



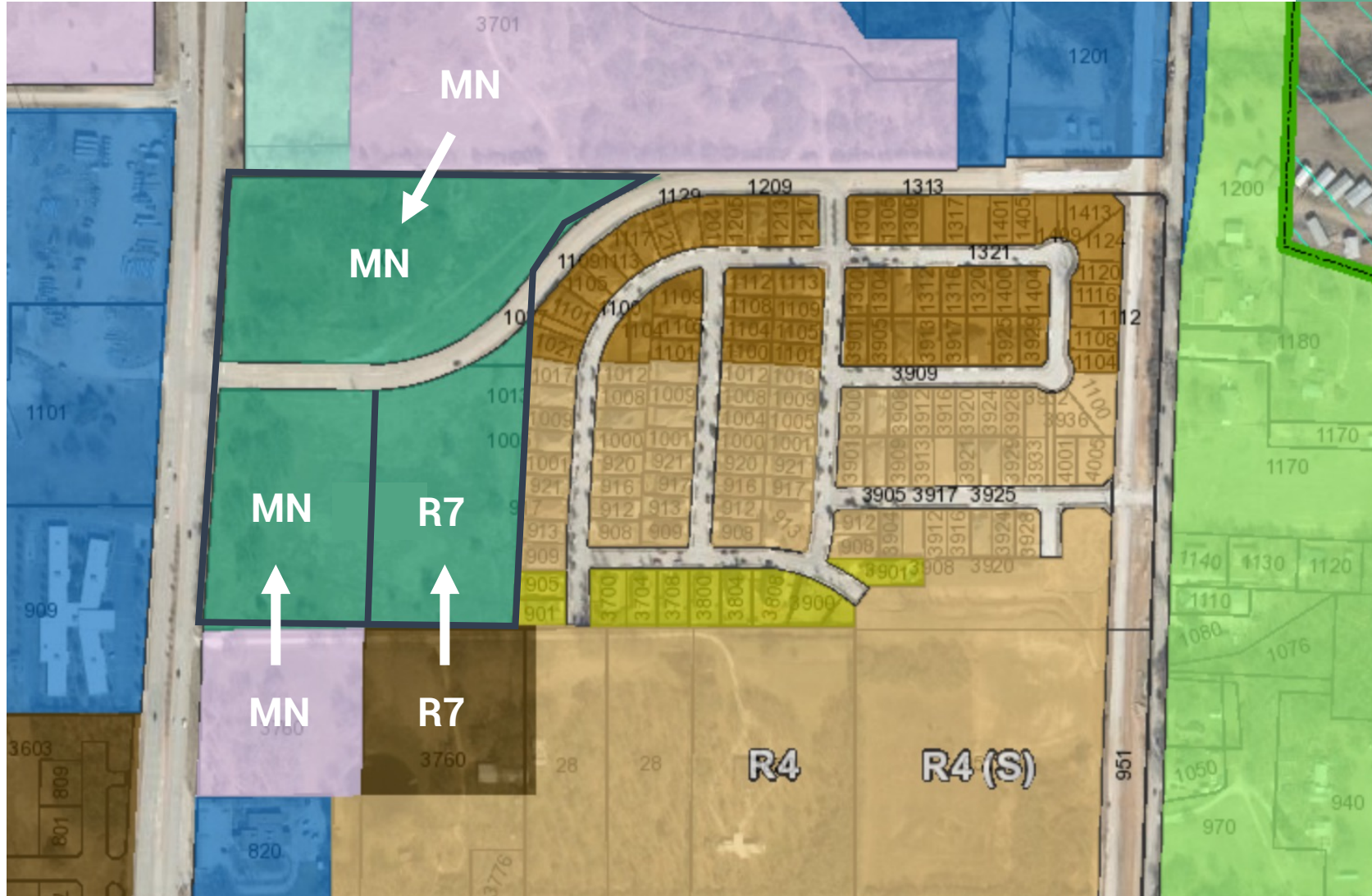
97 LAND COMPANY

— TURNKEY DEVELOPMENT SERVICES —

HOLLAND LANE RESIDENTIAL DEVELOPMENT AND MIXED-USE ZONING

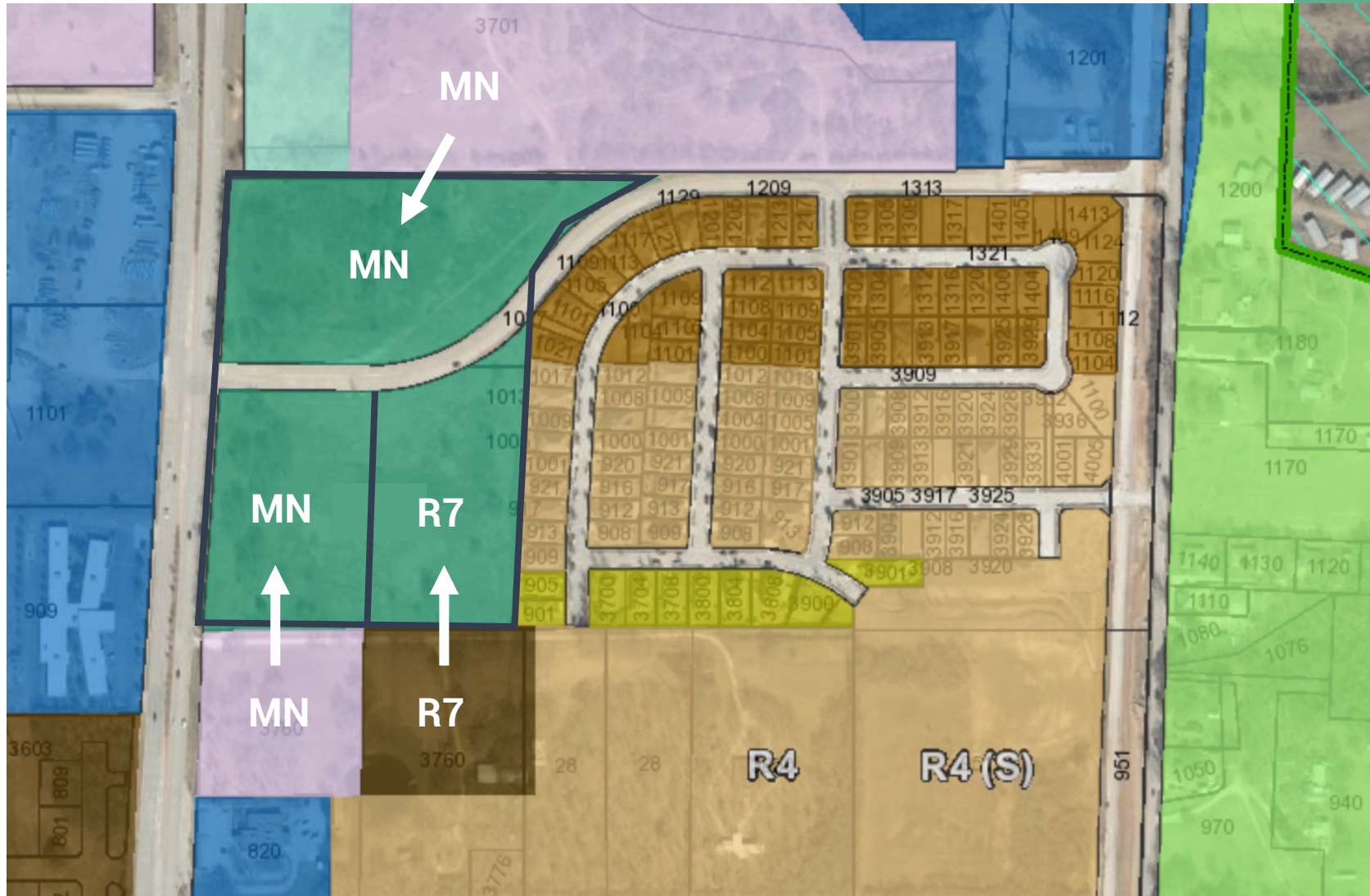
NEIGHBORHOOD MEETING

February 9, 2023



Zoning Change Request:

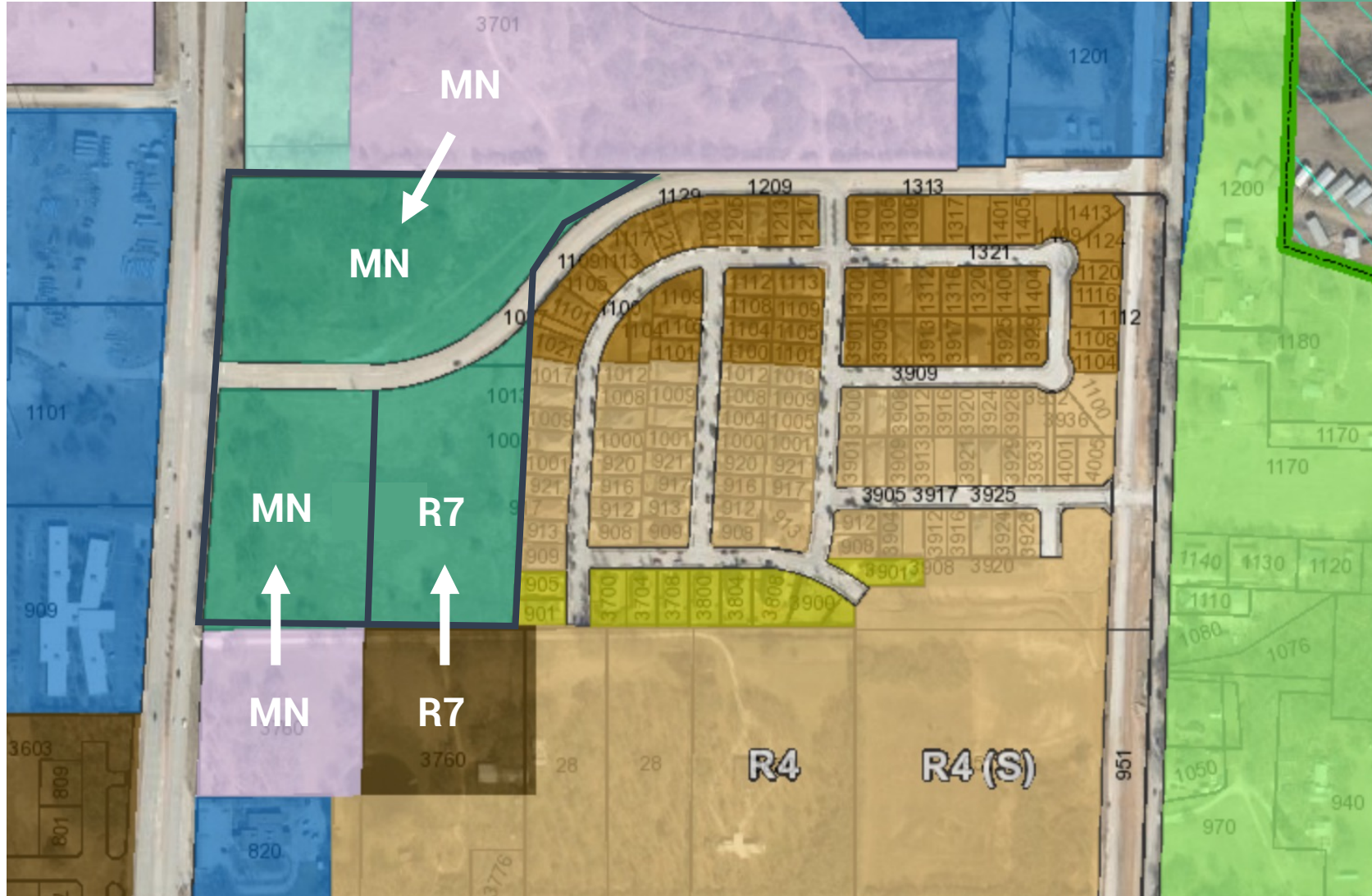
- Rezone 5 acres south of Prominence to R7
- Rezone Loop 288 frontage and



R7 ZONING DISTRICT

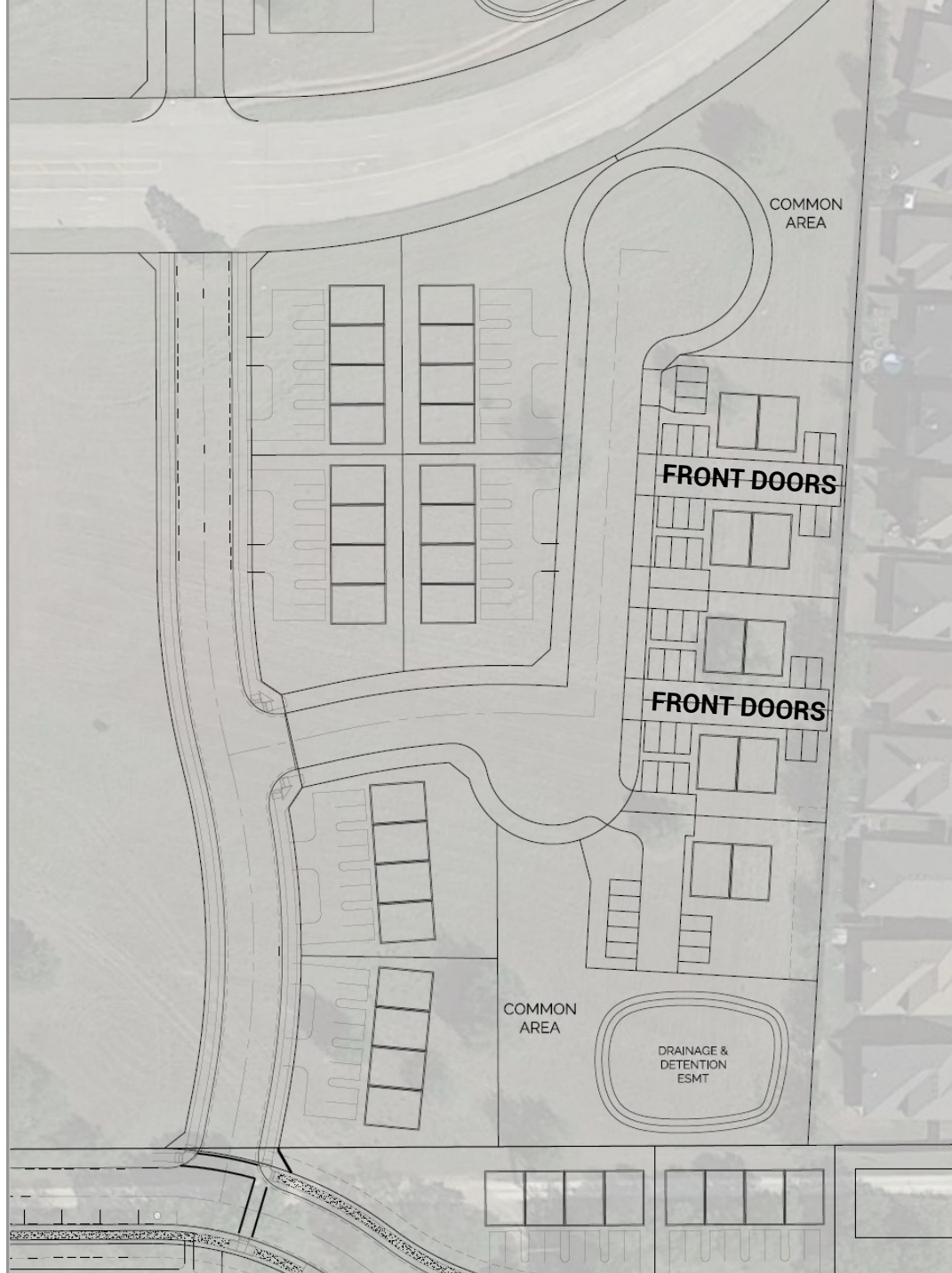
The R7 district is intended to accommodate a variety of housing types on lots designed to encourage walking to neighborhood-serving retail and other amenities such as parks and school facilities. This zoning district will ensure existing neighborhood character is maintained while also contributing to a safe environment for pedestrians and bicyclists. This district can also serve to support compatibility between single-family neighborhoods and higher-intensity mixed-use or nonresidential.

ZONING CHANGE



MN ZONING DISTRICT

The MN district is provided to support compatibility between higher-intensity mixed-use areas and adjacent residential and commercial areas. This district contributes to a vibrant environment for pedestrians and bicyclists and includes varying densities of residential, neighborhood-serving retail, restaurants, commercial, and office uses that are sensitive to the surrounding built and natural context in scale and form.



R7 DRAFT CONCEPT PLAN

11 FOURPLEX BUILDINGS

**2 STORIES WITH 2 UNITS
UPSTAIRS AND 2 UNITS
DOWNSTAIRS**

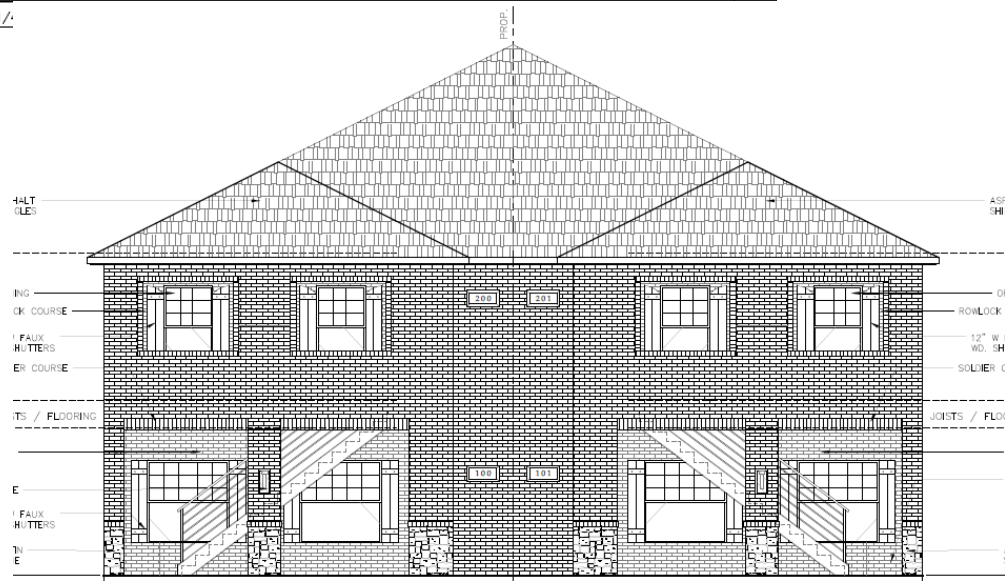
TOTAL OF 44 DWELLING UNITS

**FRONT DOORS ORIENTED NORTH
AND SOUTH**

**SIDE ELEVATION FACES
NEIGHBORHOOD**



FRONT ELEVATION (ELEV. "B") 1/4"

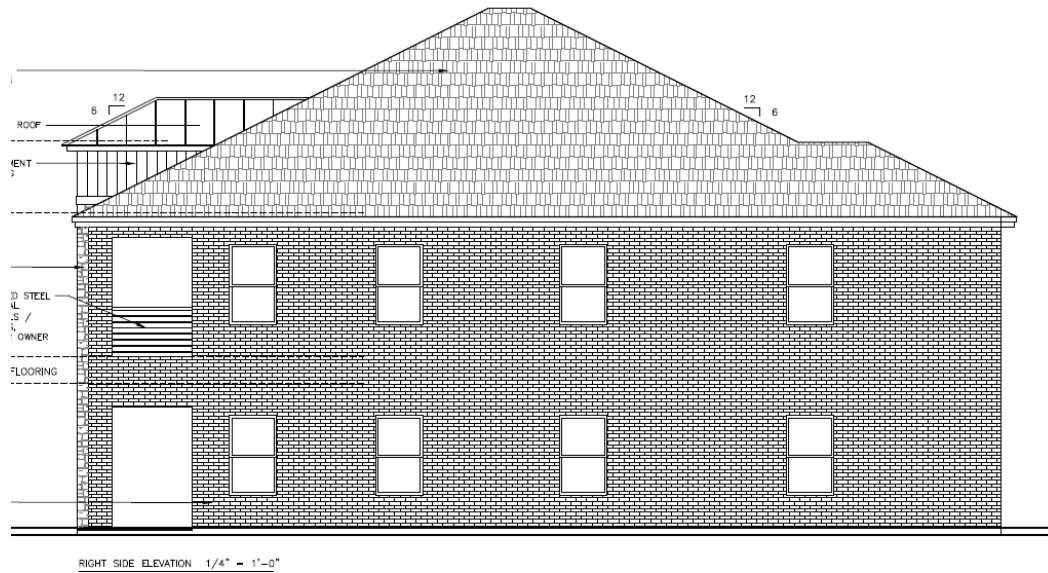


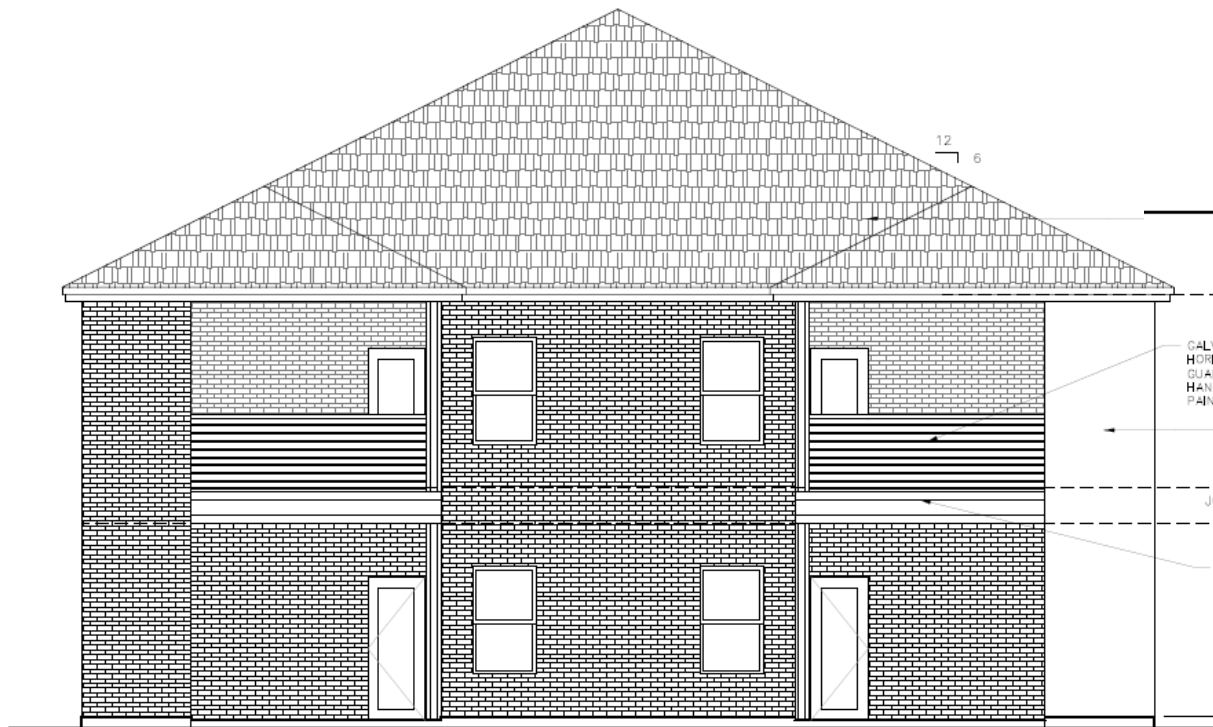
FRONT ELEVATION (CONCEPT C) 1/4" = 1'-0"

TOTAL ELEVATION = 821 SQ. FT.
 AREA = 755 SQ. FT. (92%)

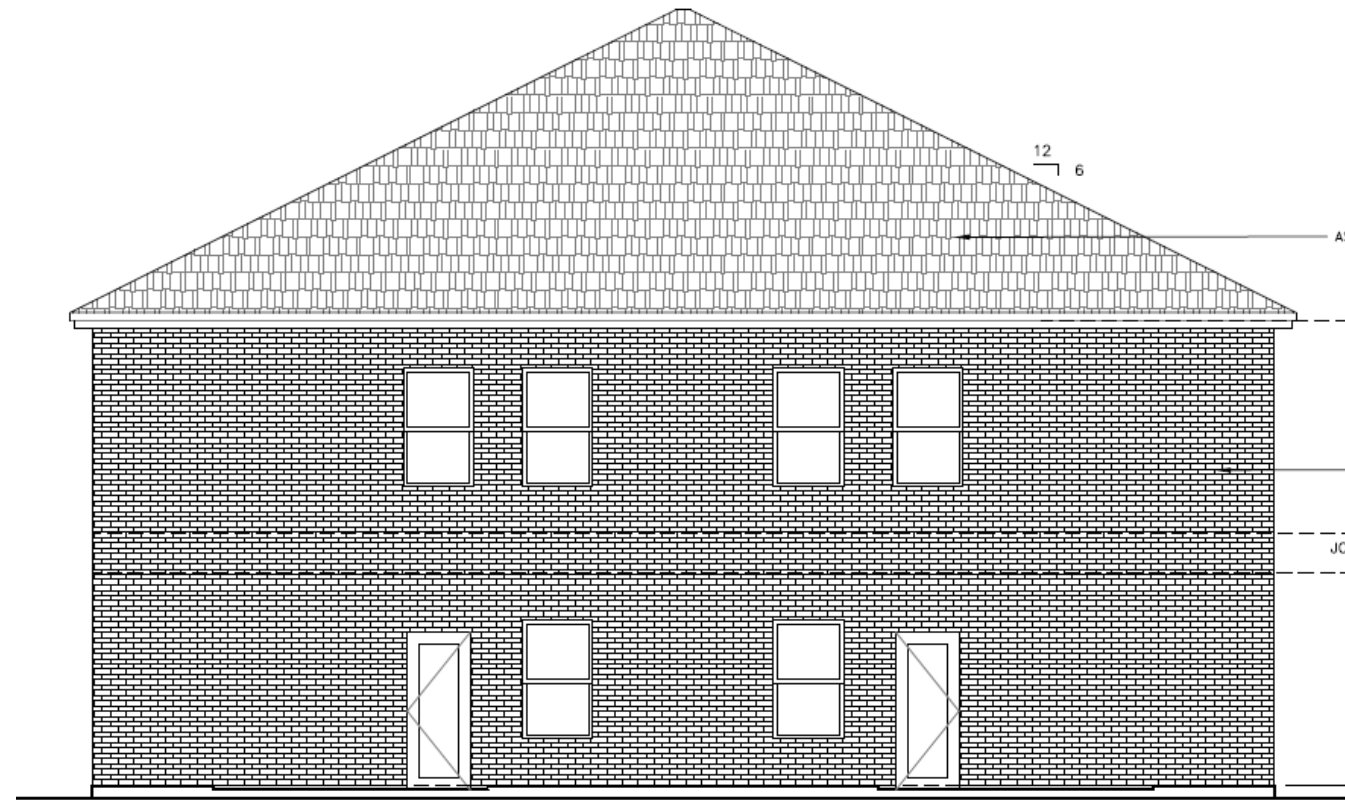


FRONT ELEVATION





REAR ELEVATION 1/4" = 1'-0"



REAR ELEVATION 1/4" = 1'-0"

GALVA
HORIZ
SQUARE
HANDS
PAINT

JOI

C

(

REAR ELEVATION

OVERALL CONCEPT - SOUTH



Table 7.G: Buffer Points	
Buffer Element	Points
Solid opaque screening fence, minimum 6 feet in height, single-faced	5
Vinyl, composite, double-faced solid wood, or similar non-masonry screening fence, minimum 6 feet in height	10
Solid masonry wall, minimum 6 feet in height	20
5 or more additional feet in landscaped buffer width beyond required minimum	5
3 ornamental trees for every 50 linear feet of buffer (meeting planting standards of Site Design Criteria Manual)	5
3 ornamental trees for every 25 linear feet of buffer (meeting planting standards of Site Design Criteria Manual)	10
5 shrubs for every 20 linear feet of buffer (5-gallon size)	5
5 shrubs for every 20 linear feet of buffer (10-gallon size)	10
1 large canopy tree for every 30 linear feet of buffer (minimum 3-inch caliper)	10
Preservation of existing Landmark, Heritage, Quality, or Secondary trees within at least 50 percent of the buffer area	5

Landscape Buffer:

- Minimum 10’ wide
- Minimum 20 points from table

ZONING PROCESS



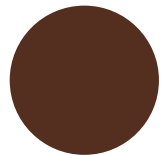
City Staff Review
- Submitting in February



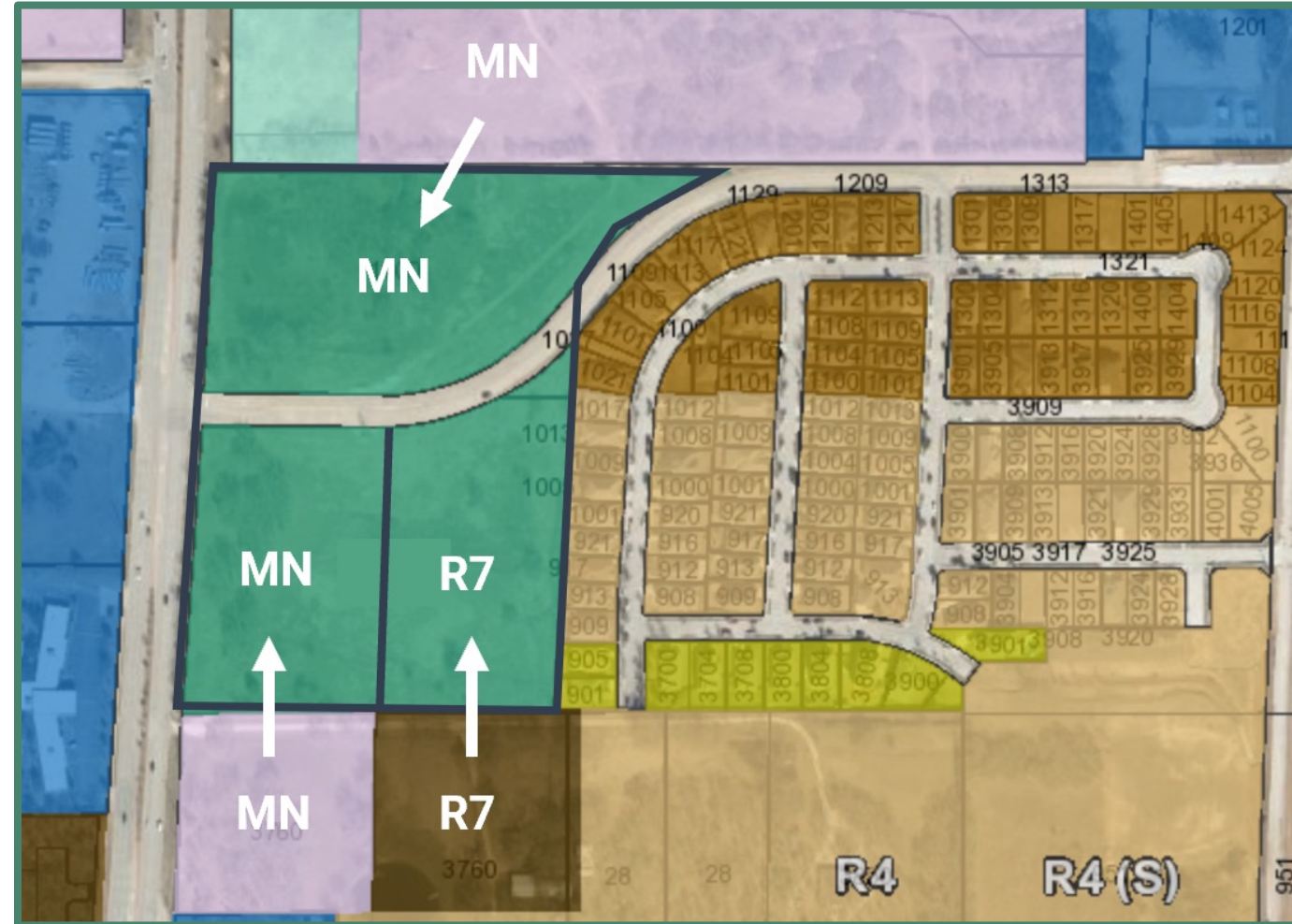
Public Notifications –
- Mailing notice
- Public hearing signage



**Planning & Zoning
Commission ~ April**



City Council Meeting ~ May





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

CONTACT

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Come See Us!