



## Legislation Text

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### **Planning Report**

#### **Small Area Plans**

#### **Planning & Zoning Commission**

**August 9, 2017**

#### **REQUEST:**

Receive a report and hold a discussion regarding small area plans. (Ron Menguita)

#### **SUMMARY:**

The Denton Plan 2030 establishes actions and the process for the preparation of small area plans. The Plan has identified several focus areas and provides criteria for determining priorities for Small Area Planning. One of the focus areas identified is the Fry Street area. Because the area and other areas adjacent to the University of North Texas (UNT) are experiencing imminent land use changes, the City Council has directed staff to update and expand the existing Fry Street Small Area Plan. This will be the first Small Area Planning effort conducted after the adoption of the Plan.

#### **BACKGROUND:**

The Denton Plan 2030 was adopted in February 2015 and is the framework by which the city manages growth, promotes reinvestment, and improves the quality of life for citizens for the next two decades. The Land Use Element specifically highlights the need for compact and balanced growth that has a purpose within the goals of the city. Small Area Plans are logical extension of the Denton Plan 2030 in order to achieve the vision of the city.

Small area planning allows long term planning for specific areas in the city and allows for community members and stakeholders to provide input, create a shared vision, and influence future development policies for a specific area. A Small Area Plan is the document that contains all this information and recommendations for action. The Small Area Plan can recommend new Overlay Districts within the plan, recommend areas for city-initiated zonings, recommend code amendments, and recommend for capital improvement projects to be focused in the area.

The Denton Plan 2030 has identified several focus areas, with the goal of creating small area plans that examine the areas to develop context specific guidelines and actions that go beyond the general recommendation of the future land use designations. Focus areas include centers, corridors, gateways, branding stations, and travel centers that are located at key intersections and destinations throughout the City, see lists below. Focus Areas Concept Map Exhibit 1 has been included for reference.

#### **Centers:**

- Cole Ranch (intersection of Loop 288 extension and I-35W)
- Cole Ranch (FM 2449, Highway 377 and Country Club Road)
- Denton Center (University Drive 380 and Carroll Boulevard)

- Denton Enterprise Airport (Airport Road)
- Denton Natatorium and surrounding area (Loop 288 and Sherman Drive)
- Downtown Denton
- Elm and Windsor
- Fry Street
- Golden Triangle Mall
- Hills of Denton (intersection of Loop 288 and Locust Street)
- Hills of Denton (south of Milam)
- Hunter Ranch (corner of I-35W and Crawford Road)
- McKinney at Loop 288 and Mayhill
- McKinney at Trinity
- McKinney at Woodrow
- MedPark Station
- Presbyterian Hospital Denton (I-35 at Scripture)
- Rayzor Ranch
- Robson Ranch
- Stonehill Center (at I-35 and Loop 288)
- Teasley and Teasley
- Teasley at Robinson
- Trinity North of McKinney
- Trinity South of McKinney
- Unicorn Lake
- University at Loop 288/ Mayhill

**Corridors:**

- • Dallas Drive (I-35 to Eagle Drive)
- Fort Worth Drive (I-35 to Country Club Road)
- Fort Worth Drive/Carroll Boulevard (I-35 to Eagle Drive)
- I-35 Frontage Road North and South (Fort Worth Drive to North Texas Boulevard)
- Mayhill Road (I-35 to University Drive)
- Sherman Drive (Locust Street to Loop 288)
- Teasley Lane (Lillian Miller Parkway to Dallas Drive)
- Teasley Lane (I-35 to south city limits)
- University Drive (I-35 to Loop 288)
- University Drive (Loop 288 to east city limits)
- University Drive (I-35 to west city limits)

**Travel Centers:**

- I-35 and Milam Road
- I-35 at West University Drive

Because of the potential of numerous small area plans, the following factors shall be considered in setting priorities:

- A major development opportunity and/or imminent change in land use;

- An area experiencing land use change, deterioration or abandonment;
- Expressed community interest;
- Partnership/funding opportunity; and
- Need to plan for the introduction of specific desired land uses.

On January 26, 2016, City Council directed staff to update and expand the Fry Street Small Area Plan. It was determined that the area adjacent to UNT is experiencing imminent land use changes as a result of development pressures to accommodate the enrollment growth of UNT. The study area is generally bounded on the north by Panhandle Street, on the east by Fort Worth Drive/Carroll Boulevard, and on the west and south by Bonnie Brae Street and Interstate 35 East (IH-35E). Small Area Plan Boundary Map Exhibit 2 has been included for reference. The area is referred to as “Sector One South Neighborhoods.”

The study area is primarily comprised of single-family and multi-family residential uses, with retail and commercial development along major roadways. The Oak/Hickory Historic District, West Oak Area Historic District and the UNT campus are situated in the study area. For the purposes of the small area plan, the study will not include the land area or facilities that are within the UNT campus boundaries, but will influence the recommendations and implementation strategies developed.

The small area plan update is scheduled to start in August 2017 with an anticipated completion by next summer. Starting the project in August will allow the consultants to conduct Phase 2, Community Assessment and Analysis while school is in session. During the early phases of the project, the consultants will work with stakeholders to develop a clear understanding of existing conditions. Major topics that will be addressed in the update are; parking, circulation; student housing; and development compatibility with established neighborhoods.

**EXHIBITS:**

- Focus Areas Concept Map
- Small Area Plan Boundary Map

Respectfully submitted:  
Ron Menguita, AICP  
Long Range Planning Administrator