



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: March 29, 2023

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by Aimee Bisset, 97 Land Company, LLC., on behalf of the owner, Tony Riley, to rezone approximately 20.92 acres from a Suburban Corridor (SC) District to a Planned Development Mixed-Use Neighborhood (PD-MN) District. The site is generally located at the northeast corner of Loop 288 and FM 428, in the City of Denton, Denton County, Texas. THE APPLICANT HAS REQUESTED TO POSTPONE THIS ITEM TO A DATE CERTAIN OF APRIL 12, 2023. (PD21-0007, Sherman Drive Mixed Use, Angie Manglaris).

BACKGROUND

The request is a rezoning from Suburban Corridor (SC) District to a Planned Development (PD) District with a Mixed-Use Neighborhood (MN) base zoning district in order to facilitate the development and site design of a multifamily development. The proposed project includes a horizontal multifamily component as well as a traditional mid-rise apartment style component along with on-site amenities. While the subject property is currently zoned SC, which contemplates multifamily development with the approval of a Specific Use Permit (SUP), the applicant is pursuing a Planned Development with a base zoning of MN in lieu of the SUP due to the horizontal multifamily component, as described below.

The Planned Development application for this project was submitted to the City in November 2021. At the time of application, horizontal multifamily was not a use allowed within the Denton Development Code (DDC). The basis for the application was to create a PD that allowed for horizontal multifamily development as a permitted use and to develop associated site design standards. As part of DDC amendments that were adopted in October 2022, the definition of multifamily dwelling was updated to be inclusive of the horizontal multifamily product demand seen in the City. The amendments to the DDC would allow the applicant to submit for an SUP on the subject property to request approval of a multifamily development. However, since the Planned Development application for the proposed development had gone through several iterations of review at the time of the DDC amendments being adopted coupled with the fact that the PD also proposed multifamily design standards that differ from the DDC, staff determined moving the

project forward as a Planned Development request was the appropriate path forward for the development.

For any standard not specified in the PD Regulations, the PD proposes that the MN District would apply. The proposed PD Development Plan includes the following:

- 52 horizontal multifamily units, with a maximum height of 30 feet;
- Five (5) multifamily apartment buildings, with a maximum height of 60 feet;
- 185 garage parking spaces, 50 carport-covered parking spaces, 345 surface parking spaces;
- Onsite amenities, including trail connections throughout the site, a resident pool and amenity center, a fenced dog park and a pocket park;
- Landscape buffering along the northern property line and where adjacent to future commercial development; and
- Right-of-Way reservation of a half-width Residential Street along the eastern property line for future connectivity should the area warrant it.

At the March 15, 2023 Planning and Zoning Commission Meeting, the Planning and Zoning Commission considered this request and opened the public hearing. During the meeting, the applicant requested to postpone the item until the March 29, 2023 Planning and Zoning Commission meeting. The Commission voted (6-1) to continue the public hearing to the March 29, 2023 Meeting.

Since the meeting on March 15, 2023, the applicant has requested the item be postponed to a date certain of April 12, 2023 in order to have additional time to address neighborhood concerns raised during the public hearing.

EXHIBITS

1. Agenda Information Sheet

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

Prepared by:
Angie Manglaris, AICP
Senior Planner