



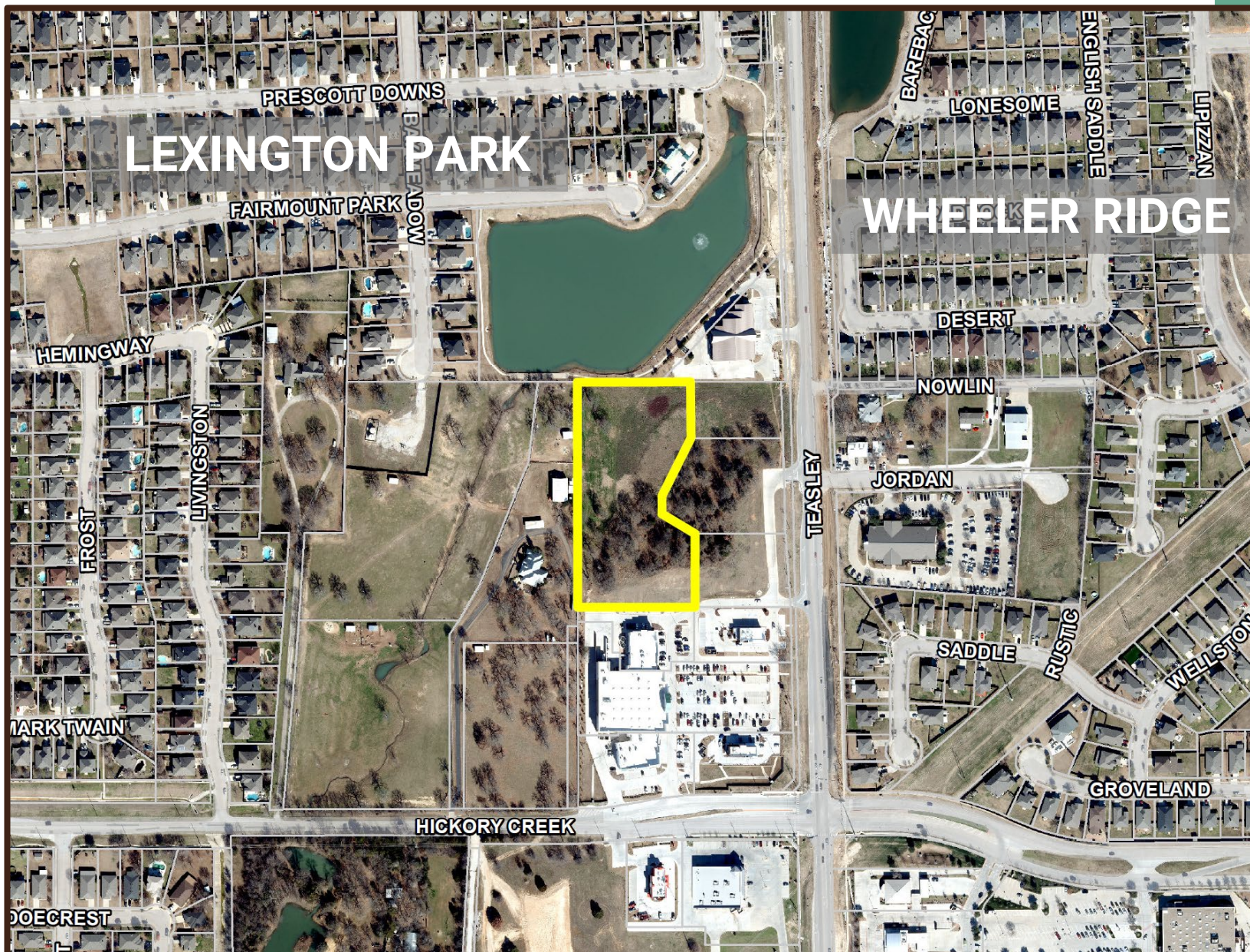
97 LAND COMPANY

— TURNKEY DEVELOPMENT SERVICES —

TEASLEY FLATS MULTI-FAMILY S21-0005 SPECIFIC USE PERMIT

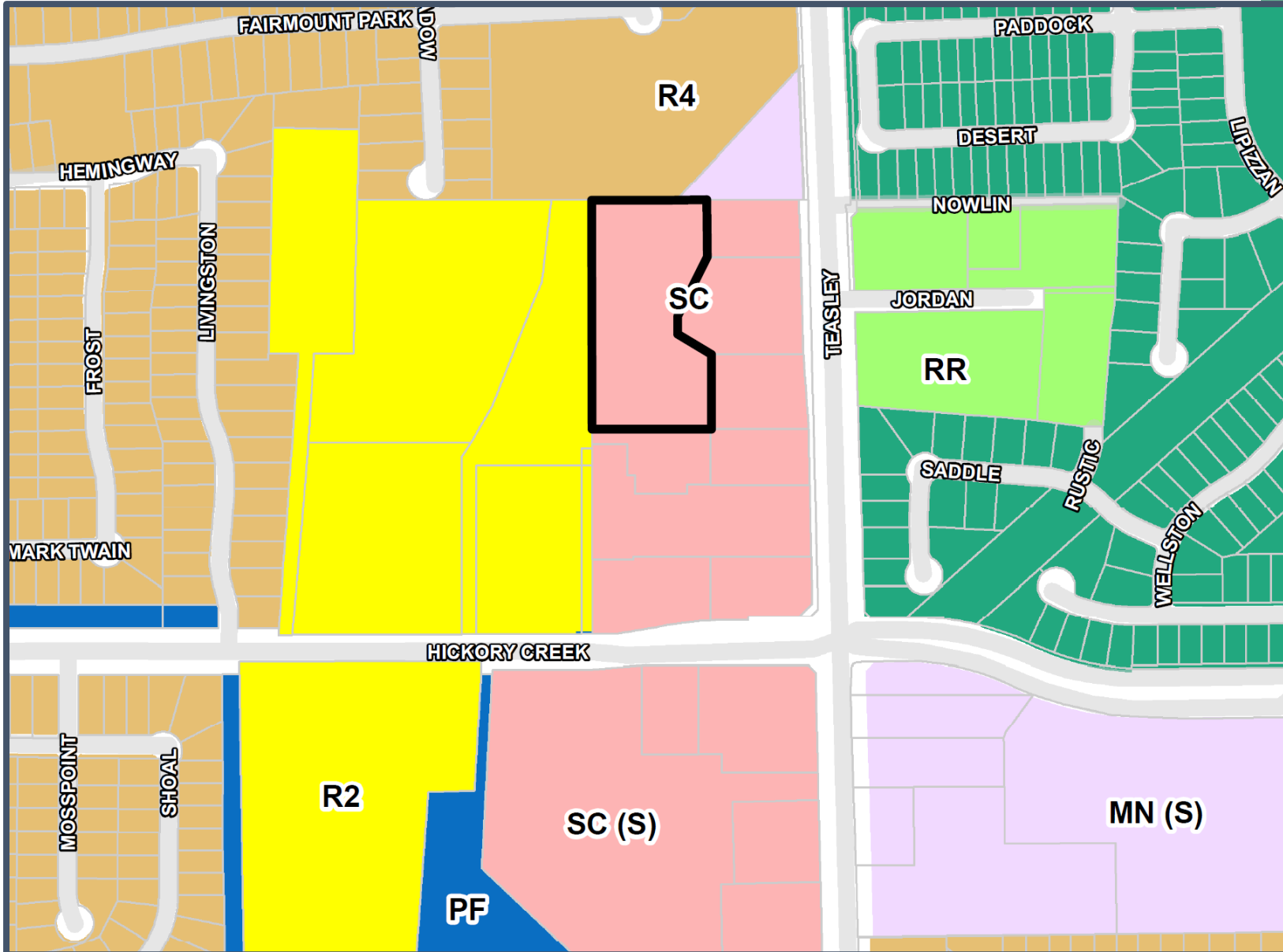
NEIGHBORHOOD MEETINGS

January 2023



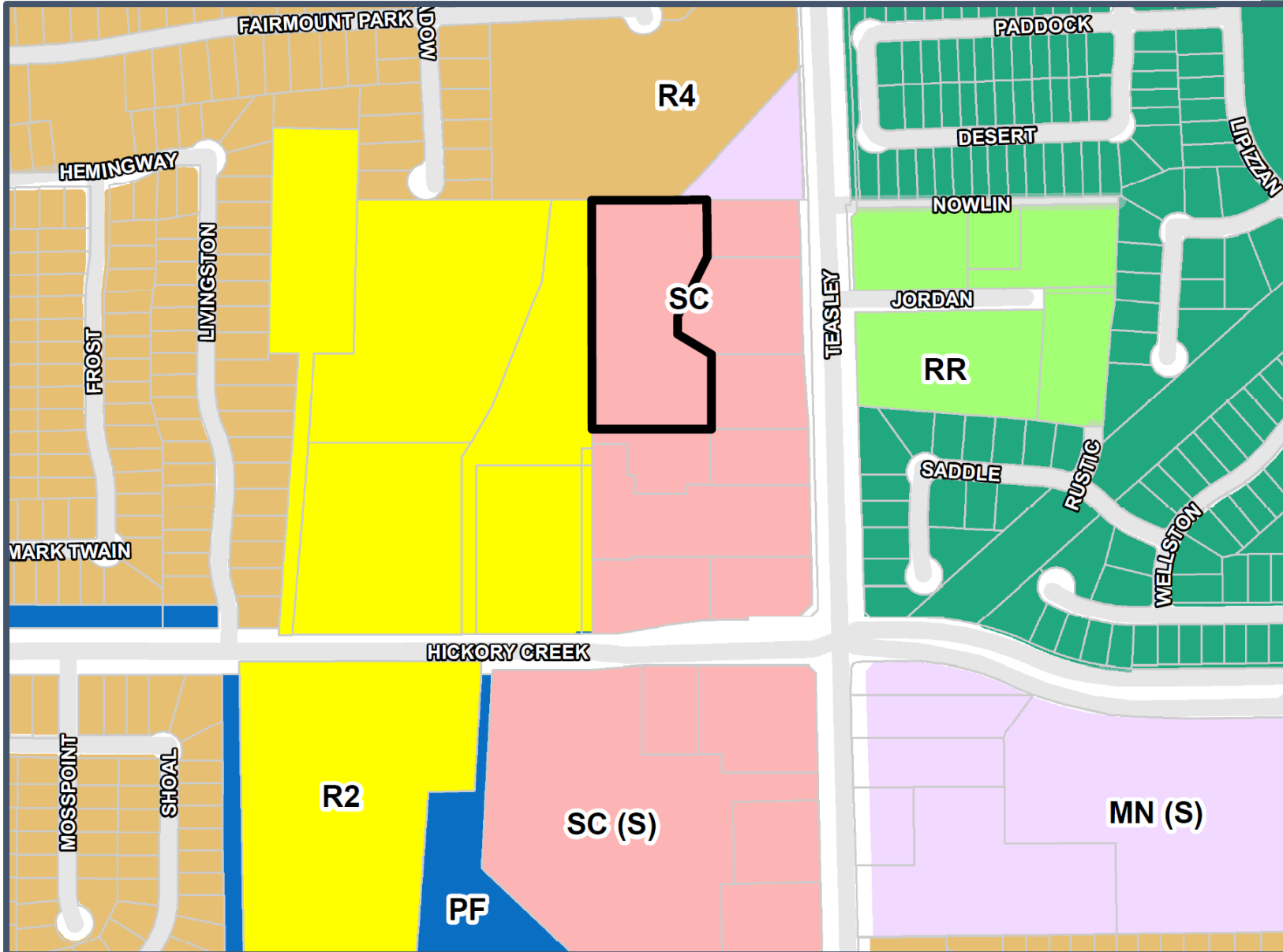
OVERVIEW & HISTORY

- 4 acre site
- Proposed 95-units
- Market rate housing
- Predominantly 1 and 2 bedroom units
- Requires a Specific Use Permit
- Planning & Zoning Commission Aug 24th
- Three virtual neighborhood meetings in November



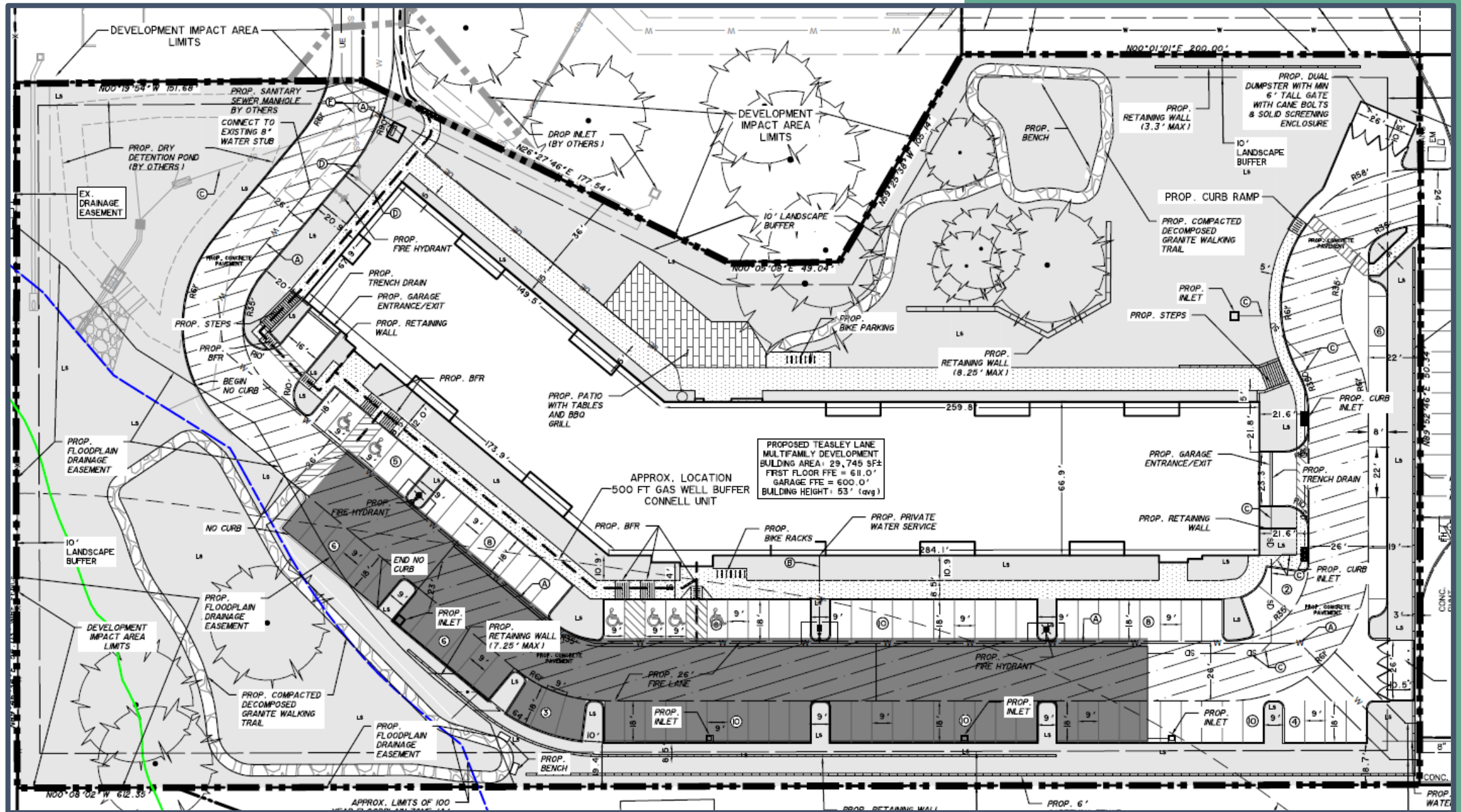
SUBURBAN CORRIDOR

“The SC district is intended to provide moderate- to high-intensity commercial, office, and retail uses along high-traffic corridors. The SC district provides elevated building and landscape design, buildings oriented to the street, and appropriate buffering from adjacent neighborhoods. While the SC district is primarily auto-oriented, it provides a safe environment for pedestrians and cyclists.”



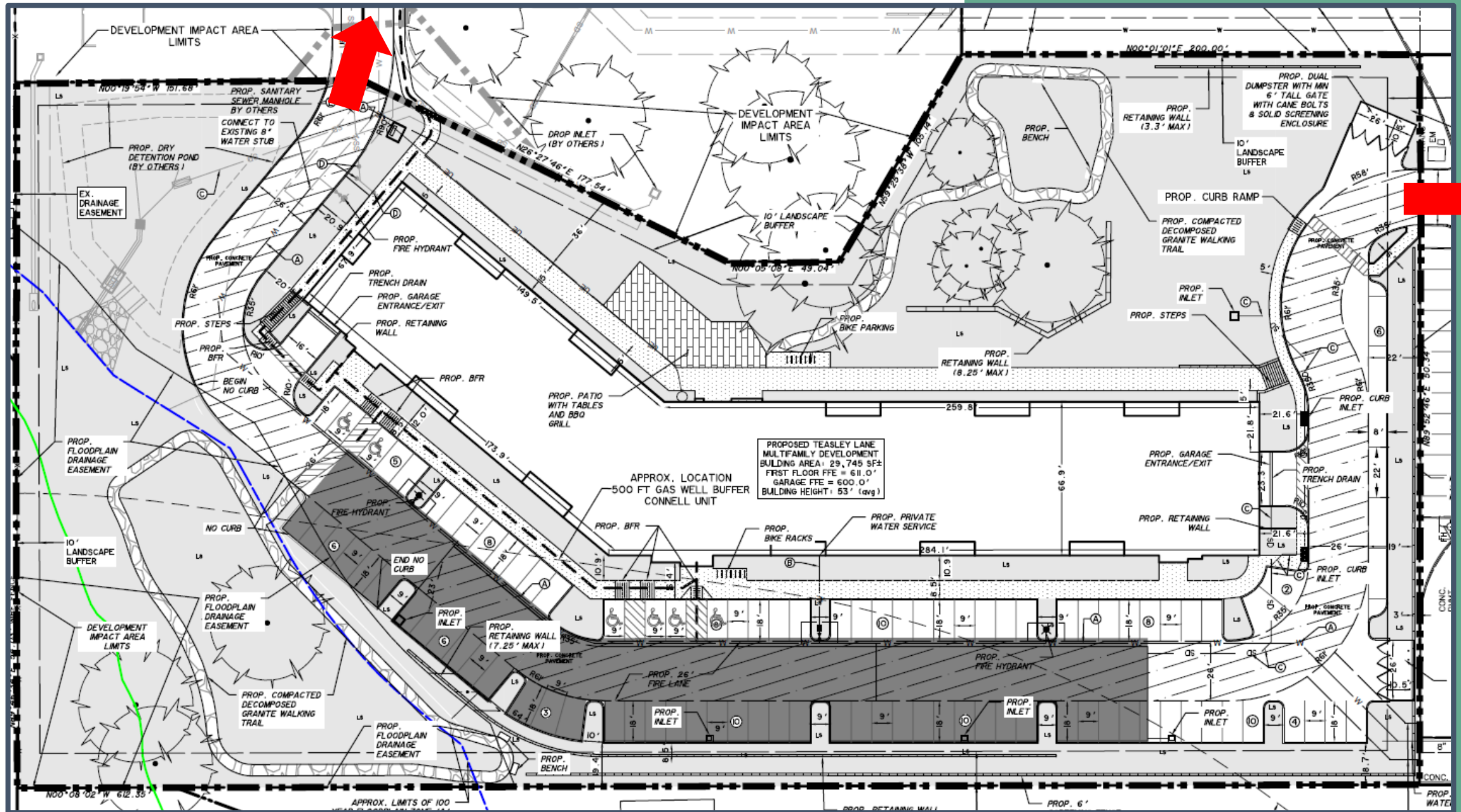
SPECIFIC USE PERMIT

"The specific use permit (SUP) procedure provides a mechanism for the city to evaluate proposed development and land uses that have unique or widely varying operating characteristics or unusual features. This procedure is intended to ensure compatibility with surrounding areas and that adequate mitigation is provided for anticipated impacts"



NEIGHBORHOOD AND P&Z COMMISSION CONCERNS

- Access/safety through Sprouts
- Increased traffic
- Lack of onsite amenities
- Residents accessing HOA amenities
 - Pool, playground, pond, trails
- Security between multi-family and single-family residences
- Scale of development
- Adequate amount open space / landscaping onsite
- Concerns about drainage issues





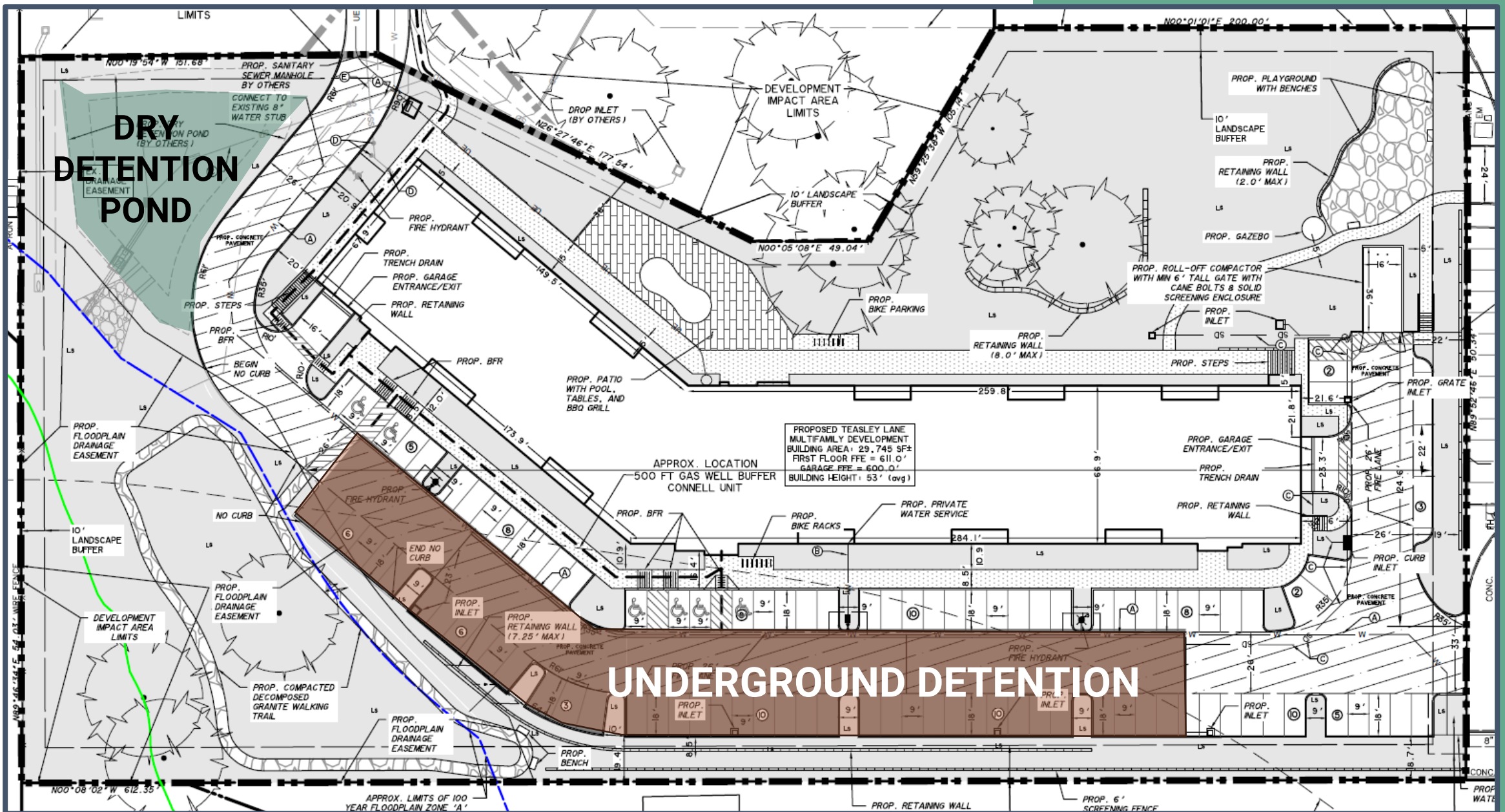












ADDITIONAL NEIGHBORHOOD FEEDBACK

- Scale/height of the building
- Architecturally “flat”
- Fence concerns
 - Height
 - FEMA Approval
- Small pool size
- Light pollution (car wash)
- Tree sizes and landscape buffer
- Requests for additional information

VIRTUAL NEIGHBORHOOD MEETING

Dear Neighbor,

Back to the Drawing Board! We heard your objections and concerns about this proposed multi-family development near your neighborhood, and we would like to invite you to join us for a virtual neighborhood meeting to provide feedback and discuss some options to help us improve our plans.



Wed 11/16 from 12-1pm

Wed 11/16 from 6-7pm

If you would like to participate in one of these meetings, please email sarah@97landcompany.com by 5:00 pm on 11/14 to RSVP and receive instructions. Be sure to include which meeting you plan to attend.

If you are unable to participate but would like more information, please email megan@97landcompany.com.

NEW PROPOSED CHANGES

- Remove 4th story hard corner nearest the neighborhood to provide height relief
- Increase building material variation for greater architectural variety and softness
- Increase pool size to more adequately serve residents onsite



NEW PROPOSED CHANGES

- Relocate all walking trails to interior of the site
- A commitment to plant large canopy trees for visual buffering + additional screening hedges
 - ✓ 10 trees up to 100 gallon
 - ✓ Double tree canopy requirements
- Relocate fence to edge of parking lot and place trees and landscape buffering between fence and neighborhood



	PROPOSED	REQUIRED
OPEN SPACE	65%	20%
LANDSCAPING	50%	20%
TREE CANOPY	60%	30%
BUILDING COVERAGE	20%	80% MAX

*proposed numbers are rounded down except building coverage, which is rounded up





TEASLEY

HICKORY CREEK





 LUMION



 LUMION







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 LUMION



 LUMION



*A Local Denton Women-Owned Business
committed to genuine and responsive
Neighborhood Engagement.*

CONTACT

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Come See Us!