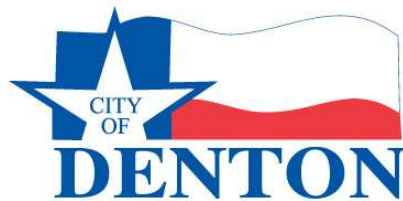


Z23-0004b Camelot

Julie Wyatt
Principal Planner
May 16, 2023

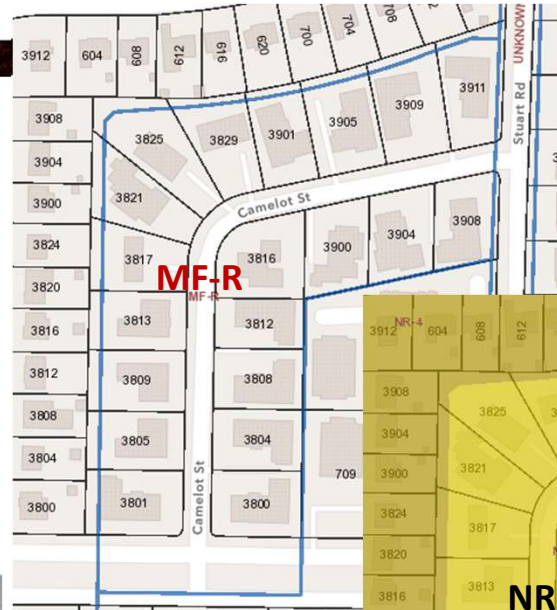


History

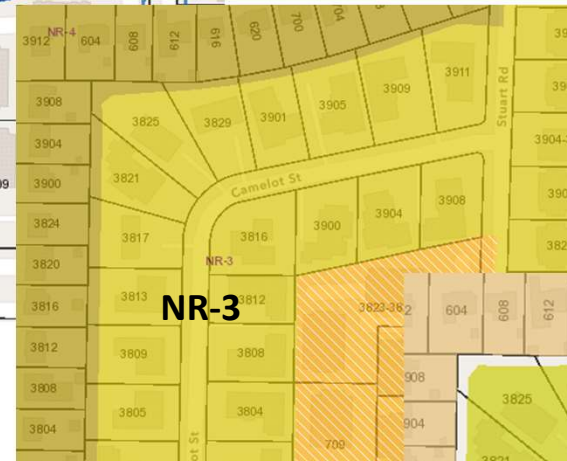
- Platted in 1979 with 20 residential lots developed as fourplexes and single-family, consistent with zoning MF-R
- Updated regulations and zoning in 2002 & 2019 made existing uses nonconforming
- DDC Section 1.5 *Nonconformities*, restricts expansion/alterations to a structure (beyond minor repairs) or rebuilding if more than 50% of the structure is destroyed



Subject Site, 1982



1969 and 1991



2002

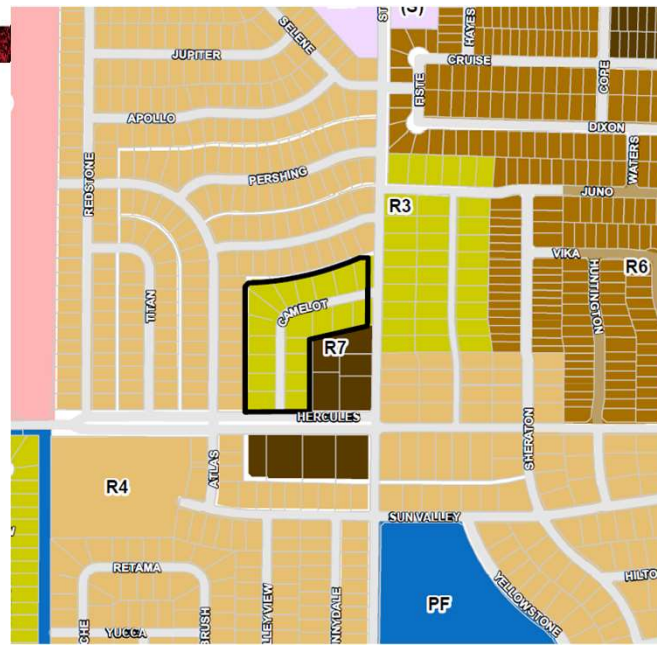


2019

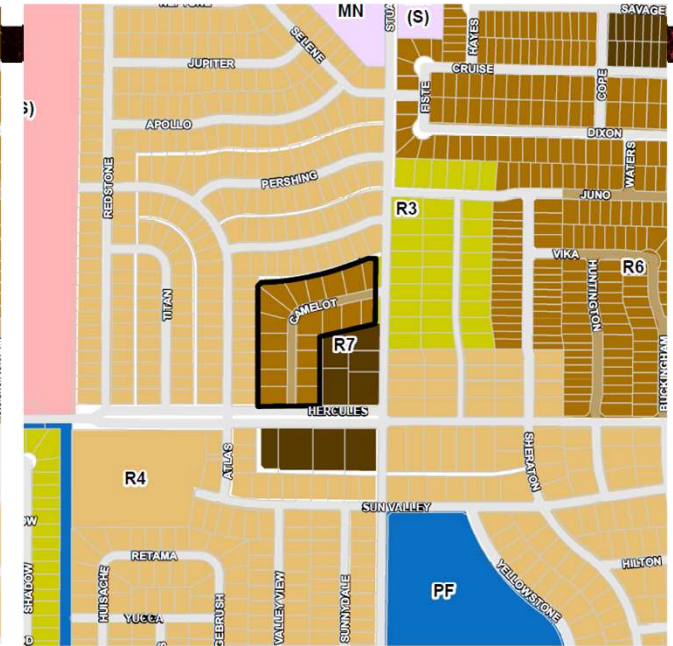


Request

City-initiated to rezone approx.
6.52 acres from **Residential 3 (R3)**
to **Residential 6 (R6)** District



Existing-R3



Proposed-R6

Purpose:

- Align zoning with existing uses
- Provide certainty for the property owners and residents
- Allow for continued investment in properties

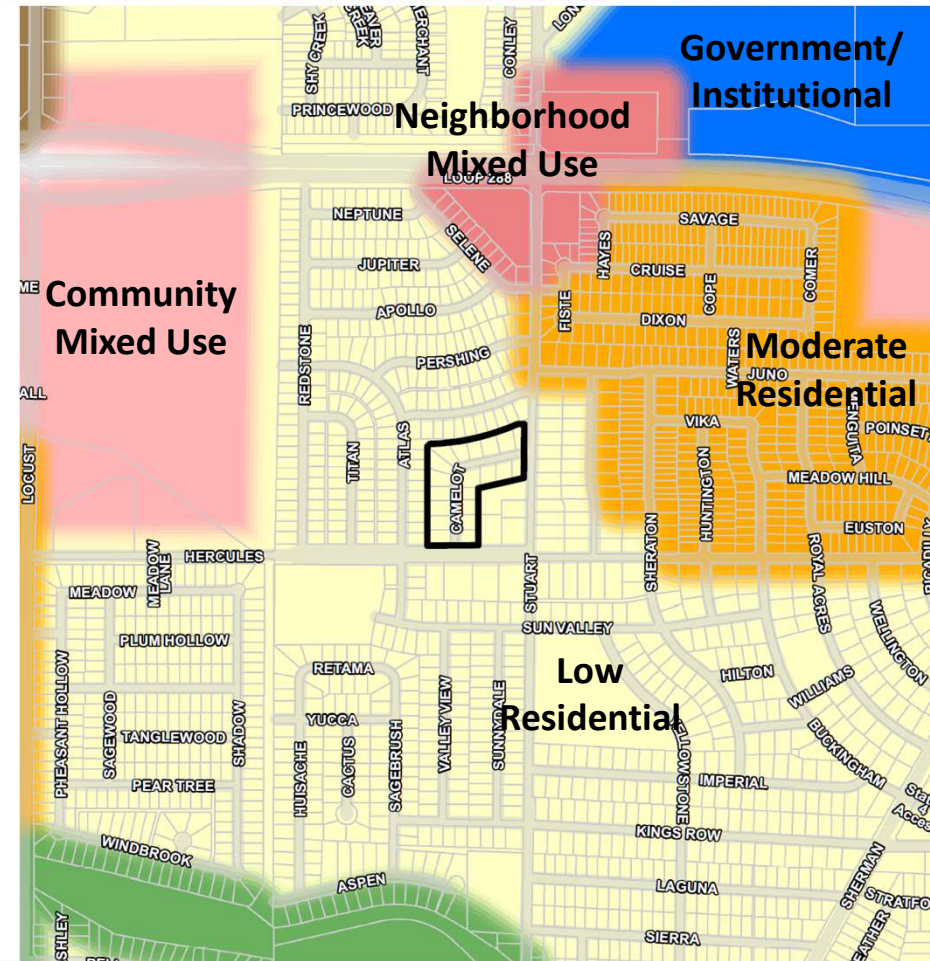
Denton 2040 Comprehensive Plan

Future Land Use: Low Residential

- The proposed R6 District allows densities greater than typically found in Low Residential
- FLUM is one analysis point in the Denton 2040 Plan. **R6 District meets other goals, including Community Vision Statement, Housing, and Infill**

Other goals:

- ✓ R6 District is consistent with the Sound Growth principles outlined in the **Vision Statement** (diverse housing choice, compact development, neighborhood protection)
- ✓ **Housing and Neighborhoods:** R6 permits a variety of housing types. Additionally, with conforming structures, property owners can make improvements without non-conforming limitations.
- ✓ **Infill:** Rezoning to R6 would allow for reinvestment in existing properties



Impacts to Surrounding Property

Any redevelopment must meet current zoning and development standards

- **Street trees:** one street tree must be planted every 30 feet along all rights-of-way in accordance with DDC Section 7.7.7.
- **Landscaping:** at least one shade tree per lot, at least 30% of the front yard must be landscaped, and at least 20% of the rear yard must be landscaped.
- **Parking:** two parking spaces per dwelling unit
- **Parking location:** triplex and fourplex parking must be located to the side or rear of the building
- **Site Design:** minimum site and building design, including orientation to the street, building mass and form, garage design, and building transparency.

Table of Allowed Residential Uses

	Zoning District	
	R3	R6
Single-Family Detached Dwelling	Permitted +	Permitted +
Townhome		Permitted +
Duplex		Permitted +
Triplex		Permitted +
Fourplex		Permitted +
Multifamily Dwelling		
Manufactured Home Development (HUD Code)		Specific Use Permit +
Elderly Housing		Specific Use Permit +
Lot area	10,000 sq. ft.	6,000 sq. ft.
Lot width	60 feet	50 feet
Lot depth	80 feet	80 feet
Front yard	20 feet	10 feet
Side yard	10 feet	5 feet
Rear yard	10 feet	10 feet
Building height (maximum)	40 feet	40 feet
Building coverage (maximum)	50%	60%



5/16/2023

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Issues Related to Nonconformity

	Current zoning (R3)	Proposed Zoning (R6)
What are the differences in permitted residential uses?	Single family detached dwellings Community Homes Group Homes with an SUP Existing triplexes and fourplexes not permitted , and therefore <i>nonconforming uses</i>	Single-family detached dwellings Townhomes Duplexes Triplexes Fourplexes Community Homes Manufactured Home Development Elderly Housing with an SUP Group Home with an SUP
How does zoning impact the existing use of the property?	Existing uses may continue and no action by property owners (other than regular maintenance) is needed	Existing uses may continue and no action by property owners (other than regular maintenance) is needed
What happens to the existing use if the property is sold?	Nonconforming uses may be conveyed, but lenders may be reluctant to underwrite nonconforming uses	No impacts anticipated
Is regular property maintenance permitted?	Minor repairs and maintenance are permitted, including: repairs to correct damage or deterioration, resurfacing parking areas, replacing landscaping materials, repairs to remedy unsafe conditions or comply with current building codes	All maintenance activities are permitted
Can I demolish and rebuild my fourplex?	Only a single-family detached dwelling use may be constructed; redevelopment of a duplex, triplex, or fourplex will require rezoning (including fees and posting of public hearing signs)	Any permitted residential use (single-family, townhome, duplex, triplex, fourplex) may be constructed

Issues Related to Nonconformity

	Current zoning (R3)	Proposed Zoning (R6)
Can I renovate the existing structure without increasing the square footage?	A nonconforming use may be extended throughout the building, but no structural alteration of the building is permitted and no additional dwelling units are permitted	All renovation activities are permitted , including structural alterations and increases in dwelling units (max 4 per lot)
Can I renovate the existing structure and make it larger?	No expansions to nonconforming uses are permitted	All renovation activities are permitted , including expansions and increases in dwelling units (max 4 per lot); any expansions must fit within R6 dimensional limitations (10 foot front and rear yard setback, 5 foot side yard setback, 40 foot max height, 60% max building coverage)
What if less than 50% of the structure is destroyed by fire, tornado, or other disaster?	In the event that such structure is partially destroyed by natural or accidental causes, the nonconforming use may be rebuilt	Any permitted residential use (single-family detached dwelling, townhome, duplex, triplex, fourplex) may be rebuilt
What if more than 50% of the structure is destroyed by fire, tornado, or other disaster?	Only a single-family detached dwelling may be constructed; redevelopment of a duplex, triplex, or fourplex will require rezoning (including fees and posting of public hearing signs)	Any permitted residential use (single-family detached dwelling, townhome, duplex, triplex, fourplex) may be constructed

Fiscal Impacts

- No proposed redevelopment of the subject property
- **Built-in assumptions:** property tax payments, sales tax capture, roadway maintenance costs, utility usage, solid waste costs, public safety costs, and neighborhood service costs
- Fiscal Impact Summary indicates that the proposal would result in a **net \$1,985,100 cost to the General Fund over a 40-year project duration**
- Does not take into account potential investment and housing losses due to nonconforming limitations.

FISCAL SUMMARY

GENERAL FUND IMPACTS	
Revenues	40 Year Total
AD VALOREM TAXES	\$2,125,500
RETAIL SALES TAX	
Direct Project Retail Sales Tax Revenue	\$0
Net New Resident + New Commuters Retail Sales Tax Revenue	\$840,800
OTHER TAXES (Mixed Beverage)	\$0
LICENSE & PERMITS	
Zoning Fees	\$0
Building Permits	\$0
Certificate of Occupancy	\$0
Beer & Wine Permits	\$0
SERVICE FEES	
Restaurant Inspections	\$0
Grocery Store Inspections	\$0
Swimming Pool Inspections	\$0
Electrical Inspections	\$0
Plumbing Inspections	\$0
Development Fees	\$0
Plan Review Fees	\$8,700
Expenses	40 Year Total
Neighborhood	(\$884,400)
Public Safety	(\$2,581,700)
Transportation	(\$119,500)
Admin & Community Services	(\$807,800)
OTHER FUND REVENUES	
TOURISM & CONVENTION SALES TAX	\$0
ENTERPRISE UTILITY FUNDS	
Electric Charge	\$2,276,900
Water Charge	\$586,800
Wastewater Charge	\$404,500
Drainage Charge	\$59,000
Solidwaste Charge	\$447,500
WATER IMPACT FEE	\$0
WASTEWATER IMPACT FEE	\$0
TOTAL ROADWAY IMPACT FEE	
TOTAL PARKS LAND DEDICATION & DEV. TRUST	
TREE MITIGATION	\$0
ROADWAY MAINTENANCE	
ROADWAY MAINTENANCE	\$373,850

CITY OF DENTON

New Residents From Residential



114

New Workers From Non-Residential *



0

* Calculations based on new commuters not total new workers in order to not double count with new residents.

General Fund Impact Summary

General Fund - Total Revenue	General Fund - Total Expenses	General Fund - Net Impact
\$2,134,400	-\$4,119,500	-\$1,985,100

General Fund - Net Impacts

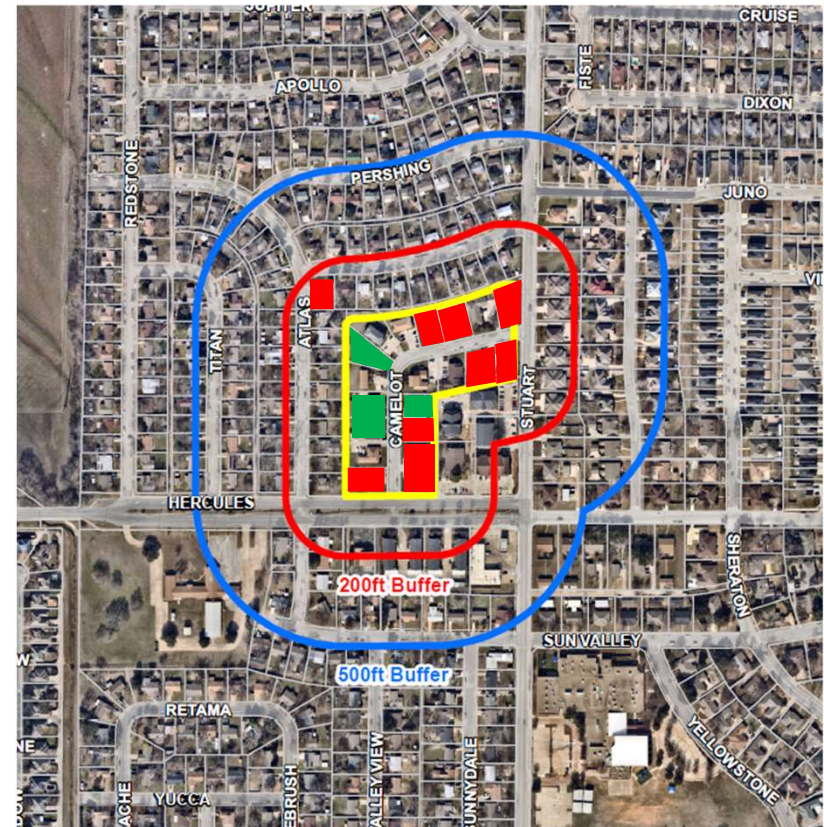


5/16/2023

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Public Outreach

- **Newspaper Ad:** April 29, 2023
- **Property Posted:** March 2, 2023
- **Mailed Notices:**
 - 200 ft. Public Notices mailed: 75
 - 500 ft. Courtesy Notices mailed: 359
- **Responses:**
 - In Opposition: **10 properties (9 from property owners), 33%**
 - In Favor: **4 properties (all from property owners)**
 - Neutral: 0
- The City hosted 2 neighborhood meetings
- Due to opposition percentage (33%), approval of the request will require a **supermajority vote** (6 out of 7) of Council Members



Recommendation

The Planning and Zoning Commission recommended **approval** of the request (7-0).

Staff recommended **approval** of the request, as it complies with the criteria in Sections 2.4.5.E and 2.7.2.D of the Denton Development Code (DDC).



5/16/2023

File ID: Z23-0004b

Questions?



5/16/2023

File ID: Z23-0004b