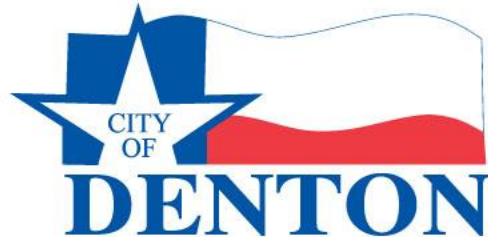


# S25-0010a

# Joyful Journey Group Home

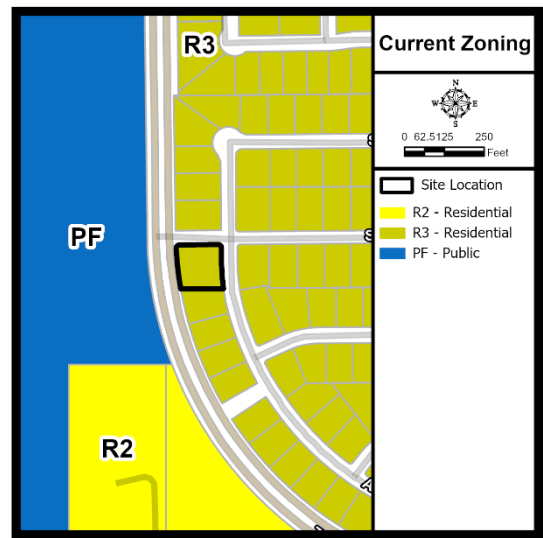
Ashley Ekstedt, AICP  
Associate Planner  
December 16, 2025



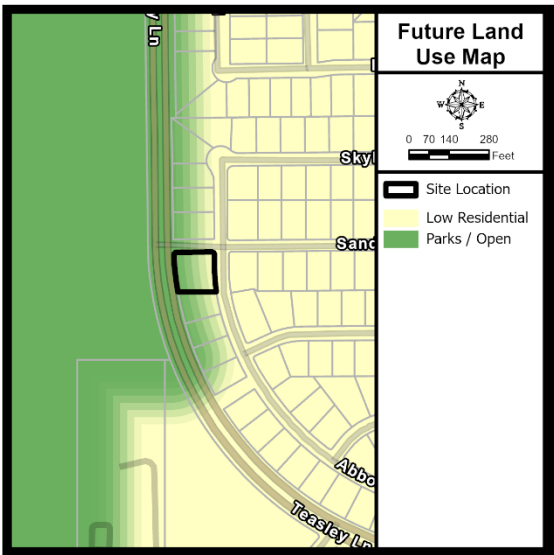


# Request

- Request:** Specific Use Permit (SUP) to allow a Group Home use on approximately 0.4 acres of land, generally located on the southwest corner of the intersection of Sandpiper Drive and Abbots Lane



Existing Zoning –  
R3



Future Land Use Map –  
Low Residential



# Business Operations

- Maximum of 6 residents
- Staff will provide 24/7 care including assistance with meals, medication management, and daily living activities in a home like setting
- No exterior alterations are proposed
- Residents do not drive, vehicular traffic will consist of staff and visitors and will be similar to surrounding single-family traffic activity





# Criteria for Approval – Development Code

## General Approval Criteria for All Applications (Sec. 2.4.5E)

1. General Criteria
2. Prior Approvals
3. Consistent with the Comprehensive Plan and Other Applicable Plans
4. Compliance with this DDC
5. Compliance with other regulations
6. Consistent with Interlocal and Development Agreements
7. Minimizes Adverse Environmental Impacts
8. Minimizes Adverse Impacts on surrounding Property
9. Minimizes Adverse Fiscal Impacts
10. Compliance with Utility, Service, and Improvement Standards
11. Provides Adequate Road Systems
12. Provides Adequate Public Services and Facilities
13. Rational Phasing Plan

## Specific Use Permit Criteria for Approval (Sec 2.5.2D)

1. The specific use proposed is compatible with the surrounding area;
2. The specific use proposed has no negative impacts on future development of the area; and
3. Any impacts associated with access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, and odor have been adequately mitigated.

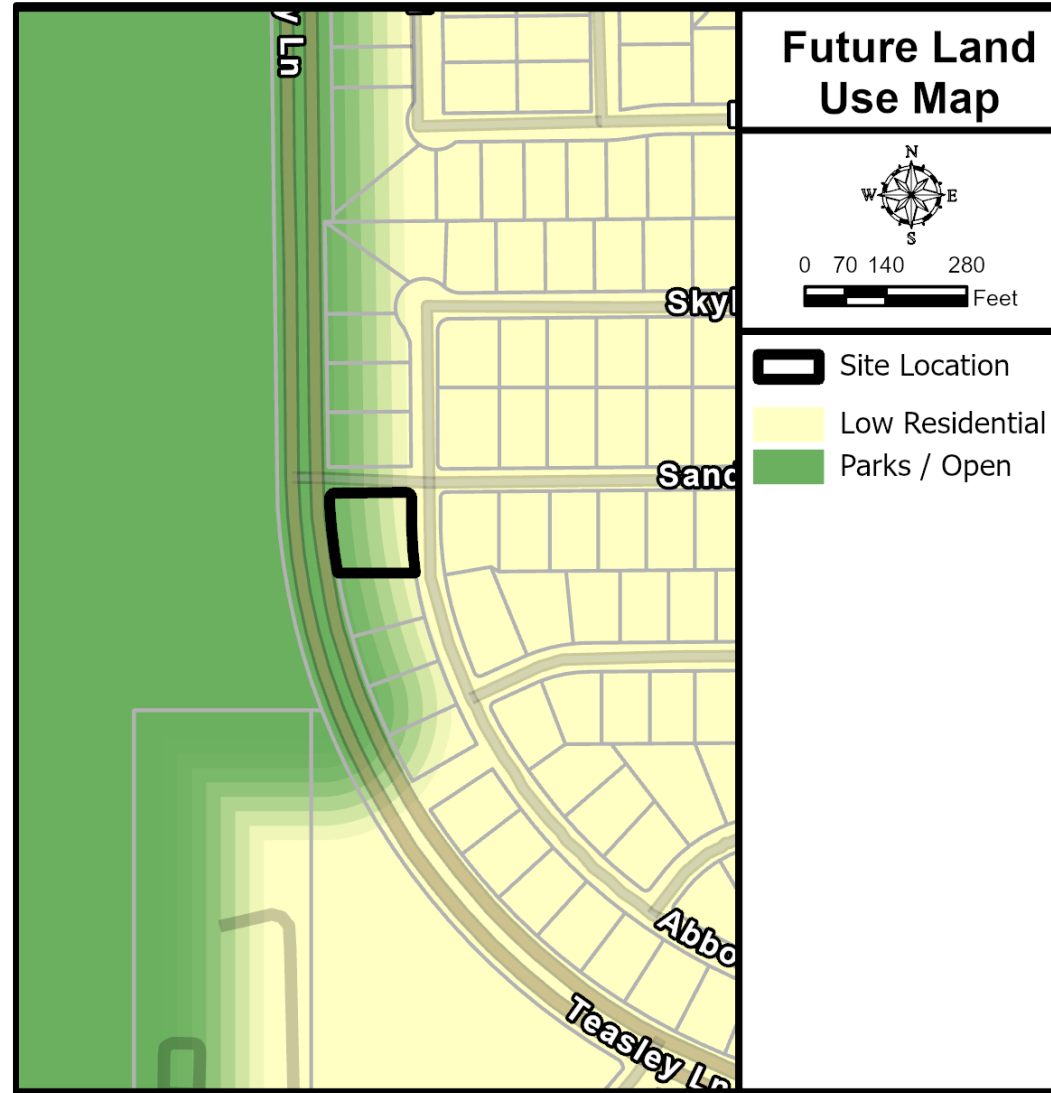
## Summary:

- ✓ Proposal is consistent with the goals and policies of the Denton 2040 Comprehensive Plan and the Future Land Use Map.
- ✓ Proposal is compatible with the surrounding area.
- ✓ Approval of the Specific Use Permit is not expected to generate significant adverse environmental, infrastructure, or fiscal impacts.
- ✓ Utilities and infrastructure are already serving the subject property.

# Denton 2040 Plan

The **Low Residential** future land use:

- This category includes the city's predominantly single-family neighborhoods.
- Dwellings in this land use district are generally one to two stories with private driveways and open space.



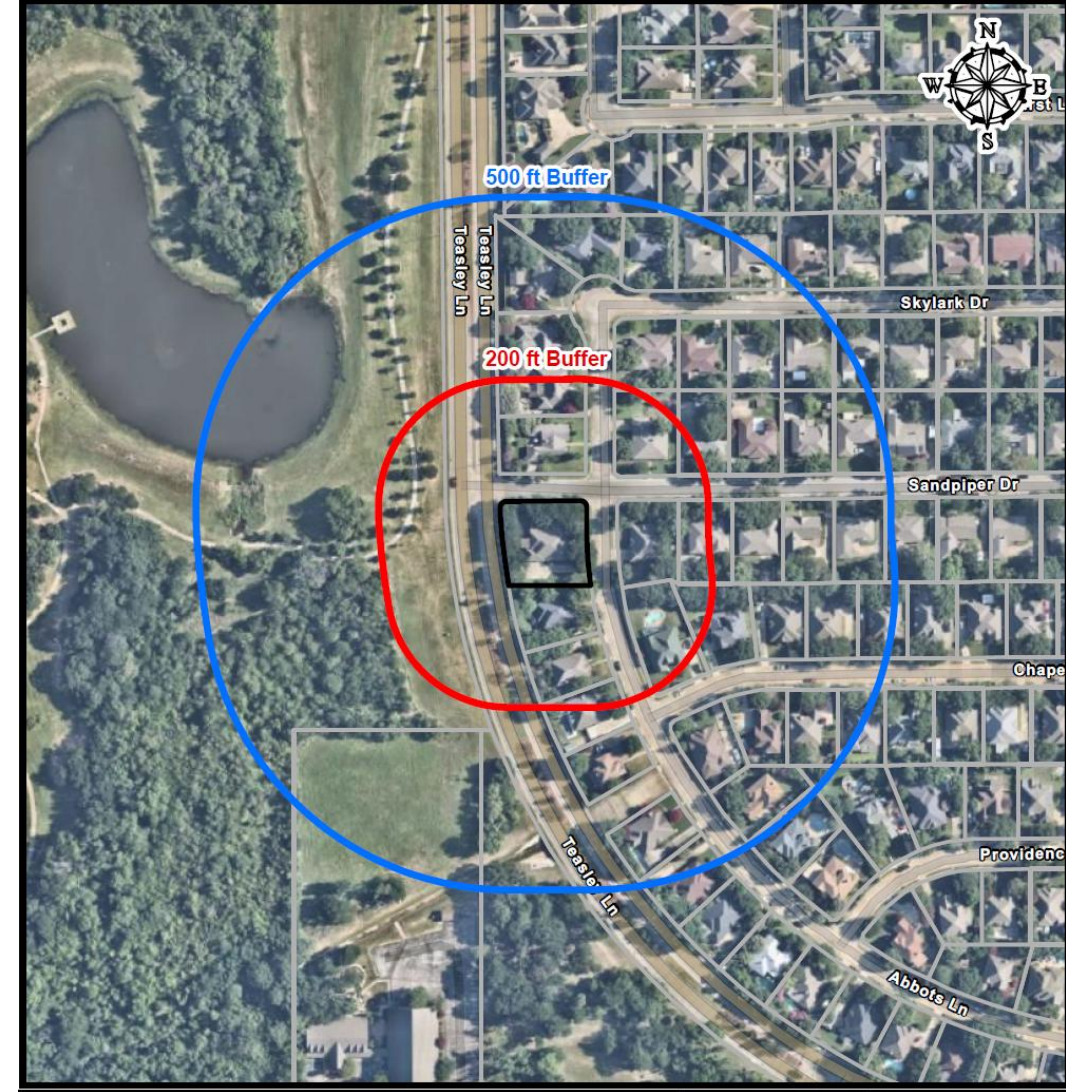
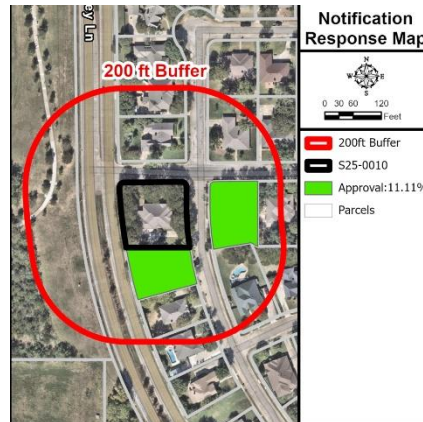
Complies with other goals of the Comprehensive Plan such as developing and maintain a housing stock that meets the needs of all residents with a diverse array of choices in type, cost, and location and encouraging the development of options for senior housing and housing for persons with disabilities with a variety of unit types and cost choices.

The proposed use is consistent



# Public Outreach

- Newspaper Ad: November 1, 2025, and November 30, 2025
- Website: October 28, 2025 and November 28, 2025
- Property Posted: October 20, 2025
- Mailed Notices:
  - 200 ft. Public Notices mailed: 14
  - 500 ft. Courtesy Notices mailed: 51
- Responses:
  - In Opposition: 0
  - In Favor: 2 (11.11%)
  - Neutral: 0
- Applicant held 2 neighborhood meetings



# Recommendation

The Planning & Zoning Commission recommended approval (6-0).

Staff recommends **approval** of the SUP with the following conditions:

1. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.
2. All licensing required by the State must be obtained and submitted to the City prior to issuance of a Certificate of Occupancy.
3. No more than six residents, not including care staff, can live on site at any time.
4. The required staff room cannot be used as a resident room.



# QUESTIONS?

Ashley Ekstedt, AICP  
Associate Planner  
Development Services