

## Legislation Text

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**File #:** 2106, **Version:** 1

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**CC MEETING:**      **July 7, 2015**

**DATE:**                      June 29, 2015

**TO:**                              Leonard Martin, City Manager

**FROM:**                        Michael McCauley, Senior Planner

Hold A Public Hearing And Consider An **Ordinance To Rezone To Establish A New Planned Development District For The (SF-7/14) Single-Family Residential District With Modified Development Standards Along The West Side Of A Section Of Denton Drive, Generally Between West Russell Avenue And Pear Street. Case No. 05-15Z2 Denton Drive Residential Infill PD/City Of Carrollton. Case Coordinator: Michael McCauley.**

**BACKGROUND:**

This is a city-initiated request for approval to establish a new planned development district (PD) along the west side of a section of Denton Drive, generally between West Russell Avenue and Pear Street. The PD will encourage and support infill single-family residential development and redevelopment along this corridor by adjusting certain regulations and development standards.

Staff and the City Council Re-Development Sub-Committee have explored concepts for creating an incentive package for repair, rehabilitation and re-development in the city's older neighborhoods. This particular corridor is located in a Neighborhood Empowerment Zone. The Neighborhood Empowerment Zone allows all construction fees, including building permit fees, impact fees, platting fees, and project permit fees to be waived. This includes new development, renovation, rehabilitation and repair of existing properties.

**STAFF RECOMMENDATION/ACTION DESIRED:**

On June 4, 2015, the Planning & Zoning Commission recommended **APPROVAL**. The attached ordinance reflects the action of the Commission. Although the action of the Commission was unanimous, public opposition has been received. Therefore, this item is being placed on the Public Hearing - Individual Consideration portion of the agenda.