

Zoning Change Project Narrative

Double R DevCo, LLC Tract

Z25-0014

Project Description/Summary:

Location:

The Double R DevCo Tract is located between Golden Hoof Drive Johnson Road and FM 156. The northern portion of the property is adjacent to North Hickory Creek. This tract has approximately 950-feet of frontage on US 380. The overall tract is 41.38-acres.

Purpose/Project Description:

The purpose of the zoning submittal is to change the property zoning of the tract from RR to HC per the development agreement. The property is in the process of being annexed into the city at the time of the hearing the property is expected to be under the RR zoning classification. The proposed zoning of HC is consistent with the Denton Development Code to support safe environments for pedestrians and cyclists.

Site History:

The land is currently unplatted and is in the City of Denton ETJ. There is a lift station located in the southeast corner of the property. Along the north side of the property is Hickory Creek. It is intended that the grading of the site will be outside of the Environmentally Sensitive Area's (ESA) on-site per the approved CLOMR for the single-family portion of the development.

Surrounding Property Use:

Hickory Grove Development, formerly Legends Ranch, is adjacent to the property to the east. To the west is Hickory Grove Multi-family Phase 1 which is to remain within Legends Ranch MUD. To the south is US 380.

Existing and Proposed Land Use:

Existing Zoning: RR

Proposed Zoning: MR

Existing Plat(s): No Plats exist for the property.

Acreage: The tract is approximately 41.38-acres but this development will be 16.52-acres for HC zoning.

Land Characteristics: The tract has no trees throughout with fences along the center of the tract. There is approximately 10' of fall across the property from the southwest corner to the northeast boundary line. The entire tract is located within the FEMA Zone A 100-year floodplain. Per the approved CLOMR, there is floodplain on-site but it will not be impacted nor any ESAs.

Existing Uses: This tract is currently vacant.

Proposed Uses: This development will consist of approximately three-hundred and twenty-four (324) multi-family units.

The proposed development would have two points of connection to US 380. The development will include internal open spaces and amenities for residents. The MR zoning supports walkability and cohesiveness with adjacent multi-family and single-family developments.

Phasing and Proposed Access: At this time, it is assumed that the proposed development will be constructed as one phase. All access will be from US 380.

Existing Utilities: Utilities in the form of City water, sanitary sewer and electric exist to the property. City water is being constructed with the Hickory Grove multi-family that will remain in Legends Ranch MUD and is located on the north side of US 380 (12" water with 12" stubs). City sewer service is also being extended with the portion that is to remain within Legends Ranch MUD and will connect to the existing lift station at the southeast corner of the site.

Proposed Utilities: Water will be provided by connections with the existing 12-inch stubs along US 380. The internal water lines will create a looped system for the proposed development.

Sewer will be provided by connecting to the existing 15" sewer main at the southeast corner of the development.

Existing Topography and Drainage: The property falls from the southwest to the northeast towards Hickory Creek. There is approximately 10' of fall across the property from the southwest corner to the northeast boundary line. The existing slopes are moderate and are suited for the proposed project.

Proposed Topography (Grading) and Drainage: Onsite cut-fill is proposed to grade the site for single-family uses. The proposed grades will conform generally to existing slopes and patterns, and extensive cuts and fills are not anticipated. The proposed hydrology will be paved or covered consistent with uses and intensity of development within the R6 and MR zoning districts. Drainage systems will be enclosed conduits out-falling into proposed detention ponds located in open spaces and then out-falling to the existing storm sewer systems. A LOMR will be required at the completion of the project.

Consistency with the requirements of the Denton Development Code (DDC):

It is anticipated that the proposed uses and development on the tract will be consistent with and in accordance with all requirements of the DDC and recorded Development Agreement.