

S25-0002a

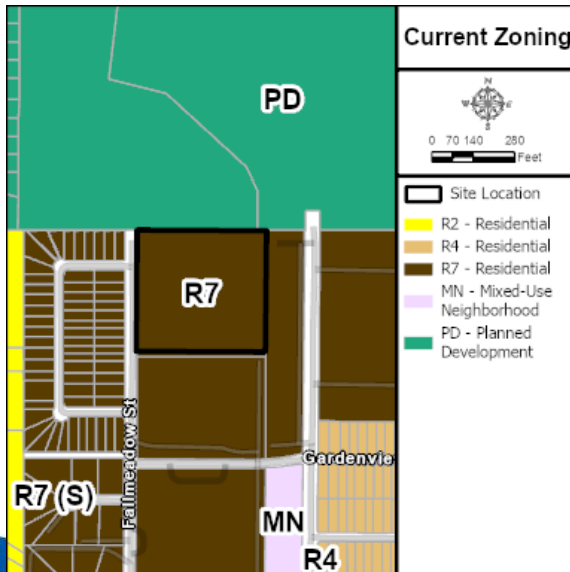
Palladium Denton West

Sean Jacobson
Associate Planner
July 15, 2025

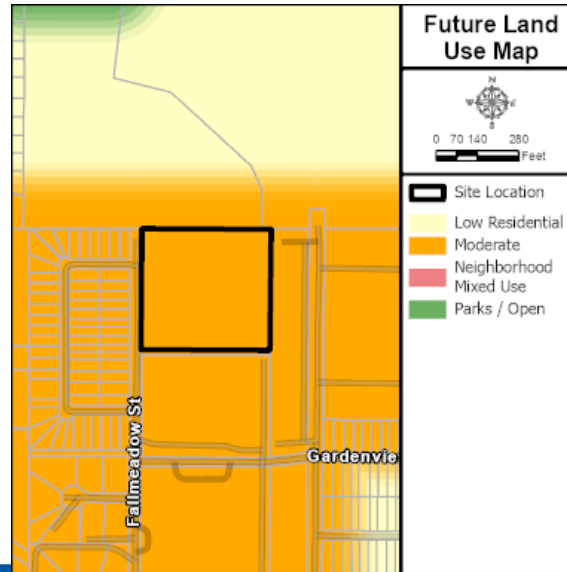


Request

- **Request:** Specific Use Permit (SUP) to allow a **Multifamily** use on approximately 4.1 acres of land, generally located on the east side of Fallmeadow Street, 15 feet east of the northern intersection of Gardenview Circle and Fallmeadow street
- **Zoning:** Residential 7 (R7)
- **Recommendation:** Complies with criteria for approval



Existing Zoning -
Residential 7 (R7)



Future Land Use Map –
Neighborhood Mixed Use



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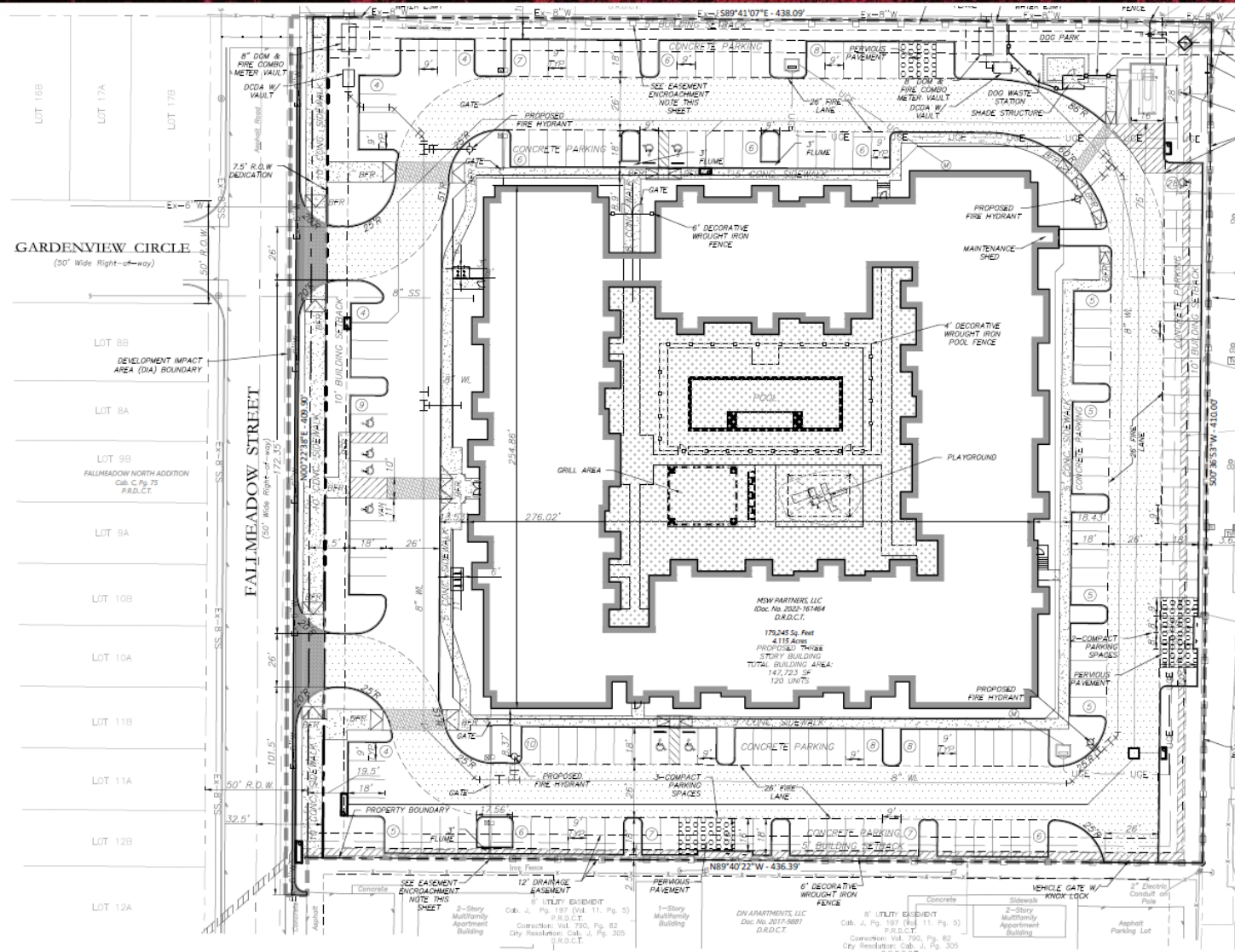
Proposed Site Plan

- Multifamily building containing 120 residences
 - 3 stories (approximately 47 feet)
- 169 parking spaces – only one row of front parking
- 18,147sf (10%) Open Space with playground, pool, grill area, and dog park
- Two full access drives
- Applicant will construct 10'-foot wide sidewalk

DDC Section 2.12 Incentives

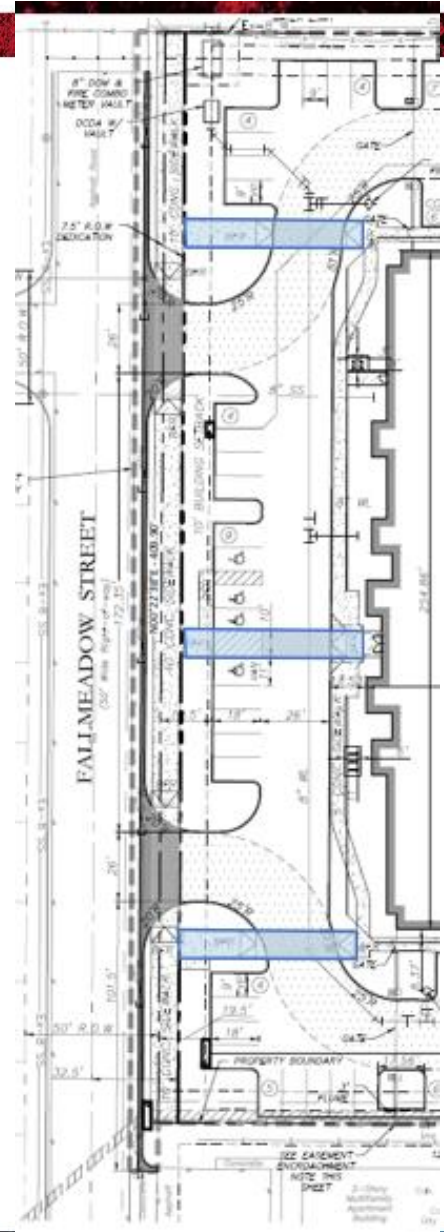
Site Plan and Landscape Plan reflect the 3 incentives utilized:

1. Height Increase - ~7'
2. Parking Reduction – 1 space/unit
3. Landscape Point Reduction – 5 point reduction



Proposed Site Plan

- Context-sensitive 70' setback
- Sidewalk connections
- Building design

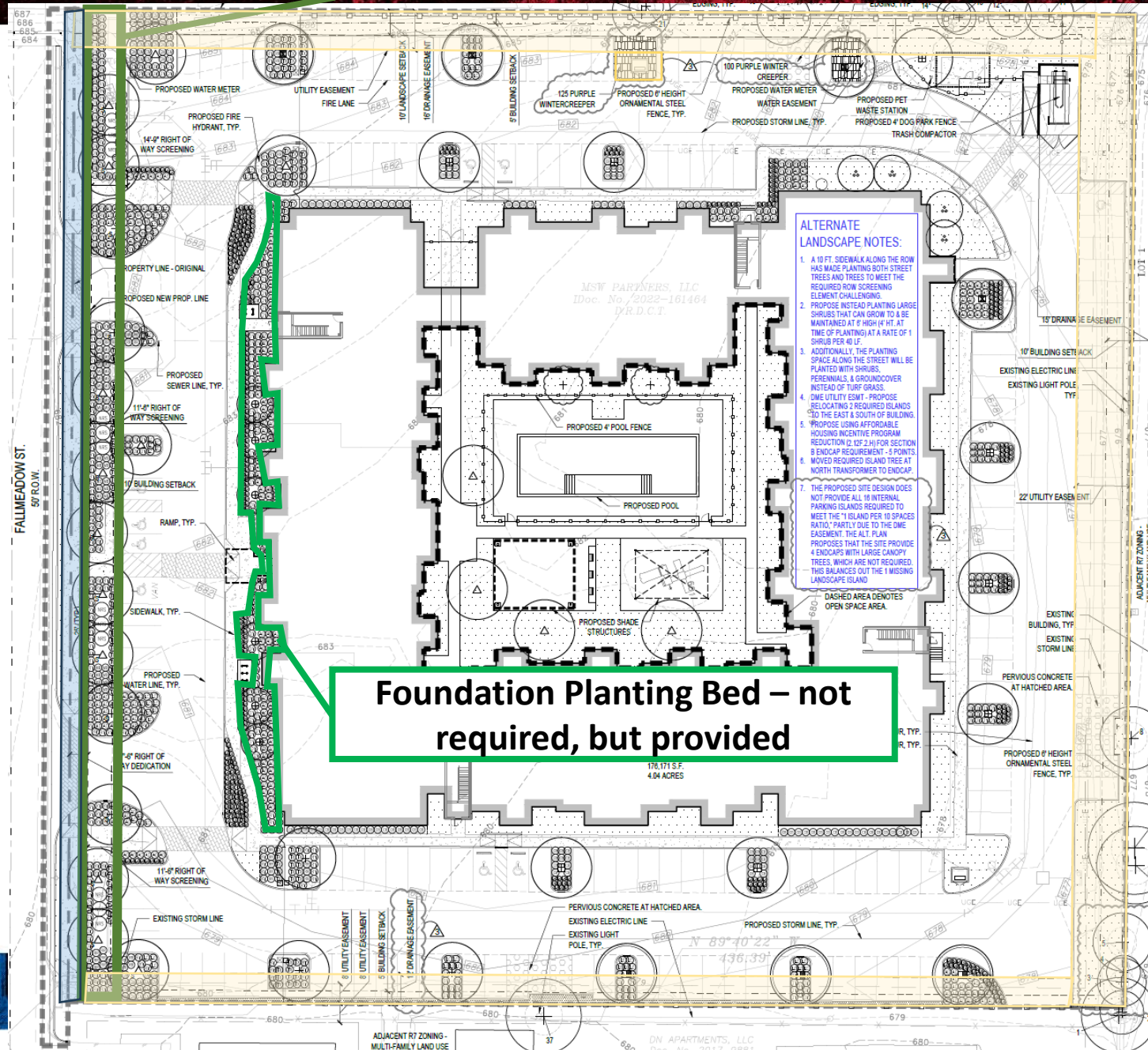


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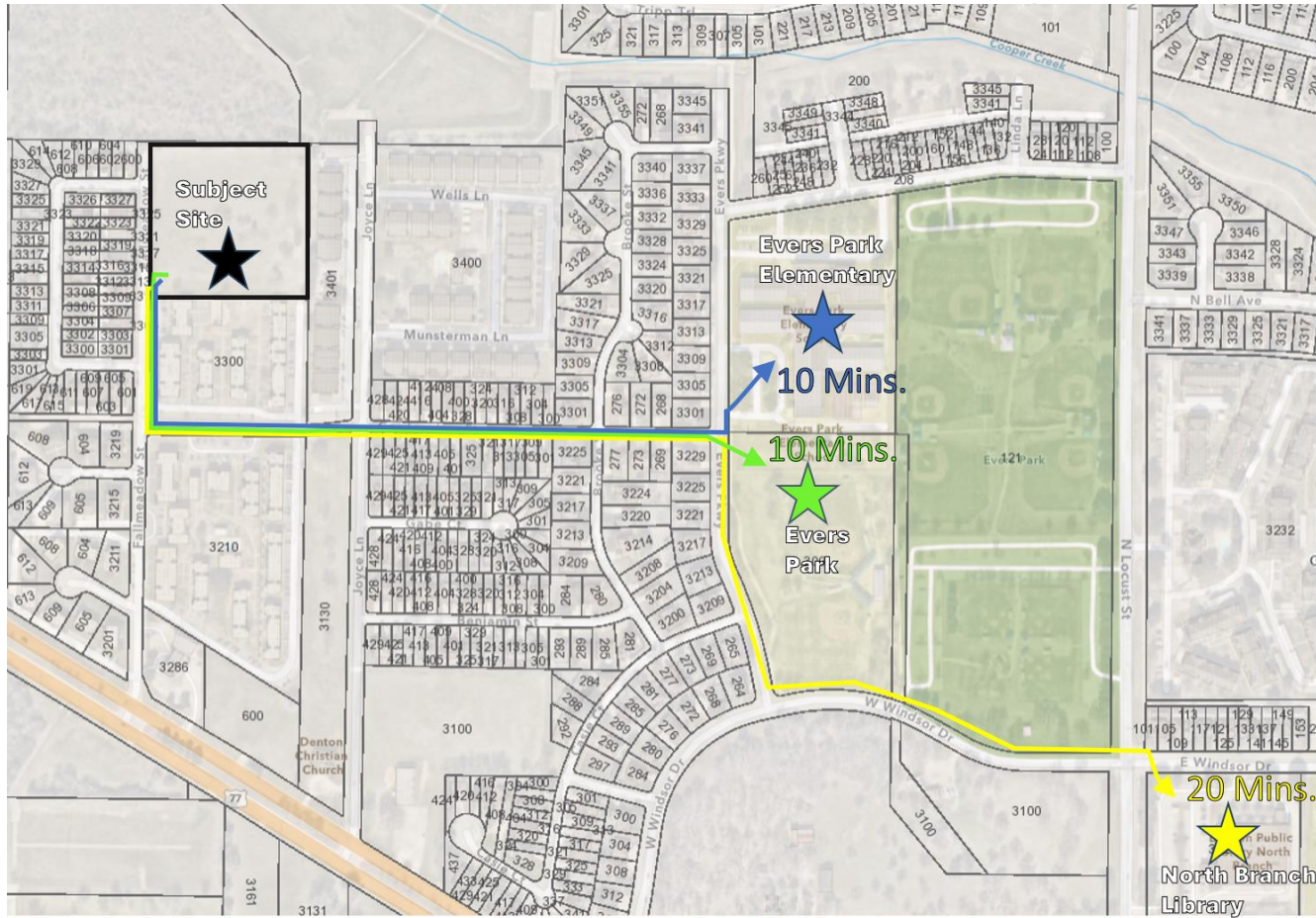
Proposed Landscape Plan

- Landscape area: approximately 21%
- Tree Canopy Cover: approximately 40.6%
- 14 Street trees placed along Fallmeadow Street
- 2.12 Affordability Incentive – reduced required parking lot elements from 2 to 1
- Alternative Landscape Plan:
 - Right-of-way landscaping – non-turf plantings in addition to 2 screening elements
 - Parking Lot islands – relocated out of electric easement, replaced 2 islands with 4 endcaps
 - Foundation planting bed – non-turf with shrubs and decorative grasses – not required

Non-turf ROW Landscaping



Criteria for Approval – Development Code



mitigated.



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Summary:

- ✓ Proposal is consistent with the goals and policies of the Denton 2040 Comprehensive Plan, Future Land Use Map, and other applicable plans.
 - ✓ Aligns with affordable housing goals and recommended policies in Subchapters 7.1-7.2
- ✓ Proposal is compatible with the surrounding area – multifamily and moderate-density duplex and quadplex residential.
- ✓ Supports walkability by connecting residents to strong existing sidewalk network
- ✓ Approval of the Specific Use Permit is not expected to generate significant adverse impacts.
- ✓ Utilities and infrastructure are available to serve the subject property.

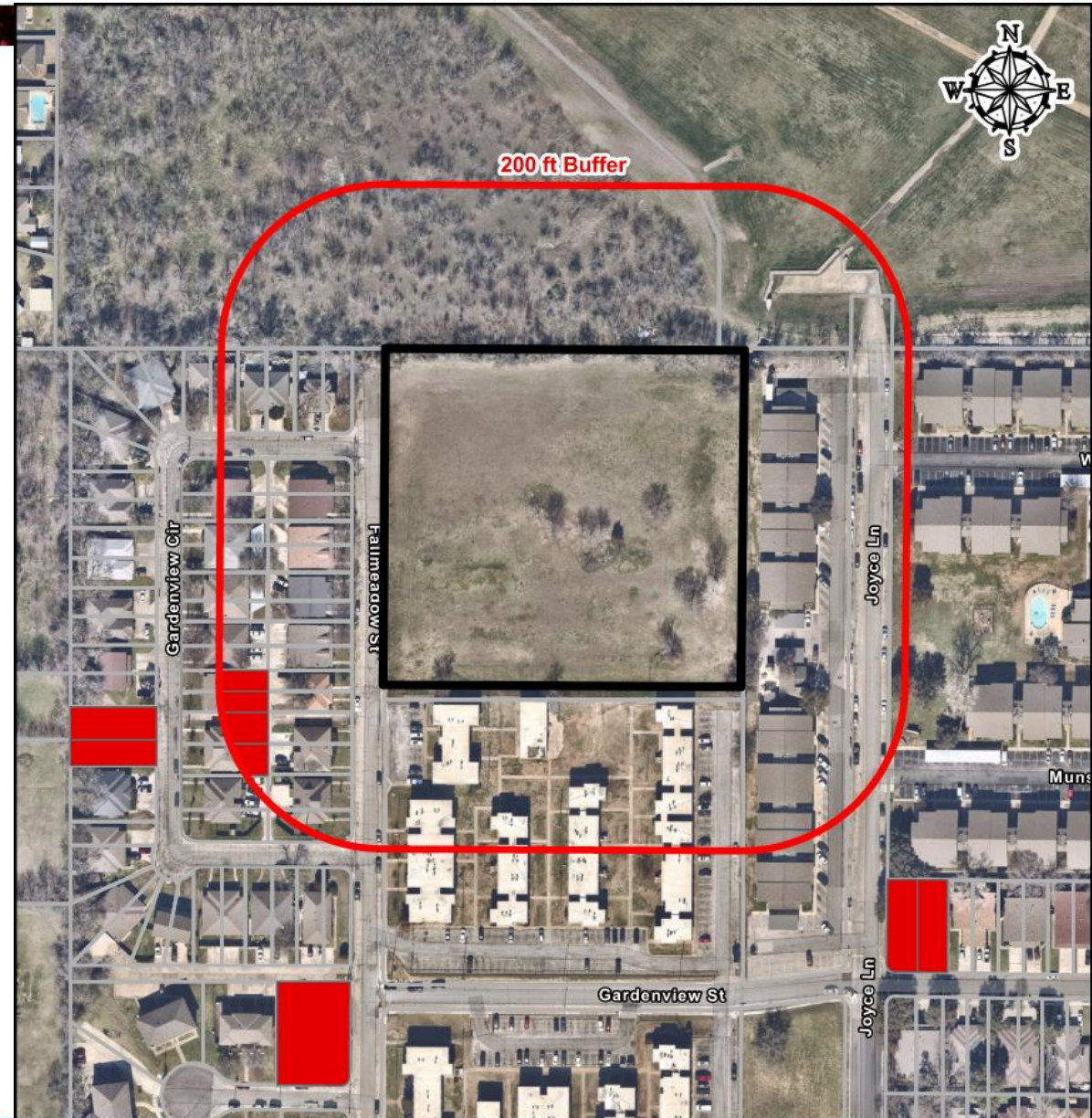
Public Outreach

- Newspaper Ad: June 7 and June 28, 2025
- Website: June 5 and June 25, 2025
- Property Posted: June 12, 2025
- Mailed Notices:
 - 200 ft. Public Notices mailed: 38
 - 500 ft. Courtesy Notices mailed: 216
- Responses:
 - In Opposition: 9 (2.51%)
 - In Favor: 0
 - Neutral: 0
- Neighborhood Meetings held January 15, 2025 and February 24, 2025



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Recommendation

Staff recommends **approval** of the SUP with the conditions presented in the agenda materials.

The Planning & Zoning Commission recommended **approval** [6-0] with the conditions presented in the agenda materials.

QUESTIONS?

Sean Jacobson
Associate Planner
Development Services