



# Zoning Staff Report

**Date:** February 27, 2024

**Case Number:** ZC-24-006

**Council District:** 6

## Zoning Map Amendment and Site Plan

**Case Manager:** [Stephen Murray](#)

**Owner / Applicant:** Denton Texas Venture Ltd - owner / Kimley-Horn, Peyton McGee - representative

**Site Location:** 7800-8000 block Chisholm Trail Parkway **Acreage:** 41.44 acres

### Request

**Proposed Use:** Multifamily/Detached Multifamily

**Request:** From: PD 1247 (PD-C, Planned Development – Medium Density Multifamily)

To: Amend PD 1247 “PD/C” Planned Development for all uses in “C” Medium Density Multifamily plus detached multifamily to add development standards for parking, fencing, enhanced landscaping, building orientation, open space with waiver to MFD standards; site plan required

### Recommendation

<b>Land Use Compatibility:</b>	Requested change <b>is compatible</b>
<b>Comprehensive Plan Map Consistency:</b>	Requested change <b>is consistent</b>
<b>Comprehensive Plan Policy Consistency:</b>	Requested change <b>is consistent</b>
<b>Staff Recommendation:</b>	<b>Approval</b>
<b>Zoning Commission Recommendation:</b>	<b>Approval by a vote of 9-0</b>

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## Project Description and Background

The site is located southwest of the intersection of Sycamore School Road and Chisholm Trail Parkway. The site is broken into two separate tracts divided by future Brewer Boulevard, which is currently not dedicated or constructed through this undeveloped area. This sector of the City, which lies in Council District 6, was once envisioned as an area intended to support transit-oriented development, but no such developments are forthcoming due to the lack of transit in the area.

The application setting up the PD 1247 was initially approved “C” Medium Density Multifamily by Councilman Jordan at the time of approval in 2019. The PD allows development under the “C” standards, or as a cottage community under the standards listed in the exhibit attached to PD 1247. The table below describes the differences in C and the proposed PD.

Standard	C Zoning	Proposed PD/C
Parking	Parking not allowed in front of the building	Fencing in front of building (Development Standard Required)
Open Space	45% required	Less than 30% (Development Standard Required)
Density	24 units per acre	Roughly 9 units per acre (Complies)
Fencing	Allowed behind building line	Fence proposed along property line (Development Standard Required)
Enhanced Landscaping	20 points	Development Standard Required
Building Orientation	Face public Street	Some buildings do not meet this standard (Development Standard Required)

The following table describes the differences between the previously approved Site Plan and proposed new one:

Standard	Previously Approved Site Plan	Proposed Site Plan
Total Units	398	398
Parking	708	730
Open Space	16% required	8% (using parkland for open space) staff approved this proposal
Density	9.13	9.26
Gross Floor Area	437,737	437,737

## Surrounding Zoning and Land Uses

North “C” Medium Density Multifamily / undeveloped  
“E” Neighborhood Commercial / undeveloped  
“PD 1056” Planned Development / undeveloped  
East “G” Intensive Commercial / Chisholm Trail Parkway  
South “A-5” One-Family Residential / undeveloped

## Recent Zoning History

- ZC-19-074 “C” Medium Density Multifamily & “G” Intensive Commercial to PD/C Planned Development for all uses in “C” Medium Density Multifamily with Development Standards plus cottage community; Site Plan required with waivers to MFD standards site plan submission and certain standards for cottage community only. Approved by City Council on August 6, 2019 by a unanimous vote.
- SP-22-013 Site plan for ZC-19-074, approved

## Public Notification

300-foot Legal Notifications were mailed on January 31, 2024.  
The following organizations were emailed on February 2, 2022:

Organizations Notified	
Llano Springs HOA	Villages of Sunset Pointe HA
Summer Creek South HOA	Summer Creek HA
District 6 Alliance	Streams and Valleys Inc
Summer Creek Meadows HA	Crowley ISD
Trinity Habitat for Humanity	

*\*This Neighborhood Association is located closest to the subject property*

## Development Impact Analysis

### Land Use Compatibility

Surrounding land uses are primarily undeveloped to the north and west, and single family to the east and south. The proposed amendments are **compatible** with previously approved site plan and surrounding land uses.

### Comprehensive Plan Policy Consistency

The adopted Comprehensive Plan designates the subject property as Mixed-Use. The property will access Columbus Trail at the intersection of the Chisholm Trail Parkway, providing the development adequate access to a high capacity road and will not affect any area residential uses. The below Comprehensive Plan policies apply to this proposal:

- Promote commercial, mixed-use, and urban residential development within the Summer Creek TOD and SH 121/FM 1187 Mixed-Use Growth Centers, including the new Tarleton State University campus area.
- Encourage major employers, retail, and urban residential to locate at or near proposed transit stops and entryways to the Chisholm Trail Parkway toll road.
- Locate multifamily units adjacent to collector streets, arterial streets, or rail transit stations to provide the increased level of transportation services necessary for the greater number of residents.

The proposed zoning **is consistent** with the Comprehensive Plan

## Site Plan Comments

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- NA

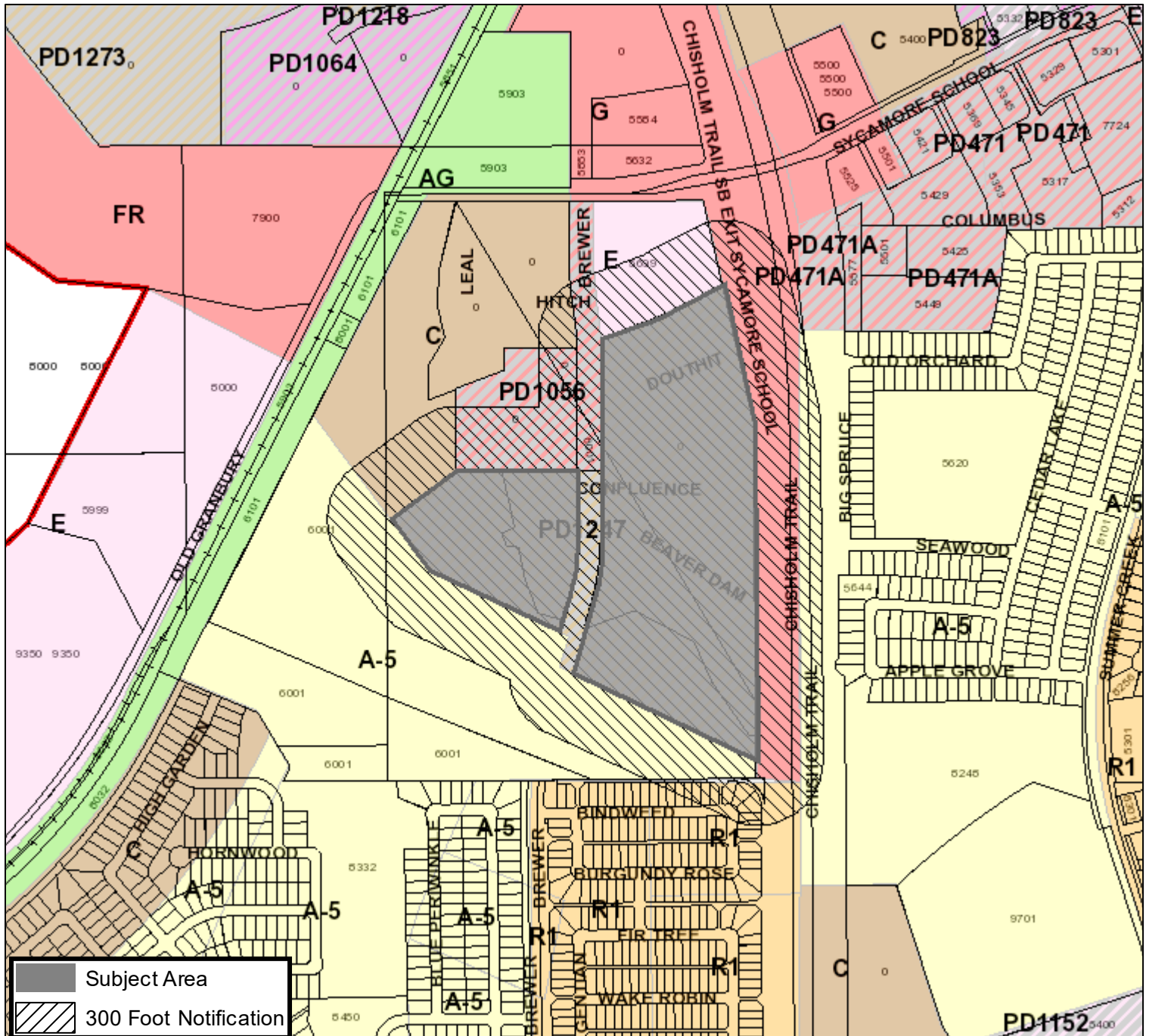
*(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)*



2024-006

## Area Zoning Map

Applicant: Denton Texas Venture LTD  
Address: 7800 - 8000 blocks Chisholm Trail Parkway  
Zoning From: PD 1247 for C uses plus cottage community  
Zoning To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus detached  
Acres: 41.44001179  
Mapsc0: Text  
Sector/District: Far\_Southwest, Wedgwood  
Commission Date: 2/14/2024  
Contact:

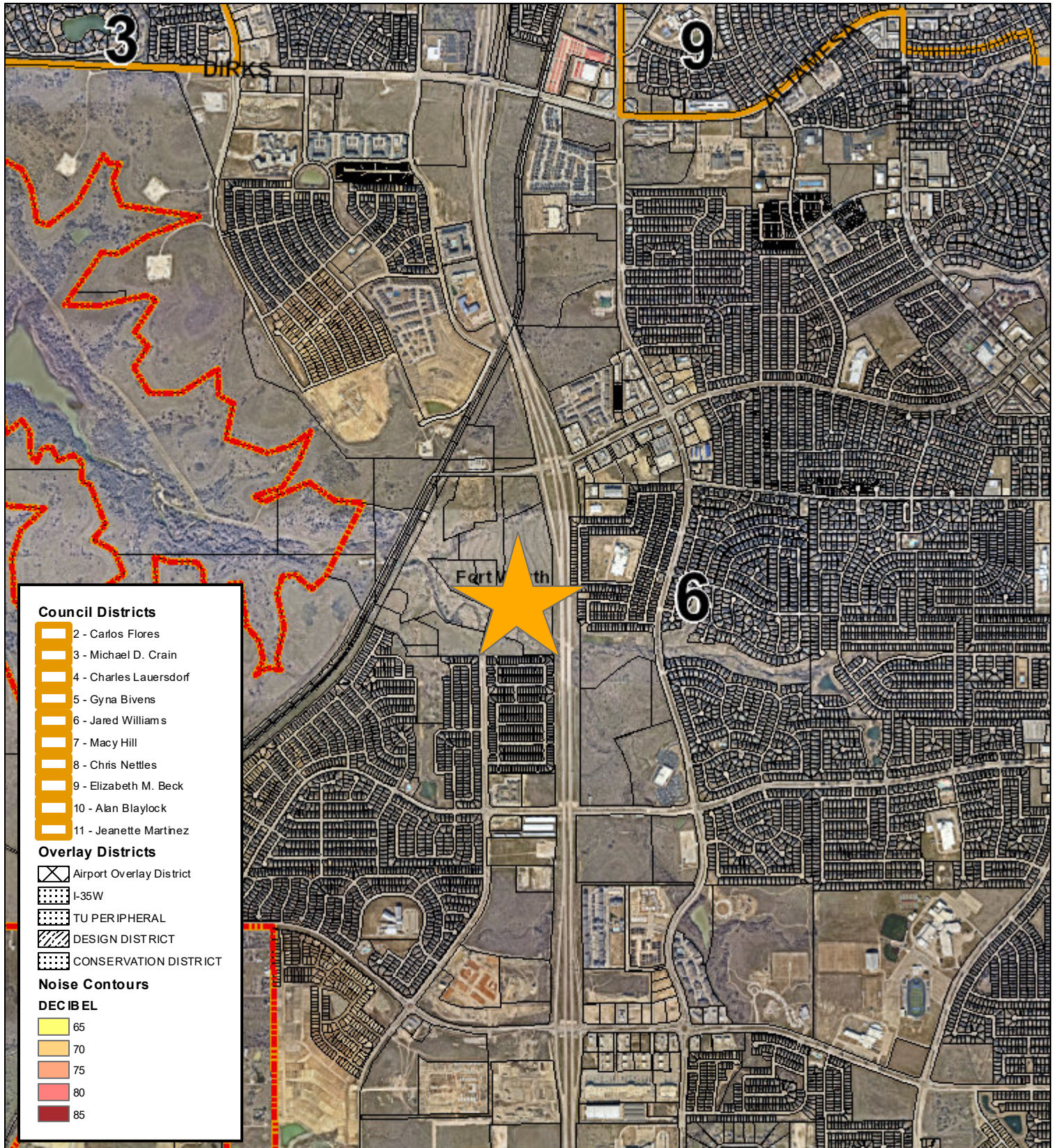


0 325 650 1,300 Feet

Created: 2/2/2024 1:10:16 PM



## Area Map



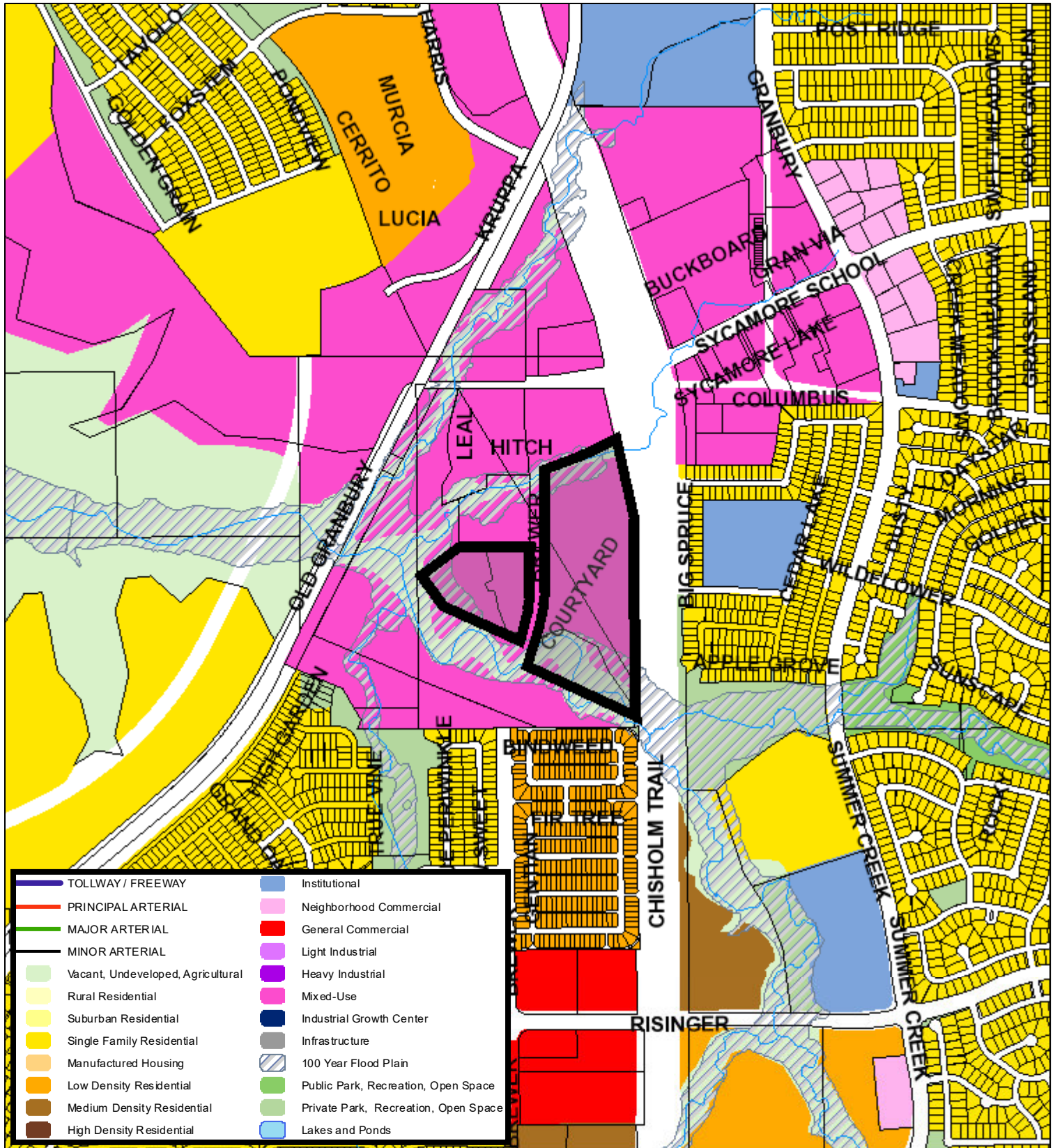
0 1,000 2,000 4,000 Feet





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## Future Land Use



1,000 500 0 1,000 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





**Aerial Photo Map**

