

Villages on McKinney Street Citizen Participation Report

Prepared by: Daake Law
September 16, 2024

The following information is provided in accordance with the City of Denton's Development Code Section 2.4.3 B 4. Citizen Participation Report requirements related to zoning case PD24-0004 Villages on McKinney Street.

Two neighborhood participation meetings were held by Daake Law and KFM Engineering & Design, to discuss the proposed zoning case, PD24-0004 Villages on McKinney Street. Notices were sent to all property owners within 200 feet of the subject property and residents within 500 feet of the subject property as provided by the City of Denton's mailing list. The meetings were held on different days of the week and after business hours in attempt to maximize community participation.

Community Participation Meeting #1

Date: June 25, 2024

Time: 6:00 pm

Location: Spring Hill Suites, Ballroom A, 1434 Centre Place Drive, Denton, TX 76205

Attendees (Affiliation):

Rob Daake, Alexa Knight & Dedra Bates – Daake Law (Applicant's agent)

Cameron Castaldo – One Mark Advisors (Applicant)

David Pitcher, Jim Richey – KFM Engineering & Design (Civil Engineer, Planner & Landscape Design)

Julie Wyatt – City of Denton (Principal Planner overseeing zoning and related applications)

Neighborhood Participant list is attached as Exhibit A.1

Purpose of meeting: to inform the community of the proposed development and the process of a zoning case submitted to the City and facilitate a conversation between the neighbors and applicant regarding the proposed townhomes.

Summary of Meeting:

A PowerPoint presentation of the zoning application was presented. We provided the location of the property and discussed the land use proposal of an infill townhome development and transitioning densities of the area. Site plan options of both a single-family detached and townhome product were presented. We outlined proposed number of units; building height; lot sizes; proposed zoning of PD-R6 and what that entails; pedestrian oriented connectivity; three cross-sections of the development (most constrained, least constrained and mid-section through the cul-de-sac); discussed Denton Municipal Electric's (DME) overhead powerline site constraints on both the east and west length of the property; examples of building elevations and list of variances and waivers associated with the PD application were presented.

Questions were answered throughout the meeting related to drainage, site plan layout, connectivity to the neighborhood and overall development process. The following is a list of take aways for us to answer in the second neighborhood meeting:

- Approximate sale price and size of units
- Define R-3 & R-6 zoning categories
- Provide distance of proposed units to existing homes along west side of property
- Have traffic engineer at next neighborhood meeting to discuss the TIA submitted with the zoning application

The major complaint heard throughout the meeting was related to existing traffic concerns on E. McKinney Street and at the intersection of E. McKinney Street and Loop 288 and to a lesser degree also on Paisley Street to the north. The attending neighbors mentioned they've complained to the City about the traffic before, but have not seen any improvements. The general concern was adding more cars on the road.

Community Participation Meeting #2

Date: July 17, 2024

Time: 6:00 pm

Location: Denton Civic Center, Meeting Room 2, 321 E. McKinney Street, Denton, TX 76201

Attendees:

Rob Daake & Alexa Knight – Daake Law (Applicant's agent)

Cameron Castaldo – One Mark Advisors (Applicant)

David Pitcher, Jim Richey – KFM Engineering & Design (Civil Engineer, Planner & Landscape Design)

Jennifer Butcher – Westwood Professional Services (Traffic Engineer)

Neighborhood Participant list is attached as Exhibit A.2

Purpose of meeting: provide the community an update on the zoning application. An updated PowerPoint presentation discussing changes related to Staff comments was presented. Additionally, we provided responses to community participant's questions from the first meeting.

Summary of Meeting:

A status update of the PD application was presented to the neighbors (attached). Since there were some community members in the audience who were not present at the first meeting, we provided a recap of the first meeting, and our presentation was styled to explain the changes we'd made from the time of first application to current.

We provided answers to the neighbors' take away questions from the first meeting. No concrete issues were raised by the neighbors. Issues raised by the neighbors were those of general complaints of i) adding traffic to existing traffic congestion ii) not in my backyard development iii) they would prefer to see the trees on the vacant lot in lieu of a single-family detached infill development. One neighbor requested an email of the site plan and typical elevation, which was sent on July 23, 2024

Given the infill nature of the development and existing site constraints, we are providing a complimentary residential product for the Denton community on an infill lot.

Exhibit A.2

Neighborhood Meeting - Denton Civic Center

July 17, 2024

6:00 PM

NAME	ADDRESS	EMAIL	PHONE NUMBER
BARBARA WHITSON	2605E MYKINDY		940-368-2258
Elise Spain	2724 Aspenhill Dr	elisespain2@gmail.com	
RAY MURPHY	2300 Double Oak Ct	raymurfyr@verizon.net	
RAS MURPHY	2304 Double Oak Ct	"	940-382-3832
Matthew Musick	7416 Longmeadow St.	MattMusickub@gmail.com	832-498-1524

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