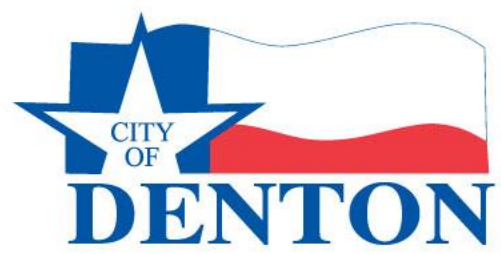


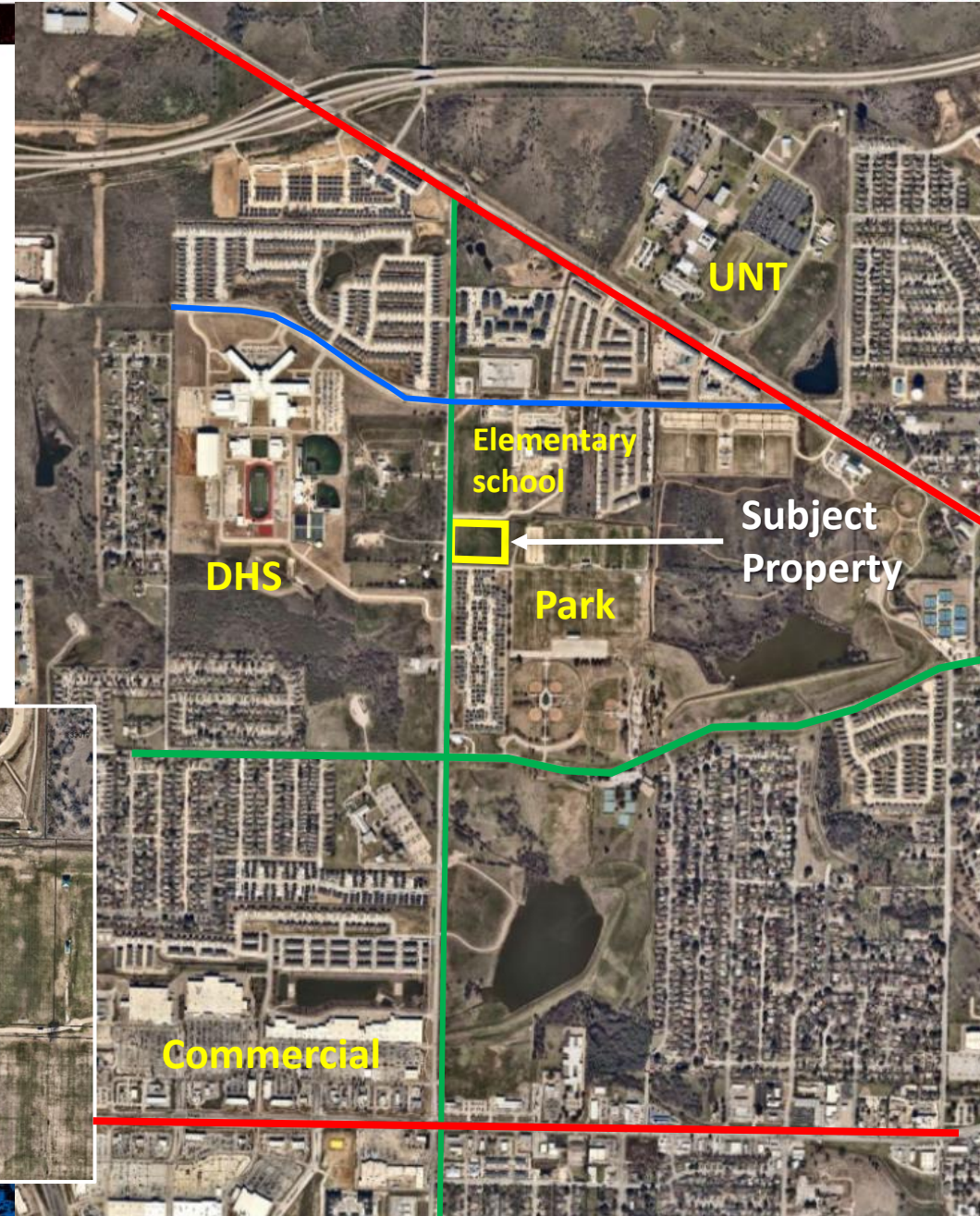
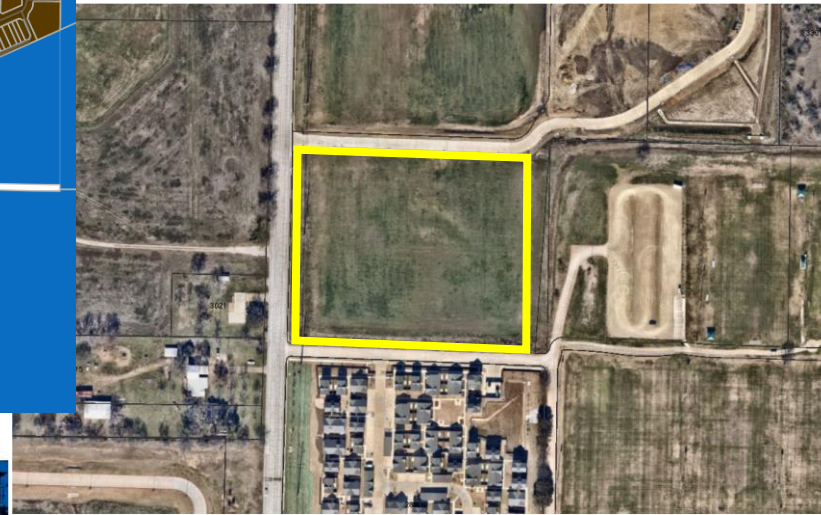
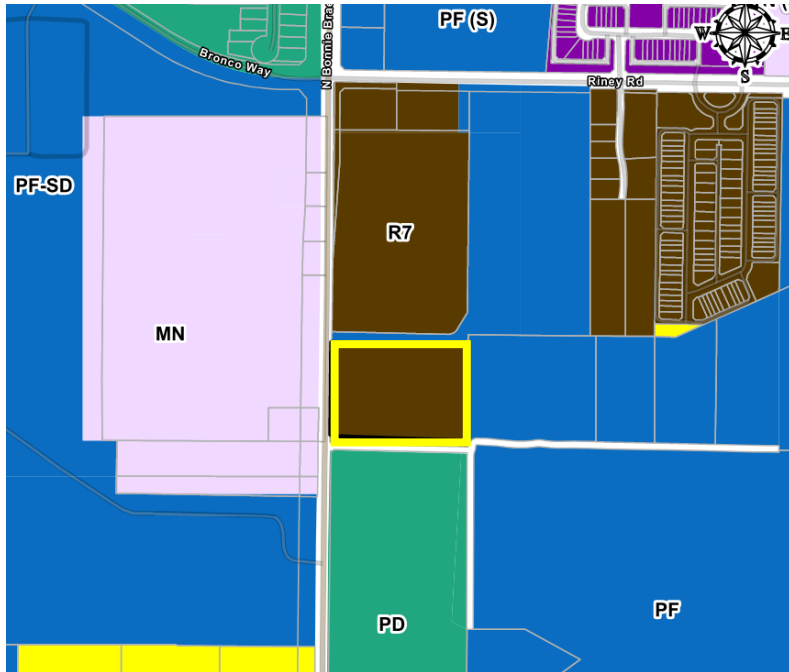
PD23-0006a Family Justice Center

Julie Wyatt, AICP
Principal Planner
March 25, 2025



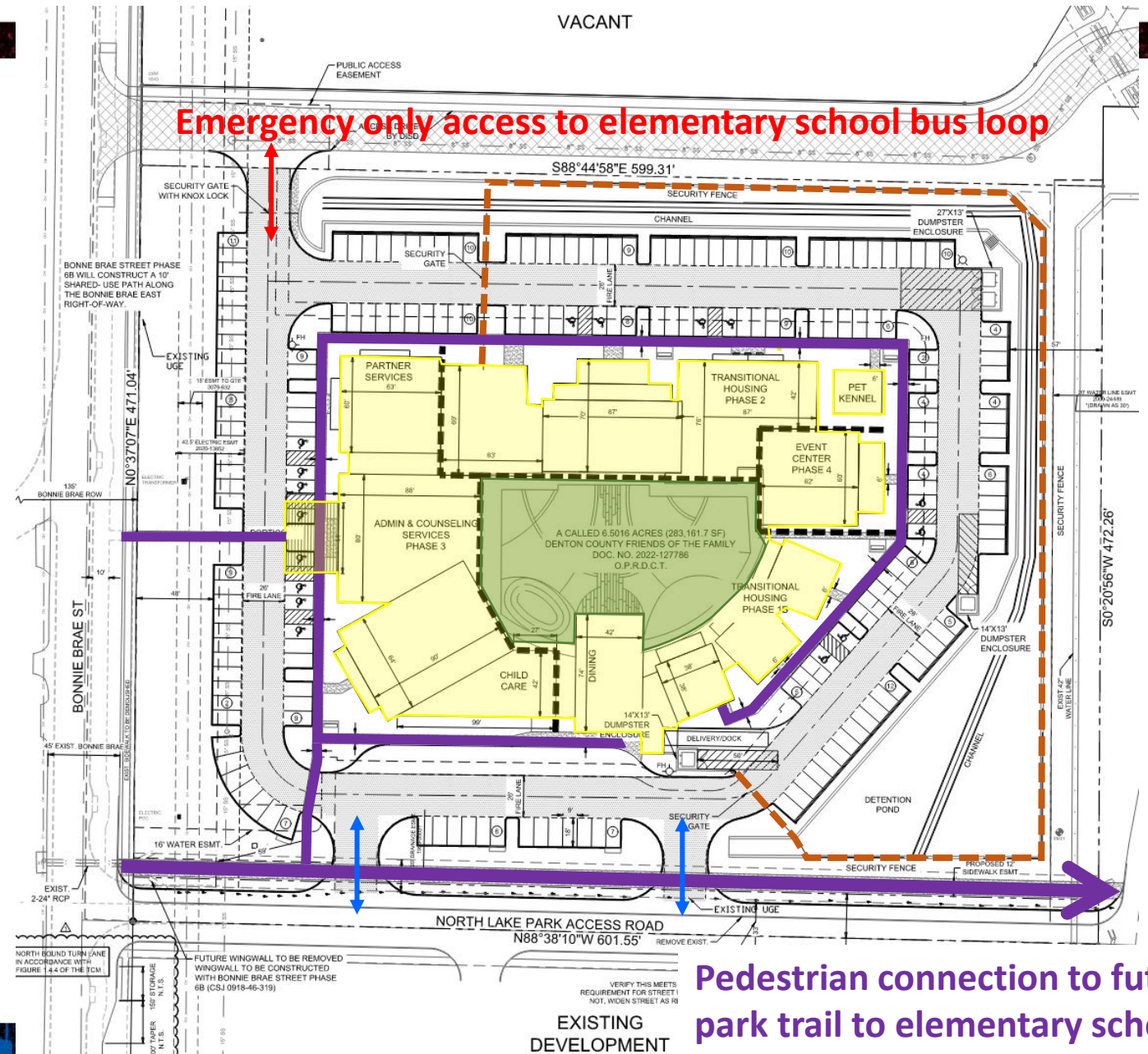
Request

- **Request:** Rezone from R7 District to PD-R7 District
- **Purpose of the PD**
 - Development of a mixed-use community facility to serve Denton County with a range of services for persons and families experiencing domestic violence



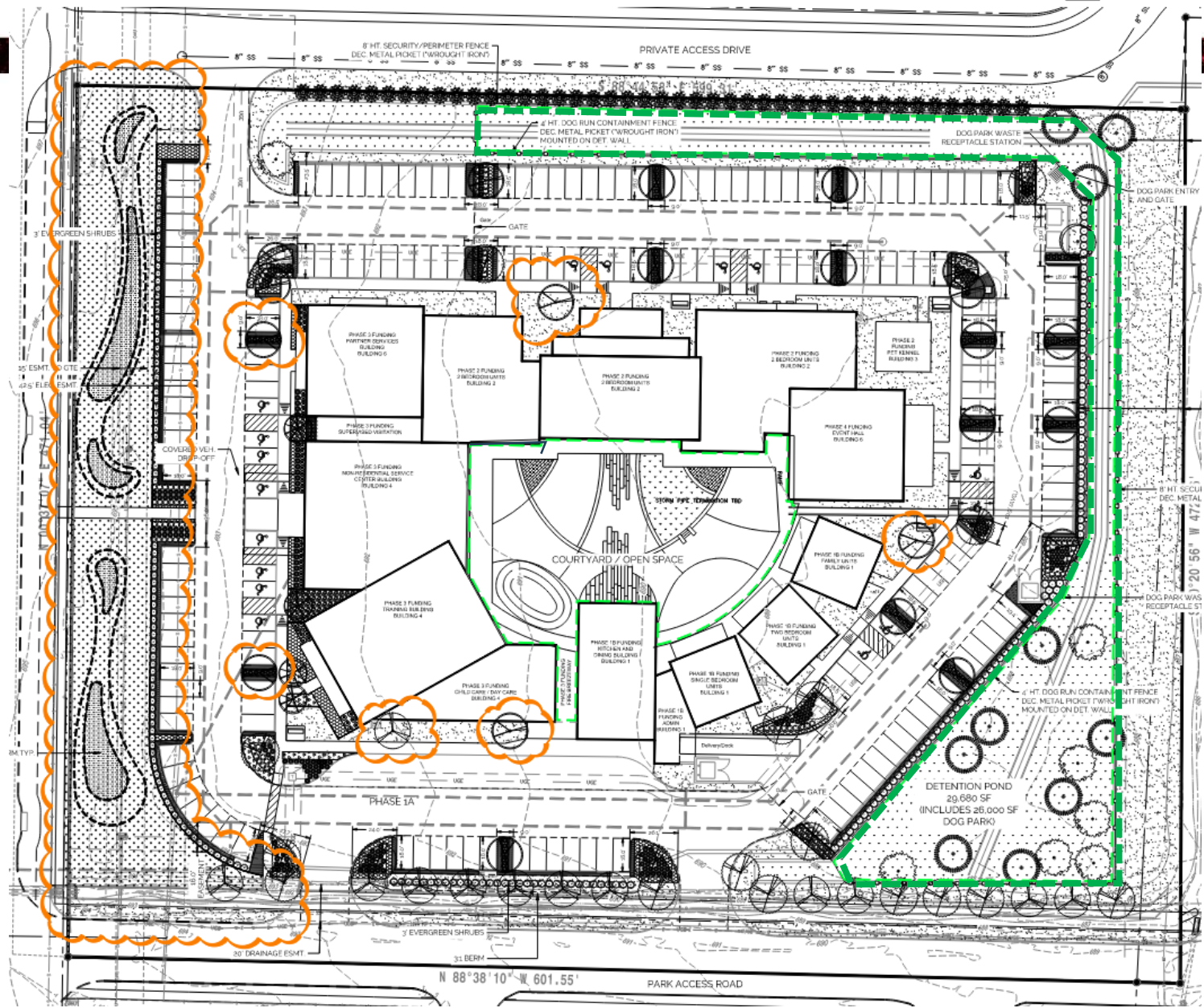
Development Plan

- Uses include, but are not limited to:
 - Transitional Housing
 - Child Day Care
 - Administrative and Professional Offices
 - Medical Offices
- Designed to house all activities within a comprehensively planned development containing both public services and secured areas
- “Wagon wheel” building design with central courtyard for safe recreation and social space

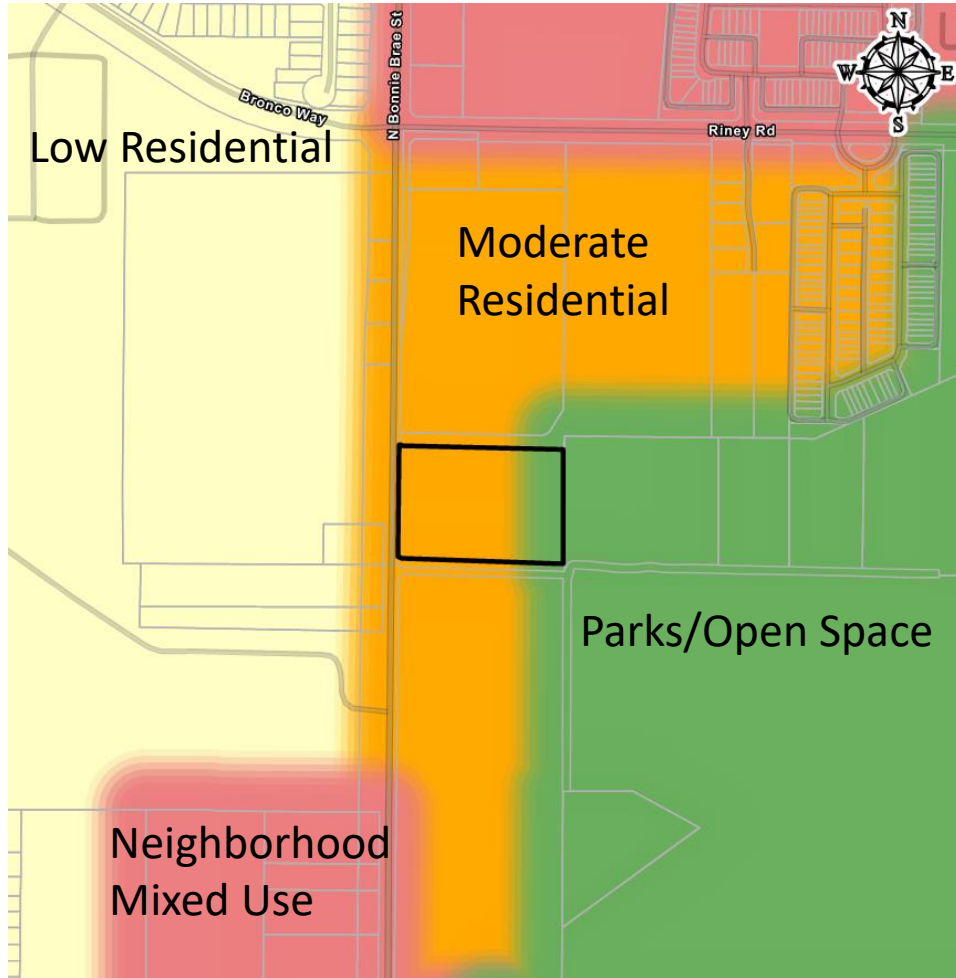


Landscape Plan

- Berms and naturalized prairie along N. Bonnie Brae
- Trees throughout parking area
- Street trees along park access road
- Dog yard with dog waste stations inside secure area for residents



Denton 2040 Comprehensive Plan



- ✓ Conforms to the **Vision Statement & Goals:**
 - **GOAL CHS-4: Provide a variety of community programs that meet the needs of underserved groups** in Denton, including youth, seniors, and those experiencing homelessness.
 - **Action 8.7.7: Include needs for neighborhood and social services** in the planning for and upgrading of community facilities.

- ✓ **Moderate Residential Future Land Use**
 - Provides community service to support residents in an appropriate location adjacent to arterial near a variety of uses.

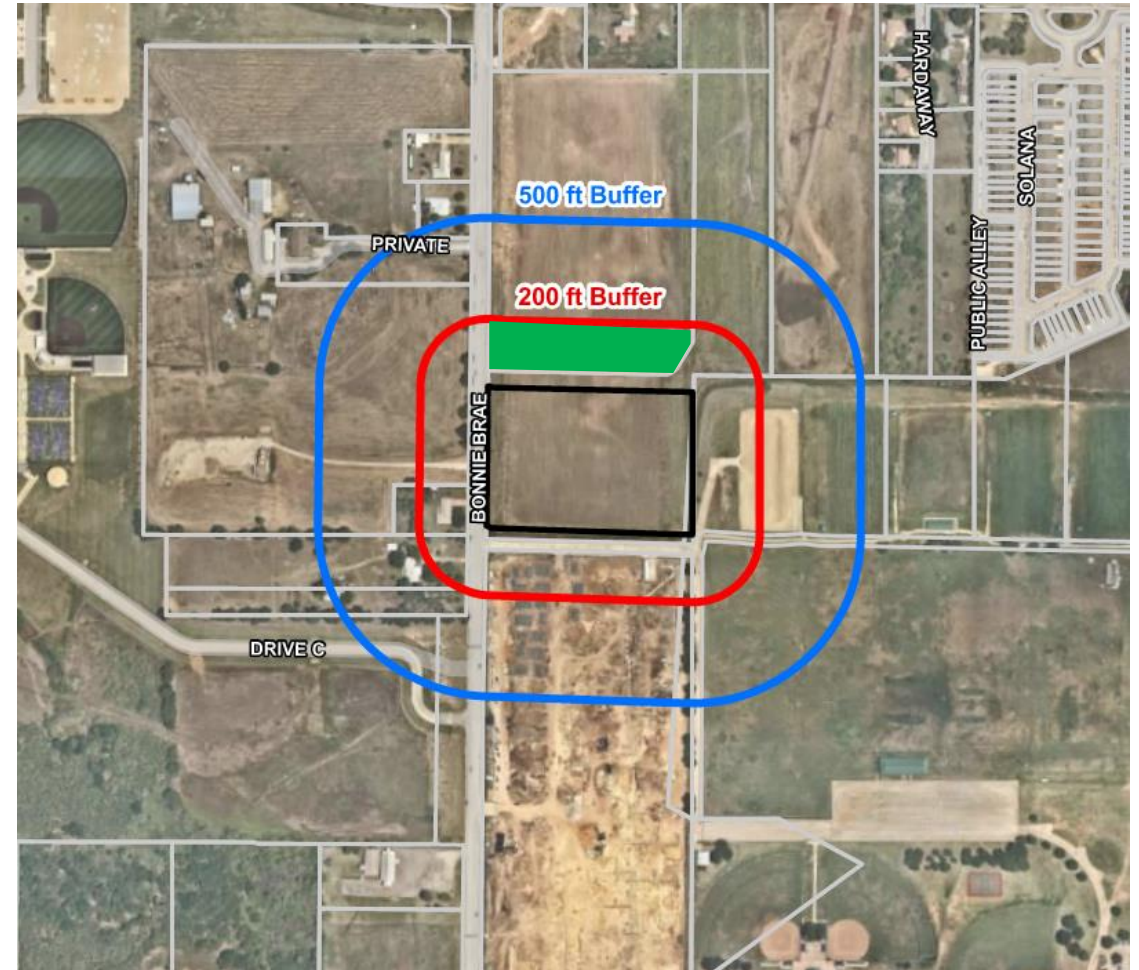
Analysis: Use, Design & Location

- Use
 - Proposed uses limited to meet the organization's mission.
 - **Substantial changes to site plan or use mix will require approval through the PD process.**
- Design
 - Site plan balances safety with exterior aesthetics, function, and accessibility required of commercial development
- Location
 - Nearby residential, commercial, and institutional growth.
 - Proximate to schools, parks, retail, and service uses, providing employment, shopping, and recreation opportunities.
 - Upcoming improvements to North Bonnie Brae Street will improve mobility for all users.



Public Outreach

- Newspaper Ad: March 8, 2025
- Website: March 5, 2025
- Property Posted: January 30, 2025
- Mailed Notices:
 - 200 ft. Public Notices mailed: 12
 - 500 ft. Courtesy Notices mailed: 7
- Responses:
 - In Opposition: 0
 - In Favor: 1
 - Neutral: 0



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.

QUESTIONS?

Julie Wyatt, AICP
Principal Planner
Development Services