

PD24-0003a

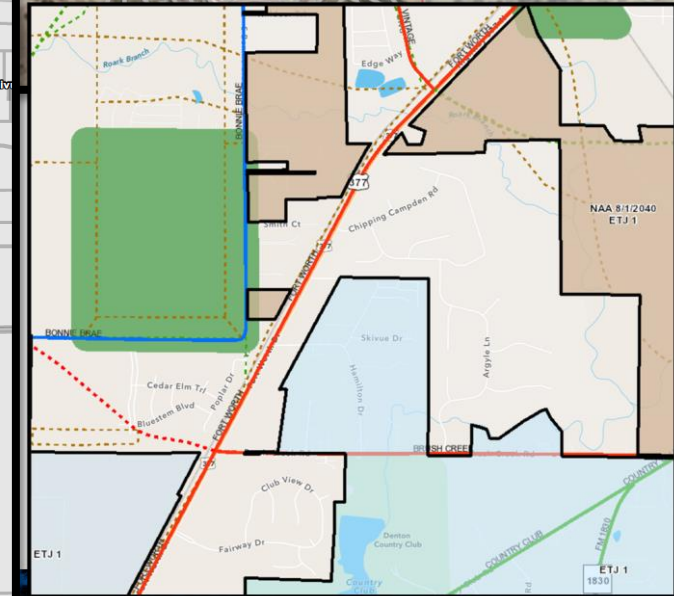
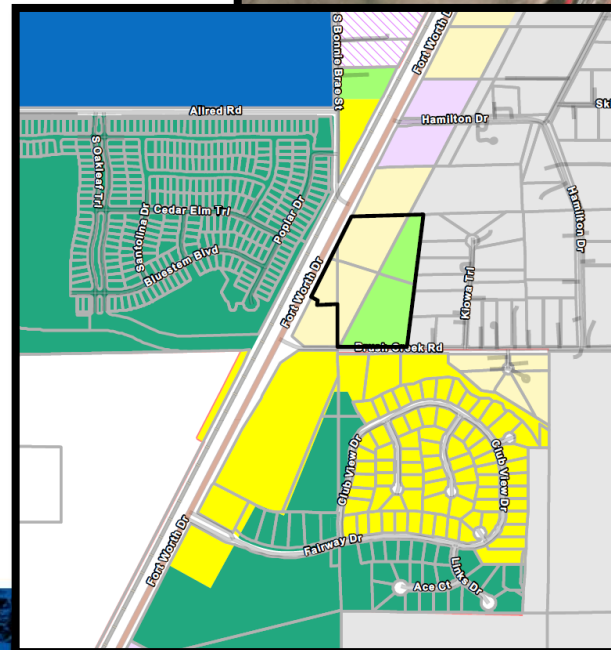
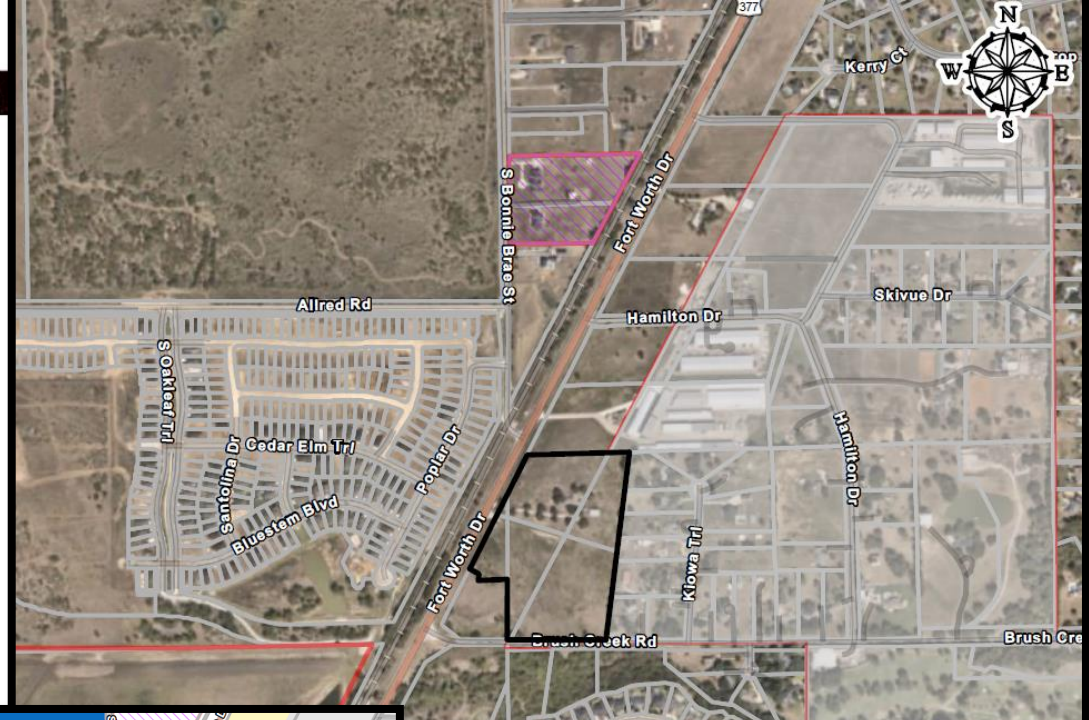
The Reserves at Brush Creek

Angie Manglaris, AICP
Development Review Manager
December 3, 2024



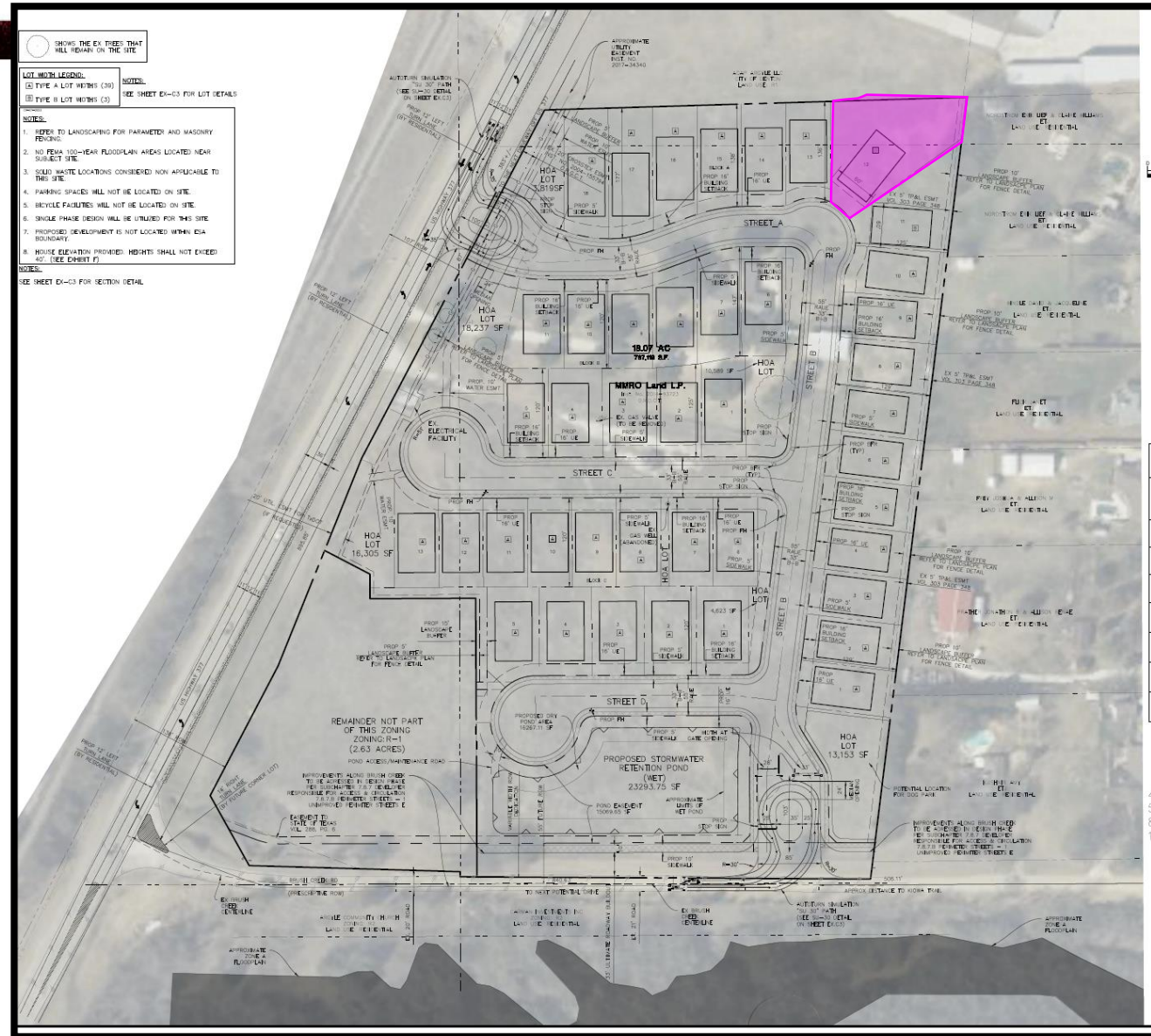
Request & Site Data

- Rezoning from RR and R-1 Districts to PD-R4 – for single-family residential.
- 15.44-acre site located northeast of the intersection of US 377 and Brush Creek Road (**Primary Arterials**).
- Predominantly open pasture, with an existing residential home and associated accessory structures
- Site is **part of a larger 18.07-acre tract** – hard corner not part of this request
- Future Land Use predominantly **Neighborhood Mixed Use with Low Residential**.
- Surrounded by PD to the west, City ETJ to the east; R2 to the south, R1 to the north.



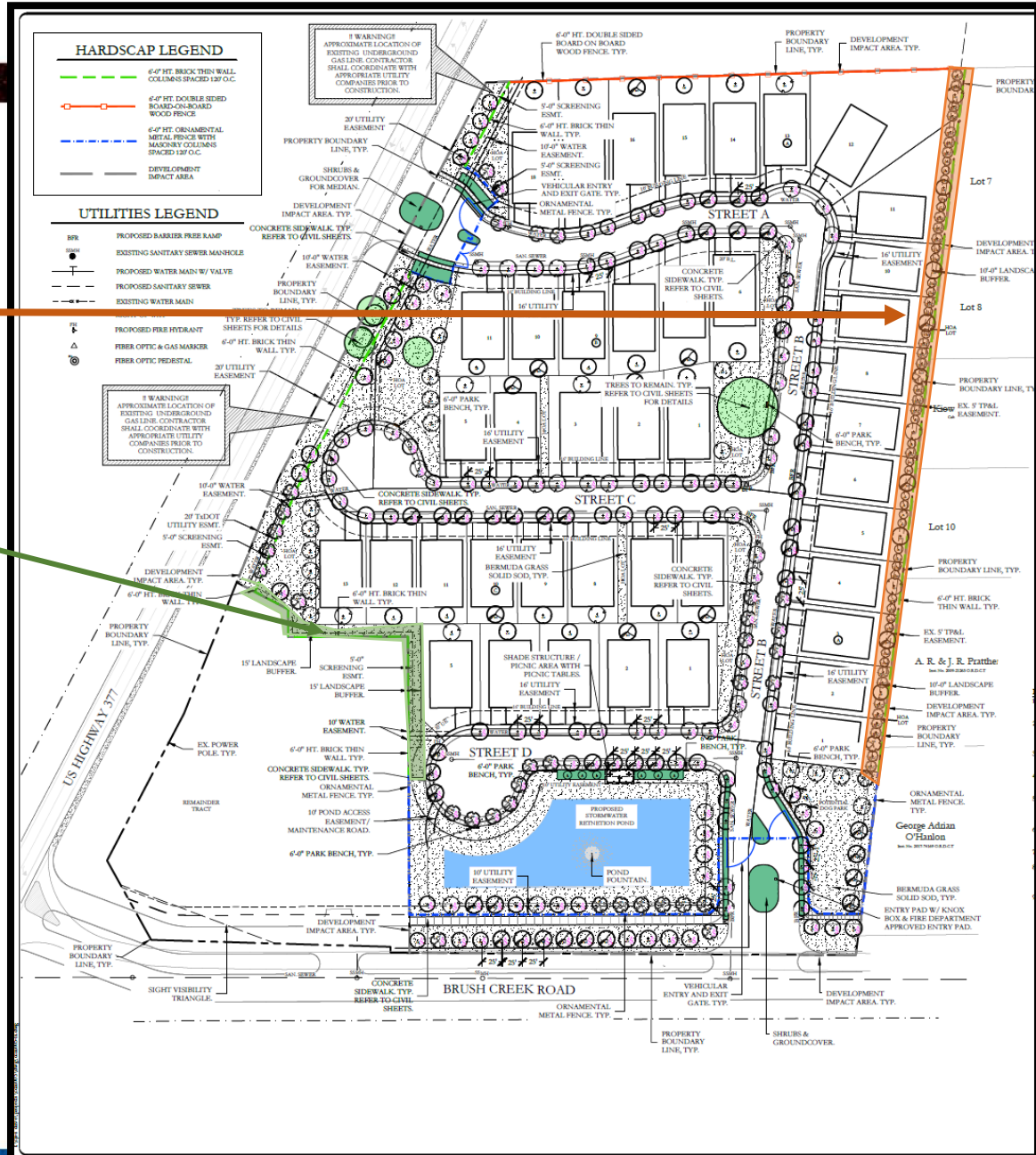
Development Plan

- 42 lot single-family residential development.
- Proposed gated community with privately owned and maintained streets.
- Development Standards restricts allowable uses to single-family residential and customary accessory uses.
- Base Zoning of R4. PD proposes larger lots than DDC required (60'x120' vs 50'x80').
- Adds definition for Lot Width, Type B: Applies to lots with Trapezoidal shape fronting a street knuckle. Lot width shall be measured at the front setback line.
- Proposed PD in this location is appropriate in scale and provides a transitional area within the overall region.



Landscape Plan

- Eastern property line of the PD district, provides a **10-foot-wide landscaped buffer**, consisting of a **6-foot-tall masonry wall** and a continual row of trees.
- Southwestern property line of the PD district shall provide a **15-foot-wide landscaped buffer**.
- The Development Plan includes approximately **8.6% of the land area being open space**.
 - Include a retention pond and active and passive recreational areas.
 - Open space areas are linked together via internal sidewalks throughout the site.
- Where street tree spacing requirements cannot be met, street trees shall be placed outside the right-of-way and in HOA Lots.
 - **15 Street Trees in HOA Lots**



Approval Criteria

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

Rezoning to PD District App (2.7.3.E)

1. Complies with the goals of the Comprehensive Plan;
2. Complies with the goals of relevant Area Plans;
3. Complies with this DDC, except where modifications are expressly authorized in the PD Development Plan;
4. Provides a greater level of building design quality, community amenities, and public services than would be provided if the project were not being developed in a PD District;
5. In the case of proposed residential development, that the development will be compatible with the character of the surrounding area;
6. In the case of proposed commercial, industrial, institutional, recreational, or other non-residential development, that such development will be appropriate in area, location, and use;
7. The provisions for public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services and parks are adequate to serve the anticipated population within the PD District.
8. The conditions and/or restrictions imposed by the PD are necessary and sufficient to address any significantly adverse impacts to surrounding properties of the neighborhood.

Summary:

- ✓ Project is consistent with Denton 2040 Comprehensive Plan
- ✓ Complies with DDC, except where otherwise specified
- ✓ Provides greater level of design quality
- ✓ Will promote buildings and uses compatible with the surrounding area
- ✓ Minimizes adverse impacts
- ✓ Public facilities are adequate to serve development

Denton 2040 Plan

- **Future Land Use:** site is predominantly designated as Neighborhood Mixed Use.
 - Applies to neighborhoods where the **predominant use is residential**, but with a mix of compatible housing types and densities **along with local-serving retail and service uses**. The subject property will **serve as a transition area**.
- **Population Projections:** Per the Denton 2040 Comprehensive Plan, the City’s population is projected to increase from 139,869 residents in 2020 to 229,192 residents in 2040, requiring the addition of **37,094 total housing units, including 19,808 additional detached residential dwelling units** (Table 1.3).
- **Goal HN-1:** Develop and maintain a housing stock that meets the needs of all residents with a diverse array of choices in type, cost, and locations.

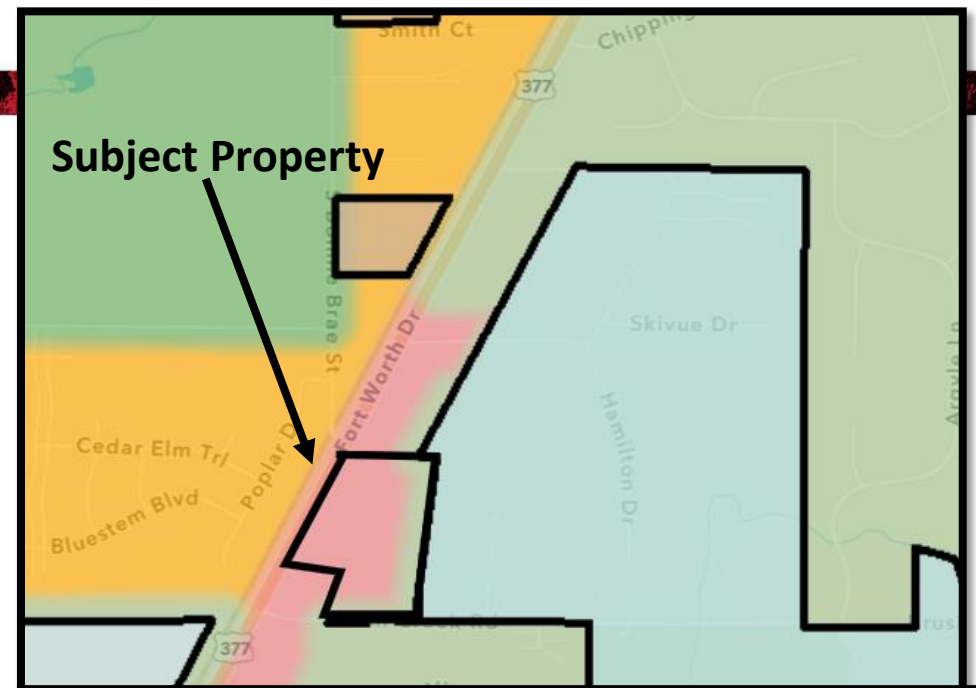


Table 1.3 Residential Demand by Type

	2020 Units (1)	% of 2019 Units (2)	Existing Dev. Residential Area (Ac) (3)	Existing Density (4)	Acres Per Unit (5)	2040 New Units (6)	New Residential Area (Ac) (7)
1 Unit Detached (Residential Single-Family)	31,017	53.4%	15,204	2.04	0.49	19,808	12,137
1 Unit Attached, 2-4 Units, Other (Residential Other)	9,468	16.3%	1,667	5.68	0.18	6,046	1,331
5+ Units (Residential Multi-Family)	17,600	30.3%	1,152	15.28	0.07	11,239	920
Total	58,085	-	18,023	-	-	37,094	14,387

Design Standards & Compatibility

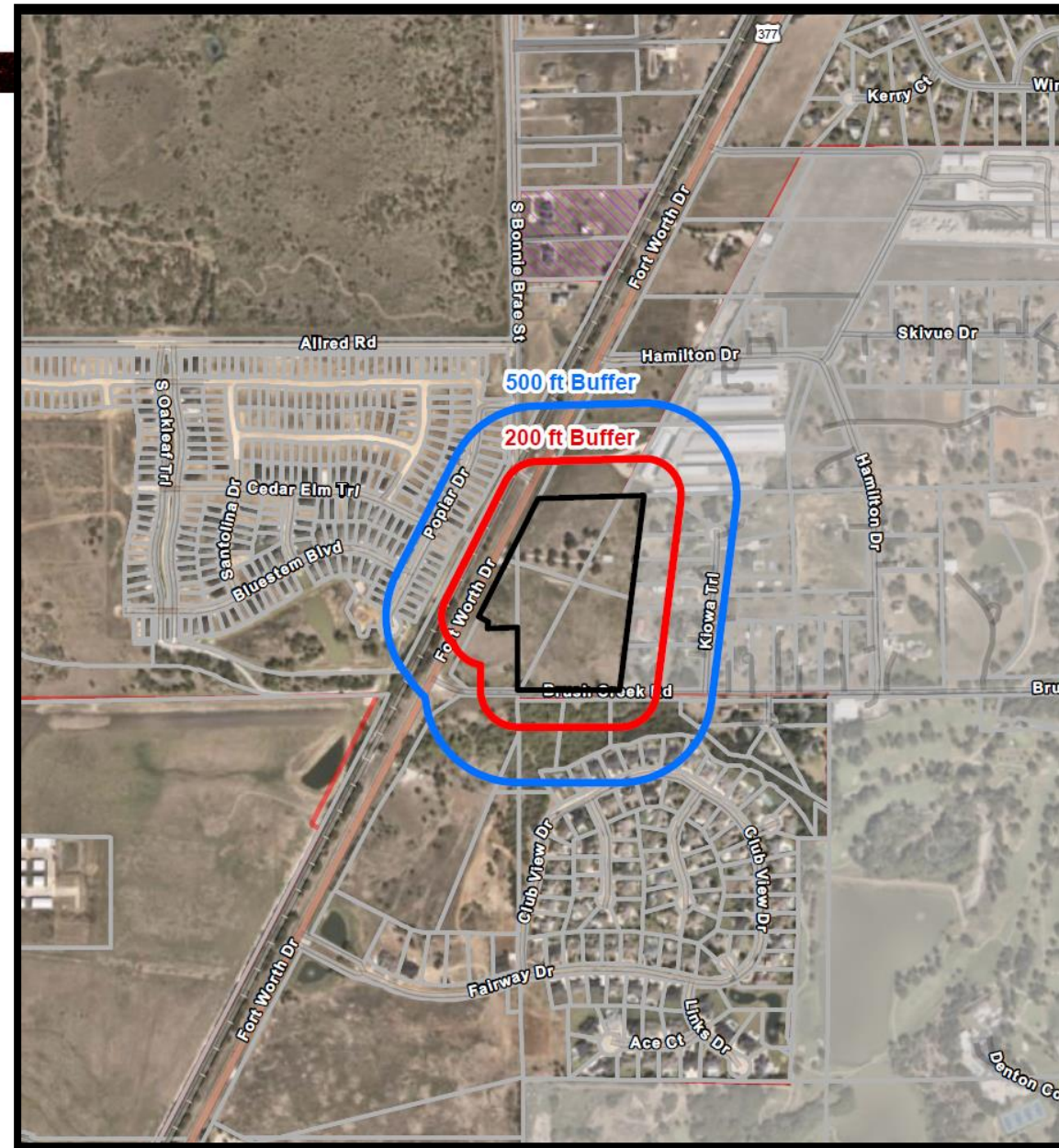
- Consistent with the existing land use patterns and **would not introduce new or incompatible activities to the area.**
- **10’ Landscaped buffer is provided along the eastern property line of the PD district.**
 - Includes a masonry screening wall and a continual row of trees to be planted.
- **15-foot-wide landscaped buffer along the southwestern property line of the PD district.**
- Landscaped HOA lots along public rights-of-way are incorporated to enhance visual appeal.
- The PD proposes a larger R4 lot size than required by the DDC maximizing the distance between existing homes to the east and proposed new development.

DDC Standard	R4 District	Proposed PD Regulations	Difference
Permitted Uses (DDC Subchapter 5)	Uses as outlined in DDC Subchapter 5, including Single-Family Detached Homes, Community Homes, Outdoor Recreation Facilities, Religious Facilities, Duplex (S), Townhomes (S), select professional office uses (S) Note: (S) indicates a Specific Use Permit is required	The following principal uses shall be permitted: 1. Single-Family Homes The following accessory uses and structures shall be permitted: 1. Accessory Structures 2. Home Occupations 3. Swimming Pools 4. Detached garages/carport	Limits allowable uses to single-family dwelling units and a limited variety of accessory uses and structures.
Street Tree Requirements DDC 7.7.7. D.1	At least one street tree is required for every 30 feet of street frontage	Where DDC 7.7.7 spacing requirements cannot be met, street trees shall be placed outside the right-of-way and in HOA Lots. 15 Street Trees are located within HOA Lots.	Street Tree requirements are fulfilled by locating those that cannot be accommodated along right-of-way in HOA Lots.
Landscape Buffers DDC Table 7. F (Eastern Property Line)	When a developing single-family use is adjacent to an existing single-family use, no landscaped compatibility buffer is required.	Adjacent to existing single-family development, a 10-foot-wide landscaped buffer is required, consisting of a 6-foot-tall masonry wall and a continual row of trees.	Additional buffering and landscape requirements where adjacent to an existing single-family development.
Landscape Buffers DDC Table 7. F (Southwestern Property Lines)	When a developing use is adjacent to an undeveloped parcel, no landscaped buffer is required.	Where adjacent to the remaining 2.7 undeveloped acres out of the parent tract, the development shall provide a 15-foot-wide landscaped buffer	Additional buffering and landscape requirements where adjacent to the undeveloped remainder parcel.



Public Outreach

- Newspaper Ad: October 27, 2024
- Website: October 24, 2024
- Signs Posted: October 30, 2024
- Mailed Notices:
 - 200 ft. Public Notices mailed: 6
 - 500 ft. Courtesy Notices mailed: 70
- Responses:
 - In Opposition: 4 emails have been received; none within 200’.
 - In Favor: 0
 - Neutral: 0
- Three Neighborhood Meetings held by applicant since June 2023



Recommendation

The Planning and Zoning Commission recommended approval (3-1) of this request at their November 13, 2024 meeting.

Staff recommends **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?

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Development Services