

PDA16-0004 Country Lakes North Amenity Center

September 20, 2016

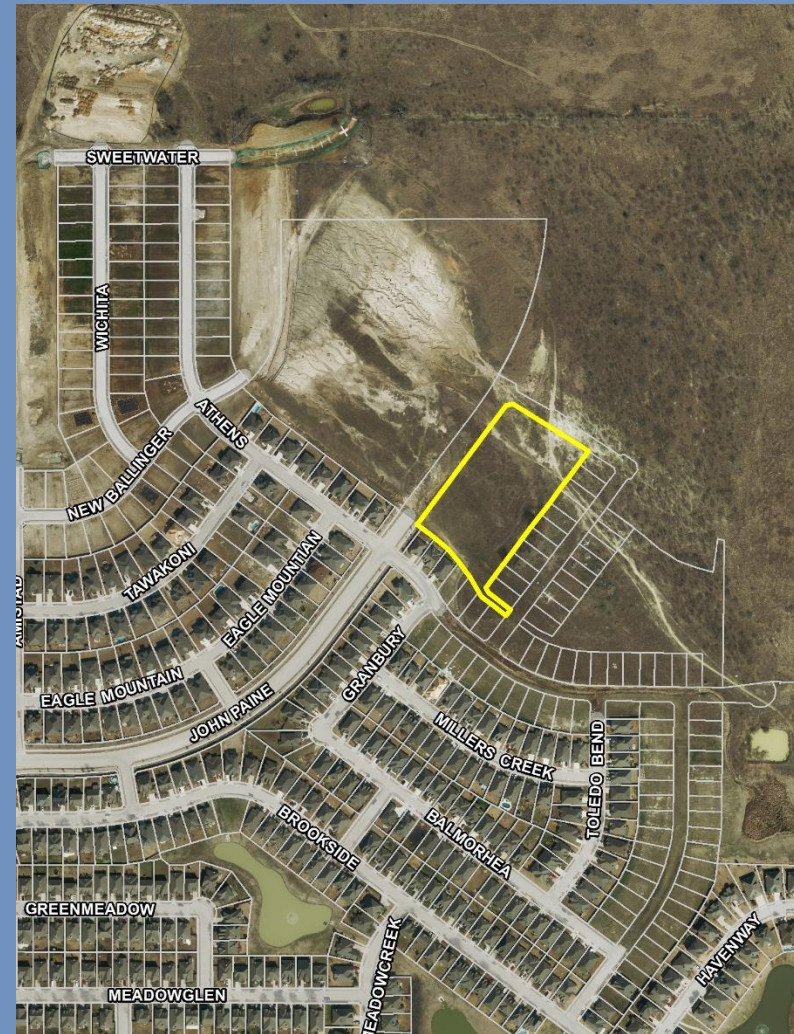


Objective:

Consider approval of a Detailed Plan of Planned Development 174 (PD-174) Country Lakes North District to depict an amenity center on approximately 3.26 acres.

Location:

- ▶ The subject property is generally located on southeast side of John Paine Road, approximately 110 feet northeast of Athens Drive within Planned Development 174



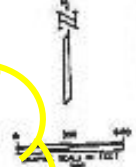
Background

- ▶ PD-174 District was created under the 1991 Denton Development Code ('91 DDC):
 - ▶ *Concept Plan* – general guidelines, including land use
 - ▶ ***Detailed Plan*** - the final step which contains the details of the development
- ▶ The Concept Plan was approved in 1999
- ▶ The Detailed Plan for the residential development was approved in 2000.

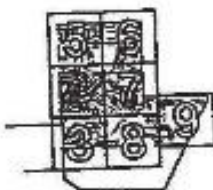


NOTE

Shaded areas are not included in this Detailed Plan. Detailed Plans for these areas will be submitted at a later date.



VICINITY MAP - N.T.S.



KEY MAP

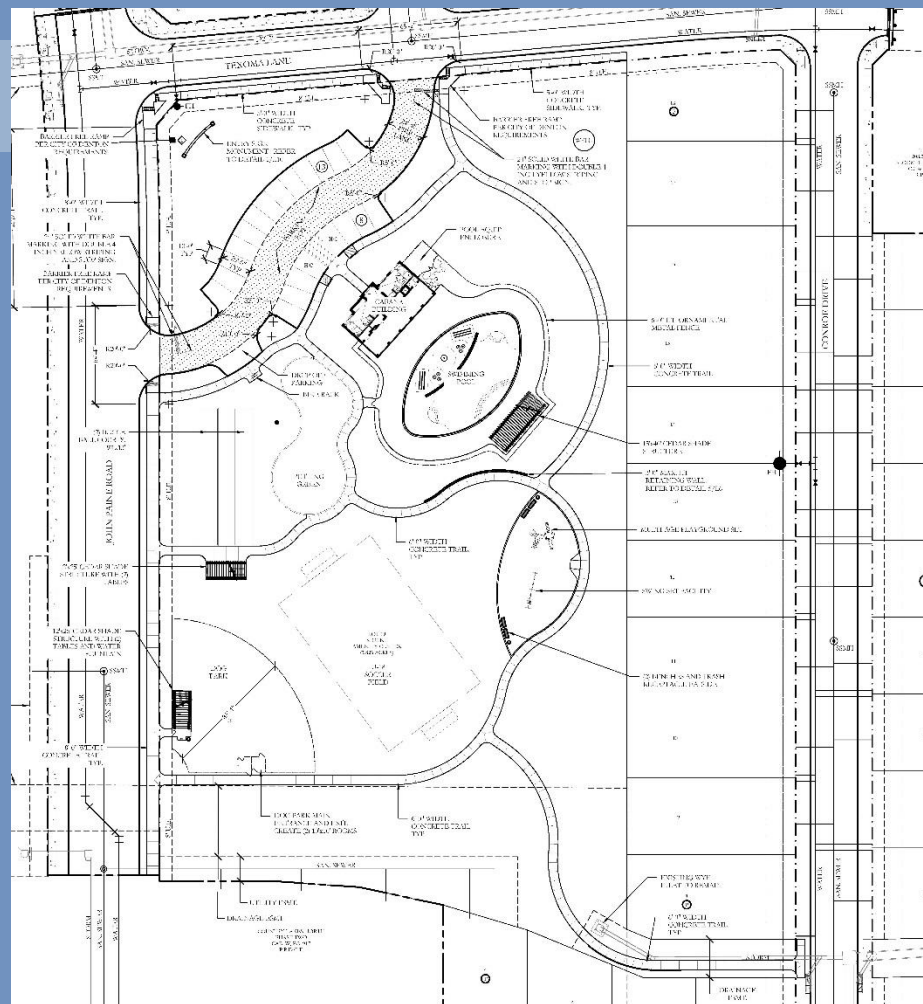
DETAILED PLAN
FOR
**COUNTRY LAKES
NORTH**
CITY OF DENTON
DENTON COUNTY, TEXAS
306.884 ACRES / 1,000 LOTS TOTAL
1,000 ACRES TOTAL
IN OPEN SPACE LOTS
3.21 ACRE OPEN SPACE LOTS PER ACRE
CITY OF DENTON, TEXAS
OUT OF THE PLAT 100 SURVEY, INSTRUMENT NO. 100,000 AND MAY
THE PLAT 100 SURVEY, INSTRUMENT NO. 100,000
THE SPACED SURVEY, INSTRUMENT NO. 100,000
THE JENSEN CANTON SURVEY, INSTRUMENT NO. 100,000
AND THE S.A.L. & C.A. SURVEY, INSTRUMENT NO. 100,000

BY THE CITY OF DENTON, TEXAS
BY THE CITY OF DENTON, TEXAS
BY THE CITY OF DENTON, TEXAS
BY THE CITY OF DENTON, TEXAS

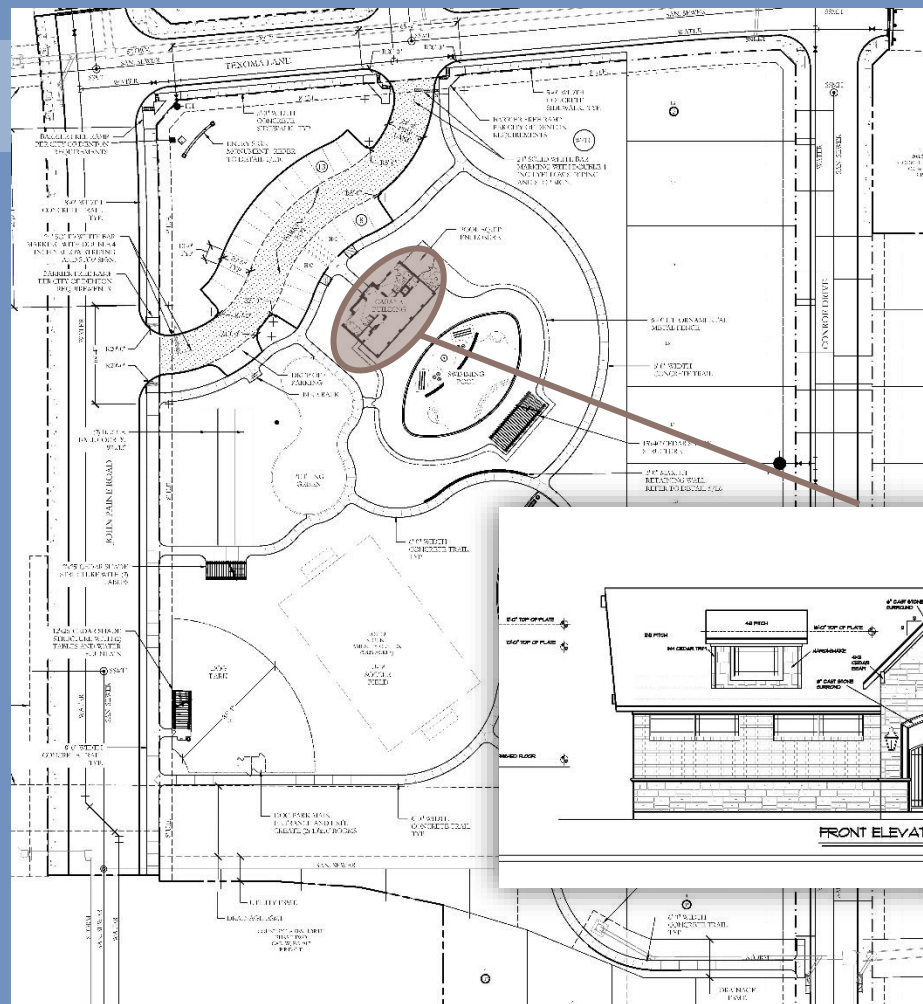
BY THE CITY OF DENTON, TEXAS
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BY THE CITY OF DENTON, TEXAS
BY THE CITY OF DENTON, TEXAS

Cartier & Burgess
Surveyors & Engineers
Denton, Texas

Site Plan



Site Plan



[illegible]

10000 S. 10TH ST.

10000 S. 11TH ST.

10000 S. 12TH ST.

10000 S. 13TH ST.

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10000 S. 95TH ST.

10000 S. 96TH ST.

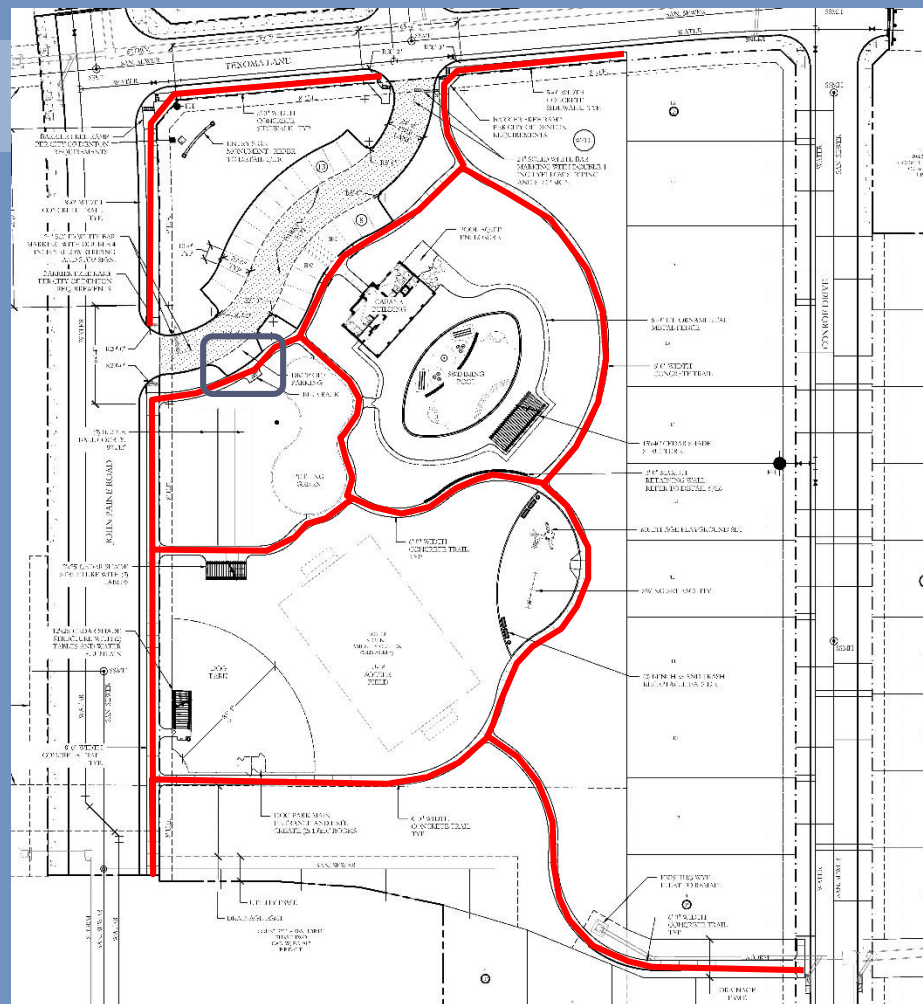
10000 S. 97TH ST.

10000 S. 98TH ST.

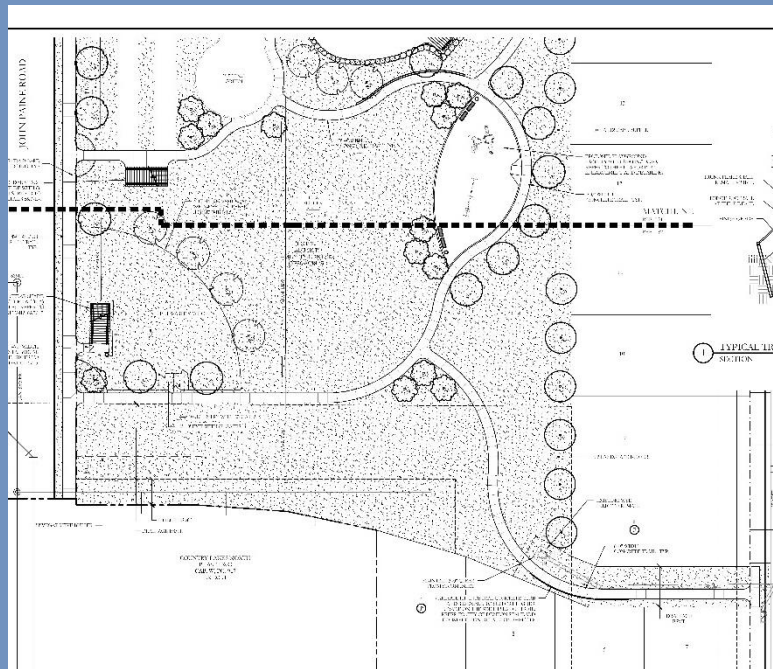
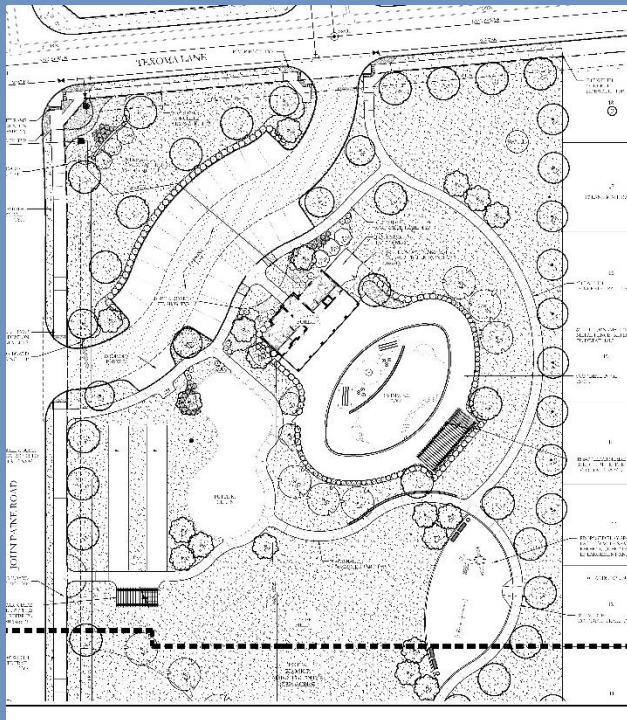
10000 S. 99TH ST.

10000 S. 100TH ST.

Site Plan



Landscape Plan



Considerations

- ▶ Per '91 DDC, the Detailed Plan shall be approved all of the following criteria have been met:
 - ▶ The plan complies with the general concept plan or development plan approved for that property;
 - ▶ The plan provides for a compatible arrangement of buildings and land uses and would not adversely affect adjoining neighborhoods or properties outside the plan,
 - ▶ The plan provides for adequate and safe circulation of vehicular traffic; and
 - ▶ The plan is in substantial compliance with the landscape, sign, subdivision, and other regulations of the city, or, if not, the plan offers corresponding benefits that merit deviation from those regulations.
- ▶ **The proposed Detailed Plan meets the criteria for approval**

Notification

Public Notification Date:
July 25, 2016

200 ft. Public Notices sent via certified mail:
544

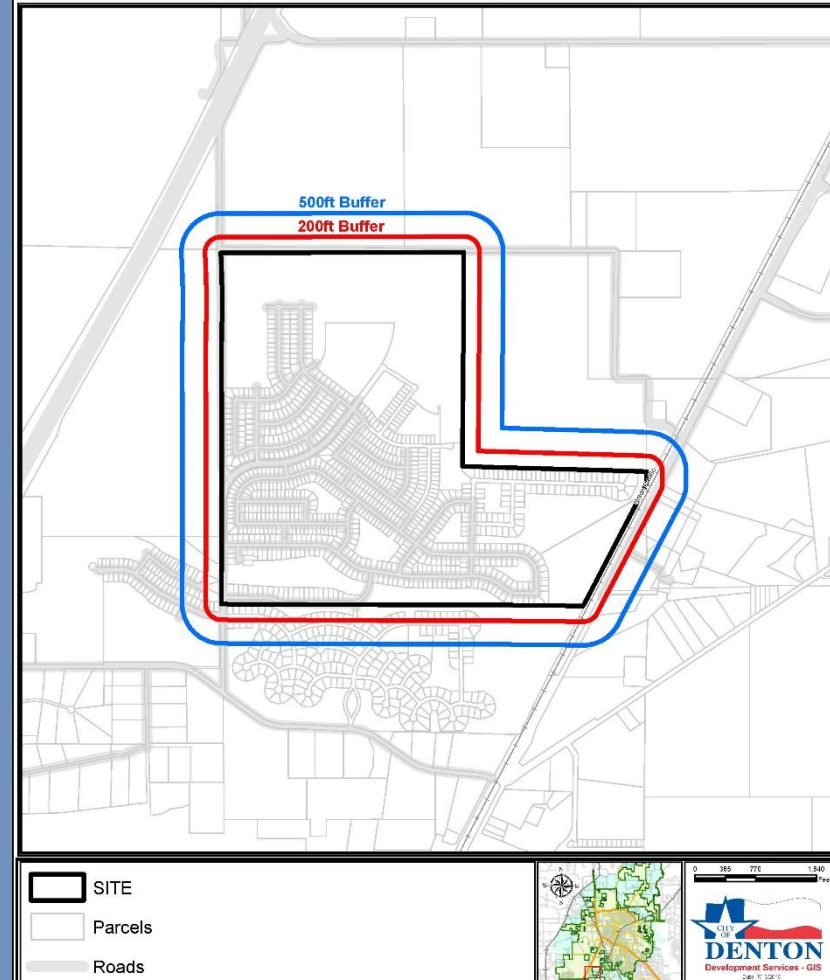
500 ft. Courtesy Notices sent via regular
mail: **839**

Responses to 200' Legal Notice:

In Opposition: 12

In Favor: 19

Neutral:



Recommendation

- ▶ The Planning and Zoning Commission recommends approval of the request (5-0).

Recommendation

- ▶ Staff recommends **approval** of the request with the following conditions;
 - ▶ All original conditions of approval and subsequent modifications associated with PD-174 shall remain valid, unless specified herein.
 - ▶ The Detailed Plan and Landscape Plan as submitted shall guide the development of the site.
 - ▶ The Elevations and Site Details submitted shall guide the development of the cabana building.