

Community Request for New Area Plan for Northeast Denton

The plan presented by the consultant hired by the city does NOT consider the expressed desire of the residents of Northeast Denton nor of the larger Denton community to maintain a rural edge with low-density zoning & to protect & prioritize the unique & essential natural environment over financial gain.

The consultant's proposal urbanizes an area that should remain natural & lightly populated for the sake of the sensitive watersheds & wildlife that inhabit this area. It does not consider the ecological sensitivity of the area, the most environmentally important habitat & watershed in all North Texas, instead proposing to box in creeks & forests with dense zoning that will only benefit the developers who build there. The proposal also assumes that the community's quality of life will be improved by a new shopping center & ignores the community's true desire & right to a clean & healthy environment.

The current plan will destroy natural ecosystems that currently provide highly valuable ecosystem services to all of Denton. The proposal includes techniques they claim will "mitigate" negative impacts to climate & air & water pollution caused by these higher-density development plans, but there is no data to prove that these techniques will be sufficient. The negative impact caused by destroying these natural systems that are proven to mitigate flood effects, filter pollution out of runoff, clean our drinking water, sequester carbon from the air, regulate air & ground temperature, recharge aquifers, & provide habitat for wildlife will not be able to be fixed through a few newly planted immature trees & bioswales.

This is the wrong type of development for this area & the plan should be rewritten.

We request that Planning & Zoning instruct the consultant & the city to reschedule the Implementation Workshop, Community Open House, & the Online Engagement – Survey/Mapping to occur before the City Council Work Session, & to postpone any decision by Planning & Zoning until there is further collaboration with the Steering Committee & community.

We request that Planning & Zoning instruct the consultant & City Staff NOT to use gross acreage in calculating housing density (aka density transfer) in the Northeast Denton Area Plan.

Finally, we request that the plan be sent back to the drafting stage as it is misleading, irresponsible, & it is not ready for recommendation for City Council.

Sincerely,
We, The People, The Denton Community