



# 97 LAND COMPANY

— TURNKEY DEVELOPMENT SERVICES —

## DENTON AFFORDABLE HOUSING CORPORATION PROPOSED MULTI-FAMILY PROJECT

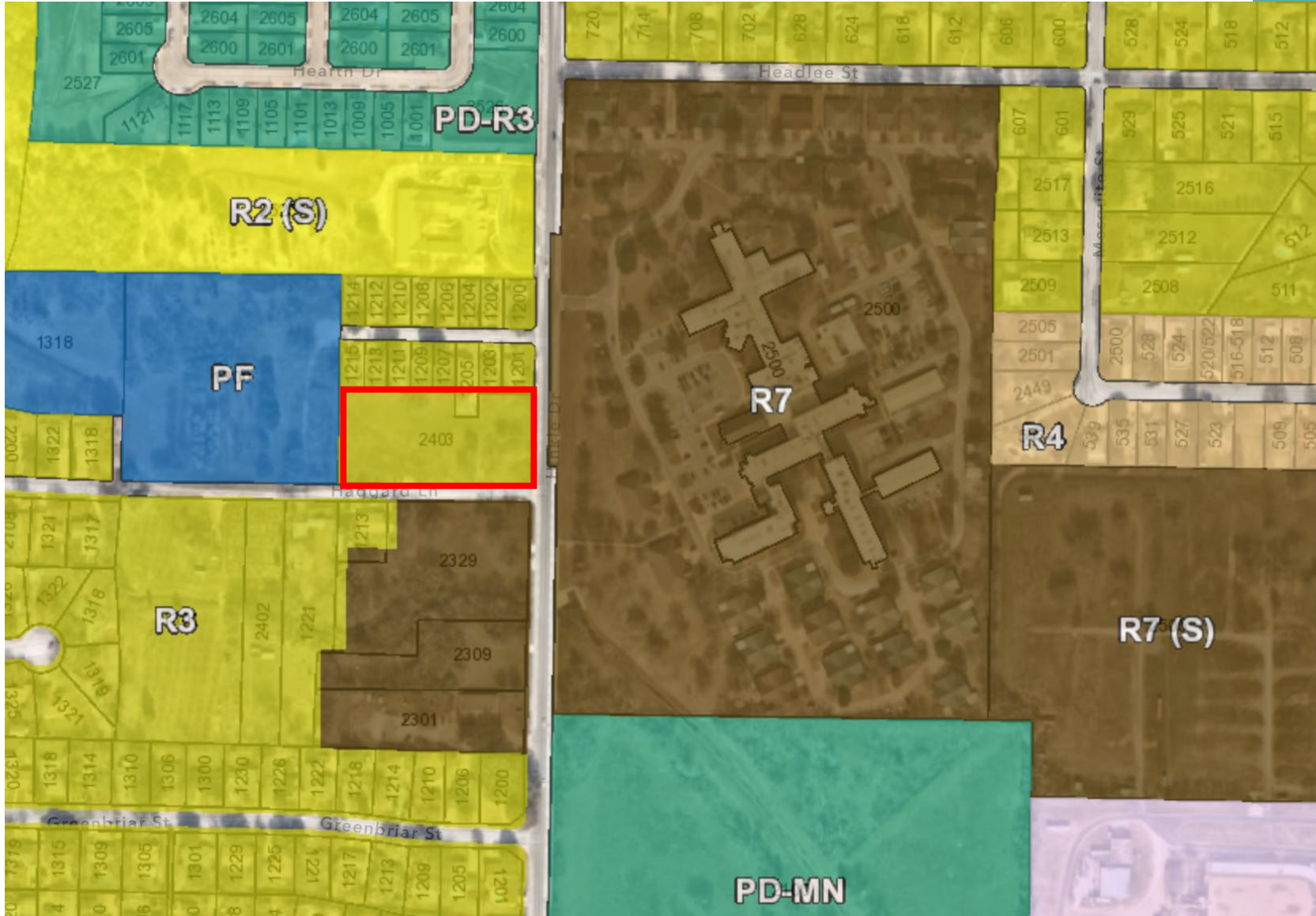
NEIGHBORHOOD MEETING

April 12, 2023



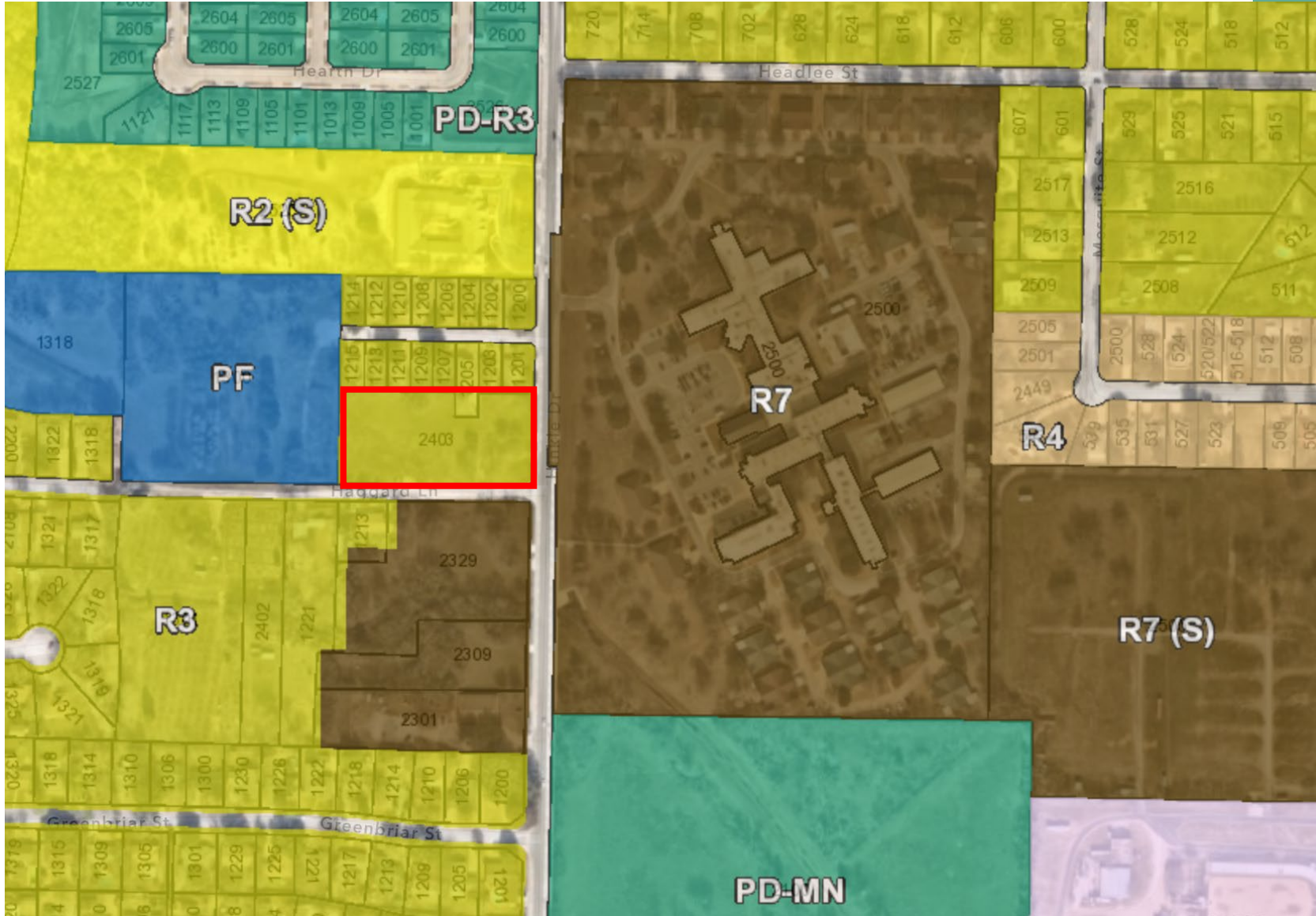






## R3 Zoning District

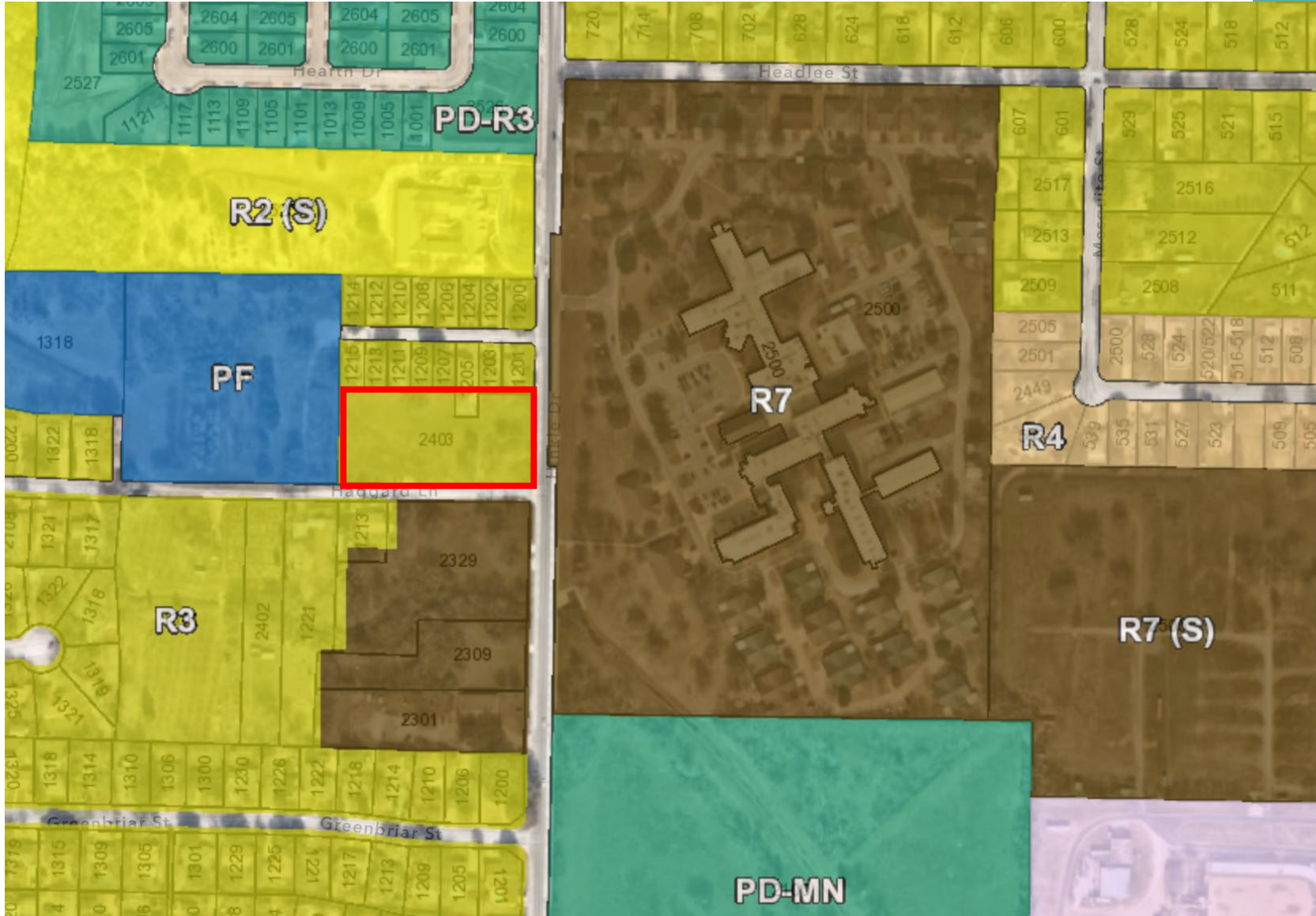
*The R3 district is intended to preserve existing single-family neighborhoods. The R3 district is intended to ensure that any new development promotes walkability, access to parks, open space, and recreation amenities and is compatible with existing land uses and development patterns.*



## Zoning Change to R7

*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.*





## **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.*





**Manor Homes**

**Cottage Courts**





## Concept Plan #1

### MANOR HOMES

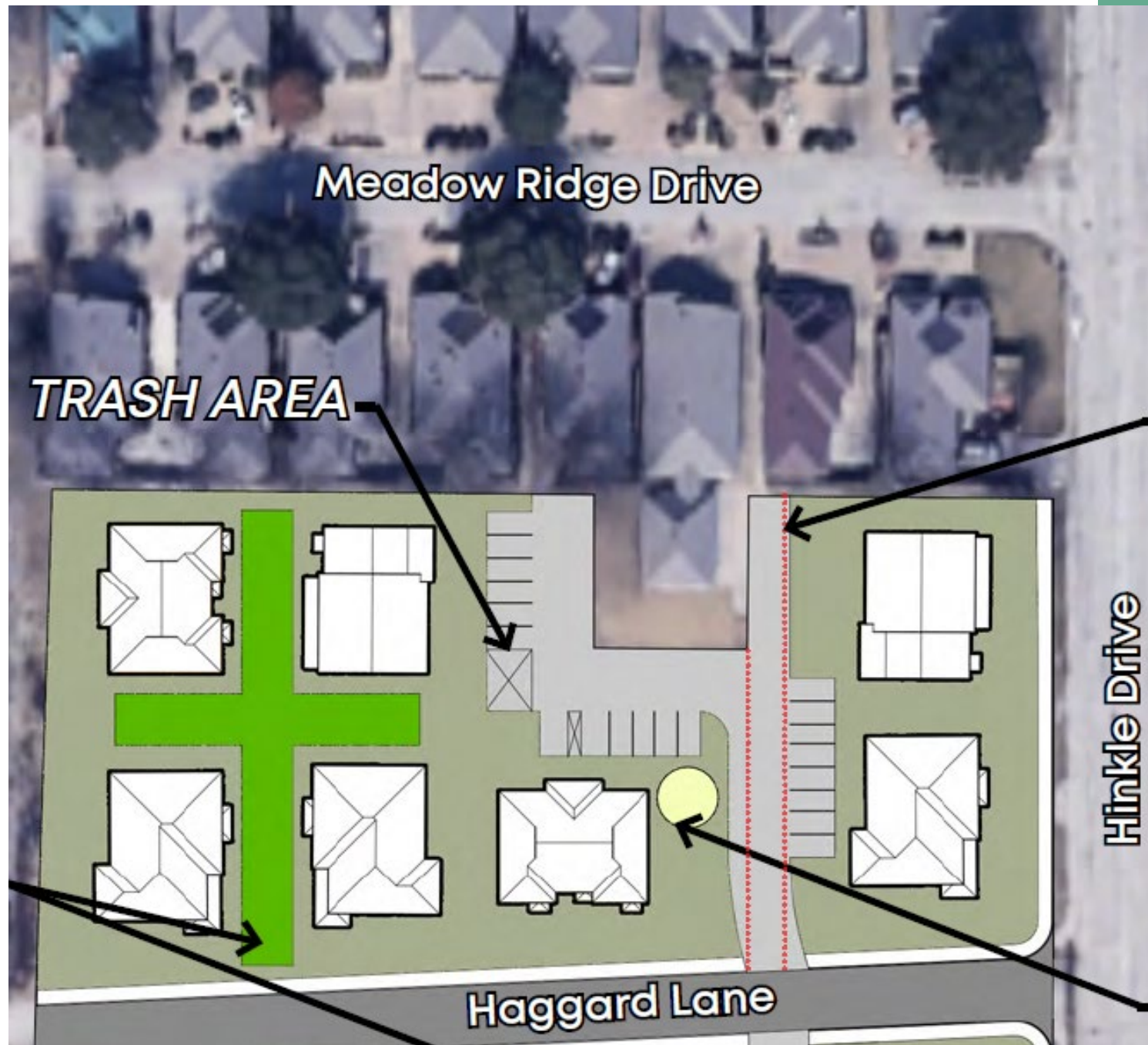
24 Dwelling Units  
54 Parking Spaces



## Concept Plan #2

### COTTAGE COURTS

21 Dwelling Units  
20 Parking Spaces





## Concept Plan #3

### COTTAGE COURTS

20 Dwelling Units  
33 Parking Spaces

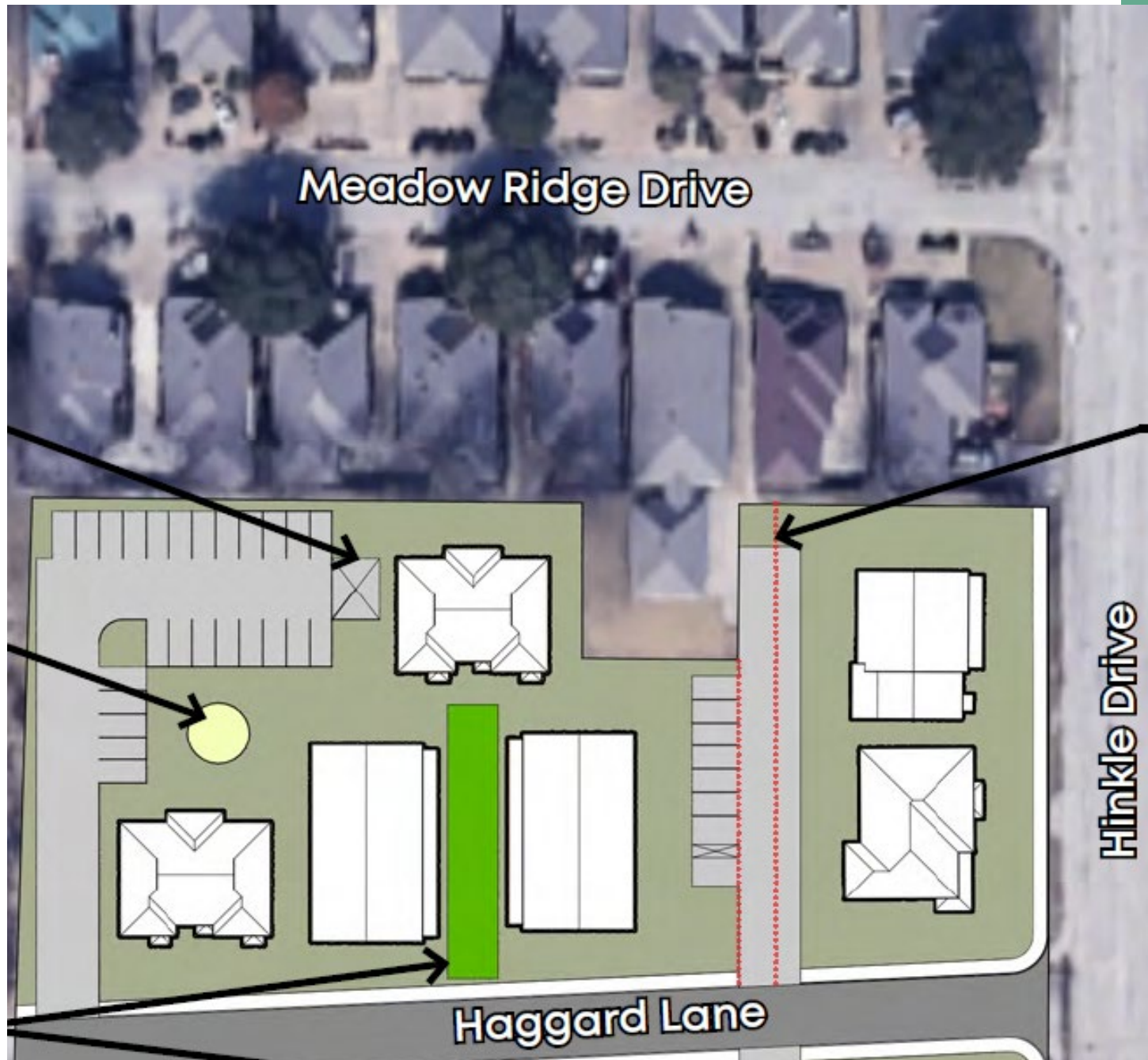




Table 7.G: Buffer Points	
Buffer Element	Points
Solid opaque screening fence, minimum 6 feet in height, single-faced	5
Vinyl, composite, double-faced solid wood, or similar non-masonry screening fence, minimum 6 feet in height	10
Solid masonry wall, minimum 6 feet in height	20
5 or more additional feet 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:**

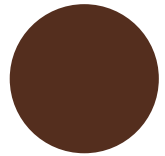
- Minimum 10’ wide
- Minimum 20 points from table



# ZONING / SUP PROCESS



**City Staff Review**



**Public Notifications –**

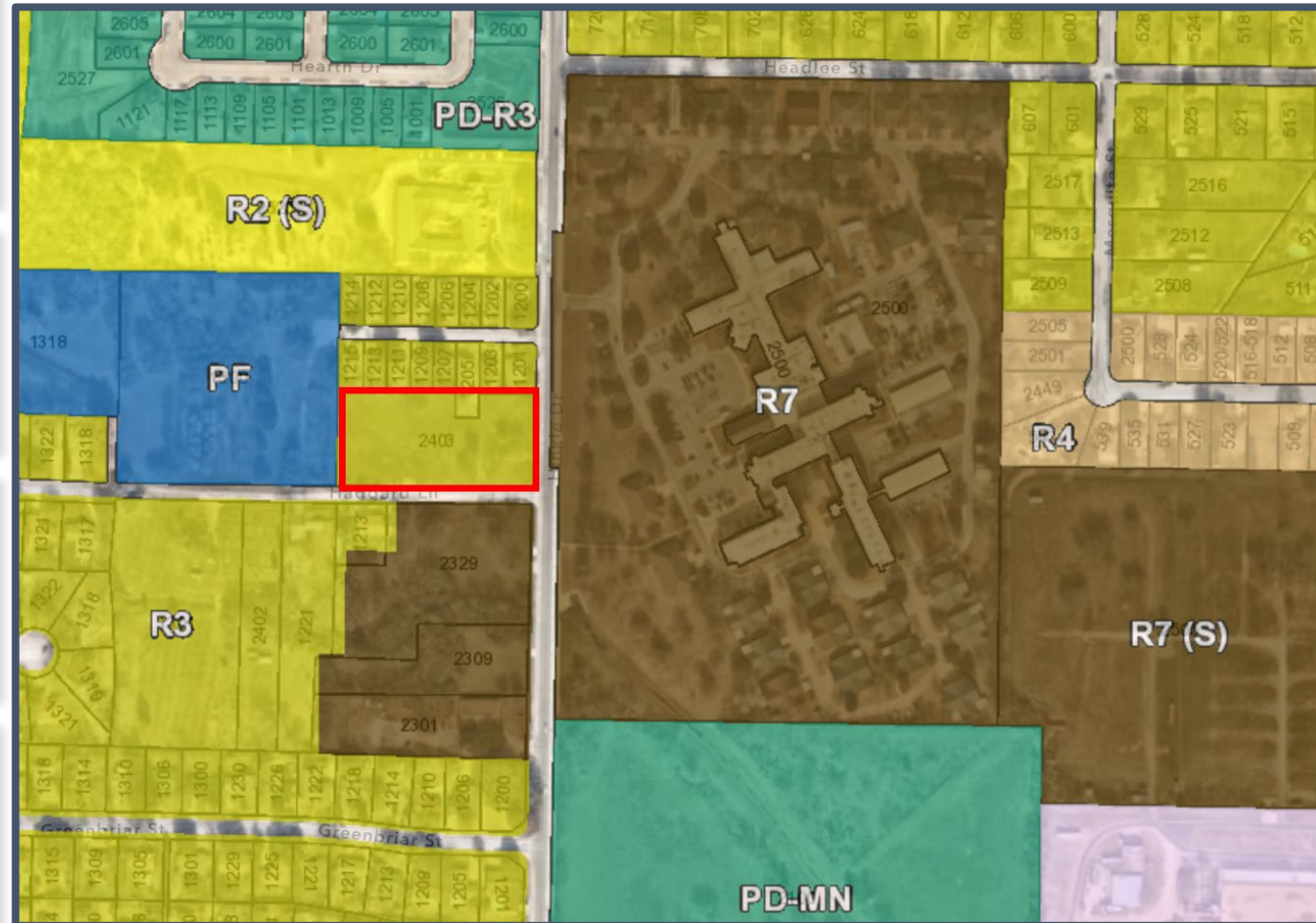
- Mailing notice
- Public hearing signage



**Planning & Zoning  
Commission**



**City Council Meeting**







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

## **CONTACT**

Aimee Bissett

(940) 367-3089 cell  
(940) 331-6497 office

[aimee@97landcompany.com](mailto:aimee@97landcompany.com)

109 North Elm Street  
Denton TX 76201

*Come See Us!*