



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Christine Taylor

DATE: June 5, 2023

SUBJECT

Receive an update on the Northeast Denton Area Plan.

BACKGROUND

The goal of the Northeast Denton Area Plan is to establish a vision for the area, as well as set clear policy direction and supporting implementation strategies for how Northeast Denton should develop over time. The Northeast Denton Area Plan proposed study area is generally bounded by FM 428 to the north and west, Loop 288 and University Drive to the south, and the Greenbelt and Floodplain area associated with the Elm Fork Trinity River and Lake Lewisville to the east.

The Area Plan is to respond to the development pressure that is being experienced in Denton. In the past couple of years, there have been several large development proposals and zoning change requests in this area that were denied by City Council. Major concerns raised by the community during the public hearings include the incompatible land use and density proposed, increased traffic as a result of development, lack of open space and public amenities, and the lack of overall environmental protection.

On March 22, 2022, City Council adopted an ordinance that approved an update to the City's Comprehensive Plan (Denton 2040 Comprehensive Plan). Throughout the Planning and Zoning Commission and City Council work session presentations related to the update, Area Plans were discussed as a solution to address local challenges and were identified as one of the Commission's and Council's implementation priorities. On April 5, 2022, City Council gave staff direction to proceed with the preparation of the top three identified Area Plans (Northeast Denton, Southeast Denton, and update to the Downtown Master Plan). The City of Denton City Council directed staff to work on an Area Plan for Northeast Denton to:

- Identify those areas that are important to the residents and stakeholders for preserving the rural and environmental heritage of Northeast Denton;
- Address the development pressures being felt within and adjacent to the Northeast Denton area;
- Identify areas where change can occur for the advancement of the overall community; and
- Make recommendations for future improvements – transportation, housing, connectivity, parks & open space, natural systems, and overall quality of life in the Northeast Denton area.

At a minimum, the following topics will be addressed in the Northeast Denton Area Plan, as well as any additional key topics that are identified as part of the public engagement efforts: Land Use and Density; Mobility; Land Preservation/Open Space; Recreational Amenities; and Historic Preservation.

This project will take approximately 10 months with a completion timeline from January - October 2023.

Since the Area Plan project was initiated in January there have been multiple public engagement events. Below is a list of key events that have occurred so far and other events that are planned for the remainder of the project timeline.

Date	Event
December 6, 2022	City Council approved a Professional Services Agreement with HDR Architecture
January 12, 2023	Project Team Kickoff Meeting and Study Area Tour
January 24, 2023	City Council approved a resolution authorizing the creation of a Steering Committee to guide the development of the Northeast Denton Area Plan
January 26, 2023 and January 27, 2023	Stakeholder Interviews
February 20, 2023	Steering Committee Meeting #1
March 7, 2023	Ambassador Kickoff Meeting
March 23, 2023	Community Visioning Public Open House #1
March 25, 2023	Community Visioning Public Open House #2
April 15, 2023	Strategic Foresight Workshop
May 30, 2023	Steering Committee Meeting #1
TBD	Implementation Workshop
August 1, 2023	Joint City Council, P&Z and Steering Committee Workshop (Steering Committee #3)
TBD	Community Open House
October 17, 2023	Joint City Council and P&Z Workshop
TBD	P&Z Public Hearing
TBD	City Council Public Hearing

EXHIBITS

Exhibit 1- Agenda Information Sheet

Exhibit 2- Draft Boundary Map

Exhibit 3- Project Timeline

Respectfully submitted:

Tina Firgens, AICP

Deputy Director of Development Services/
Planning Director

Prepared by:

Ron Menguita, AICP

Principal Planner