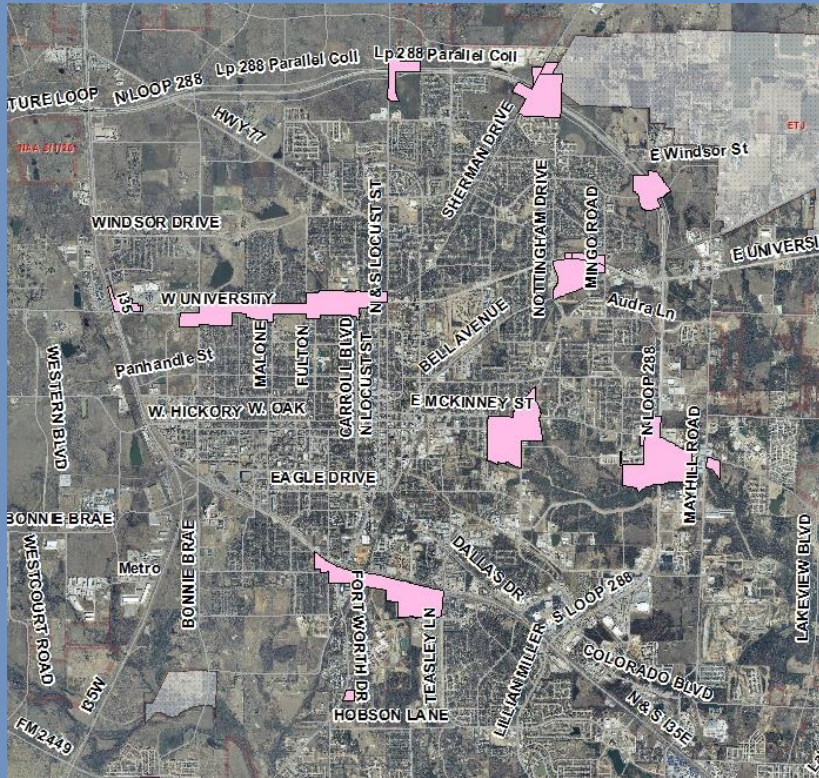


Denton Plan

- ▶ Community Mixed Use
 - ▶ Mix of uses, predominantly commercial
 - ▶ Typical development may include a supermarket, drug store, specialty shops, service stations, midsize offices, employers, & high-to-moderate density housing
 - ▶ Uses permitted within CM-G District align with the desired development for these areas and will provide necessary commercial uses for the growing population nearby



CM-G in Denton



Permitted Uses

	CM-G	RCR-1	RCC-D
<i>Residential Uses</i>			
Attached Single-family Dwellings	N	P	P
Group Homes	N	SUP	SUP
Multi-family Dwellings	L(6)&L(4)	L(4)	L(6)&L(4)

Permitted Uses

	CM-G	RCR-1	RCC-D
<i>Commercial Land Uses</i>			
Home Occupation	N	P	P
Hotels	P	N	P
Motels	P	N	N
Bed and Breakfast	P	L(8)	P
Retail Sales and Service	P	L(17)	P
Movie Theaters	SUP	SUP	P
Restaurant	P	L(11)	P
Private Club	P	L(11)	P

Permitted Uses

	CM-G	RCR-1	RCC-D
<i>Commercial Land Uses</i>			
Bar	P	L(11)	P
Drive-Through Facility	P	N	P
Professional Services and Offices	P	L(15)	P
Quick Vehicle Servicing	P	N	P
Vehicle Repair	P	N	P
Auto and RV Sales	P	N	P
Laundry Facilities	P	P	P

Permitted Uses

	CM-G	RCR-1	RCC-D
<i>Commercial Land Uses</i>			
Equestrian Facilities	P	N	N
Outdoor Recreation	P	SUP	N
Indoor Recreation	P	N	P
Major Event Entertainment	SUP	N	SUP
Commercial Parking Lots	P	N	P
Administrative or Research Facilities	P	SUP	P
Broadcasting or Production Studio	P	SUP	P

Permitted Uses

	CM-G	RCR-1	RCC-D
<i>Industrial Land Uses</i>			
<i>Craft Alcohol Production</i>	L(12)	N	L(12)
Printing/Publishing	P	N	N
Bakeries	P	N	P
Light Manufacturing	N	N	L(28)
Warehouse, Retail	N	N	L(13)
Veterinary Clinics	P	SUP	P

Permitted Uses

	CM-G	RCR-1	RCC-D
<i>Institutional Land Uses</i>			
Business/Trade School	P	N	P
Kindergarten, Elementary School	P	P	N
High School	P	SUP	P
Colleges	P	N	P
Conference/Convention Centers	P	N	P
Hospital	N	N	P

Permitted Uses

	CM-G	RCR-1	RCC-D
<i>Institutional Land Uses</i>			
Elderly Housing	N	P	P
Medical Centers	P	SUP	P
Mortuaries	P	N	P

General Regulations

	CM-G	RCR-1	RCC-D
<i>General Regulations</i>			
Minimum Lot Area (square feet)	2,500	none	none
Maximum Density		30	100
Maximum Lot Coverage	80%	55%	90%
Minimum Landscaped Area	20%	45%	10%
Maximum Building Height	65 feet	40 feet	100 feet