



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: March 25, 2025

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas regarding a change in the zoning district and use classification from Residential 7 (R-7) District to Planned Development – Residential 7 District (PD-R7) including but not limited to establishing uses and standards and adopting a Development Plan on approximately 6.5 acres of land generally located on the east side of North Bonnie Brae Street approximately 1,165 feet south of Riney Road in the City of Denton, Denton County, Texas; adopting an amendment to the City’s official zoning map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted 4-0 to recommend approval of the request. Motion for approval by Commissioner Padron and second by Commissioner Riggs. (PD23-0006a, Family Justice Center, Julie Wyatt) <https://dentontx.new.swagit.com/videos/336020?ts=4740>

BACKGROUND

The request is to rezone approximately 6.5 acres from Residential 7 (R7) to Planned Development – Residential 7 (PD-R7) District to enable the development of a unique mixed-use community facility to serve Denton County with a range of services for persons and families experiencing domestic violence. The uses include, but are not limited to, Transitional Housing, Child Day Care, Administrative and Professional Offices, and Medical Offices. The facility is designed to house all activities within a comprehensively planned development containing both public services and secured areas.

According to Denton Development Code (DDC) Subsection 3.6.1, the purpose of the PD District is to “provide an alternative zoning district and development process to accommodate substantial development for residential, commercial, professional, recreational, industrial, or other activities, including combinations of uses appropriately requiring flexibility under controlled conditions, not otherwise attainable under conventional base zoning districts.” Due to the variety of uses and facility design, flexibility is needed to achieve the goal of the development; therefore, the proposal meets the intent of the PD District. Furthermore, the PD includes an undefined use: *Transitional Housing*. The PD defines *Transitional Housing* as a “residential facility for individuals and families in need of protective and supportive housing. Supportive services such as transportation, common dining, organized social activities, counseling, medical and/or psychiatric care are permitted as an accessory to the use. Transitional Housing may include separate dwelling units designed to resemble multifamily apartment buildings or individual sleeping rooms with private bath facilities and shared common areas.”

The applicant is proposing R7 District as the base zoning for this PD District. According to the district’s purpose statement in DDC Subsection 3.2.7, “The R7 district is intended to accommodate a variety of housing types on lots designed to encourage walking to neighborhood-serving retail and other amenities

such as parks and school facilities.” R7 District is a transitional district—allowing low-to moderate-density residential uses to be located within proximity to neighborhood-serving uses such as day care facilities, small offices. Small retail and self-service laundry are also permitted with an approved Specific Use Permit (SUP).

As submitted, the mixed-use community facility is consistent with the intent of the R7 District. Although the proposed Transitional Housing is not a defined use within the DDC, the PD’s proposed uses closely align with the mixture of permitted uses in R7 District: moderate-density residential, day care, professional and medical offices, and laundry facilities.

The table below summarizes the key differences between development permitted under the current zoning of R7 and the proposed PD. The full PD Development Standards are provided as Exhibit 6.

Standard	R7 District	Proposed PD Development Standards	Difference
Permitted Uses (DDC Subchapter 5)	<ol style="list-style-type: none"> 1. Single-Family Dwellings 2. Multi-Family Dwellings, with an SUP 3. Community Home 4. Community Service 5. Day Care 6. Group Homes, with an SUP 7. Religious Assembly 8. Private School, with an SUP 9. Laundry Facility, Self-Service, with an SUP 10. Professional and Medical Offices, with limitations 	<p>The following principal uses shall be permitted:</p> <ol style="list-style-type: none"> 1. Transitional Housing 2. Day Care, child 3. Administrative, Professional, and Government Offices, without limitation 4. Kitchen and Dining Hall 5. Community Recreation Center 6. Recreational Amenities 7. Medical Office, without limitation 8. Kennel, without limitation 9. Veterinary Clinic, without limitation 10. Laundry Facility, Self-Service, without limitation 11. Personal Service, General 	<p>The PD removes the limitations for Professional and Medical offices, Laundry Facilities; adds other uses not typically permitted in R7, including Kennel, Veterinary Clinic, and Personal Service; and defines new uses specific to the organization’s mission, including Transitional Housing, Community Recreation Center, and Kitchen and Dining Hall</p>
Landscaping (DDC 7.7)	<p>Minimum pervious landscape area: 20% (Table 7.D)</p> <p>Minimum tree canopy cover: 40% (Table 7.D)</p> <p>Street trees planted every 30 linear feet along all rights-of-way (DDC 7.7.7).</p>	<p>Minimum pervious landscape area: 25%</p> <p>Minimum tree canopy cover: 35%</p> <p>Combination of berms, native prairie grass and wildflowers are required to be planted along the North Bonnie Brae Street frontage in place of street trees</p>	<p>Increased minimum landscaped area by 5%</p> <p>Decreased tree canopy by 5%</p> <p>Alternative landscaping elements in lieu of street trees along North Bonnie Brae Street due to existing easements precluding trees</p>
Building Height (DDC 3.2.7)	40 feet	52 feet	12-foot increase in height

Access (DDC 8.3.2.C1c)	Two access points	Access shall be provided to all adjacent thoroughfares.	No change: two access points provided
Open space for recreation (DDC 7.10.4C)	Open space not required for Institutional Uses	A minimum of 10% of the total platted lot area shall be provided for open space and recreational amenities as defined by this PD and in accordance with the Landscape Plans.	Over 28,000 square feet of open space area and required amenities

The PD Development Plan provided in Exhibit 7 reflects the intended layout for the development.

A full Staff Analysis of the proposed Planned Development, including a further analysis of the proposed standards, is provided in Exhibit 2.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission held a public hearing for the request at their February 26, 2025, meeting. During the meeting, staff presented the development proposal, land use analysis, and recommendation. The applicant presented information related to their proposed design and organization’s mission and plans for the proposed facility. The Planning and Zoning Commission did not express concerns related to the use or site design but asked questions regarding clarifying driveway access and potential future changes to the site. The following provides details related to both considerations:

- **Access:** Vehicular access to the site includes two driveway connections to the North Lakes Park road located along the south side of the site. Additional emergency access is provided by a limited-access driveway connection to the driveway along the north side of the site. The driveway along the north side of the site will also serve as the bus loop for Reeves Elementary School, thus access to this driveway is limited to reduce potential conflicts. Finally, bicycles and pedestrians will be able to enter the site from both the future sidepath along North Bonnie Brae Street and a future trail in North Lakes Park intended to connect the park with Reeves Elementary School.
- **Future Changes to the Site:** As a Planned Development, the proposal must conform to both the PD Development Regulations and the PD Development Plan. If approved, these documents would govern the development of the site as the established zoning district, regardless of ownership. In accordance with Denton Development Code Subsection 2.7.3D.6, if a future owner proposed changes that would substantially alter the mix of uses on site, increase the scale of one of the permitted uses, or modify the arrangement of buildings, parking areas, or landscape buffering and screening, the new owner would be required to seek approval from City Council through the dual public hearing process (following receiving a recommendation from the Planning and Zoning Commission).

OPTIONS

1. Approve
2. Approve Subject to Conditions
3. Deny
4. Postpone Item

RECOMMENDATION

The Planning and Zoning Commission recommended approval of the request (4-0).

Staff recommended approval of the request as it complies with the criteria in Section 2.4.5.E of the Denton Development Code (DDC) for approval of all applications, and Section 2.7.3.D of the DDC for approval of a zoning change to PD District.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
2002	City Council	Citywide rezoning from Agriculture (A) to Neighborhood Residential Mixed Use 12 (NRMU-12)	Approved
October 2019	City Council	Zoning transition from NRMU-12 to Residential 7 (R7)	Approved
February 26, 2025	Planning and Zoning Commission	Request to rezone to PD-R7 (PD23-0006)	Recommended approval

PUBLIC OUTREACH:

Twelve (12) notices were sent to property owners within 200 feet of the subject property. Seven (7) courtesy notices were sent to physical and utility addresses within 500 feet of the subject property. As of the writing of this report, the City has received one response in support of the request, which is provided in Exhibit 9.

A notice was published in the Denton Record Chronicle on March 8, 2025.

A notice was published on the City’s website on March 5, 2025.

One sign was posted on the property on January 30, 2025.

The applicant attempted to hold two neighborhood meetings but received no RSVPs.

DEVELOPER ENGAGEMENT DISCLOSURES

No developer contact disclosures have been provided to staff from members of this body as of the issuance of this report.

EXHIBITS

- Exhibit 1 - Agenda Information Sheet
- Exhibit 2 - Staff Analysis
- Exhibit 3 - Site Location Map
- Exhibit 4 - Zoning Map
- Exhibit 5 - Future Land Use Map
- Exhibit 6 - PD Development Regulations
- Exhibit 7 - PD Development Plan
- Exhibit 8 - Fiscal Impact Summary
- Exhibit 9 - Notification Map and Responses
- Exhibit 10 - Presentation
- Exhibit 11 - Draft Ordinance

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/Planning Director

Prepared by:
Julie Wyatt, AICP
Principal Planner