

ORDINANCE NO. PD21-0004b

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A PLANNED DEVELOPMENT AMENDMENT FOR 12 ACRES OUT OF PLANNED DEVELOPMENT 139, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF THE VINTAGE BOULEVARD AND I-35W VINTAGE BOULEVARD RAMP INTERSECTION, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; ADOPTING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (PD21-0004b, Vintage Multifamily)

WHEREAS, Aimee Bissett with 97 Land Company, on behalf of the property owner, Hickory Venture Group, applied for a planned development amendment for Planned Development 139 (PD-139) on approximately 12 acres of land legally described in Exhibit "A," attached hereto and incorporated herein by reference (hereinafter, the "Property") to; and

WHEREAS, on March 5, 1991, the City Council adopted Ordinance 91-034, approving a change in zoning for 450 acres of land to Planned Development 139 (PD 139) Zoning District, including the Property, as more particularly described therein; and

WHEREAS, on September 7, 1999, the City Council adopted Ordinance 1999-317, approving an amendment to the concept plan for 401.23 acres of land in of Planned Development 139 (PD 139) zoning district, including the Property, as more particularly described therein; and

WHEREAS, on May 14, 2002, the City Council adopted Ordinance 2002-147, approving an amendment to the concept plan of Planned Development 139 (PD 139) zoning district for 401 acres of land, including the Property, as more particularly described therein; and

WHEREAS, on January 12, 2022, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and held a public hearing for all property owners interested in this regard, and have recommended approval (7-0) of the request; and

WHEREAS, on February 1, 2022, the City Council likewise conducted a public hearing as required by law, and finds that the request meets and complies with all substantive and procedural standards for a Planned Development Amendment set forth in Section 2.7.3 of the Denton Development Code; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Denton, have determined that the proposed Planned Development Amendment is in the best interest of the health, safety, morals, and general welfare of the City of Denton and should be granted as set forth herein; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference and found to be true.

SECTION 2. The Development Plan Map for PD-139 is hereby amended as shown in Exhibit "B," with the following condition:

1. Measurement of the Lot Width must comply with 2019 Denton Development Code Subchapter 9: The horizontal distance between the side lines, measured at the front property line adjacent to the public right-of-way. The lot width for a corner lot shall be measured along the right-of-way upon which the address is assigned. The flagpole portion of a flag lot shall be ignored in measuring lot width.

SECTION 3. The provisions of this ordinance, as they apply to the portion of PD-139 shown in Exhibit A are herein approved and shall govern and control over any conflicting provision of Ordinance Nos. 91-034, 1999-317, and 2002-147, but all provisions of Ordinance Nos. 91-034, 1999-317, and 2002-147 as they apply to that remaining portion of the PD district not herein affected shall continue in force and effect and apply to the remainder of the PD district.

SECTION 4. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall not affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

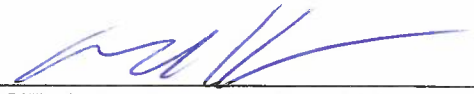
SECTION 5. Any person, firm, partnership or corporation violating any provision of this ordinance shall, upon conviction, be deemed guilty of a misdemeanor and shall be punished by fine in a sum not exceeding \$2,000.00 for each offense. Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense.

SECTION 6. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record-Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

The motion to approve this ordinance was made by Jesse Davis and seconded by Vicki Byrd, the ordinance was passed and approved by the following vote [__ - __]:

	Aye	Nay	Abstain	Absent
Gerard Hudspeth, Mayor:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Vicki Byrd, District 1:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Brian Beck, District 2:	<u> </u>	<u>✓</u>	<u> </u>	<u> </u>
Jesse Davis, District 3:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Alison Maguire, District 4:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Deb Armintor, At Large Place 5:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Paul Meltzer, At Large Place 6:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>

PASSED AND APPROVED this the 1st day of February, 2022.


GERARD HUDSPETH, MAYOR

ATTEST:
ROSA RIOS, CITY SECRETARY

BY: 

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

 Hilary Negron
2022.01.13 10:28:48
BY: _____ -06'00'



METES AND BOUNDS DESCRIPTION

BEING a 12.000 acre tract of land situated in the S. A. Pritchett Survey, Abstract Number 1021, Denton County, Texas, in the City of Denton, being a portion of the tract of land described in the instrument to Hickory Venture Group recorded in Document Number 2007-110095, Official Public Records of Denton County, Texas, said 12.000 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the easterly right-of-way line of Interstate Highway 35W (a variable width right-of-way) as described in the instrument recorded in Volume 529, Page 538, Deed Records of Denton County, Texas for the northwesterly corner of the tract of land described in the instrument to Petrus Investment, LP recorded in Document Number 98-0117450, Official Public Records of Denton County, Texas;

THENCE with the easterly right-of-way line of Interstate Highway 35W the following:

North 26° 33' 36" East a distance of 67.69 feet (Document Number 2007-110095 = North 27° 18' 49" East, 67.38 feet) to a found broken concrete monument;

North 29° 12' 21" East a distance of 599.61 feet (Document Number 2007-110095 = North 30° 31' 31" East, 599.93 feet) to a ½ inch iron rod with illegible yellow plastic cap found for corner;

North 76° 06' 34" East a distance of 312.42 (Document Number 2007-110095 = North 77° 32' 23" East, 312.40 feet) feet to a concrete monument found for corner;

North 26° 27' 10" East (Document Number 2007-110095 = North 27° 46' 50" East) a distance of 157.72 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" set for corner;

THENCE departing the easterly right-of-way line of Interstate Highway 35W East a distance of 626.99 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" set for corner;

THENCE North 14° 59' 50" East a distance of 209.40 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" set in the southerly right-of-way line of Vintage Boulevard (a 120 foot wide right-of-way) in a non-tangent curve to the left having a radius of 1,560.00 feet;

THENCE with the southerly right-of-way line of Vintage Boulevard Southeasterly along said curve through a central angle of 01° 06' 07" an arc distance of 30.00 feet with a chord bearing of South 67° 38' 34" East and a chord distance of 30.00 feet to a ½ inch iron rod with a yellow plastic cap stamped "Coleman RPLS 4001" found for the northwesterly corner of the tract of land described in the instrument to Responsive Education Solutions recorded in Document Number 2020-164546, Official Records of Denton County, Texas;

THENCE departing the southerly right-of-way line of Vintage Boulevard with the westerly line of said Responsive Education Solutions tract the following:

South 14° 59' 50" West a distance of 287.57 feet (Document Number 2020-164546 = South 15° 00' 00" West, 287.58 feet) to a ½ inch iron rod with a yellow plastic cap stamped "Coleman RPLS 4001" found for corner;

South 89° 59' 50" West (Document Number 2020-164546 = West) a distance of 334.62 feet to a ½ inch iron rod with a yellow plastic cap stamped "Coleman RPLS 4001" found for corner;

South 00° 00' 10" East (Document Number 2020-164546 = South) a distance of 518.08 feet to a ½ inch iron rod with a yellow plastic cap stamped "Coleman RPLS 4001" found for corner;

South 89° 59' 50" West (Document Number 2020-164546 = West) a distance of 446.43 feet to a ½ inch iron rod with a yellow plastic cap stamped "Coleman RPLS 4001" found for corner;

South 00° 00' 10" East (Document Number 2020-164546 = South) a distance of 190.66 feet to a ½ inch iron rod with a yellow plastic cap stamped "Coleman RPLS 4001" found in the northerly line of said Petrus Investment, LP tract for the southwesterly corner of said Responsive Education

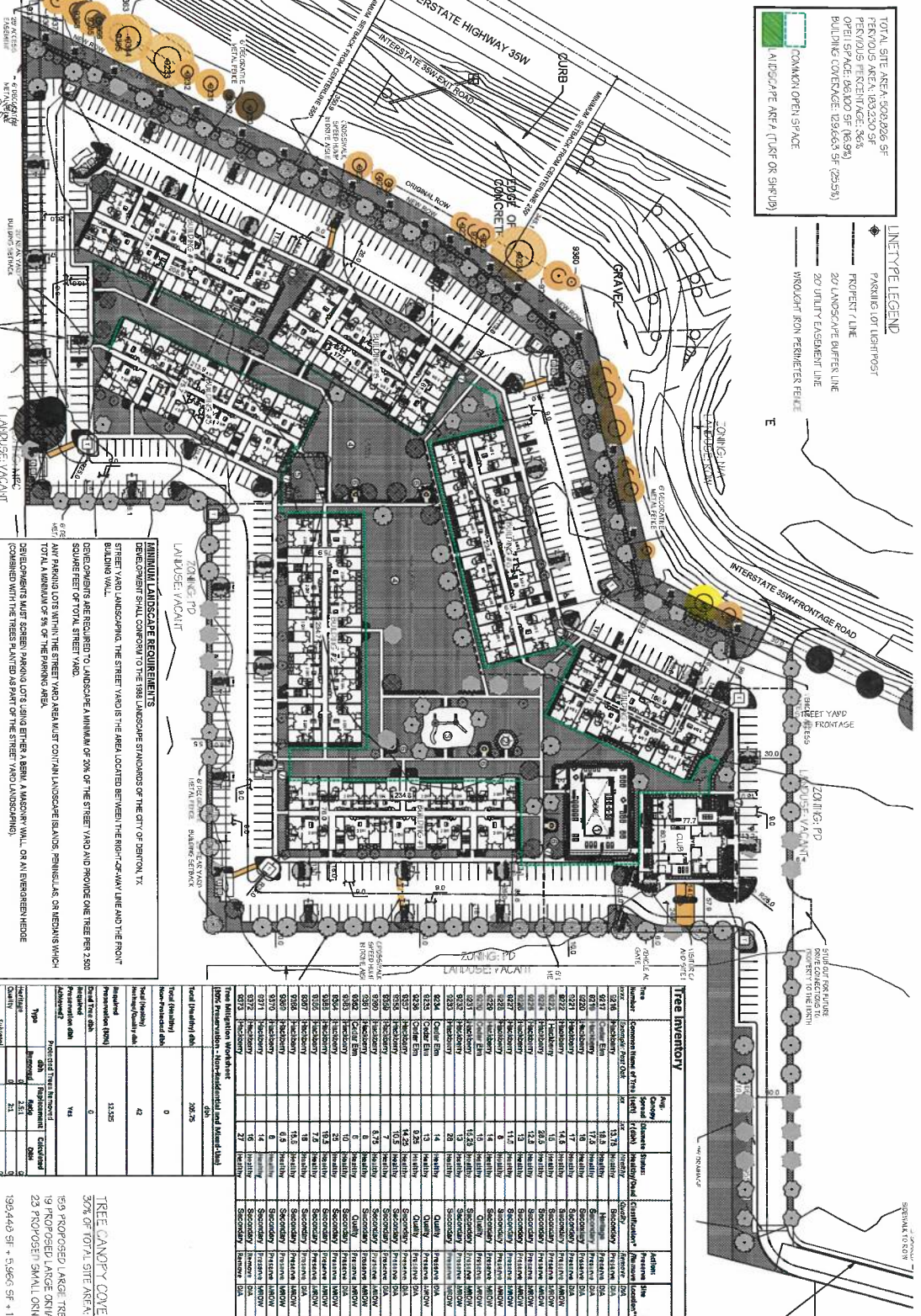
Solutions tract;

THENCE with the northerly line of said Petrus Investment, LP tract South 89° 32' 15" West (Document Number 2007-110095 = North 89° 06' 36" West) a distance of 549.89 feet to the POINT OF BEGINNING; CONTAINING a computed area of 12.000 acres (522,709 square feet) of land.

TOTAL SITE AREA: 500,266 SF
 PERVIOUS AREA: 183,230 SF
 PERVIOUS PERCENTAGE: 36%
 OPEN SPACE: 317,036 SF (63.4%)
 BUILDING FOOTPRINT: 123,665 SF (24.8%)
 LANDSCAPE AREA: (TYP OR SPEC)

- LINE TYPE LEGEND**
- PARKING LOT LIGHT POST
 - PROJECT / LINE
 - 20' LANDSCAPE BUFFER LINE
 - 20' UTILITY EASEMENT LINE
 - WINDSHIELD RAMP PERMITS FENCE

- SEEDLING TREE (35% PRESERVED)
- QUALITY TREE (100% PRESERVED)
- HERITAGE TREE (100% PRESERVED)
- SEEDLING TREE TO BE REMOVED
- PROPOSED PARKING / STREET TREE



- Plant Palette**
- SEEDLING TREE (35% PRESERVED)
 - QUALITY TREE (100% PRESERVED)
 - HERITAGE TREE (100% PRESERVED)
 - SEEDLING TREE TO BE REMOVED
 - PROPOSED PARKING / STREET TREE

PROGRESS PRINT
 PROJECT: VINTAGE BLVD
 SHEET: LANDSCAPE PLAN
 DATE: 10/26/2021
 DRAWN BY: JMC
 CHECKED BY: JMC
 PROJECT NO: 1

ACCESS EASEMENT
 MINIMUM OF 30' POINT REQUIRED
 POINTS PROVIDED
 One large canopy tree planted every 40' near east 5' points
 Three small accent trees clustered every 50' near east 2' points
 A minimum 3' foot high continuous hedge of evergreen shrubs 5' points
 A minimum 3' foot high continuous hedge of evergreen shrubs 5' points
 Internal landscape islands with an area of at least 100 sq ft by 10' feet
 Each planted tree must be enclosed four calendar inches at the time of planting 5 points
 TOTAL AMOUNT OF POINTS: 30 POINTS

MINIMUM LANDSCAPE REQUIREMENTS
 DEVELOPMENT SHALL CONFORM TO THE 1981 LANDSCAPE STANDARDS OF THE CITY OF DENTON, TX
 BUILDING WALL
 STREET YARD LANDSCAPING: THE STREET YARD IS THE AREA LOCATED BETWEEN THE RIGHT-OF-WAY LINE AND THE FRONT BUILDING WALL.
 OPEN SPACES ARE REQUIRED TO LANDSCAPE A MINIMUM OF 20% OF THE STREET YARD AND PROVIDE ONE TREE PER 2,000 SQUARE FEET OF TOTAL STREET YARD.
 ANY PARKING LOTS WITHIN THE STREET YARD MUST CONTAIN LANDSCAPE ISLANDS, PERIMETER, OR MEDIAN WHICH TOTAL A MINIMUM OF 5% OF THE PARKING AREA.
 DEVELOPMENTS MUST SCREEN PARKING LOTS USING EITHER A BRIM, LANDSCAPED WALL, OR AN EVERGREEN HEDGE COMBINED WITH THE TREES PLANTED AS PART OF THE STREET YARD LANDSCAPING.
 POINT SYSTEM: 30 POINTS MUST BE OBTAINED BY SELECTING LANDSCAPING ELEMENTS FROM TABLE 1. ONE PER STREET TREE. ONE STREET TREE MUST BE PLANTED ALONG ALL RIGHTS-OF-WAY IN GENERAL. ONE PER SCREENING AS REQUIRED BY TABLE 1.
 PARKING LOT LANDSCAPING MUST BE PLANTED WITH DROUGHT-TOLERANT PLANTS, ORNAMENTAL GRASSES AND/OR NATIVE GRASSES. DOG SECTION 2.2.5.4. THE GRASSES PROHIBITED.
 AMENITIES PROVIDED ON SITE
 1. PROPOSED DOG WALKER AREA
 2. GRASSY
 3. PLAYGROUND
 4. UNPAVED FOR RECREATION ACTIVITIES
 5. SPACE FOR POTENTIAL FUTURE DOG PARK

Tree Inventory

Tree ID	Tree Name	Size (DBH)	Health	Location	Notes
001	Red Oak	12"	Healthy	Street Yard	Preserve
002	Live Oak	10"	Healthy	Street Yard	Preserve
003	White Oak	8"	Healthy	Street Yard	Preserve
004	Red Oak	6"	Healthy	Street Yard	Preserve
005	Live Oak	4"	Healthy	Street Yard	Preserve
006	White Oak	3"	Healthy	Street Yard	Preserve
007	Red Oak	2"	Healthy	Street Yard	Preserve
008	Live Oak	1"	Healthy	Street Yard	Preserve
009	White Oak	12"	Healthy	Street Yard	Preserve
010	Red Oak	10"	Healthy	Street Yard	Preserve
011	Live Oak	8"	Healthy	Street Yard	Preserve
012	White Oak	6"	Healthy	Street Yard	Preserve
013	Red Oak	4"	Healthy	Street Yard	Preserve
014	Live Oak	3"	Healthy	Street Yard	Preserve
015	White Oak	2"	Healthy	Street Yard	Preserve
016	Red Oak	1"	Healthy	Street Yard	Preserve
017	Live Oak	12"	Healthy	Street Yard	Preserve
018	White Oak	10"	Healthy	Street Yard	Preserve
019	Red Oak	8"	Healthy	Street Yard	Preserve
020	Live Oak	6"	Healthy	Street Yard	Preserve
021	White Oak	4"	Healthy	Street Yard	Preserve
022	Red Oak	3"	Healthy	Street Yard	Preserve
023	Live Oak	2"	Healthy	Street Yard	Preserve
024	White Oak	1"	Healthy	Street Yard	Preserve
025	Red Oak	12"	Healthy	Street Yard	Preserve
026	Live Oak	10"	Healthy	Street Yard	Preserve
027	White Oak	8"	Healthy	Street Yard	Preserve
028	Red Oak	6"	Healthy	Street Yard	Preserve
029	Live Oak	4"	Healthy	Street Yard	Preserve
030	White Oak	3"	Healthy	Street Yard	Preserve
031	Red Oak	2"	Healthy	Street Yard	Preserve
032	Live Oak	1"	Healthy	Street Yard	Preserve
033	White Oak	12"	Healthy	Street Yard	Preserve
034	Red Oak	10"	Healthy	Street Yard	Preserve
035	Live Oak	8"	Healthy	Street Yard	Preserve
036	White Oak	6"	Healthy	Street Yard	Preserve
037	Red Oak	4"	Healthy	Street Yard	Preserve
038	Live Oak	3"	Healthy	Street Yard	Preserve
039	White Oak	2"	Healthy	Street Yard	Preserve
040	Red Oak	1"	Healthy	Street Yard	Preserve

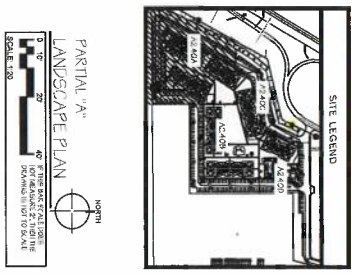
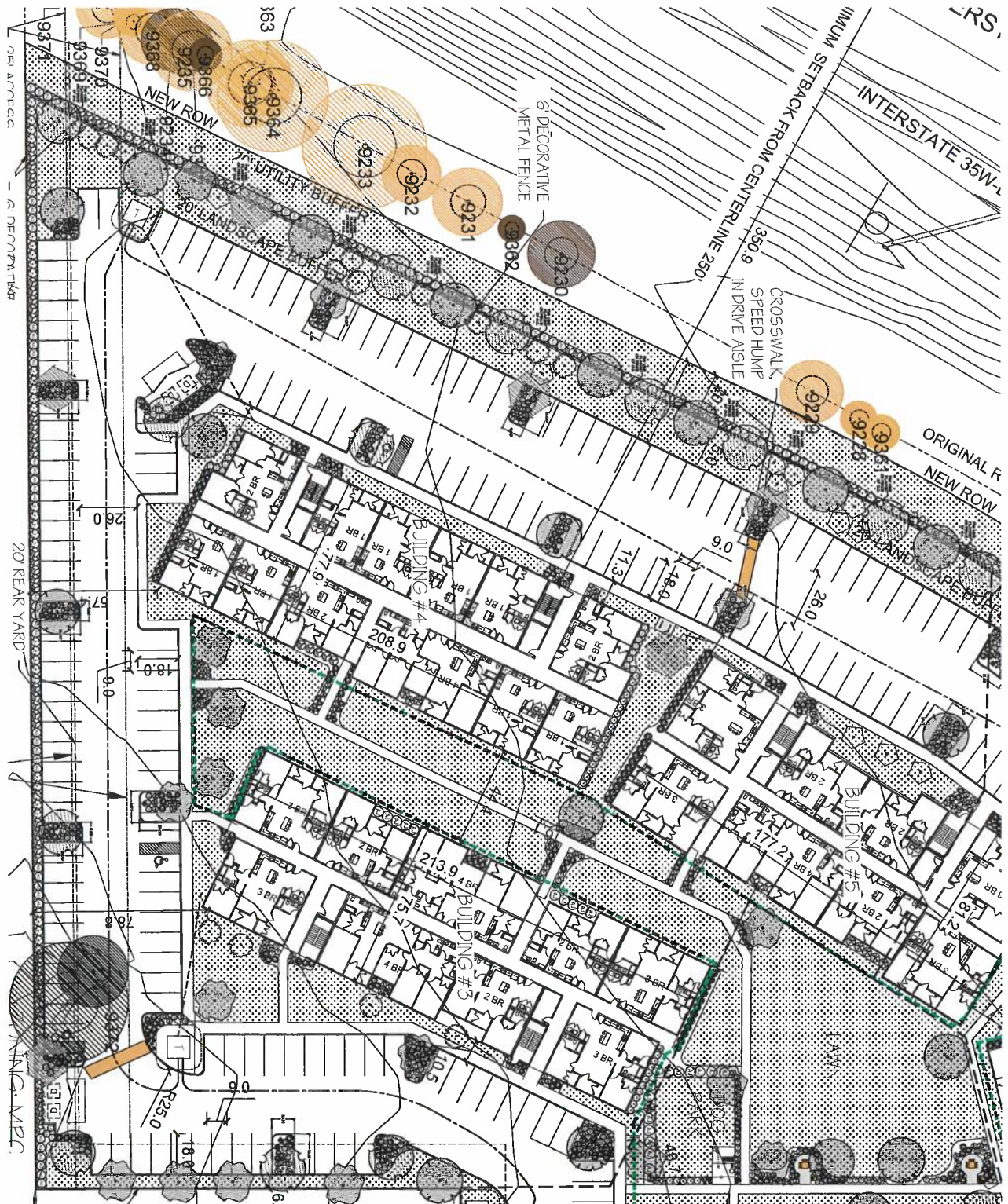
Tree Canopy Coverage Calculations
 30% OF TOTAL SITE AREA: 150,080 SF ± 30% = 45,024 SF
 193,440 SF ± 5,966 SF ± 1,297 SF ± 206,231 SF CANOPY COVERAGE
 STREET YARD AREA: 1,297 SF ± 1,297 SF ± 1,297 SF ± 1,297 SF ± 1,297 SF
 PARKING LOT ISLANDS PROVIDED: 4,500 SF ± 1,297 SF
 STREET YARD TREES REQUIRED: 1 FT x 2,500 SF = 35 TREES
 STREET YARD TREES PROVIDED: 40 TREES
 STREET YARD MINIMUM LANDSCAPE: 19,049 SF (20%)
 STREET YARD LANDSCAPE PROPOSED: 20,025 SF (21%)

OVERALL LANDSCAPE PLAN
 SCALE: 1" = 20' ±
 DATE: 10/26/2021
 SHEET: A2-40

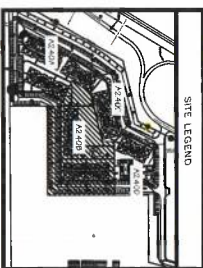
KELLY GROSSMAN
 LANDSCAPE ARCHITECT
 10000 DENTON BLVD
 DENTON, TX 76201
 (817) 380-9999

VINTAGE BLVD.
 DENTON, TX

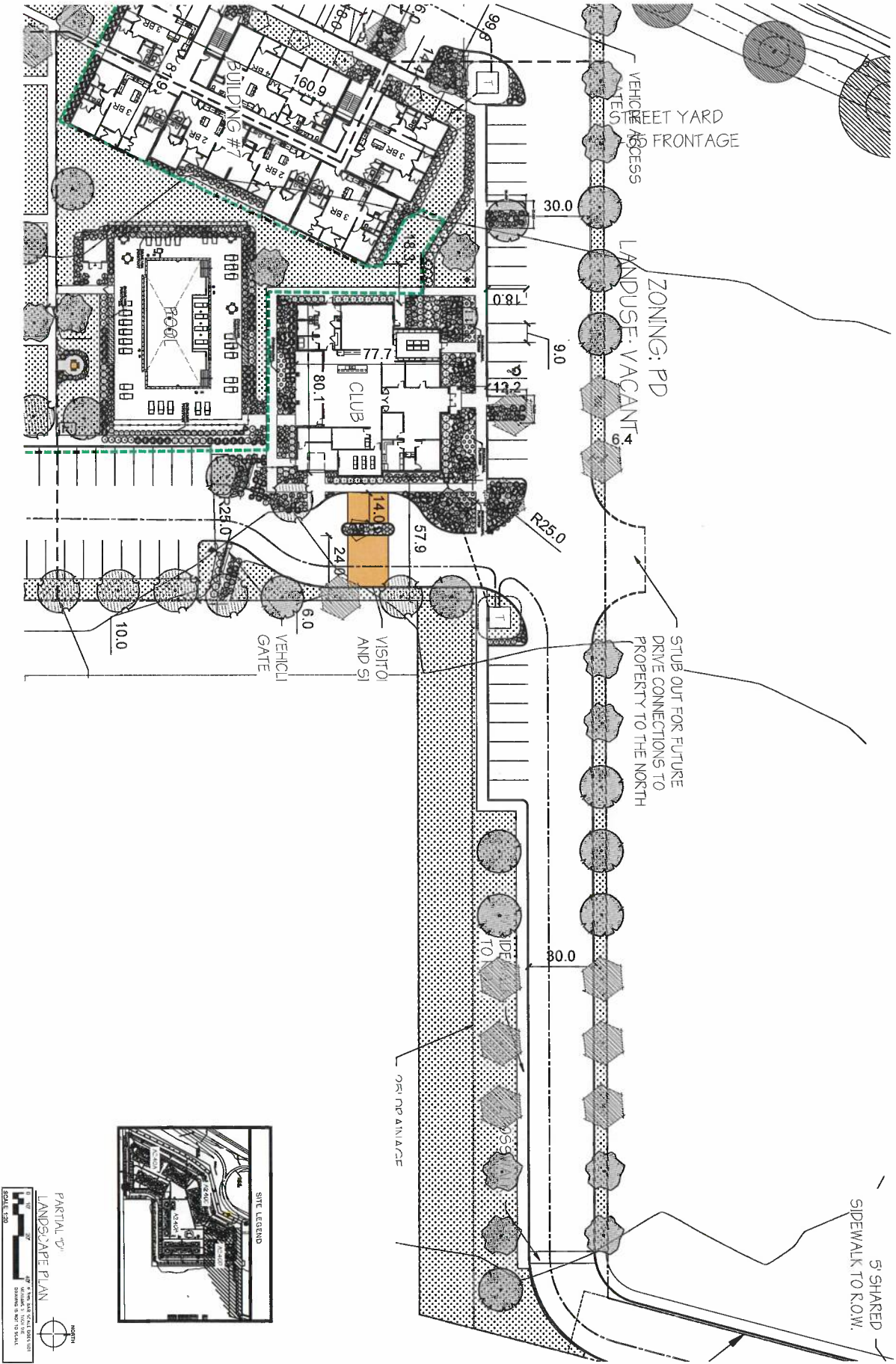
PROGRESS PRINT
 PROJECT: VINTAGE BLVD
 SHEET: LANDSCAPE PLAN
 DATE: 10/26/2021
 DRAWN BY: JMC
 CHECKED BY: JMC
 PROJECT NO: 1



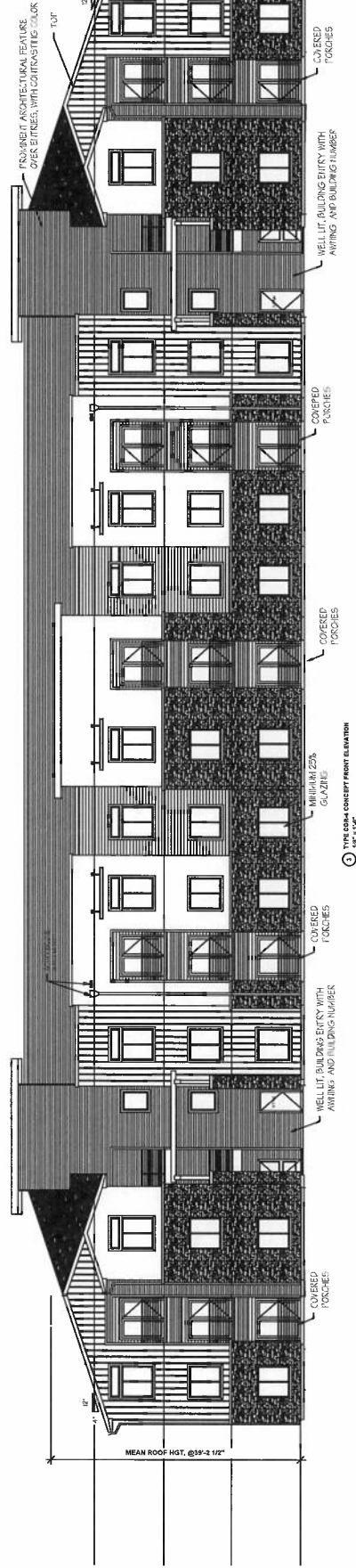
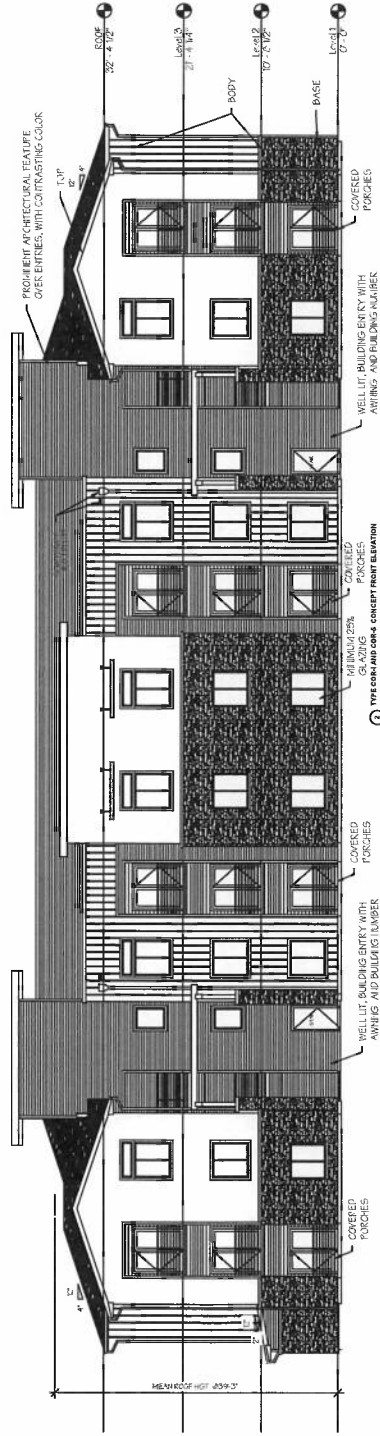
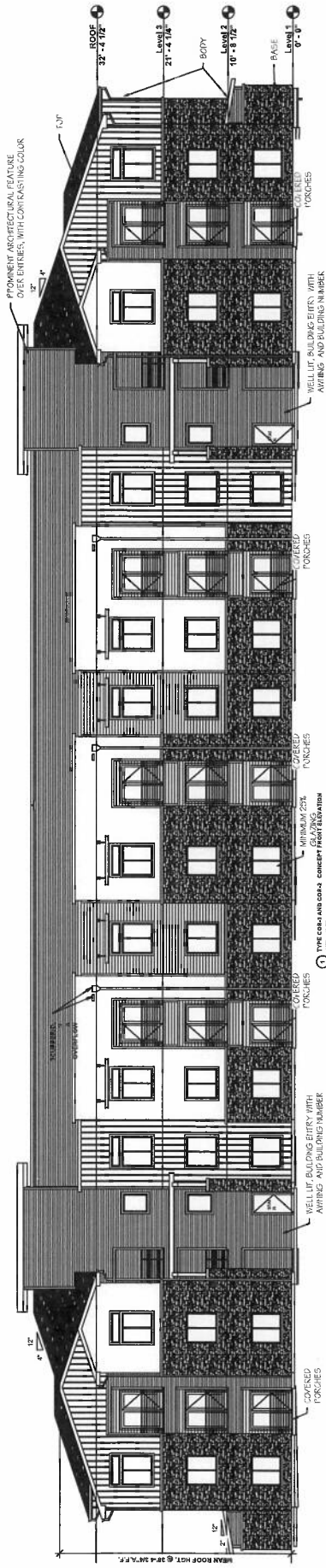
DRAWN BY: JMB CHECKED BY: JMB PROJECT NO.: 	PROGRESS PRINT 1469 SOUTH FOWLER STREET, DENTON, TX (714) 302-6039-4040 	1:100 1469 SOUTH FOWLER STREET, DENTON, TX (714) 302-6039-4040 	VINTAGE BLVD. DENTON, TX 	REVISIONS 	DATE 10/28/2021 DRAWN BY JMB CHECKED BY JMB PROJECT NO. 1469 	PARTIAL 'A' LANDSCAPE PLAN 	SCALE: 1/8" = 1'-0"
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CHECKED BY: JPB PROJECT NO.:	PROGRESS PRINT FOR THE USE OF THE ARCHITECT, ENGINEER OR CONSULTANT CONTRACTOR MATERIALS MANUFACTURER 10/26/2020 10:22:21	1665 SOUTH FLORENCE STREET, SUITE 101 NEW YORK, NY 10003 TEL: 212 693-9900	KELLY GROSSMAN ARCHITECT 100 WEST 10TH STREET, SUITE 100 NEW YORK, NY 10011 TEL: 212 693-9900 FAX: 212 693-9900 WWW.KELLYGROSSMAN.COM	VINTAGE BLVD. DENTON, TX	REVISIONS	DATE 10/26/2020	DESCRIPTION PARTIAL 3P UNFINISHED PLAN	PROJECT NAME A2A0B
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DRAWN BY: AIB CHECKED BY: BOS PROJECT NO.:	PROGRESS PRINT 1. PREPARED FOR: KELLER DEVELOPMENT, INC. 2. PREPARED BY: KELLER DEVELOPMENT, INC. 3. PREPARED FOR: KELLER DEVELOPMENT, INC. 4. PREPARED BY: KELLER DEVELOPMENT, INC. 5. PREPARED FOR: KELLER DEVELOPMENT, INC. 6. PREPARED BY: KELLER DEVELOPMENT, INC. 7. PREPARED FOR: KELLER DEVELOPMENT, INC. 8. PREPARED BY: KELLER DEVELOPMENT, INC. 9. PREPARED FOR: KELLER DEVELOPMENT, INC. 10. PREPARED BY: KELLER DEVELOPMENT, INC.	KELLY GROSSMAN LANDSCAPE ARCHITECT 1469 SOUTH FORDEN STREET, DENTON, TX 76205 (714) 306-6000-4040 www.kellygrossman.com	VINTAGE BLVD. DENTON, TX	REVISIONS: 1. REVISIONS 2. REVISIONS 3. REVISIONS 4. REVISIONS 5. REVISIONS 6. REVISIONS 7. REVISIONS 8. REVISIONS 9. REVISIONS 10. REVISIONS
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MATERIAL PATTERN LEGEND	
01	STUCCO (COLOR 1)
02	LAP SIDING 1 (8\" EX)
03	LAP SIDING 2 (8\" EX)
04	RAIL SIDING
05	STONE
06	STANDING SEAM ROOF
07	COLUMN
08	COMPOSITION SHINGLE

ADDRESS NUMBERS AT LEAST 8\" HIGH MUST BE VISIBLE FROM STREET AND SHALL BE AT LEAST 4\" HIGH.



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

IDCM: David Gaines

DATE: February 1, 2022

SUBJECT

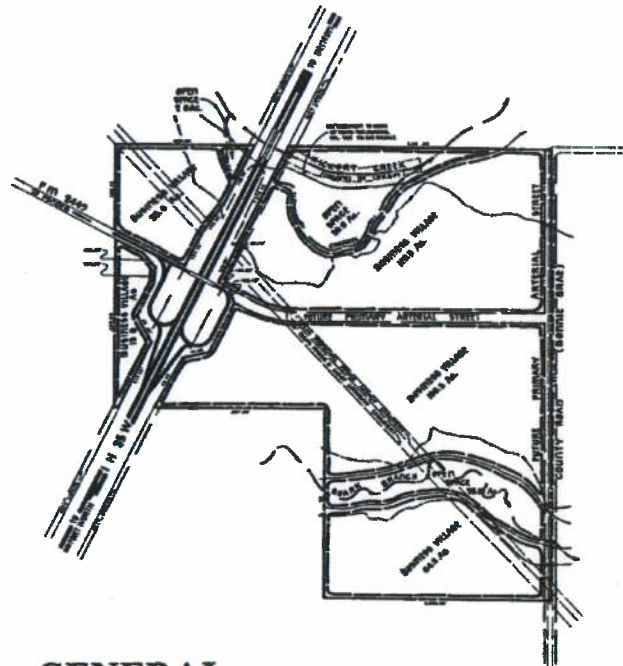
Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a Planned Development Amendment for 12 acres out of Planned Development 139, generally located on the southeast corner of the Vintage Boulevard and I-35W Vintage Boulevard Ramp intersection, in the City of Denton, Denton County, Texas; adopting an amendment to the City's official zoning map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted (7-0) to recommend approval of the request. (PD21-0004b, Vintage Multifamily, Julie Wyatt)

BACKGROUND

Aimee Bissett with 97 Land Company, on behalf of the property owner, Hickory Venture Group, is requesting a Planned Development Amendment for Planned Development 139 (PD-139), The Vintage, to facilitate the construction of 207 multifamily dwelling units with 425 parking spaces, three access driveways, and onsite recreational amenities. The multi-family use is currently permitted by PD-139, and the purpose of this PD amendment is specific to the adoption of the detailed Development Plan to allow development of the property and address the increase in gross floor area. The following explains the history of the zoning as it relates to the subject property.

Planned Development 139 was originally approved in 1991 as a 450-acre "Business Village" which established the PD text and included a menu of permitted uses with development standards associated with each use (Ordinance 1991-034, Exhibit 6). The PD allows the uses listed below, which includes multi-family dwellings:

- Hospitality Uses - lodging accommodations which may provide additional services such as restaurants, meeting rooms, and recreation facilities.
- Institutional Uses - facilities for large governmental, educational, medical, and cultural facilities.



**GENERAL
CONCEPT PLAN**

- Manufacturing and Distribution Uses -encourages manufacturing, assembly, warehouse, and distribution facilities.
- Office Uses - encouraged as support for the Manufacturing, Distribution, and Hospitality uses, but may also consist of independent office developments which are well-planned and amenity-oriented.
- **Residential/Multifamily Uses** - permits mid- to high-density residential uses to provide for nearby housing for the population employed in the business village.
- Retail and Service Uses - establishments intended to provide goods and services to the general public.
- Recreational Uses - other permitted uses may provide accessory recreational facilities to support the health and welfare of employees.
- Accessory Uses
- Open Space: generally, the floodplain areas north and southwest of the subject site.

Ordinance 1999-317 (Exhibit 7) then amended the General Concept Plan to further refine the mix of land uses, phasing, and roadway infrastructure.

- According to the phasing schedule outlined in the ordinance, at least one phase must develop every four years or the Concept Plan would expire, reverting to the original plan from 1991. While the single-family residential phase located north of Vintage Road (Phase A) was platted between 2001 and 2003, subsequent PD phases, including the subject site (Mixed-Use Town Center, Phase I) were not approved, so the 1999 concept plan expired.
- Roadway improvements were required as conditions of the 1999 ordinance. No development other than single-family detached and one convenience store would be permitted until the interchange at I-35W and Ponder Road (Vintage Boulevard) was reconstructed as a standard diamond configuration or Ponder Road was extended to Hwy 377 as a four-lane roadway. While the interchange has not been reconstructed, the required expansion of Vintage Boulevard is nearing completion, satisfying the condition.

On May 14, 2002, City Council approved an amendment to the permitted uses in PD-139, allowing for the development of amenity centers and gas wells within the PD (Ordinance 2002-147, Exhibit 8).

Further development of PD-139 has been limited, and approximately 213 acres have been zoned out of the PD since 2002 into standard zoning districts.

In accordance with Ordinance DCA18-0009u, the permitted uses and development standards may remain consistent with those established by the PD and Article II, Appendix B-Zoning of the Code of Ordinances (1969 Zoning Ordinance). However, the proposed amendment to PD-139 must follow the current procedures and amendatory regulations. Denton Development Code (DDC) Section 2.7.3 outlines the procedures and criteria for approval for planned development amendments, including thresholds which require a Major Amendment and approval through the zoning process. Although the multi-family use is currently permitted under the PD regulations, the detailed Development Plan associated with the proposed increase in gross floor area requires a Major Amendment (DDC Section 2.7.3C.6.d.ii).

PLANNING AND ZONING COMMISSION

This item was originally scheduled for public hearing at the December 15, 2021 Planning and Zoning Commission Meeting. Due to feedback provided by nearby residents, the public hearing was continued, and consideration of the item was postponed to the January 12, 2022 Planning and Zoning Commission meeting to allow time for the applicant to schedule an additional neighborhood meeting.

On January 12, 2022, the Planning and Zoning Commission held a public hearing and recommended approval (7-0) of the requested Planned Development Amendment with staff's recommended condition.

During the meeting, one member of the public spoke in opposition to the request, citing concerns related to traffic, density, lack of neighborhood amenities, and the affordable housing nature of the proposal.

Two members of the Commission remarked on the unique nature of the request—that the proposed use was permitted as part of the original PD-139 and that the request is only related to the site layout and details. At the close of the public hearing the Commission recommended approval of the request (7-0).

A full Staff Analysis of the proposed Planned Development Amendment, including a further analysis of the plan map, is provided in Exhibit 2.

OPTIONS

1. Approve
2. Approve Subject to Conditions
3. Deny
4. Postpone Item

RECOMMENDATION

The Planning and Zoning Commission recommended approval with staff's condition outlined below (7-0).

Staff recommended approval of the request, subject to the following condition, as it is consistent 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 planned development amendment.

1. Measurement of the Lot Width must comply with 2019 Denton Development Code Subchapter 9: The horizontal distance between the side lines, measured at the front property line adjacent to the public right-of-way. The lot width for a corner lot shall be measured along the right-of-way upon which the address is assigned. The flagpole portion of a flag lot shall be ignored in measuring lot width.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
March 5, 1991	City Council	Rezoning to PD-139	Approval (Ordinance 91-034)
September 7, 1999	City Council	Amendment to Concept Plan	Approval (Ordinance 1999-317)
May 14, 2002	City Council	Amendment to Concept Plan	Approval (Ordinance 2002-147)
September 17, 2019	City Council	Transition to 2019 DDC and established PD procedures	Approval (Ordinance DCA18-0009u)
May 18, 2021	City Council	Resolution of No Objection	Approval (Resolution 21-691*)
December 15, 2021	Planning and Zoning Commission	Planned Development Amendment PD21-0004	Continued the public hearing and postponed consideration of the item allowing for a community meeting
January 12, 2022	Planning and Zoning Commission	Planned Development Amendment PD21-0004	Recommend Approval (7-0)

* The resolution provides “no objection” to the new construction of affordable and market rate rental housing to facilitate the possible award of Housing Tax Credits (Exhibit 10) thereby allowing the applicant access to different financing resources. This approval does not obligate subsequent approval of the Planned Development Amendment nor any other development applications associated with the proposed development.

PUBLIC OUTREACH:

Three notices were sent to property owners within 200 feet of the subject property. Zero courtesy notices were sent to physical addresses within 500 feet of the subject property. As of the writing of this report, staff has received 13 virtual white cards in opposition, two responses in opposition, and two responses in support of the request.

A notice was published in the Denton Record Chronicle on November 28, 2021.

A notice was published on the City’s website on November 23, 2021.

Seven signs were posted on the property on December 2, 2021.

The applicant scheduled two virtual neighborhood meetings on November 5, 2021 and November 8, 2021. No attendees participated in the meetings.

Due to nearby resident concerns received in December 2021, the applicant scheduled additional virtual meetings on January 7, 2022 and January 10, 2022. Each meeting had between 12 to 20 attendees, and the primary concerns cited were related to density, traffic, and the affordable housing nature of the proposal.

DEVELOPER ENGAGEMENT DISCLOSURES

No developer contact disclosures have been provided to staff from members of this body as of the issuance of this report.

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Zoning Map
5. Future Land Use Map
6. Ordinance 1991-034
7. Ordinance 1999-317
8. Ordinance 2002-147
9. PD Development Plan
10. Resolution of No Objection
11. Notification Map and Responses
12. Presentation
13. Draft Ordinance
14. Ordinance Exhibits

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/
Planning Director

Prepared by:
Julie Wyatt
Senior Planner

Planning Staff Analysis

PD21-0004/Vintage Multifamily

City Council District #4

REQUEST:

Request to amend Planned Development 139 on 12 acres to accommodate the development of 207 multifamily dwelling units.

SITE DATA:

The site is a 12-acre undeveloped tract located at the southeast corner of the Vintage Boulevard and I-35W Vintage Boulevard Ramp intersection. It is currently used for agricultural purposes.

Vintage Boulevard is classified as a Primary Arterial which originates at Hwy 377 and extends across I-35W and continues west as FM 2449. It is currently under construction (nearing completion) between Hwy 377 and I-35W to expand the roadway to a four-lane divided section with a five-foot sidewalk on the north side of the roadway and a ten-foot shared-use trail (accommodates bicycles and pedestrians) along the south side of the roadway. Future mobility plans depict an extension of Loop 288 (currently terminates at I-35 in north Denton) toward the west and south, ultimately connecting to I-35W at FM 2449.

Currently, I-35W is constructed as a four-lane divided interstate highway with curved exit ramps connecting to Vintage Boulevard. An expansion of the roadway is currently in design and will include additional travel lanes, frontage roads, and redesigned ramps at Vintage Boulevard/FM 2449.

There are no Environmentally Sensitive Areas on the site; however, a floodplain running east/west is located south of the subject site.

SURROUNDING ZONING AND USES:

Northwest: Zoning: PD-139 and Highway Corridor Use: undeveloped	North: Zoning: PD-139 Use: undeveloped	Northeast: Zoning: PD-139 Use: single-family residential
West: Zoning: Highway Corridor (HC) District Use: undeveloped	SUBJECT PROPERTY	East: Zoning: PD-139 Use: Charter school use approved, currently undeveloped
Southwest: Zoning: Hunter Ranch MPC (Single-Family, one dwelling per acre) Use: Undeveloped	South: Zoning: Hunter Ranch MPC (Single-Family, one dwelling per acre) Use: Undeveloped	Southeast: Zoning: PD-139 Use: Charter school use approved, currently undeveloped

CONSIDERATIONS:

A. Section 2.4.5.E of the DDC provides approval criteria applicable to all applications.

a. *General Criteria*

a. *Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.*

The review criteria were applied as required.

- b. *The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.*

Section 2.7.3.D of the DDC applies to this PD amendment request. An analysis of this request per those criteria can be found below in Consideration B.

- c. *If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5 through 2.9 controls.*

There are no conflicts between the general criteria and the criteria specific for rezoning to PD requests, or in this case a PD amendment.

b. *Prior Approvals*

The proposal is consistent with the permitted uses and development standards within PD-139:

	Planned Development 139	Proposal	Conformance
Use	Residential/Multifamily Uses	Multifamily Dwelling Use	Yes
Maximum Density	20 dwelling units per acre	17.7 dwelling units per acre	Yes
Minimum lot area	6,000	508,826 gross square feet	Yes
Minimum lot width	60 feet at the building setback line	Site plan provides 36 feet at the building setback line	The proposal includes a condition to modify the minimum lot width measurement to be consistent with the 2019 DDC definition of Lot Width.
Minimum lot depth	100 feet	954 feet	Yes
Front yard setback	25 feet	290 feet	Yes
Rear yard setback	20-foot minimum, if greater than 2 stories, setback must be equal to one foot per 2 feet of height (50-foot maximum)	57 feet	Yes
Setback to I-35W	1. Buildings must be set back 40 feet from the right-of-way line 2. No multifamily buildings within 250 feet of the centerline	1. Minimum 100 feet setback from the right-of-way line 2. 250 feet from the centerline	Yes

Side yard setback	10-foot minimum, if greater than 2 stories, setback must be equal to one foot per 2 feet of height (50-foot maximum)	57 feet	Yes
Adjacency Relationship	At least 50% of the total perimeter of a tract used for a residential use must be adjacent to open space, existing residential uses, an arterial roadway or interstate highway, and/or undeveloped property	100% of the perimeter is adjacent to an arterial roadway or interstate highway and undeveloped property	Yes
Maximum building height	3 stories Per Article II, Appendix B-Zoning of the Code of Ordinances, a story is 11 feet, 6 inches. Roof gables can extend to an additional height, not to exceed 45 feet.	3 stories; 39'3" average roof height	Yes
Maximum lot coverage	40% Per Article II, Appendix B-Zoning of the Code of Ordinances, percentage of the lot that can be covered by the main building and all accessory buildings	25.5% 129,663 square feet of impervious area	Yes
Parking	<u>Article II, Appendix B-Zoning of the Code of Ordinances</u> : 2 spaces per dwelling unit (no maximum) = 414 spaces <u>2019 Denton Development Code (Information only, not applicable)</u> : 557 spaces, permits 25% reduction for affordable projects (418 spaces)	2.05 spaces per dwelling unit; 425 total spaces	Yes

- **Landscaping and Trees:** Ordinance 1991-034 states that the regulations of the Denton Landscape Code in effect on the date of the approval of the plan shall apply. Under the 1988 Landscape Code, commercial developments (which included multi-family) were required to comply with three general standards related to the request: minimum street yard landscaping, minimum parking lot landscaping, and parking lot screening. The following is a discussion of how the proposal meets the minimum requirements.

- *Street Yard Landscaping.* The street yard is the area located between the right-of-way line and the front building wall. Developments are required to landscape a minimum of 20% of the street yard and provide one tree per 2,500 square feet of total street yard. The current request includes approximately 95,206 square feet street yard adjacent to I-35W, which requires a minimum of 19,041 square feet of landscaping and 38 trees. As proposed, the development provides 20,125 square feet of landscaping and 48 large canopy and ornamental trees, thus meeting or exceeding the minimum requirements. Due to easements which affect the site's frontage, final tree locations in the street yard may require adjustment to ensure compatibility with utilities.
- *Parking Lot Landscaping.* Any parking lots within the street yard area must contain landscape islands, peninsulas, or medians which total a minimum of 5% of the parking area. The Detailed Plan depicts 17 parking lot islands in the street yard area with a total square footage of about 4,800 square feet of internal landscaping (5%).
- *Parking Lot Screening.* Developments must screen parking lots using either a berm, a masonry wall, or an evergreen hedge (combined with the trees planted as part of the street yard landscaping). The proposal provides a continuous row of evergreen shrubs along I-35W. Due to easements which affect the site's frontage, final shrub locations in the street yard may require adjustment to ensure compatibility with utilities.
- *Additional Landscaping.* Although not a requirement, the proposal provides the following landscaping elements consistent with current DDC standards which exceed the minimum standards of the PD:
 - Street trees proposed along I-35W in addition to the street yard screening trees
 - Trees planted along the entrance driveway
 - Buffer trees planted along the east and south property lines
 - Overall anticipated tree canopy at maturity-- 30% of the total site (152,647 square feet), including 158 large canopy trees and 42 ornamental trees
 - Landscape islands distributed throughout the parking area (about one island every 12 parking spaces), each planted with a tree and drought-tolerant materials
 - A variety of trees and landscape beds proposed within the common area to define the open spaces, recreation amenities, and pedestrian pathways
 - Foundation plantings encompassing the buildings and clustered at the entrances

c. *Consistent with the Comprehensive Plan and Other Applicable Plans*

The decision-making authority:

a. *Shall weigh competing goals, policies, and strategies.*

Denton Plan 2030 includes several goals, policies, and strategies which would address the proposal:

- Future Land Use Map: The Future Land Use designation for the subject property is Low Density Residential. This designation applies to the City's predominately single-family neighborhoods with densities up to 4 dwelling units per acre. The proposal is not consistent with Low Density Residential, as it is a multifamily use which includes 17.25 dwelling units per acre.
- Preferred Growth Concept & Focus Areas Concept: Due to impacts that will occur as a result of the future Loop 288 connection to I-35W, the site is located in a Center Focus Area, indicating that more intensive development such as moderate densities are appropriate to support a mix of uses. Furthermore, the proposal incorporates some Urban Design Principles outlined in Table 4.1, including pedestrian connectivity and legibility throughout the site and connecting to the network on Vintage Boulevard and enhanced landscaping in open space areas.
- Housing and Neighborhoods: The proposal furthers efforts to expand the availability of affordable housing choices in southwest Denton for those most in need of housing, including those with low incomes, consistent with Goal HN-1, "Develop and maintain a housing stock that meets the needs of all residents with a diverse array of choice in type, cost, and location."
- Since the PD and the permitted multi-family use **were established prior to the creation and approval of Denton Plan 2030**, staff reviewed the previous Comprehensive Plan (1999-2020 Denton Plan) for further background information. The 1999-2020 Denton Plan designated this site and the property surrounding the intersection of I-35W and Vintage Boulevard as a Community Mixed-Use Center. This designation is intended for "shopping, services, recreation, employment, and institutional facilities that are required and supported by the surrounding community. Thus, a community activity center could contain a supermarket, drug store, specialty shops, service stations, one or more large places of worship, a community park, midsize offices, and employers, **high- to moderate density housing**, and perhaps an elementary or middle school. It includes vertically integrated uses where different uses may occur on each floor of the building."

b. *May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in the Comprehensive Plan.*

While the PD Amendment is not consistent with the Future Land Use Designation as provided for in the Denton Plan 2030, the residential use and proposed density are consistent with the overall goals of the Comprehensive Plan as outlined above and conform to the use and density standards established by the approved PD-139 District which predated the Denton Plan 2030.

d. *Compliance with this DDC*

- a. *The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.*

The proposed PD Amendment complies with the PD Amendment process as outlined in DDC Section 2.7.3. Since the PD was adopted prior to the current regulations, the proposal follows the standards as required by the planned development regulations (Ordinance 1991-034) and Article II, Appendix B-Zoning of the Code of Ordinances (1969 Zoning Ordinance), except for the following proposed condition:

Measurement of the Lot Width must comply with 2019 Denton Development Code Subchapter 9: The horizontal distance between the side lines, measured at the front property line adjacent to the public right-of-way. The lot width for a corner lot shall be measured along the right-of-way upon which the address is assigned. The flagpole portion of a flag lot shall be ignored in measuring lot width.

- b. *Compliance with these standards is applied at the level of detail required for the subject submittal.*

The applicant has provided a development map in conformance with the application submittal requirements. The map has been reviewed for conformance with the PD development standards and conceptual perimeter street and utility improvements. Final design for drainage and public facilities will be reviewed with the civil engineering plan submittal.

- c. *Compliance with Other Applicable Regulations*

The proposal conforms to the PD regulations for both use and development standards.

- d. *Consistent with Interlocal and Development Agreements*

There are no interlocal or development agreements for the subject site.

7. *Minimizes Adverse Environmental Impacts*

There are no Environmentally Sensitive Areas on the site. The development is compliant with the current DDC requirements for tree preservation and will be required to comply with the City's current requirements for stormwater management, which will be fully analyzed with the Civil Engineering Plan review if this PD Amendment is approved.

8. *Minimizes Adverse Impacts on surrounding Property*

This proposed development is not expected to have an adverse impact on surrounding properties. Although the majority of the property immediately adjacent to the subject site is undeveloped, the surrounding zoning and nearby development suggest that residential and neighborhood-serving uses will continue to develop along Vintage Boulevard. The proposed residential use is consistent with this trend.

As designed, the use is oriented toward the I-35W and Vintage Boulevard rights-of-way, minimizing vehicular impacts to future development to the south or east of the site. The development plan is also consistent with the previously approved plans for a school on the adjacent property to the east in terms of site access. Furthermore, the floodplain located south of the property will likely limit the proximity of development in that area.

9. *Minimizes Adverse Fiscal Impacts*

This proposed PD Amendment is not expected to have an adverse fiscal impact.

10. *Compliance with Utility, Service, and Improvement Standards*

This proposed PD Amendment will not negatively affect utilities, services or improvements. When the site is developed, it will be reviewed to ensure compliance with all applicable standards.

11. *Provides Adequate Road Systems*

According to applicant's trip generation analysis, 240 multifamily dwellings generate approximately 1,306 weekday trips within a 24-hour period. (The TIA assumed 240 dwelling units; however, the final proposal includes 207 dwelling units.) According to the Traffic Impact Analysis submitted by the applicant and reviewed by City staff, traffic data collected by the applicant indicates that the intersection of I-35W and Vintage Boulevard currently operates at an acceptable level of service (B and C at peak times).

The current expansion of Vintage Boulevard will increase the capacity to accommodate the proposed use (approximately 24,000 trips per day capacity) and continued development along the corridor. Further discussion regarding vehicular transportation is provided below.

12. *Provides Adequate Public Services and Facilities*

This proposed PD Amendment will not negatively affect public services and facilities. When the site is platted, the new development must connect with existing utility stubs and comply with all applicable standards to ensure adequate public services and facilities are constructed.

13. *Rational Phasing Plan*

No phasing is proposed for this development.

B. Section 2.7.3.D of the DDC states that an application for a rezoning to PD district may be approved based on the following conditions:

a. *Complies with the goals of the Comprehensive Plan.*

As was indicated above, the proposal is consistent with the overall goals and policies related to housing and Center Focus Areas in the Comprehensive Plan.

b. *Complies with this DDC, except where modifications are expressly authorized through the PD zoning document, the PD development standards document, and in the PD development plan map.*

The proposed PD regulations indicate an intent to comply with the DDC to the greatest degree possible in addition to the development standards outlined in Ordinance 91-034.

c. *Provides a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in the PD district.*

The proposal includes the following design enhancements above the minimum PD and DDC requirements:

- The proposed design is inwardly focused—pushing the vehicular maneuvering to the outer edge, leaving the center of the site for living space, open space, recreation, and pedestrian connections.
- The conceptual building elevations include covered porches, awnings, and vertical and horizontal elements to break up the massing.
- The parking area is designed as a perimeter street with crosswalks constructed with speed humps and/or colored pavement placed at regular intervals to calm traffic and allow for safer pedestrian movements.
- Community amenities account for 16.9% of the total development area and include a clubhouse, pool area, gazebo, dog park, grill and picnic areas, lawns, pedestrian pathways, and bicycle parking.
- The lot boundaries are irregular, allowing for access to the larger street network and the adjacent lot, but with a greater setback from the corner of I-35W and Vintage Boulevard.
- A sidewalk connects the internal pedestrian pathways to the bike/pedestrian network on Vintage Boulevard.

d. In the case of proposed residential development, that the development will promote compatible buildings and uses and that it will be compatible with the character of the surrounding areas.

Given the context of the site, adjacent to an interstate highway and an arterial roadway, the proposed residential use is designed to minimize the noise and visual impacts associated with higher-traffic roadways. Furthermore, the proposal is consistent with the uses permitted within PD-139.

e. In the case of proposed commercial, industrial, institutional, recreational and other non-residential uses or mixed-uses, that such development will be appropriate in area, location, and overall planning for the purpose intended.

No non-residential uses are proposed as part of the PD amendment.

f. The provisions of 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.

Schools

Per the Denton Independent School District's student generation formula, the proposal would generate approximately 62 elementary students, 23 middle school students, and 33 high school students. The proposed development is located within the attendance zone of Borman Elementary, McMath Middle School, and Denton High School. Denton ISD has confirmed that there is capacity to accommodate the students generated by this development.

Nearest Fire Station

The closest fire station is at 4201 Vintage Road, which is near the subject property on Vintage Boulevard. Thus, the proposal is within the eight minutes or less response time boundary.

Water and Wastewater

The development of the site will require connection to the existing 16" water line on Vintage Boulevard. Sanitary Sewer will connect to an existing line southeast of the site. No utility capacity issues have been identified that would affect the proposed development.

Streets

Transportation related to the proposal

A Traffic Impact Analysis (TIA) has been submitted and approved. According to the ITE Trip Generation Manual, 240 multifamily dwellings generate approximately 1,306 weekday trips within a 24-hour period, with 86 total morning peak hour and 106 evening peak hour.

The proposal includes three vehicular driveways:

- **Connection to Vintage Boulevard:** Vintage Boulevard includes a median opening at the proposed driveway connection, allowing for full access to the site. This connection is intended to be shared with the approved charter school located on the adjacent land to the east.
- **Connection to commercial lot (to the north):** Currently, the commercial lot is undeveloped; however, any future development must connect to the proposed driveway stub-out. The purpose of the driveway is to encourage cross connectivity for the horizontal mix of uses and provide an additional point of access for this residential development.
- **Connection to the TxDOT ramp** (future frontage road): As proposed, the driveway connection to the TxDOT ramp is subject to TxDOT approval and is required to meet emergency access requirements. If this driveway connection is not approved, then the applicant shall provide additional emergency access in accordance with the city's access requirements.

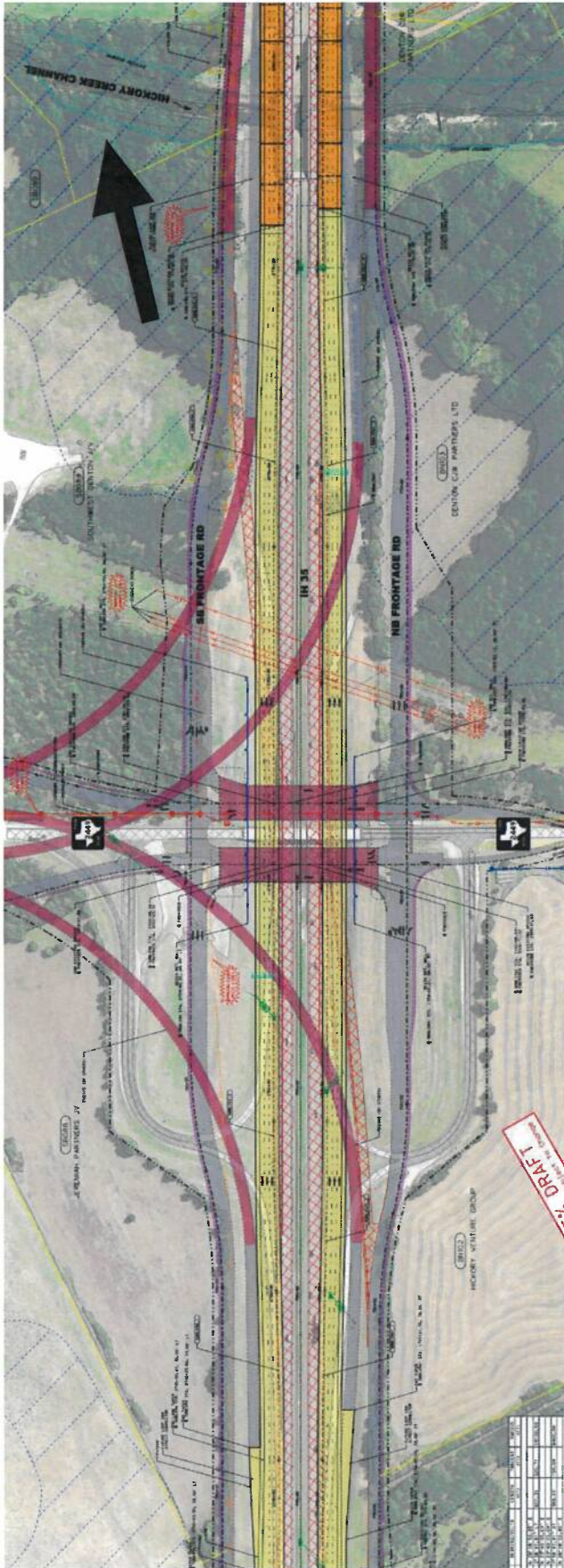
The TIA provided an analysis of the forecasted traffic impacts associated with the 2023 opening of the proposed use and the 2028 horizon (assuming a 3% traffic growth rate). The analysis concluded that the studied intersection at I-35W and Vintage Boulevard would not drop below acceptable levels: function at a C or D level of service in 2023 and B or C level of service in 2028 (with the completion of the I-35W improvements discussed below).

Roadway Impact Fees

Roadway impact fees, paid at the time of development, are determined using a proportionality calculation based on the number of dwelling units and projected vehicle trips. These fees are used to make roadway system improvements related to the Mobility Plan.

Access and Perimeter Street Improvements

Vintage Boulevard is currently under construction (nearing completion) to expand the roadway to a divided four-lane section. Pedestrian improvements will include a 10-foot shared-use trail.



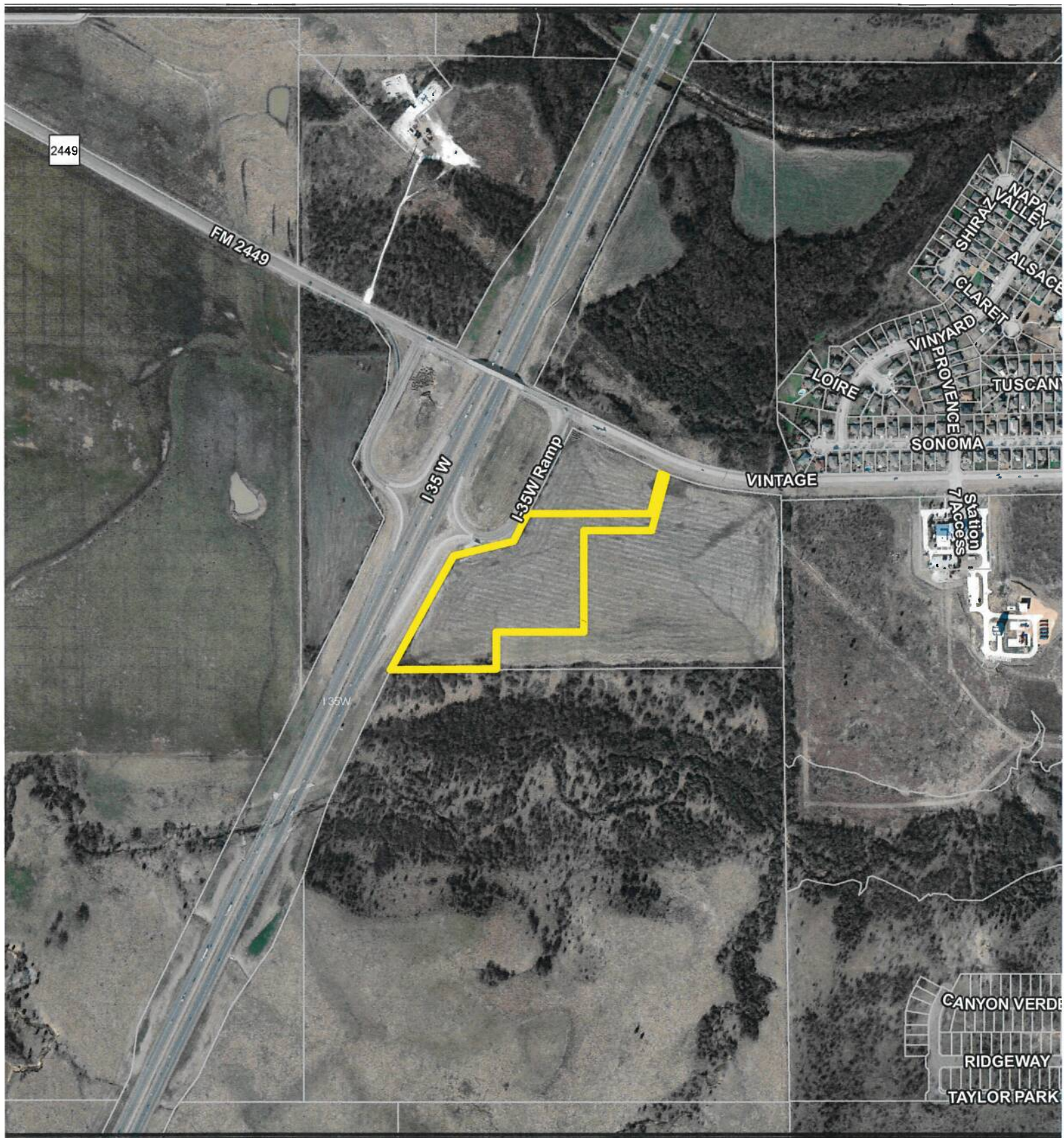
Future improvements to I-35W include new north- and south-bound frontage roads which will require a realignment of the entrance and exit ramps to remove the current curved roadways to a more typical diamond pattern. The north-bound frontage road adjacent to the site will include a dedicated right-turn lane, one through-lane, one shared through and left-turn lane, one left-turn lane, and one u-turn lane (see graphic, left). Completion of improvements is anticipated for 2028.

Future area mobility improvements include the future John Paine Road, a north/south collector located east of the site which will connect Vintage Boulevard to Crawford Road.

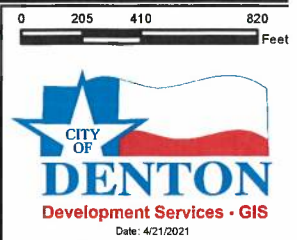
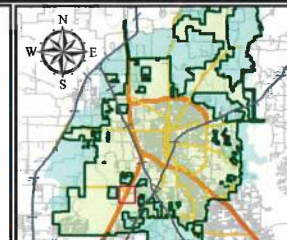
Parks

Currently, the proposal is not within a 10-Minute Walk to a Park; however, the proposal includes 86,100 square feet of recreation area (16.9%) improved with a clubhouse, pool area, gazebo, dog park, grill and picnic areas, lawns, and pedestrian pathways.

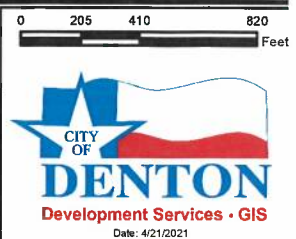
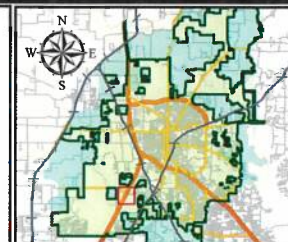
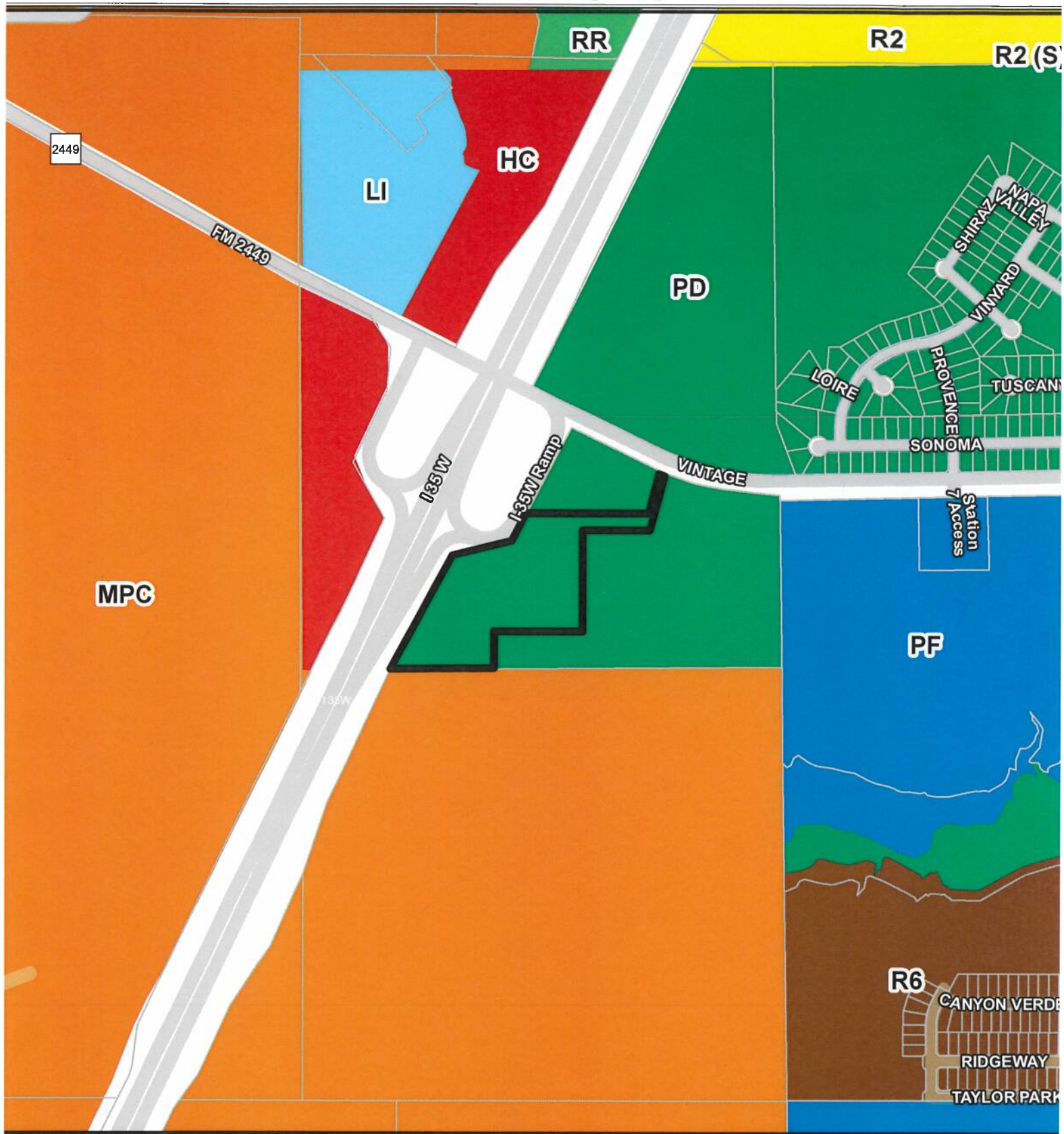
PD21-0004 Site Location



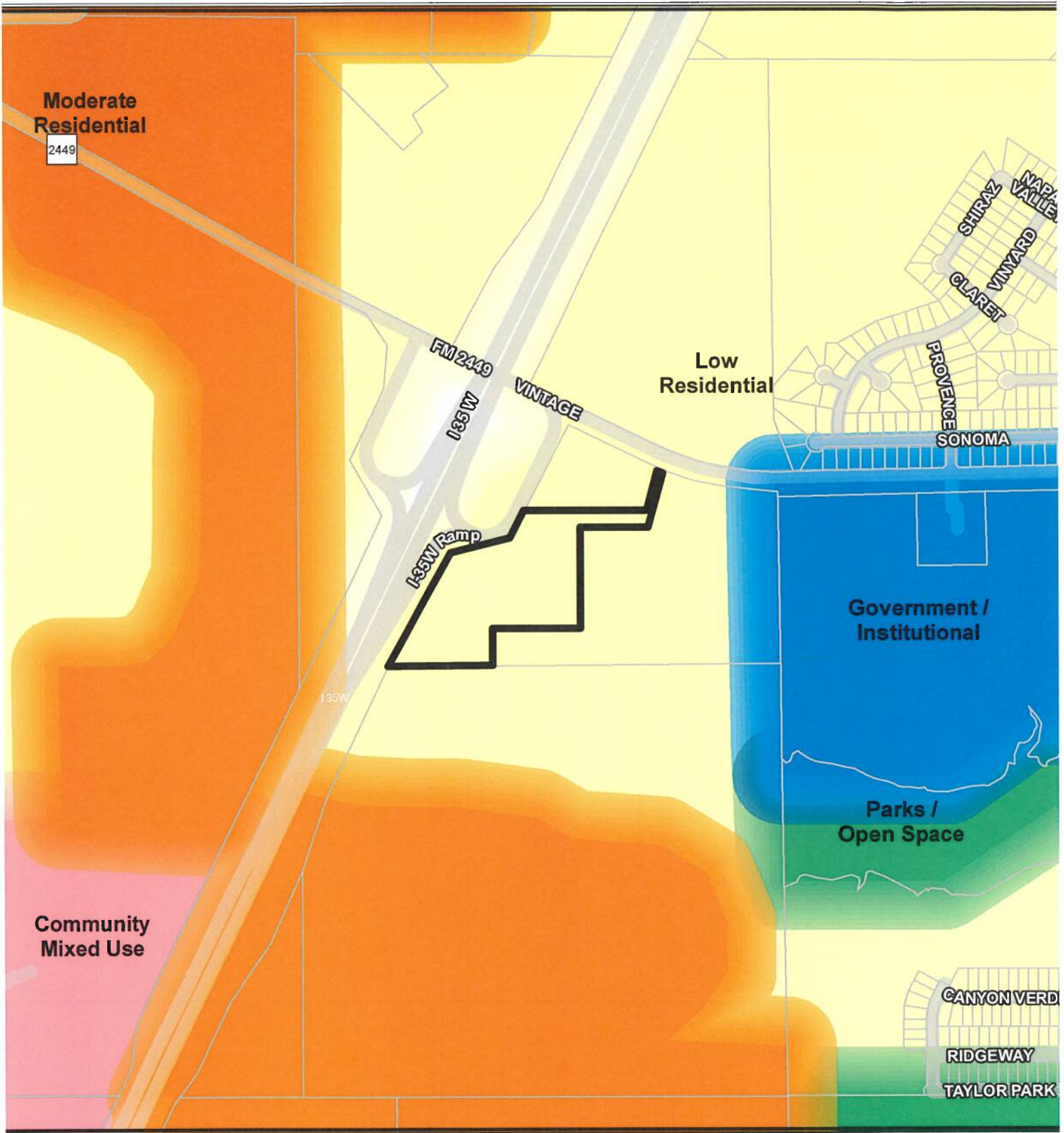
- SITE
- Parcels
- Roads



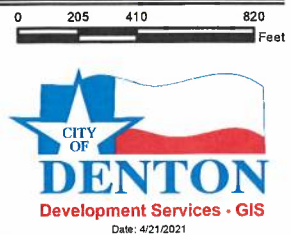
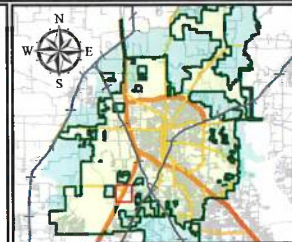
PD21-0004
Current Zoning Map



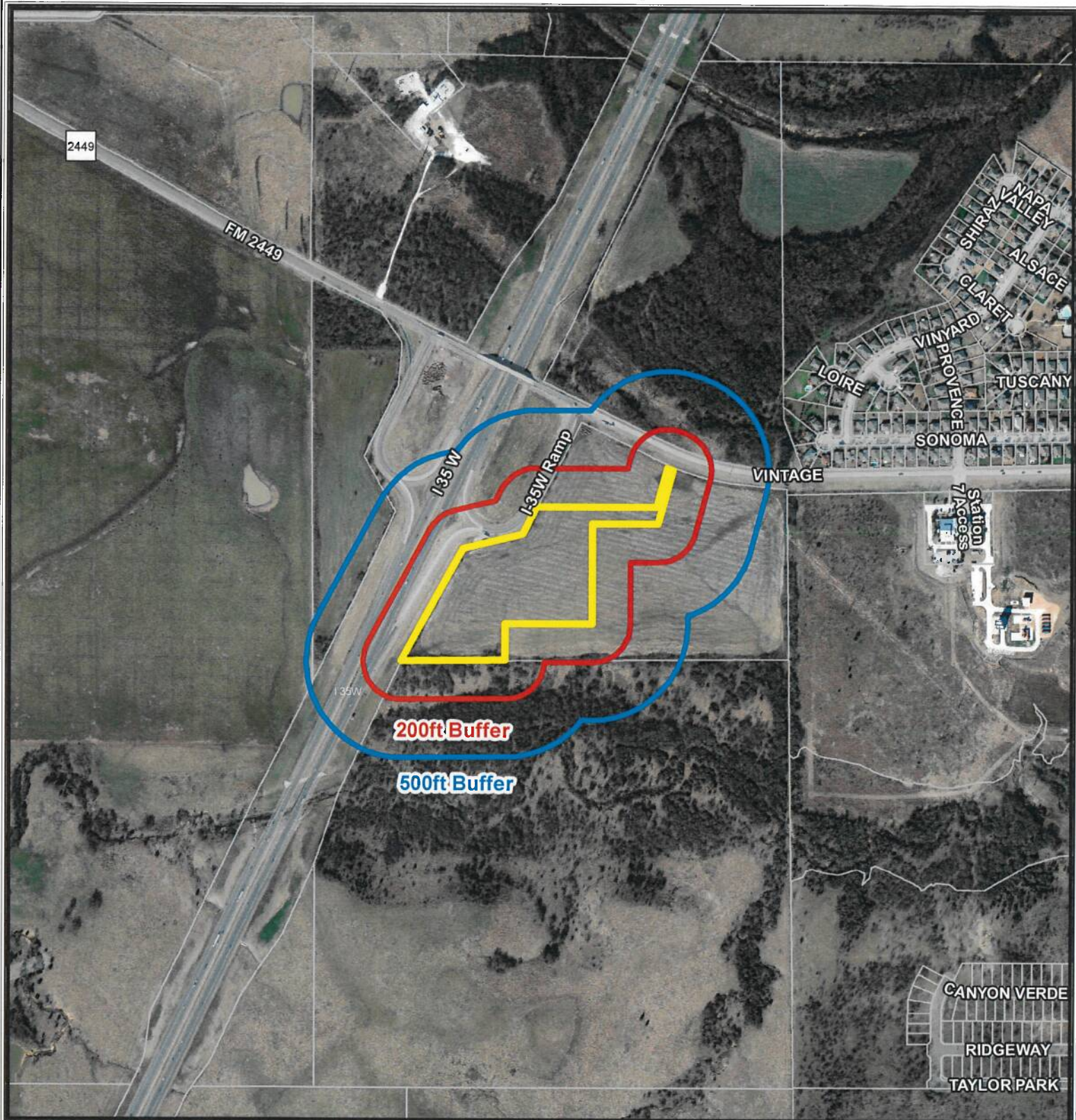
PD21-0004
Future Land Use Map



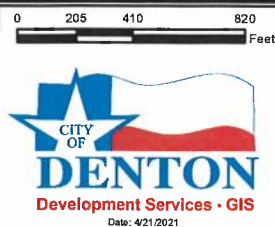
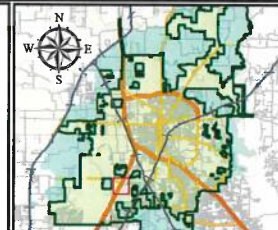
	SITE		Business Innovation
	Parcels		Government / Institutional
	Roads		Parks / Open Space
	Future Land Use		
			Low Residential
			Moderate Residential
			Community Mixed Use



PD21-0004 Notification Map



- SITE
- Parcels
- Roads



The City of Denton has prepared maps for departmental use. These are not official maps of the City of Denton and should not be used for legal, engineering or surveying purposes but rather for reference purposes. These maps are the property of the City of Denton and have been made available to the public based on the Public Information Act. The City of Denton makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.

Vintage Ranch



November 15, 2021

Override 1

2017 Aerial Photography ITN_Aerial

Planned Developments

Red: Red
Green: Green
Blue: Blue

Red: Band_1
Green: Band_2
Blue: Band_3

← Ponder



Notice of Public Hearing

Project Number: PD21-0004

Project Name: Vintage Ranch
Multifamily

Request: Planned Development

For more information:

www.cityofdenton.com/public-meetings

CALL: (940) 349-8541



Notice of Public Hearing

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CALL: (940) 349-8541

TEXAS
MZN-1022

PUBLIC HEARING NOTIFICATION SIGN AFFIDAVIT OF SIGN POSTING

Project No. PD21-0004

Date of Planning and Zoning Commission Meeting: December 15, 2021

I hereby certify that I have posted or caused to be posted Public Hearing Notification sign(s) on the property subject to Project Name/Number Vintage Ranch Multifamily, PD21-0004, located at HWY I-35W and Vintage Blvd.

Said sign(s) have been obtained through a sign contractor of choice and meet the specifications as stated in the City of Denton Public Hearing Sign Criteria Sheet.

Posting of said signs was accomplished on December 2, 20 21. Said signs have been posted in a manner which provides an unobstructed view and which allows clear reading from the public right(s) of way along I-35W and Vintage Blvd.. Said signs will be maintained on the property throughout the entire public hearing process and will be removed within three (3) calendar days subsequent to the final decision by the approving body.

I further certify that this affidavit was filed with the Planning Department of the City of Denton within the time provisions specified in the City of Denton Public Hearing Sign Criteria Sheet.

Executed this the 2nd day of December, 20 21.

Aimee Bissett

Signature of Applicant or Authorized Representative for Project No. PD21-0004

Aimee Bissett

Printed Name of Applicant or Authorized Representative for Project No. PD21-0004

STATE OF TEXAS COUNTY OF Denton BEFORE ME, a Notary Public, on this 2nd day personally appeared Aimee Bissett (printed owner's name) the above signed, who, under oath, stated the following:

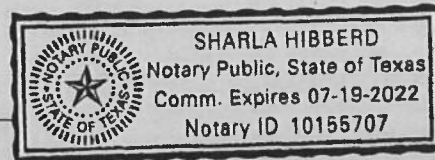
"I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 2nd day of December, 20 21.

Sharla Hibberd

Notary Signature

(seal)



PLEASE NOTE: Failure to post the notification sign(s) on the property by the close of business (5 pm) on the tenth (10th) day prior to the Wednesday Planning and Zoning Commission public hearing shall result in the postponement of consideration by the Commission.

STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

Wyatt, Julie

From: Firgens, Tina
Sent: Tuesday, December 14, 2021 8:37 PM
To: Wyatt, Julie
Cc: Zagurski, Hayley
Subject: Fwd: New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

FYI.

Thanks.
T.

Get [Outlook for iOS](#)

From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Tuesday, December 14, 2021 4:24 PM
To: Mcdade, Donald; Pruett, Eric; Cole, Jason; Villarreal, Jordan; Ellis, Margie; Anderson, Ronnie; Smith, Tim; Firgens, Tina; Dillard, Selena; Robinson, Kelly; City Secretary
Subject: New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

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New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

Adrienne Marshall submitted a new eComment.

Meeting: Planning and Zoning Commission on 2021-12-15 5:00 PM

Item: 1. Citizen Comments on Consent Agenda Items

eComment: As a homeworkeer in the Vintage, we have been given little to no notice of this meeting/vote, nor of the project in general. This leaves us homeowners feeling as though our opinion and voice does not matter. This project does not take your own citizens/current taxpayers into consideration. I feel there are many holes in this planning such as lack of public transportation and no close options for food and groceries. I ask for a delay in this vote until these legitimate concerns can be addressed.

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Wyatt, Julie

From: Firgens, Tina
Sent: Wednesday, December 15, 2021 12:44 PM
To: Wyatt, Julie
Cc: Zagurski, Hayley
Subject: FW: New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

FYI

Tina M. Firgens, AICP

Deputy Director of Development Services/Planning Director
Department of Development Services
Office: (940) 349-8507 (Direct)
401 N. Elm Denton, TX 76201
www.cityofdenton.com



From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Wednesday, December 15, 2021 9:39 AM
To: Mcdade, Donald <Donald.Mcdade@cityofdenton.com>; Pruett, Eric <Eric.Pruett@cityofdenton.com>; Cole, Jason <Jason.Cole@cityofdenton.com>; Villarreal, Jordan <Jordan.Villarreal@cityofdenton.com>; Ellis, Margie <Margie.Ellis@cityofdenton.com>; Anderson, Ronnie <Ronnie.Anderson@cityofdenton.com>; Smith, Tim <Tim.Smith@cityofdenton.com>; Firgens, Tina <Tina.Firgens@cityofdenton.com>; Dillard, Selena <Selena.Dillard@cityofdenton.com>; Robinson, Kelly <Kelly.Robinson@cityofdenton.com>; City Secretary <City.Secretary@cityofdenton.com>
Subject: New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

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New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

Fred Hensley submitted a new eComment.

Meeting: Planning and Zoning Commission on 2021-12-15 5:00 PM

Item: 1. Citizen Comments on Consent Agenda Items

eComment: I oppose the high density housing at Vintage and 35W. It will decrease property values significantly which will also decrease tax revenue. Schools are already over crowded and this development will have many children. Crowded classrooms decrease education quality for all. Vintage is slated to be an artery and the location of access to this complex will cause backups and be dangerous for all. A location within walking distance to retail is much more suitable for these types of residents.

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Wyatt, Julie

From: Firgens, Tina
Sent: Wednesday, December 15, 2021 1:06 PM
To: Wyatt, Julie
Cc: Zagurski, Hayley
Subject: FW: New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

FYI

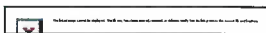
Tina M. Firgens, AICP

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From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Wednesday, December 15, 2021 12:26 PM
To: Mcdade, Donald <Donald.Mcdade@cityofdenton.com>; Pruett, Eric <Eric.Pruett@cityofdenton.com>; Cole, Jason <Jason.Cole@cityofdenton.com>; Villarreal, Jordan <Jordan.Villarreal@cityofdenton.com>; Ellis, Margie <Margie.Ellis@cityofdenton.com>; Anderson, Ronnie <Ronnie.Anderson@cityofdenton.com>; Smith, Tim <Tim.Smith@cityofdenton.com>; Firgens, Tina <Tina.Firgens@cityofdenton.com>; Dillard, Selena <Selena.Dillard@cityofdenton.com>; Robinson, Kelly <Kelly.Robinson@cityofdenton.com>; City Secretary <City.Secretary@cityofdenton.com>
Subject: New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

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New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

Stephanie Radcliff submitted a new eComment.

Meeting: Planning and Zoning Commission on 2021-12-15 5:00 PM

Item: 1. Citizen Comments on Consent Agenda Items

eComment: Residents here do not want this! We are just now even receiving documents to look at! This is not the right area for this type of building. There aren't even services here like stores and bus routes to support this type of residence.

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Wyatt, Julie

From: Firgens, Tina
Sent: Monday, December 20, 2021 6:14 PM
To: Wyatt, Julie
Cc: Zagurski, Hayley
Subject: FW: New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

FYI

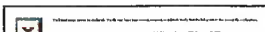
Tina M. Firgens, AICP

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www.cityofdenton.com



From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Tuesday, December 14, 2021 10:16 PM
To: Mcdade, Donald <Donald.Mcdade@cityofdenton.com>; Pruett, Eric <Eric.Pruett@cityofdenton.com>; Cole, Jason <Jason.Cole@cityofdenton.com>; Villarreal, Jordan <Jordan.Villarreal@cityofdenton.com>; Ellis, Margie <Margie.Ellis@cityofdenton.com>; Anderson, Ronnie <Ronnie.Anderson@cityofdenton.com>; Smith, Tim <Tim.Smith@cityofdenton.com>; Firgens, Tina <Tina.Firgens@cityofdenton.com>; Dillard, Selena <Selena.Dillard@cityofdenton.com>; Robinson, Kelly <Kelly.Robinson@cityofdenton.com>; City Secretary <City.Secretary@cityofdenton.com>
Subject: New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

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New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

Yaneisi Montemayor submitted a new eComment.

Meeting: Planning and Zoning Commission on 2021-12-15 5:00 PM

Item: 1. Citizen Comments on Consent Agenda Items

eComment: As a new recent homeowner in the Vintage neighborhood, we have not been properly informed of this project. Although, this housing may help low income families, there is a lack of public transportation that families may need. It also affects the privacy of current homeowners due to it being built close to some homes. I ask for a delay in the vote until these legitimate concerns are addressed.

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Wyatt, Julie

From: Brittany Taylor <brittany.n.taylor3@gmail.com>
Sent: Tuesday, December 28, 2021 12:38 PM
To: Davis, Jesse; Hudspeth, Gerard; Wyatt, Julie
Subject: Fwd: Vintage Ranch

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Dear Mr. Davis, Mr. Hudspeth, and Ms. Wyatt,

Please see my below message and provide me any information you can about how to oppose this. Mr. Davis has not responded to myself or any other of my neighbors as of early December when the below message was written. The vintage ranch company have lied in their proposal and have not contracted us or our neighborhood, we need to know our options.

Thank you for your time,
Brittany Taylor

Mr. Davis,

Good evening. I am emailing you once again to let you know that my neighborhood- the Vintage Phase 1 - is not pleased with the affordable housing apartments- Vintage Ranch- that has a proposal to build. When I bought my home, I purposefully did not buy it close to the center of the city. Our area has no grocery store, gas station, or convenience store close. There are no bus routes over here and it does not have access to the commuter train. My neighborhood would like to know our options in opposing their proposed build.

Thank you for your time,
Brittany Taylor

Wyatt, Julie

From: Steven David <streydavid@yahoo.com>
Sent: Monday, January 3, 2022 1:50 PM
To: Wyatt, Julie
Subject: Vintage Ranch Proposed Development

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Hi,

LDG Vintage Ranch, LP have asserted to the city in an Application for Resolution of No-Objection on page 7 of the "Project Narrative" that they have received no form of opposition to this project.

I am a member of the Vintage Phase 1 Homeowner's Association and would like to publicly express opposition to the income restricted apartment project at the SEC of Vintage Blvd and IH-35 Frontage Rd, Denton TX, 76226 being proposed by LDG Vintage Ranch, LP.

I'm aware of other members of the Vintage HOA and Meadows at Hickory Creek HOA that would like to voice opposition to this as well, and I'm hoping to gather some more information on behalf of all HOA members and local property owners who would be impacted by the negative effects of an income restricted apartment complex being built in a peaceful, single family home suburban area.

Could you provide me with dates for any public hearings concerning this project or information about any other methods for the public to formally voice opposition with the City of Denton Planning and Zoning Dept., the Denton City Council, or any other governing bodies having authority to approve or deny this development?

Thank you for any information you would provide.

Sincerely,

Steven David

Wyatt, Julie

From: Firgens, Tina
Sent: Tuesday, December 14, 2021 8:32 PM
To: Wyatt, Julie
Cc: Zagurski, Hayley
Subject: Fwd: New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

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From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Tuesday, December 14, 2021 5:30 PM
To: Mcdade, Donald; Pruett, Eric; Cole, Jason; Villarreal, Jordan; Ellis, Margie; Anderson, Ronnie; Smith, Tim; Firgens, Tina; Dillard, Selena; Robinson, Kelly; City Secretary
Subject: New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

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New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

Paula Cullum submitted a new eComment.

Meeting: Planning and Zoning Commission on 2021-12-15 5:00 PM

Item: A. PD21-0004 Hold a public hearing and consider making a recommendation to City Council regarding a request by Hickory Venture Group for a Planned Development Amendment for Planned Development 139. The 12-acre property is generally located at the southeast corner of Vintage Boulevard and I-35W Vintage Boulevard Ramp, in the City of Denton, Denton County, Texas. (PD21-0004, Vintage Multifamily, Julie Wyatt)

eComment: Oppose due to the negative impact that will cause in the area. 2 multi family residents have already been approved on Bonnie Brae near Vintage, there is no need for another in the area. i-35W and ramps for Vintage can barely handle the current traffic, how will it handle more. There are no Grocery stores with in a 2 mile radius and no public transportation that usually is needed if this so project is to be low income. I say NO for this area.

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Wyatt, Julie

From: Firgens, Tina
Sent: Tuesday, December 14, 2021 8:31 PM
To: Wyatt, Julie
Cc: Zagurski, Hayley
Subject: Fwd: New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

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From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Tuesday, December 14, 2021 7:46 PM
To: Mcdade, Donald; Pruett, Eric; Cole, Jason; Villarreal, Jordan; Ellis, Margie; Anderson, Ronnie; Smith, Tim; Firgens, Tina; Dillard, Selena; Robinson, Kelly; City Secretary
Subject: New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

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New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

Rhianna LaValla submitted a new eComment.

Meeting: Planning and Zoning Commission on 2021-12-15 5:00 PM

Item: A. PD21-0004 Hold a public hearing and consider making a recommendation to City Council regarding a request by Hickory Venture Group for a Planned Development Amendment for Planned Development 139. The 12-acre property is generally located at the southeast corner of Vintage Boulevard and I-35W Vintage Boulevard Ramp, in the City of Denton, Denton County, Texas. (PD21-0004, Vintage Multifamily, Julie Wyatt)

eComment: I oppose this. As Paula and Glenn have stated, there are other properties planned and this would negatively impact our neighborhood. There aren't any grocery stores or infrastructure to support a low income complex.

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Wyatt, Julie

From: Firgens, Tina
Sent: Tuesday, December 14, 2021 5:46 PM
To: Wyatt, Julie
Cc: Zagurski, Hayley
Subject: Fwd: New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

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From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Tuesday, December 14, 2021 4:04 PM
To: Mcdade, Donald; Pruett, Eric; Cole, Jason; Villarreal, Jordan; Ellis, Margie; Anderson, Ronnie; Smith, Tim; Firgens, Tina; Dillard, Selena; Robinson, Kelly; City Secretary
Subject: New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

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New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

Glenn Jensen submitted a new eComment.

Meeting: Planning and Zoning Commission on 2021-12-15 5:00 PM

Item: A. PD21-0004 Hold a public hearing and consider making a recommendation to City Council regarding a request by Hickory Venture Group for a Planned Development Amendment for Planned Development 139. The 12-acre property is generally located at the southeast corner of Vintage Boulevard and I-35W Vintage Boulevard Ramp, in the City of Denton, Denton County, Texas. (PD21-0004, Vintage Multifamily, Julie Wyatt)

eComment: I oppose this project / zoning change. As a resident of the Vintage neighborhood, and closest residents to this apartment project, I am angered that our residents were not informed by the City of Denton of this low income housing development adjacent to our homes. This apartment development will have negative effects on local home values, traffic, and will likely increase local crime rates.

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Wyatt, Julie

From: Firgens, Tina
Sent: Friday, December 17, 2021 4:54 PM
To: Wyatt, Julie
Cc: Zagurski, Hayley
Subject: FW: New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

Tina M. Firgens, AICP

Deputy Director of Development Services/Planning Director
Department of Development Services
Office: (940) 349-8507 (Direct)
401 N. Elm Denton, TX 76201
www.cityofdenton.com



From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Wednesday, December 15, 2021 5:00 PM
To: Mcdade, Donald <Donald.Mcdade@cityofdenton.com>; Pruett, Eric <Eric.Pruett@cityofdenton.com>; Cole, Jason <Jason.Cole@cityofdenton.com>; Villarreal, Jordan <Jordan.Villarreal@cityofdenton.com>; Ellis, Margie <Margie.Ellis@cityofdenton.com>; Anderson, Ronnie <Ronnie.Anderson@cityofdenton.com>; Smith, Tim <Tim.Smith@cityofdenton.com>; Firgens, Tina <Tina.Firgens@cityofdenton.com>; Dillard, Selena <Selena.Dillard@cityofdenton.com>; Robinson, Kelly <Kelly.Robinson@cityofdenton.com>; City Secretary <City.Secretary@cityofdenton.com>
Subject: New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

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**New eComment for Planning and Zoning
Commission on 2021-12-15 5:00 PM**

Kelsey Hart submitted a new eComment.

Meeting: Planning and Zoning Commission on 2021-12-15 5:00 PM

Item: A. PD21-0004 Hold a public hearing and consider making a recommendation to City Council regarding a request by Hickory Venture Group for a Planned Development Amendment for Planned Development 139. The 12-acre property is generally located at the southeast corner of Vintage Boulevard and I-35W Vintage Boulevard Ramp, in the City of Denton, Denton County, Texas. (PD21-0004, Vintage Multifamily, Julie Wyatt)

eComment: We checked the future land use plan and found the surrounding area was designated as low density residential use. The proposed project certainly does not match what was and is currently shown on city land use documents. Therefore, we strongly oppose this project and urge you to vote no as to the proposed multi-family project. It is not compatible to the development contemplated in the area. IT'S not fair to residents who make decisions based on city representation of surrounding proposed land use.

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Wyatt, Julie

From: Firgens, Tina
Sent: Friday, December 17, 2021 4:54 PM
To: Wyatt, Julie
Cc: Zagurski, Hayley
Subject: FW: New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

Tina M. Firgens, AICP

Deputy Director of Development Services/Planning Director
Department of Development Services
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401 N. Elm Denton, TX 76201
www.cityofdenton.com



From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Wednesday, December 15, 2021 4:59 PM
To: Mcdade, Donald <Donald.Mcdade@cityofdenton.com>; Pruett, Eric <Eric.Pruett@cityofdenton.com>; Cole, Jason <Jason.Cole@cityofdenton.com>; Villarreal, Jordan <Jordan.Villarreal@cityofdenton.com>; Ellis, Margie <Margie.Ellis@cityofdenton.com>; Anderson, Ronnie <Ronnie.Anderson@cityofdenton.com>; Smith, Tim <Tim.Smith@cityofdenton.com>; Firgens, Tina <Tina.Firgens@cityofdenton.com>; Dillard, Selena <Selena.Dillard@cityofdenton.com>; Robinson, Kelly <Kelly.Robinson@cityofdenton.com>; City Secretary <City.Secretary@cityofdenton.com>
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New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

Matt Hart submitted a new eComment.

Meeting: Planning and Zoning Commission on 2021-12-15 5:00 PM

Item: A. PD21-0004 Hold a public hearing and consider making a recommendation to City Council regarding a request by Hickory Venture Group for a Planned Development Amendment for Planned Development 139. The 12-acre property is generally located at the southeast corner of Vintage Boulevard and I-35W Vintage Boulevard Ramp, in the City of Denton, Denton County, Texas. (PD21-0004, Vintage Multifamily, Julie Wyatt)

eComment: I am a homeowner in the development adjacent to the proposed multifamily development. I bought my home based on the future land use map and the proposed zoning amendment is a drastic departure from the current plan. This is going to have many negative impacts to the area such as increased congestion & crime & decrease property values.

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From: Firgens, Tina
Sent: Friday, December 17, 2021 4:55 PM
To: Wyatt, Julie
Cc: Zagurski, Hayley
Subject: FW: New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

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From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Wednesday, December 15, 2021 4:49 PM
To: Mcdade, Donald <Donald.Mcdade@cityofdenton.com>; Pruett, Eric <Eric.Pruett@cityofdenton.com>; Cole, Jason <Jason.Cole@cityofdenton.com>; Villarreal, Jordan <Jordan.Villarreal@cityofdenton.com>; Ellis, Margie <Margie.Ellis@cityofdenton.com>; Anderson, Ronnie <Ronnie.Anderson@cityofdenton.com>; Smith, Tim <Tim.Smith@cityofdenton.com>; Firgens, Tina <Tina.Firgens@cityofdenton.com>; Dillard, Selena <Selena.Dillard@cityofdenton.com>; Robinson, Kelly <Kelly.Robinson@cityofdenton.com>; City Secretary <City.Secretary@cityofdenton.com>
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New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

Carl Mosier submitted a new eComment.

Meeting: Planning and Zoning Commission on 2021-12-15 5:00 PM

Item: 1. Citizen Comments on Consent Agenda Items

eComment: As a homeowner in the Vintage neighborhood, I oppose the development of low income multi-unit housing adjacent to our community. My family moved to this area due to it's location away from apartment communities and this does not represent what I nor anyone in the neighborhood wishes to see added. There was no notification of this to the residents or the HOA, as the area was originally designated for a school. Please take into consideration that the Vintage neighborhood OPPOSES the request!

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To: Wyatt, Julie
Cc: Zagurski, Hayley
Subject: FW: New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

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New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

Cynthia Bonskowski submitted a new eComment.

Meeting: Planning and Zoning Commission on 2021-12-15 5:00 PM

Item: 1. Citizen Comments on Consent Agenda Items

eComment: The proposed low income housing development at Vintage Blvd and I-35W will negatively impact the value of our homes and highly likely to being increased crime to our neighborhoods. NO to this development! Further, there is no public transportation to this area to support the population served by low income housing. Nor are there any amenities within walking distance of the proposed development. NO, EMPHATICALLY NO to this development!!

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Wyatt, Julie

From: Firgens, Tina
Sent: Wednesday, December 15, 2021 12:41 PM
To: Wyatt, Julie; Zagurski, Hayley
Subject: FW: New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

FYI

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From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Wednesday, December 15, 2021 8:52 AM
To: Mcdade, Donald <Donald.Mcdade@cityofdenton.com>; Pruett, Eric <Eric.Pruett@cityofdenton.com>; Cole, Jason <Jason.Cole@cityofdenton.com>; Villarreal, Jordan <Jordan.Villarreal@cityofdenton.com>; Ellis, Margie <Margie.Ellis@cityofdenton.com>; Anderson, Ronnie <Ronnie.Anderson@cityofdenton.com>; Smith, Tim <Tim.Smith@cityofdenton.com>; Firgens, Tina <Tina.Firgens@cityofdenton.com>; Dillard, Selena <Selena.Dillard@cityofdenton.com>; Robinson, Kelly <Kelly.Robinson@cityofdenton.com>; City Secretary <City.Secretary@cityofdenton.com>
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New eComment for Planning and Zoning Commission on 2021-12-15 5:00 PM

Heather Miller submitted a new eComment.

Meeting: Planning and Zoning Commission on 2021-12-15 5:00 PM

Item: 1. Citizen Comments on Consent Agenda Items

eComment: Building low income housing in a food desert is irresponsible. There is no stores within one mile and none within walking distance. The current infrastructure doesn't support this housing venture and it is irresponsible to the existing and future community to approve this project. Despite the housing shortage in the area, building here is not the correct choice. Further this developer isn't the best choice for such a project (research their history). I oppose this project.

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Development Services

401 N. Elm St., Denton, TX 76201 • (940) 349-8541

Response Form

Project Number: PD21-0004

Vintage Multifamily

In order for your opinion to be counted, please complete and mail this form to:

City of Denton Development Services

Attn: Julie Wyatt, Project Manager

401 N. Elm St.

Denton, TX 76201

You may also email a copy to julie.wyatt@cityofdenton.com.

Project Number: PD21-0004

Please circle one:

☒ In favor of request

☐ Opposed to request

Comments:

4 ACRES / HICKORY IV / SEE ATTACHED

Signature:

Printed Name:

C. W. Kendall III

Street Address:

Kendall Miller Realty Partners, Inc.

City, State and Zip Code:

701 N. Central Expwy, 3 #300

Richardson, Texas 75080

Phone Number:

Email Address:

Physical Address of Property within 200 Feet:

SEC I-35 AND VINTAGE



Development Services

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Response Form

Project Number: PD21-0004

Vintage Multifamily

In order for your opinion to be counted, please complete and mail this form to:

City of Denton Development Services

Attn: Julie Wyatt, Project Manager

401 N. Elm St.

Denton, TX 76201

You may also email a copy to julie.wyatt@cityofdenton.com.

Project Number: PD21-0004

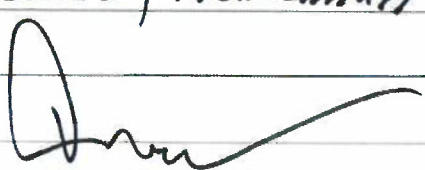
Please circle one:

☒ In favor of request

☐ Opposed to request

Comments:

13 ACRES / JEREMIAH IV / SEE ATTACHED

Signature: 

Printed Name: _____

Street Address: _____

C. W. Kendall III

Kendall Miller Realty Partners, Inc.

City, State and Zip Code: _____

701 N. Central Expwy, 3 #300

Richardson, Texas 75080

Phone Number: _____

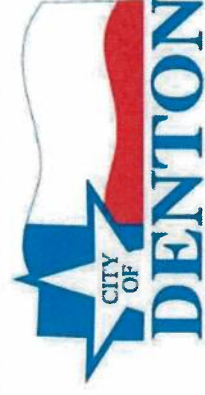
Email Address: _____

Physical Address of Property within 200 Feet: _____

SWQ I-35 AND OUTER LOOP

PD21-0004b Vintage Multifamily

February 1, 2022
City Council



Request & Site Data

Development Plan (site plan) approval for Planned Development 139 to develop the site with a Multifamily Dwelling use permitted by the existing PD zoning

The 12-acre property is generally located at the southeast corner of Vintage Boulevard and the I-35W Vintage Boulevard Ramp intersection



Process for PD's prior to 2002

- The permitted uses and development standards may remain consistent with those established by the PD
- Follow procedures and amendatory regulations in DDC Section 2.7.3



2/1/2022

File ID: PD21-0004b

PD 139

Established in 1991 as a 450-acre "Business Village"

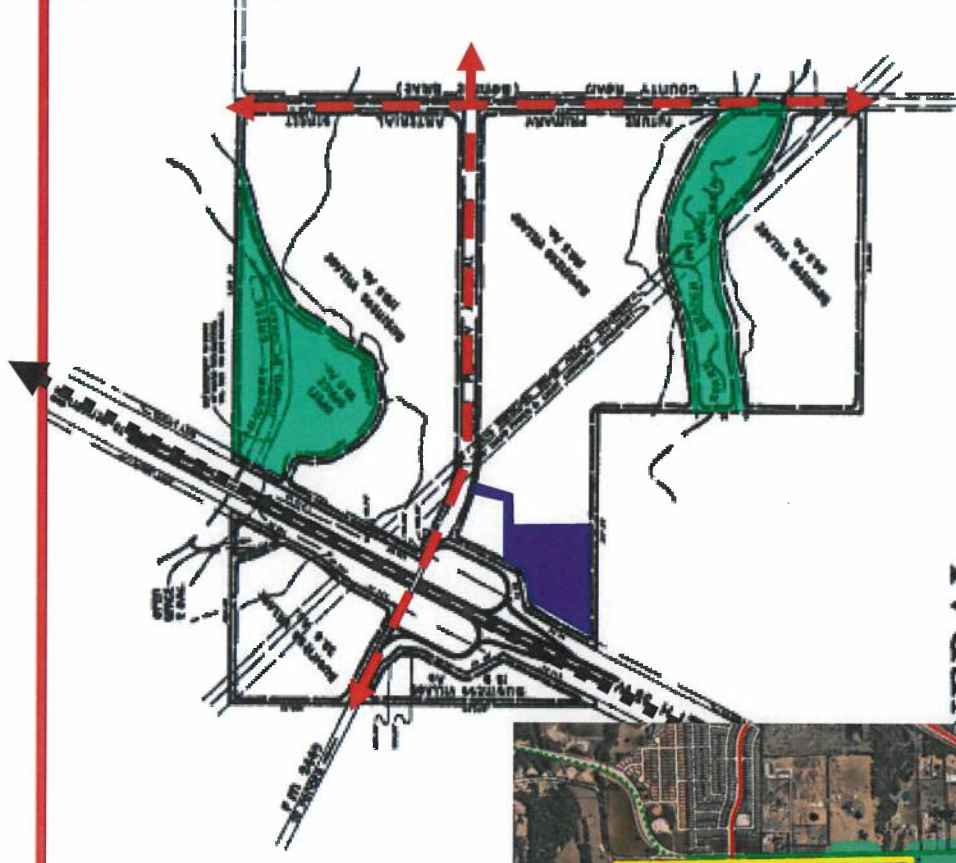
- **Residential/Multifamily Uses, maximum density of 20 du/acre**
- **Hospitality Uses**
- **Manufacturing and Distribution Uses**
- **Office Uses**
- **Retail and Service Uses**
- **Recreational Uses**
- **Accessory Uses**
- **Open Space: generally, the floodplain areas north and southwest of the subject site.**



2/1/2022

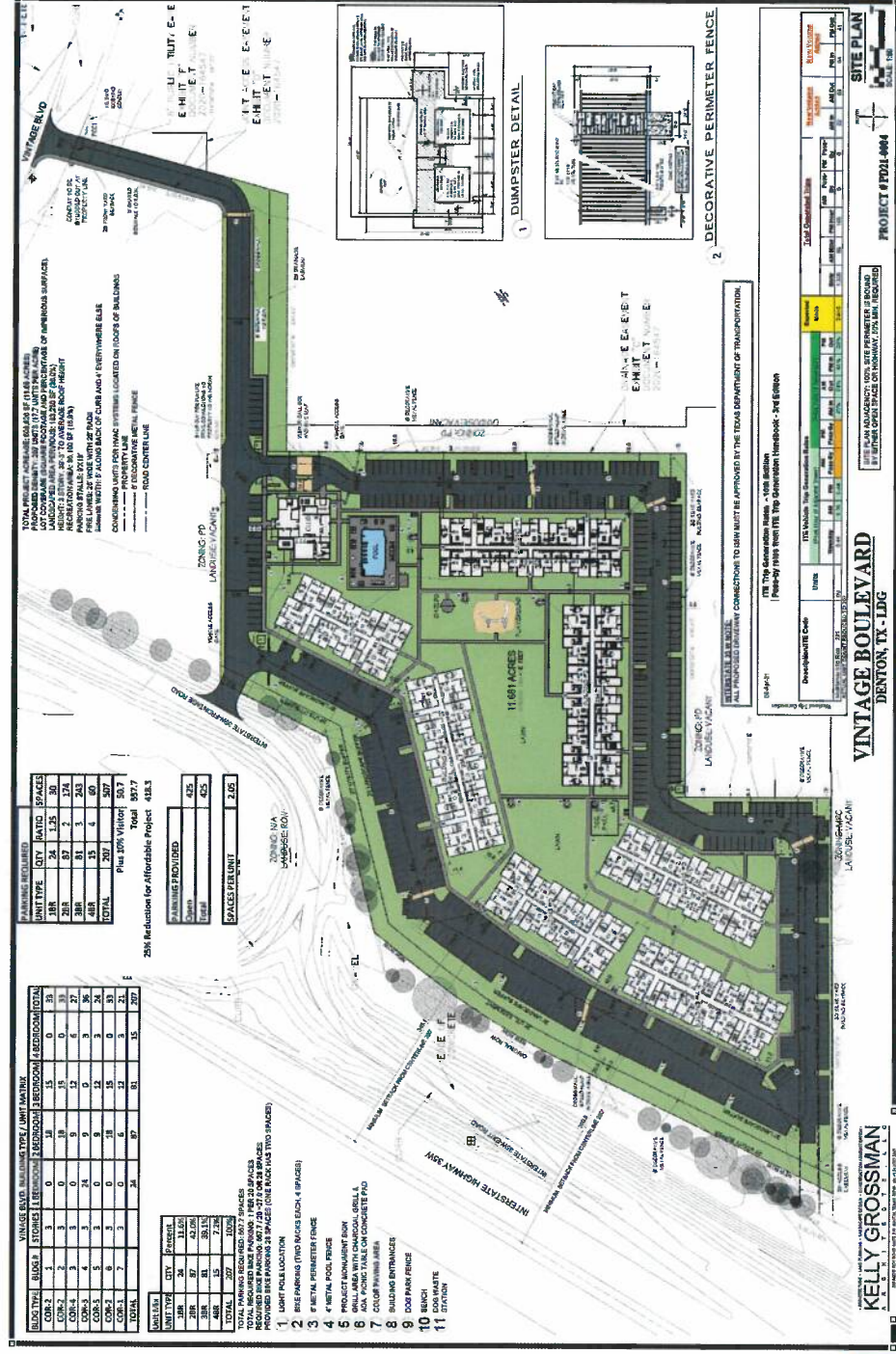


GENERAL CONCEPT PLAN



Proposed Development Plan

- 207 Dwelling units
- Use is permitted under PD-139
- Three access points (one emergency only)
- 16.9% open space with clubhouse, pool area, gazebo, dog park, grill and picnic areas, lawns, pedestrian pathways, and bicycle parking
- Inward focused layout



Criteria for approval, DDC Subchapter 2

General Approval Criteria for All Applications, Section 2.4.5E

1. General Criteria & Application Specific Criteria are Applied
2. Prior Approvals
3. Consistent with the Comprehensive Plan & Other Applicable Plans
4. Compliance with this DDC
5. Compliance with other regulations
6. Consistent with Interlocal & 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
13. Rational Phasing Plan



9/24/2021

PD Criteria for Approval (Section 2.4.5F)

1. Complies with the goals of the Comprehensive Plan
2. Complies with the DDC except where it conflicts with the PD documents
3. Provides a greater level of building design than the DDC would require
4. For residential development – promote compatible with the character of the surrounding area
5. For non-residential or mixed-use development – that development is appropriate in area, location, and overall planning for the proposed use
6. Provision of public facilities such as schools, fire, law enforcement, water, wastewater, streets, public services, and parks are adequate to serve the population within the PD



9/24/2021

File ID: PD21-0002d

Summary:

- ✓ Project is consistent with goals of Denton Plan 2030
- ✓ Consistent with PD-139 permitted uses and standards
- ✓ Design provides onsite open space and minimizes impacts associated with highway
- ✓ Adequate capacity to serve existing development
- ✓ Compatible with adjacent MPC permitted uses



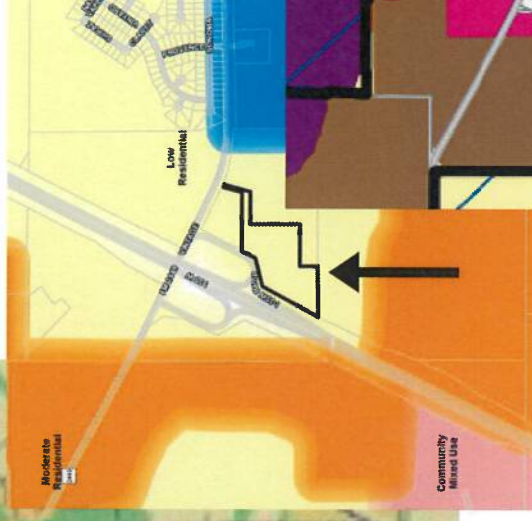
2/1

Complies with the goals of the Comprehensive Plan

- 1999-2020 Denton Plan:
 - ✓ FLU: Community Mixed-Use Center (mix of uses, including high- to moderate density housing)
- Denton Plan 2030
 - FLU: Low Density Residential
 - ✓ Complies with other goals within Denton Plan 2030
- Draft Denton Plan 2040
 - ✓ FLU: Regional Mixed Use



1999-2020 Denton Plan



Denton Plan 2030



Draft Denton Plan 2040



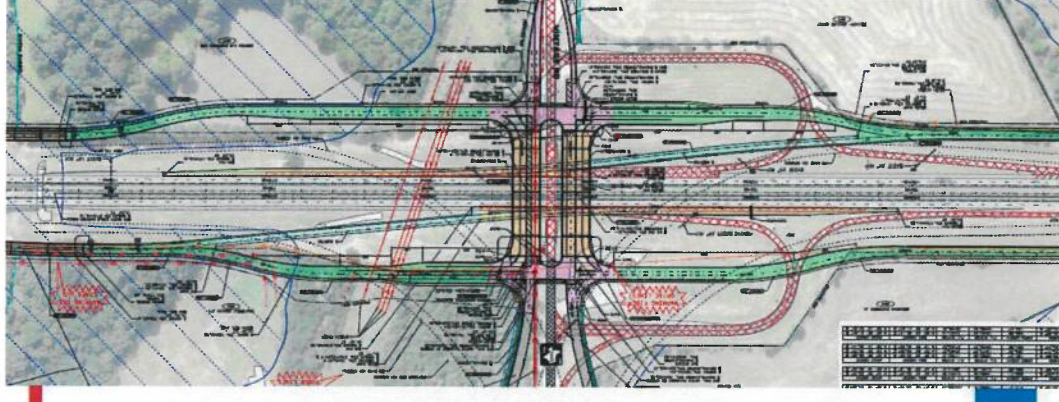
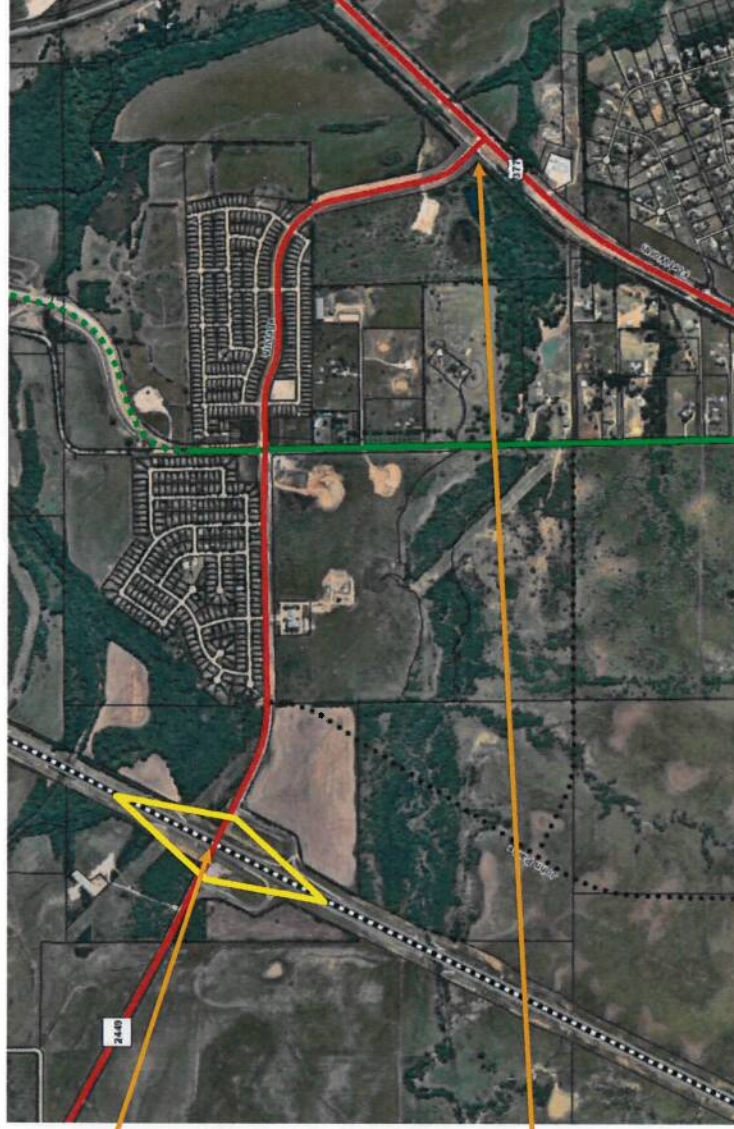
2/1/2022

Future Loop 288 connection

- Diamond intersection

Vintage recently expanded arterial (4 lane divided)

- Signal at
Vintage and
Hwy 377



2/1/2022

File ID: PD21-0004b

- 

Recommendation

The Planning and Zoning Commission recommended **approval** of the request with staff's recommended condition (7-0).

Staff recommended **approval** of the request with the following condition:

1. Measurement of the Lot Width must comply with 2019 Denton Development Code Subchapter 9: The horizontal distance between the side lines, measured at the front property line adjacent to the public right-of-way. The lot width for a corner lot shall be measured along the right-of-way upon which the address is assigned. The flagpole portion of a flag lot shall be ignored in measuring lot width.