



## Legislation Details (With Text)

<b>File #:</b>	PDA16-0004a	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Planning Case				
<b>File created:</b>	8/17/2016	<b>In control:</b>	City Council		
<b>On agenda:</b>	9/20/2016	<b>Final action:</b>			
<b>Title:</b>	Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding approval of a Detail Plan of Planned Development 174 (PD-174) District to depict an amenity center on approximately 3.26 acres. The subject property is generally located on the southeast side of John Paine Road, approximately 110 feet northeast of Athens Drive within a Planned Development 174 (PD-174) zoning district. The Planning and Zoning Commission recommends approval (5-0). (PDA16-0004)				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Exhibit 1- Staff Analysis, 2. Exhibit 2- Site Location and Aerial Map, 3. Exhibit 3- Zoning Map, 4. Exhibit 4- Future Land Use Map, 5. Exhibit 5- Concept Plan, 6. Exhibit 6- Detailed Plan associated with Ordinance, 7. Exhibit 7- Proposed Site Plan, 8. Exhibit 8- Proposed Landscape Plan, 9. Exhibit 10- Proposed Elevations, 10. Exhibit 11- Proposed Site Details, 11. Exhibit 12- Public Notification Map and Responses, 12. Exhibit 13- Planning and Zoning Commission Minutes, 13. Exhibit 13- Presentation, 14. Exhibit 14- Draft Ordinance				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Jon Fortune

**DATE:** September 20, 2016

### SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding approval of a Detail Plan of Planned Development 174 (PD-174) District to depict an amenity center on approximately 3.26 acres. The subject property is generally located on the southeast side of John Paine Road, approximately 110 feet northeast of Athens Drive within a Planned Development 174 (PD-174) zoning district. The Planning and Zoning Commission recommends approval (5-0). (PDA16-0004)

### BACKGROUND

The applicant, on behalf of Mike Gavin of Bloomfield Homes, L.P., has requested Detailed Plan approval for a private amenity center for PD-174 District, also known as Country Lakes North.

Features depicted in the Site Plan and Landscape Plan include a swimming pool, restrooms, playground equipment, a dog park, a landscape buffer, and parking. Please refer to the Staff Analysis and Exhibits for more

detailed information regarding additional recreation facilities and landscaping. The amenity center will not be dedicated to the City as a public park, but will be privately owned and maintained by the Country Lakes Homeowners Association.

The proposed Detailed Plan conforms to the approved Concept Plan for PD 174 District and corresponds to the Detailed Plan approved by Ordinance 2000-321, which depicts the location of a private amenity center on the subject property and the adjacent residential development.

To comply with the public hearing notice requirements, 544 notices were sent to property owners within 200 feet of the subject property, and 839 courtesy notices were sent to physical addresses within 500 feet of the subject property, a notice was published in the Denton Record Chronicle, and signs were placed on the property. As of this writing, staff has received 19 (0.77%) responses in favor of the request and 12 (0.36%) responses in opposition of the request.

### **OPTIONS**

1. Approve as submitted.
2. Approve subject to conditions.
3. Deny.
4. Postpone consideration.
5. Table item.

### **RECOMMENDATION**

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

The Development Review Committee recommends approval of this request, subject to the following conditions:

1. All original conditions of approval and subsequent modifications associated with PD-174 shall remain valid, unless specified herein.
2. The Detailed Plan and Landscape Plan as submitted shall guide the development of the site.
3. The Elevations and Site Details submitted shall guide the development of the cabana building.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

On August 10, 2016, the Planning and Zoning Commission recommended approval of the Detailed Plan approval request (5-0).

### **STRATEGIC PLAN RELATIONSHIP**

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

**Related Key Focus Area: Economic Development**

**Related Goal: 3.4 Encourage development, redevelopment, recruitment, and retention**

### **EXHIBITS**

1. Staff Analysis
2. Site Location/Aerial Map
3. Zoning Map

4. Future Land Use Map
5. Concept Plan
6. Detailed Plan Associated with Ordinance 2000-321
7. Proposed Site Plan
8. Proposed Landscape Plan
9. Proposed Elevations
10. Proposed Site Details
11. Public Notification Map and Responses
12. Planning and Zoning Commission Meeting Minutes
13. Presentation
14. Draft Ordinance

Respectfully submitted:  
Munal Mauladad  
Deputy Director of Development Services

Prepared by:  
Julie Wyatt  
Senior Planner