

August 26, 2025

City of Denton
Development Services
401 N elm St.
Denton, TX 76201

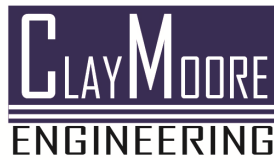
Re: CSM Denton Rezone
Letter of Intent

To Whom it May Concern,

Please let this letter serve as the Letter of Intent for the Rezoning Application for the subject property located at 1221 Randall St, Denton, TX 76209. The purpose of this rezone is to change the property form MN/SC (Mixed-use Neighborhood) to SC (Suburban Corridor) as this will allow commercial development that matches adjacent proposed and existing zoning and development along State Highway Loop 288. Additionally, with the current zoning being split, rezoning is recommended on the lot for cohesive development and consistent zoning, allowing the development to be compliant with the zoning regulations.

Below is outlined how this proposed project meets the necessary criteria.

- Meeting General Criteria for Approval in DDC Section 2.4.5E – The proposed project is:
 - ✓ Consistent with the city's comprehensive plan and prior approvals (Section 2.4.5E Items 2 & 3)
 - ✓ In compliance with Denton's Development Code (DDC) and other applicable regulations, standards, and requirements including utility, service, and improvement standards (Section 2.4.5E Items 4,5,6,10)
 - ✓ Being developed and designed to minimize negative or adverse impacts on the environment, the city's finances, and the surrounding properties (Section 2.4.5E Items 7-9)
 - ✓ Providing adequate road systems and public services/facilities (Section 2.4.5E Items 11 & 12)
 - ✓ Promoting consistent and compatible development within the community
 - ✓ Providing a high-quality commercial use that serves both nearby neighborhoods and City of Denton



- Meeting Specific Criteria for Approval in DDC Section 2.7.2D – The proposed rezoning is:
 - ✓ Consistent with the comprehensive plan
 - ✓ Consistent with relevant Small Area Plan(s)
 - ✓ Consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3: Zoning Districts
 - SC – 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.
 - ✓ There have been significant changes & planned changes in the area to warrant a zoning change
 - ✓ The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood
 - ✓ Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development

Approval of this request will allow the subject property to be developed in a manner that aligns with the City's long-term vision for this corridor while providing a desirable dining option with convenient drive-thru service. Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.
3231 Harwood Dr
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink, appearing to read "Clay Cristy". The signature is stylized with a large, looping "C" and a distinct "y".

Clay Cristy, P.E.