



MJT No. 512-028

August 22, 2016

Michael Bell
City of Denton, City Hall West
221 North Elm Street
Denton, Texas 76201

Reference: City of Denton Fire Station #4, Zoning Change Application Z16-0019
Project Narrative

Dear Mr. Bell:

The subject property currently consists of one vacant lot and two residential houses situated at the northeast corner of Sherman Drive and Kings Row. This property is located directly north of the existing Fire Station #4. The city has purchased these tracts in order to build a new fire station while keeping the existing one in operation until the new construction has completed. The existing tracts are zoned as NR-3 Neighborhood Residential. A fire station is classified as a "Community Service" use which is not permitted in the NR-3 zoning district. We are proposing to rezone the subject property to NRMU-12 Neighborhood Residential Mixed Use 12 with a Mixed Use Residential Protection Overlay to restrict the use to a fire station. The separate tracts will also be re-platted as one lot.

With the new development, the existing houses will be removed and we will construct a new fire station north of the existing station. The development will strive to retain the majority of the existing trees along the perimeter to help buffer the new fire station from the adjacent single family residences to the east, along with keeping the natural beauty of the site. Please see the attached "Existing Conditions" and "Proposed Conditions" plans that show the existing facility and proposed improvements to the site. We have identified the existing and proposed utilities, land uses, solid waste and drainage associated with the development.

The existing site conditions for drainage indicate that a small portion of the site drains north to Sherman Drive and enters the existing storm sewer system. The remainder of the site drains south to the existing curb inlets at the intersection of Sherman Drive and Kings Row. We are proposing to construct a detention pond in the southeast corner of the site, with an outfall that will release water less than or equal to existing conditions. This detention pond will be designed to hold the 1-1/2 inch storm for not less than 24 hours, as well as reduce runoff in the major design storms. This design will drastically reduce the amount of total suspended solids leaving the site by at least 80 percent.



This project is also striving to achieve a LEED status. With this status, part of the requirements will be to reduce noise, control dust, fumes, odor, lighting and provide ample landscaping and screening to buffer adjacent residences. This development will address the consistency with the requirements of the Denton Development Code (DDC) and goals, policies and objectives of the Denton Plan.

Sincerely,

MJ Thomas Engineering, LLC.

A handwritten signature in black ink that reads "Brad Lehman".

Brad Lehman, E.I.T.