

Project Narrative

Specific Use Permit Application

Project #S25-0010 – 800 Abbots Lane, Denton, TX

Applicant: A Joyful Journey Assisted Living LLC (Group Home)

Introduction

A Joyful Journey Assisted Living LLC seeks a Specific Use Permit (SUP) to operate a licensed Group Home at 800 Abbots Lane, Denton, TX. The facility will provide a safe, home-like setting for up to six residents, offering 24/7 supervised residential care, personalized support services, and a dedicated staff room.

This Group Home will provide 24-hour staffing, personalized care plans, and a supportive environment designed to promote independence, dignity, and quality of life. No major construction or structural changes are proposed; the existing residence meets the physical needs of the program with only minor interior adjustments for accessibility and safety as required by code.

The project will include installation of an NFPA 13R sprinkler system in compliance with the Denton Development Code. Additional fire and life-safety features, including fire-rated partitions, accessibility elements, or a Knox Box, will be implemented if required by the Building Department or Fire Marshal during permitting. The facility will be licensed by Texas HHSC as a Type B Assisted Living Facility.

This narrative demonstrates compliance with the General Approval Criteria (DDC 2.5.2D) and the Specific Approval Criteria for Group Homes (DDC 5.3.3J).

Operations & Staffing

- Residents: Maximum of 6 at any time.
- Staffing: Up to 3 caregivers on the largest shift to provide 24/7 coverage.
- Care Provided: Assistance with meals, personal care, medication management, and daily living activities.
- Visitors: Primarily family and care professionals; scheduled visits to minimize neighborhood impact.

Parking & Traffic

Parking demand will be minimal. The home will have designated spaces for staff and occasional visitors. Because residents do not operate vehicles, traffic is limited to staff shift changes, supply deliveries, and occasional family visits. This results in significantly lower traffic volume than most other residential uses.

Demand Justification

Denton County's senior and disability populations are increasing, with limited small-scale residential care options. Many regional facilities are at capacity or provide institutional environments. This home fills a gap by:

- Providing 24/7 care for up to 6 residents in a home-like environment.
- Reducing strain on hospitals, emergency services, and family caregivers.
- Supporting Denton's goal of expanding diverse, community-integrated housing.

Community Benefits

The A Joyful Journey Assisted Living (Group Home) will contribute positively to the local community by:

- Creating stable employment opportunities for caregivers and support staff.
- Ensuring vulnerable residents can remain in a familiar, neighborhood setting.
- Reducing demand on higher-cost institutional facilities and public resources.
- Applicant will host at least two neighborhood meetings prior to public hearings. Staff will be informed of meeting details and invitations.

General Criteria for Approval (DDC 2.4.5E)

Prior Approvals

The subject property is a platted residential lot within Crown Oaks Addition (Block B, Lot 22). No prior SUPs or zoning variances exist for this address. This is the first application for a Group Home at 800 Abbots Lane.

Consistency with Comprehensive Plan / Future Land Use

The Future Land Use Map designates this property as Low Residential and Parks/Open Space. The Group Home is consistent with Low Residential, which allows quasi-residential uses like assisted living. Scale and density (≤ 5 units/acre) match neighborhood character. The use aligns with the Comprehensive Plan and FLUM designation as Low Residential. The small-scale, supervised care model supports neighborhood stability and community housing goals.

The Parks/Open Space designation is unaffected. The future Land Use Map (FLUM) designates the property as Low Residential / Parks & Open Space. Narrative updated to demonstrate consistency with Low Residential designation.

Compliance with the DDC

The proposed use complies with zoning district standards, City codes, and state licensing requirements under Texas HHSC Type B Assisted Living Facility regulations.

Minimizes Adverse Environmental Impacts

No natural resources, floodplains, or open space areas will be disturbed.

Minimizes Adverse Impacts on Surrounding Property

The property is located within a residential neighborhood. Adjacent land uses are single-family homes. Landscaping, fencing, and setbacks buffer the site from nearby residences. The Group Home use is compatible with the existing neighborhood character due to its residential scale and design.

Compliance with Utility, Service, and Improvement Standards

- Topography/Hydrology: The site is level with no unique topographic features. It is not within a floodplain.
- Existing Land Use: The property is currently a single-family home.
- Circulation: Existing driveway provides vehicle access; pedestrian circulation is typical of residential streets.
- Open Space/Recreation: There are no dedicated open space or recreation areas on site. Residents will use the yard and surrounding sidewalks.
- Infrastructure/Utilities: The property is served by City of Denton potable water, wastewater, storm water drainage, electric, solid waste, and recycling services.

Provides Adequate Public Services and Facilities

The site is adequately served by existing City of Denton infrastructure:

- Water/Wastewater: Municipal connections are in place.
- Storm Water: Residential storm drainage system in place.
- Electric: Existing service is sufficient; no upgrade required.
- Solid Waste: City curbside cart service will provide trash and recycling collection.

Compliance with General & Specific SUP Criteria (DDC 2.4.4B)

The project meets both the General Approval Criteria (DDC 2.5.2D) and the Specific Approval Criteria for Group Homes (DDC 5.3.3J).

Specific Use Permit Approval Criteria (DDC 2.5.2D)**Compatibility with the Surrounding Area**

The Group Home is residential in appearance and scale. Landscaping, fencing, and setbacks buffer adjacent properties. Resident activity is low-impact and comparable to single-family use.

Impacts on Future Development of the Area

The facility is limited to 6 residents and one staff room. Its scale does not preclude or inhibit surrounding residential development.

Compliance with Standards and Codes

The project complies with all applicable standards: 2021 IBC, NFPA 13R sprinklers, and City permitting requirements.

Mitigation of Impacts (Traffic, Services, Parking, Utilities, Noise, etc.)

- Traffic: Minimal, limited to staff shift changes and family visits.
- Parking: Six spaces available (driveway + garage). Meets requirements.
- Emergency Services: Sprinklers, Knox Box if required, alarm system.

- Utilities: Adequate existing municipal services.
- Refuse: City curbside collection for trash and recycling.
- Noise/Glare/Odor: No impacts beyond typical residential levels.

Health, Safety, and Welfare

The Group Home promotes health, safety, and welfare by:

- Providing 24/7 staff supervision
- Installing an NFPA 13R sprinkler system
- Meeting Denton's need for small-scale, community-integrated assisted living

Fire/Life Safety Standards

Fire Lanes

Building height is less than 30 feet → 24' fire lane width applies. Existing driveway provides access; the property is within a residential subdivision with compliant turning radii. Fire lane turnaround not required (drive not >150' dead-end). Building will be sprinklered, so all points are within the 300' access distance requirement. No speed bumps in fire lane. Access surfaces are standard residential drive, all-weather and capable of supporting fire apparatus loads.

Residential Codes

This project is a Group Home, classified as R-3 Residential under the IBC, not IRC. IRC single-family provisions do not apply; instead, the IBC governs.

Water Supply

Building will be fully sprinklered (NFPA 13R). All parts of the sprinklered building must be within 600' of a fire hydrant. The site is served by existing City hydrants within this distance. Sprinkler FDC will be within 400' of a hydrant (final location to be coordinated with Fire Marshal at permit stage).

Sprinkler System Type

The building will use NFPA 13R (Residential up to 4 stories, including Group R-3 Assisted Living). This meets Denton requirements for small Group Home facilities.

Automatic Sprinkler Requirements (IFC 903.1.11.7)

The building is combustile construction (Type V). It is under 2 stories and under 7,500 SF floor area, but the NFPA 13R sprinkler system will be installed as part of life-safety compliance. This exceeds minimum requirements and ensures full compliance with IFC 903.1.11.7. Not an A-2 Assembly use, so restaurant/bar provisions do not apply.

Conclusion

The proposed Group Home at 800 Abbots Lane fully satisfies both the General Approval Criteria (DDC 2.5.2D) and the Specific Approval Criteria (DDC 5.3.3J).

The project:

- Aligns with the Comprehensive Plan.
- Preserves neighborhood character.

- Provides adequate parking and staffing.
- Incorporates required life-safety upgrades.
- Meets Denton's growing need for small-scale, supervised care housing.

Applicant will comply with all City requirements for public hearing sign posting (Abbots & Sandpiper) and affidavit submission per City instructions.

We respectfully request approval of this Specific Use Permit.