

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, APPROVING A SPECIFIC USE PERMIT FOR A MULTI-FAMILY DWELLING DEVELOPMENT IN A REGIONAL CENTER RESIDENTIAL 2 (RCR-2) ZONING DISTRICT AND USE CLASSIFICATION. THE APPROXIMATELY 20.49 ACRES OF LAND GENERALLY LOCATED AT 2100 MAYHILL ROAD AND AT THE END OF HUDSONWOOD DRIVE IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (S16-0008)

WHEREAS, J. Brandon Hancock of Ojala Holdings has applied for a Specific Use Permit (SUP) to allow a Multi-Family Dwellings use on approximately 20.49 acres of land within a RCR-2 zoning district and use designation legally described in Exhibit "A" and of which the location is shown in Exhibit "B", attached hereto and incorporated herein by reference (hereinafter, the "Property"); and

WHEREAS, after notice was published, a public hearing was held before the Planning and Zoning Commission in accordance with State law on March 8, 2017, whereby the Planning and Zoning Commission recommended (6-0) of the requested SUP, subject to conditions; and

WHEREAS, on March 21, 2017, after notice was published, a public hearing was held before the City Council in accordance with State law and the City Council hereby finds that the request is consistent with the Denton Plan and federal, state, and local law and that the Applicant has agreed to comply with all provisions of the Denton Development Code, as they exist, may be amended, or in the future arising, including but not limited to, this Ordinance, and has further agreed to comply with the additional restrictions and conditions set forth herein; and

WHEREAS, the City Council has determined that it will be beneficial to Denton and its citizens to grant the SUP; that such grant will not be detrimental to the public welfare, safety, or health; and that the SUP should be granted; NOW THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference and found to be true.

SECTION 2. The SUP to allow Multi-Family Dwellings on the Property is hereby approved, subject to the following conditions:

1. The proposed multi-family developments will comply with attached Site Plans and Landscape Plans.

2. The proposed multi-family developments will meet or exceed the requirements of DDC 35.13.13.2; however, EIFS shall be permitted only as accent building materials limited to 10% of the total building façade.
3. No pole signage shall be used along Hudsonwood Drive. Signs shall be designed in accordance with the dimensional requirements in Chapter 33 of the Code of Ordinances.

SECTION 3. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall not affect the validity of the remaining provisions or applications, and to this end the provisions of this ordinance are severable.

SECTION 4. Any person violating any provision of this ordinance shall, upon conviction, be fined a sum not exceeding \$2,000.00. Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense.

SECTION 5. This ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record-Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.


PASSED AND APPROVED this the \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
CHRIS WATTS, MAYOR

ATTEST:  
JENNIFER WALTERS, CITY SECRETARY

BY: \_\_\_\_\_

APPROVED AS TO LEGAL FORM:  
AARON LEAL, INTERIM CITY ATTORNEY

BY:  \_\_\_\_\_

**Exhibit A**  
**Legal Description**

**LEGAL DESCRIPTION**

20.49 ACRES

**BEING** a tract of land situated in the David Hough Survey, Abstract No.646, City of Denton, Denton County, Texas and being part of a tract of land described as Tract 1 in Special Warranty Deed to Richard A. Greb and Nancy A. Greb recorded in Document Number 2006-100770, Official Public Records, Denton County, Texas, and being a part of a 7.628 acre tract of land described in Special Warranty Deed to The City of Denton, recorded in Document No. 2014-26435, Official Public Records, Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a point for corner found in the south line of a tract of land described in Deed to Mason A. Haggard & wife, Wilma Haggard, recorded in Volume 337, Page 430, Deed Records, Denton County, Texas, and being the northeast corner of Lot 1, Block C, of Quail Creek Addition, an addition to the City of Denton, Texas, according to the plat thereof recorded in Cabinet U, Page 468, Plat Records, Denton County, Texas;

**THENCE** with the south line of said Haggard tract, North 87°51'30" East, a distance of 705.10 feet to a point for corner;

**THENCE** departing said south line, the following courses and distances, to wit:

South 1°57'09" West, a distance of 699.81 feet to a point for corner;  
North 88°00'40" East, a distance of 321.36 feet to a point for corner;  
South 1°57'09" West, a distance of 412.09 feet to a point for corner in the north line of Lot 1R, Block F, of Providence Place II, an addition to the City of Denton, Texas, according to the plat thereof recorded in Cabinet X, Page 905, Plat Records, Denton County, Texas;

**THENCE** with the north line of said Lot 1R, South 88°00'40" West, passing the southwest corner of said 7.628-acre tract at a distance of 70.44 feet and continuing in all a total distance of 1026.33 feet to an inner el corner of Lot 1, Block E, of said Providence Place II;

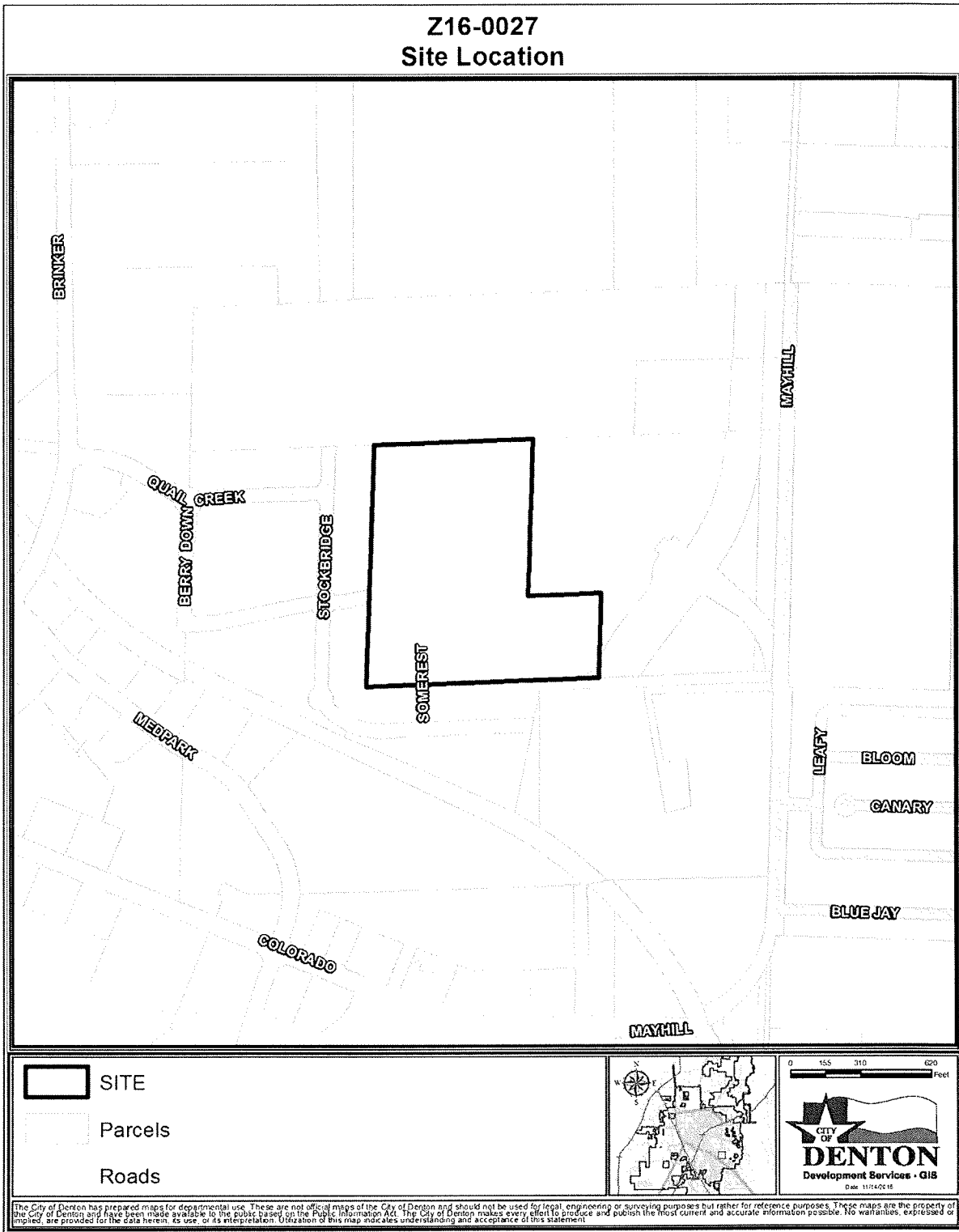
**THENCE** with the east lines of said Lot 1, Block E, North 1°57'09" East, passing at a distance of 438.23 feet the southeast corner of said Lot 1, Block C, continuing with the east line of said Lot 1, Block C, in all a total distance of 1080.01 feet to the **POINT OF BEGINNING** and containing 20.49 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those

rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

**Exhibit B**  
**Site Location**  
**Z16-0027**  
**Site Location**



**Exhibit C**  
**Site Plan and Landscape Plan**

**JHP**

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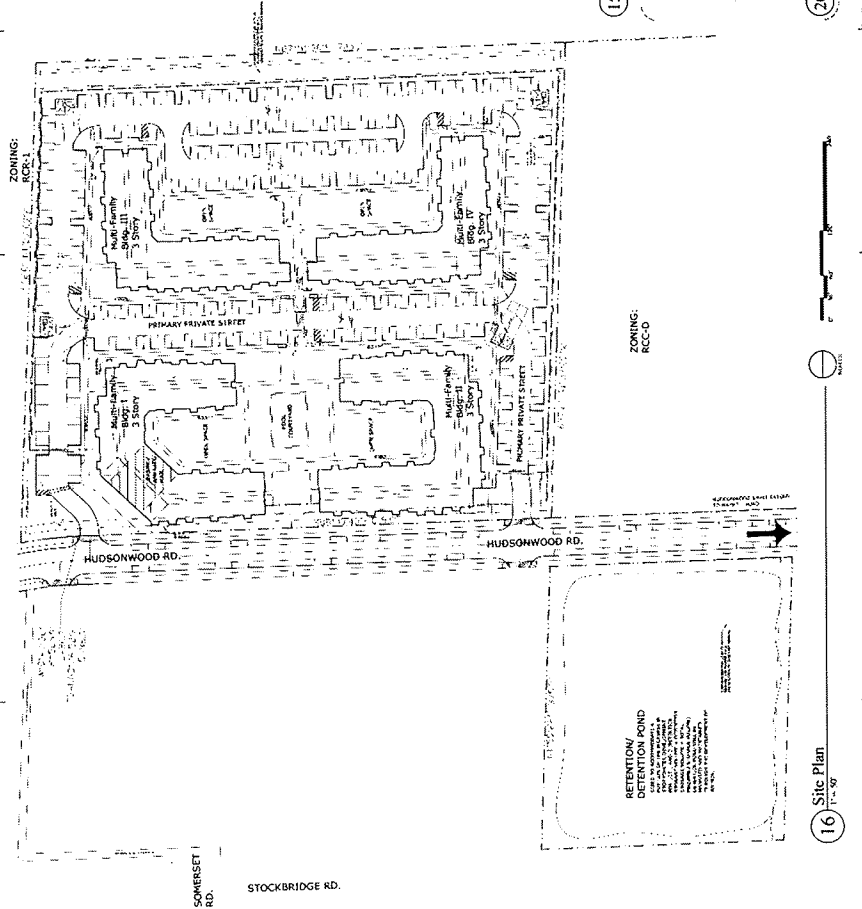
The Standard at  
 MedPark Station  
 Denton, Texas

PROJECT NAME: THE STANDARD AT MEDPARK STATION  
 PROJECT NO.: 17-0008  
 SHEET NO.: SP-1  
 DATE: 08/15/2017  
 DRAWN BY: JHS  
 CHECKED BY: JHS  
 APPROVED BY: JHS

SP-1

15 TYPICAL PARKING DETAIL

20 Vicinity Map

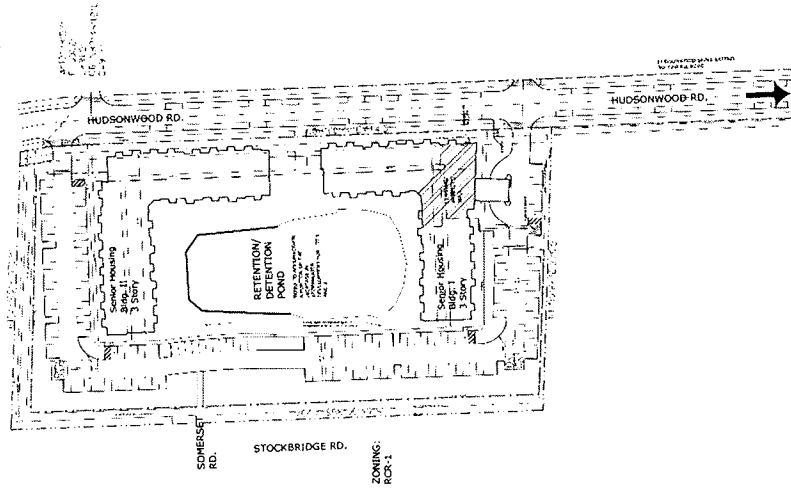


| SUP REQUIREMENTS - SITE PLAN            |                    |                  |
|---|--------------------|------------------|
| THE STANDARD AT MEDPARK STATION         |                    |                  |
| TOTAL PROJECT ACREAGE                   | 10.29 AC           |                  |
| TOTAL UNITS                             | 263                |                  |
| DENSITY (DU/AC)                         | 25.56              |                  |
| CURRENT ZONING                          | RCC-D              |                  |
| ESTIMATED TIME OF COMPLETION            | 3rd Quarter - 2019 |                  |
| UNIT TYPE                               | % OF UNITS         | NO. OF UNITS     |
| 1 BEDROOM                               | 16.35%             | 43               |
| 2 BEDROOM                               | 51.33%             | 135              |
| 3 BEDROOM                               | 32.32              | 85               |
| TOTAL UNITS                             | 100%               | 263              |
|   | GROSS FLOOR AREA   | FLOOR AREA RATIO |
| TOTAL BUILDING AREA                     | 311,512.55 SF      | 69.55%           |
| LEASING/AMENITY/MAIL                    | 5326 SF            | -                |
| LOT COVERAGE                            | PERCENT            | SQUARE FEET      |
| BUILDING FOOTPRINT                      | 22.06%             | 103,838          |
| PAVEMENT                                | 33.40%             | 157,205          |
| SIDEWALK                                | 13.12%             | 61,766           |
| POOL                                    | 0.77%              | 3,626            |
| TOTAL IMPERVIOUS                        | 69.36%             | 326,435          |
| LANDSCAPE AREA                          | 30.64%             | 144,208          |
| ENVIRONMENTALLY SENSITIVE AREAS         | 0.00%              | 0                |
| BUILDING TYPE                           | STORIES            | HEIGHT           |
| BUILDING I                              | 3                  | 34' - 0"         |
| BUILDING II                             | 3                  | 34' - 0"         |
| BUILDING III                            | 3                  | 34' - 0"         |
| BUILDING IV                             | 3                  | 34' - 0"         |
| TRASH ENCLOSURES                        | N/A                | N/A              |
| BUILDING FRONTAGE                       | DISTANCE           | PERCENTAGE       |
| (WITHIN 20 FEET OF FRONT PROPERTY LINE) |                    |                  |
| FRONT PROPERTY LINE                     | 705'-9"            | 100.00%          |
| TOTAL BUILDING FRONTAGE                 | 360'-8"            | 51.10%           |



| <b>PARKING CALCULATIONS</b>  |                     |                        |                 |
|--|---------------------|------------------------|-----------------|
| <b>UNIT</b>  | <b>NO. OF UNITS</b> | <b>SPACES PER UNIT</b> | <b>TOTAL</b>    |
| 1 BEDROOM  | 43                  | 1.5                    | 65              |
| 2 BEDROOM  | 135                 | 1.75                   | 236             |
| 3 BEDROOM  | 85                  | 2                      | 170             |
| <b>TOTAL REQUIRED PARKING</b>  |                     |                        | <b>471</b>      |
|  |                     |                        |                 |
| STANDARD   |                     |                        | 422             |
| HANDICAP   |                     |                        | 10              |
| ON-STREET*   |                     |                        | 40              |
| <b>TOTAL PARKING PROVIDED</b>  |                     |                        | <b>472</b>      |
| *IN COMPLIANCE WITH DENTON DEVELOPMENT CODE 35.14.5.A:                             |                     |                        |                 |
| "One off-street parking space credit for every two on-street spaces                |                     |                        |                 |
| up to four credits, thereafter one space credit for each on-street parking space." |                     |                        |                 |
|  |                     |                        |                 |
|  |                     | <b>REQUIRED</b>        | <b>PROVIDED</b> |
| BIKE PARKING   |                     | 0                      | 30              |

| DETENTION                       |         |             |
|---------------------------------|---------|-------------|
|                                 |         |             |
| TOTAL DETENTION ACREAGE         | 3.03 AC |             |
|                                 |         |             |
| LOT COVERAGE                    | PERCENT | SQUARE FEET |
| BUILDING FOOTPRINT              | 0.00%   | 0           |
| PAVEMENT                        | 4.75%   | 6,271       |
| SIDEWALKS                       | 1.86%   | 2,453       |
| DETENTION/RETENTION             | 74.39%  | 98,293      |
| TOTAL IMPERVIOUS                | 81.00%  | 107,018     |
| LANDSCAPE AREA                  | 19.00%  | 25,110      |
| ENVIRONMENTALLY SENSITIVE AREAS | 0.00%   | 0           |



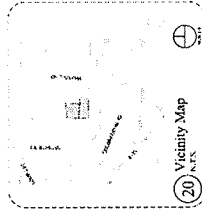
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**The Hudson at  
 MedPark Station**  
 Denton, Texas



15 TYPICAL PARKING DETAIL



**SP-2**

16 Site Plan 17-507

| SUP REQUIREMENTS - SITE PLAN                                 |                    |                  |
|--|--------------------|------------------|
| THE HUDSON AT MEDPARK STATION                                |                    |                  |
| TOTAL PROJECT ACREAGE  | 6.65 AC            |                  |
| TOTAL UNITS  | 160                |                  |
| DENSITY (DU/AC)  | 24.06              |                  |
| CURRENT ZONING   | RCC-D              |                  |
| ESTIMATED TIME OF COMPLETION                                 | 3rd Quarter - 2019 |                  |
| UNIT TYPE  | % OF UNITS         | NO. OF UNITS     |
| 1 BEDROOM  | 70.00%             | 112              |
| 2 BEDROOM  | 30.00%             | 48               |
| TOTAL UNITS  | 100.00%            | 160              |
|  | GROSS FLOOR AREA   | FLOOR AREA RATIO |
| TOTAL BUILDING AREA  | 153,027.39         | 57.48%           |
| LEASING/AMENITY/MAIL   | 6,250.01           | -                |
| LOT COVERAGE   | PERCENT            | SQUARE FEET      |
| BUILDING FOOTPRINT   | 17.61%             | 51,009           |
| PAVEMENT   | 25.97%             | 75,201           |
| SIDEWALKS  | 10.98%             | 31,797           |
| RETENTION  | 17.31%             | 50,130           |
| TOTAL IMPERVIOUS   | 71.87%             | 208,137          |
| LANDSCAPE AREA   | 28.13%             | 81,459           |
| ENVIRONMENTALLY SENSITIVE AREAS                              | 0%                 | 0                |
| BUILDING TYPE  | STORIES            | HEIGHT           |
| BUILDING I   | 3                  | 34' - 0"         |
| BUILDING II  | 3                  | 34' - 0"         |
| BUILDING FRONTAGE<br>(WITHIN 20 FEET OF FRONT PROPERTY LINE) | DISTANCE           | PERCENTAGE       |
| FRONT PROPERTY LINE  | 705'-10"           | 100.00%          |
| TOTAL BUILDING FRONTAGE                                      | 421'-6"            | 59.72%           |

| PARKING CALCULATIONS   |              |                 |            |
|--|--------------|-----------------|------------|
| UNIT   | NO. OF UNITS | SPACES PER UNIT | TOTAL      |
| 1 BEDROOM  | 112          | 1               | 112        |
| 2 BEDROOM  | 48           | 1               | 48         |
| <b>TOTAL REQUIRED PARKING</b>  |              |                 | <b>160</b> |
| STANDARD   |              |                 | 156        |
| HANDICAP   |              |                 | 4          |
| ON-STREET *  |              |                 | 0          |
| <b>TOTAL PARKING PROVIDED</b>  |              |                 | <b>160</b> |
| *IN COMPLIANCE WITH DENTON DEVELOPMENT CODE 35.14.5.A                              |              |                 |            |
| "One off-street parking space credit for every two on-street spaces                |              |                 |            |
| up to four credits, thereafter one space credit for each on-street parking space." |              |                 |            |
|  |              | REQUIRED        | PROVIDED   |
| BIKE PARKING   |              | 0               | 0          |

**JHP**

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The Standard and The  
Hudson at MedPark  
Denton, Texas

PROJECT NO. 17-0008  
SHEET NO. 16  
DATE: 08/14/2017  
BY: JRS  
CHECKED: JRS  
APPROVED: JRS

SP-3

