

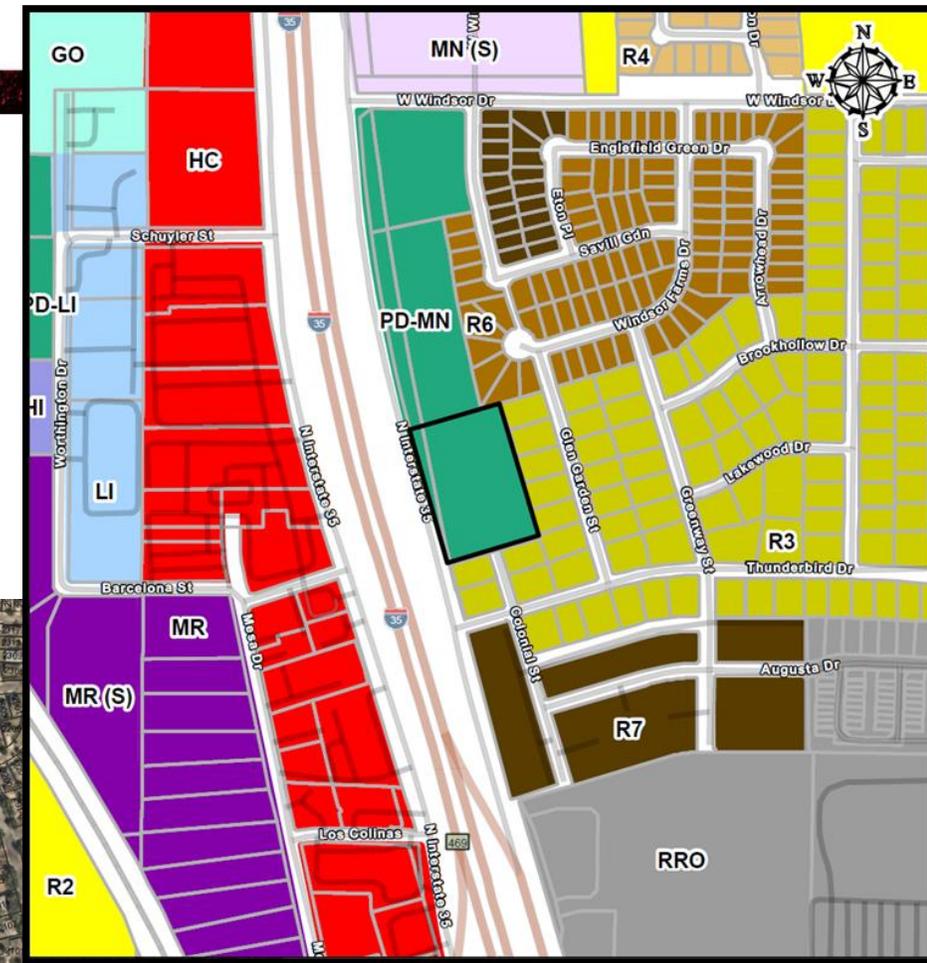
PDA24-0002a Elite Hospitality Pickleball and Restaurant

Angie Manglaris, AICP
Development Review Manager
December 3, 2024



Request & Site Data

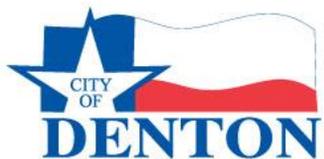
- Request to amend an existing **Overlay Planned Development (PD) District** with a base Zoning of **Mixed-Use Neighborhood (PD-MN)**.
- 3.185 acres of undeveloped land with mature trees scattered throughout the site.
- Located east of I-35N and approximately 1,078 feet south of Windsor Drive.
- Zoning in the vicinity includes PD-MN, Residential (R3 & R6) and Highway Corridor west of I-35N.



Proposed Overlay PD

- Overlay PD from 2020 included these conditions:
 - prohibiting several land uses; **(Retained with this proposal)**
 - establishing site design requirements that restrict uses adjacent to the eastern and southern boundary; (Removed with this proposal)**
 - requiring parking be oriented along the eastern property line between the offices and existing residential uses; and **(Removed with this proposal)**
 - emergency-only access from Colonial Drive **(Retained with this proposal)**
- The purpose of the amendment is twofold:
 - remove problematic language in the original ordinance, and**
 - Incorporate language to address concerns as it relates to the development of the site as an indoor recreational facility:**
 - Height restrictions
 - Enhanced buffering
 - Increased setback
 - Building design standards for indoor recreation use

DDC Standard	MN District	Proposed Overlay PD Regulations	Difference
DDC 3.3.1. MN–Height Requirements	Max. Height 65 feet* * Buildings between 41 and 65 ft, adjacent to a residential zoning require a SUP.	Max. building height shall not exceed one story and shall be limited to 36 feet at the roof’s highest projecting element.	4 feet less than what is permitted by right and 29 feet less than what is allowed with an SUP.
DDC 3.3.1. Setback Requirements	Min. Rear Setback: 0 ft	Min. Rear Setback: 35 ft	Rear Setback: +35 ft
Landscape Buffers DDC Table 7. F (Eastern Property Line)	Min. 15-ft wide buffer with 20 points of elements	Min. 20-ft wide buffer along the east property line with 30 points of elements. Opaque 8-ft fence required where adjacent properties do not already have an existing opaque 8-ft fence.	Additional 5-ft in buffer width, consisting of additional elements from Table 7.G.
Landscape Buffers DDC Table 7. F (Northern and Southern Property Lines)	Min. 15-ft wide buffer with 20 points of elements	Min. 15-ft wide buffer along the south property line and the north property line where adjacent to single-family, to include an 8-ft tall masonry wall.	8-ft tall solid masonry wall as part of landscape elements.



Approval Criteria

General Approval Criteria for All Applications (Sec. 2.4.5E)

1. General Criteria
2. Prior Approvals
3. Consistent with the Comprehensive Plan and Other Applicable Plans
4. Compliance with this DDC
5. Compliance with other regulations
6. Consistent with Interlocal and Development Agreements
7. Minimizes Adverse Environmental Impacts
8. Minimizes Adverse Impacts on surrounding Property
9. Minimizes Adverse Fiscal Impacts
10. Compliance with Utility, Service, and Improvement Standards
11. Provides Adequate Road Systems
12. Provides Adequate Public Services and Facilities
13. Rational Phasing Plan

Summary:

- ✓ Project is consistent with Denton 2040 Comprehensive Plan
- ✓ Provides greater level of design quality
- ✓ Minimizes adverse impacts
- ✓ Public facilities are adequate to serve development

Rezoning to PD District Approval Criteria (2.7.3.E)

1. Complies with the goals of the Comprehensive Plan;
2. Complies with the goals of relevant Area Plans;
3. Complies with this DDC, except where modifications are expressly authorized through the PD Regulations Document and PD Development Plan;
4. Provides a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PD District;
5. 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 area;
6. 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; and
7. The provisions for public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services and parks are adequate to serve the anticipated population within the PD District.
8. The conditions and/or restrictions imposed by the PD are necessary and sufficient to address any significantly adverse impacts to surrounding properties of the neighborhood.

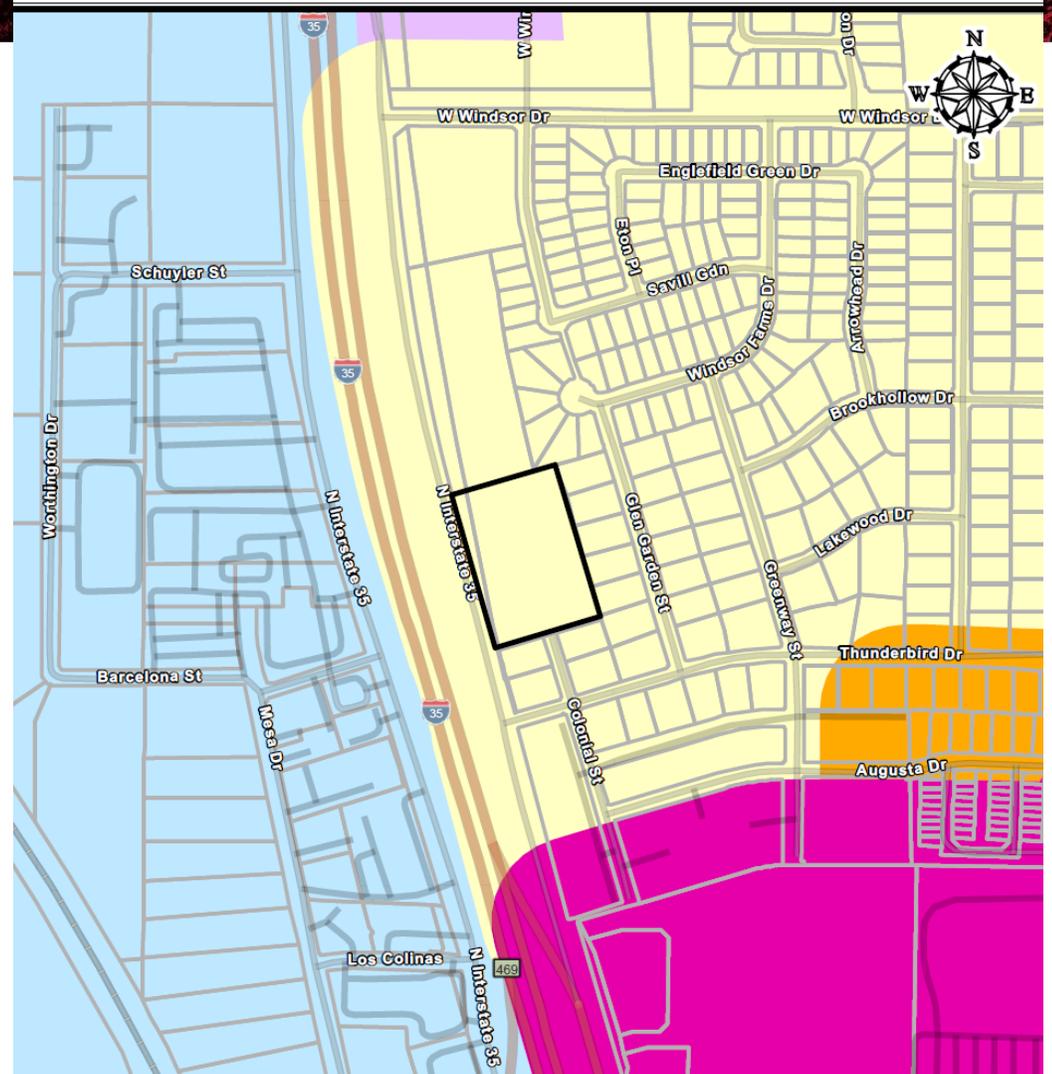
Denton 2040 Plan

Future Land Use: site is designated as Low Residential

- The Low Residential category includes the city's **predominantly single-family neighborhoods, with lot sizes ranging from one acre or more up to five units per acre.**
- May also include, **land uses that support residential neighborhoods** including scaled commercial uses at arterial and collector street corners.
- Not consistent with the intent this area be developed primarily as low-density residential.
- Is intended to provide recreational activities in the region and is **consistent with the idea that uses supporting residential areas may be appropriate in the Low Residential Category**

Fiscal and Economic Vitality: Denton has a higher-than-average visibility outside its immediate economic region.

- FEV-3: Increase Denton's tourism and economic potential.



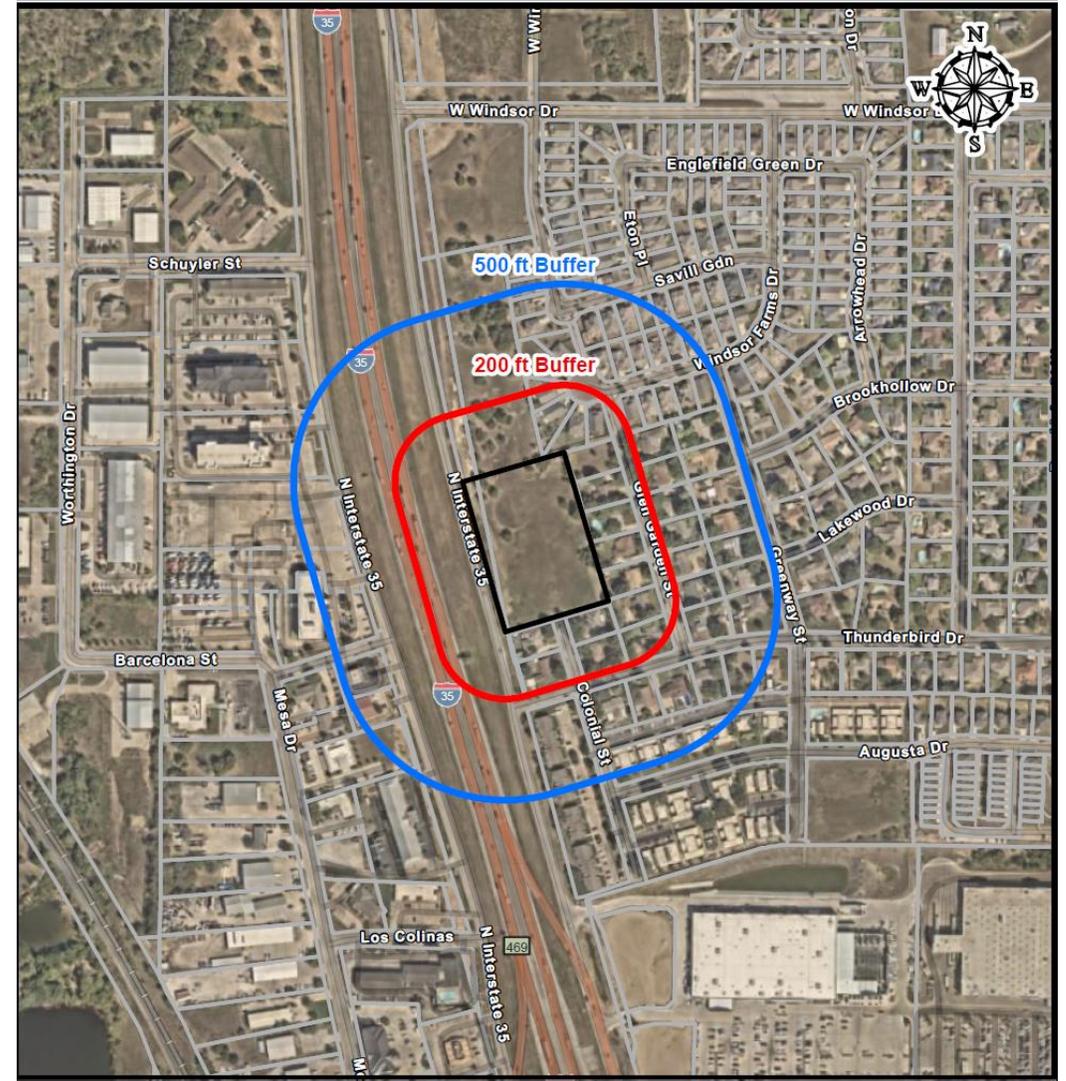
Design Standards

- Maximum building height shall be limited to 36-feet.
- A minimum 15-foot-wide landscape buffer along the south and the north property lines adjacent to single-family residential land uses, which shall include an 8-foot-tall solid masonry wall.
- A minimum 20-foot-wide landscape buffer shall be provided along the east property line and shall include a minimum of 30 points from DDC Table 7.G Buffer Points.
- A 35-foot rear yard setback.
- Given the site's proximity to I-35N Development Standards propose:
 - A butterfly roof element shall be provided.
 - Buildings shall have no more than 30 continuous linear feet without a horizontal or vertical break along the western building façade.



Public Outreach

- Newspaper Ad: October 27, 2024
- Website: October 24, 2024
- Signs Posted: October 31, 2024
- Mailed Notices:
 - 200 ft. Public Notices mailed: 22
 - 500 ft. Courtesy Notices mailed: 84
- Responses:
 - In Opposition: 1
 - In Favor: 0
 - Neutral: 0
- Six Neighborhood Meetings held by applicant



Recommendation

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

Staff recommends **approval** of the request as it complies with the criteria in Section 2.4.5.E of the Denton Development Code (DDC) for approval of all applications, and Section 2.7.3.D of the DDC for approval of a zoning change to PD District.

QUESTIONS?

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Development Services