



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: July 23, 2025

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 21.800 acres of land from Rural Residential (RR) District to Heavy Industrial (HI) District generally located at the southwest corner of Spring Side Road and Corbin Road in the City of Denton, Denton County, Texas. (Z25-0004, Spring Side Road Industrial, Matt Bodine)

BACKGROUND

The owner and applicant, QB Bros 73 LLC., is requesting to rezone approximately 21.8 acres of property from Rural Residential (RR) District to Heavy Industrial (HI) District for the purpose of developing industrial uses. The property is primarily open pasture and includes a single-family residential structure and accessory structures. The current zoning designation is a placeholder from when the subject property was annexed into the City of Denton in 2010 and assigned the designation of Rural Residential (RD-5X). This zoning transitioned to Rural Residential (RR) with the adoption of the 2019 Denton Development Code (DDC). Surrounding properties to the east, west, and south of the subject property are situated within the Extra-Territorial Jurisdiction (ETJ) and have entered into non-annexation agreements with the City. Adjacent properties to the south that are within City limits are a mix of single-family residential uses and vacant tracts also zoned RR district. Property to the north of the subject property is vacant, and it is zoned HI District. The Future Land Use Map designates this area as Industrial Commerce. This designation is for areas primarily west of I-35W and near the Denton Municipal Airport where the predominant uses are or will be light and heavy industrial uses.

Spring Side Road and Corbin Road are proposed Collector streets on the Denton Mobility Plan, and were recently amended on June 17, 2025 by City Council (see Exhibit 10). The amendments changed the classification of the section of Corbin Road adjacent to the subject property from a proposed Secondary Arterial to a proposed Collector and moved the proposed alignment to align with existing right-of-way. The Mobility Plan Amendments were the result of a thorough analysis of the general area. A Collector street was determined to be more adaptable to the emerging mix of rural residential and industrial traffic coming to the area than a Secondary Arterial. Additionally, other parallel roads within the general area were determined to have sufficient capacity to handle east-west traffic.

A full Staff Analysis is provided in Exhibit 2.

OPTIONS

1. Recommend approval
2. Recommend denial
3. Postpone item

RECOMMENDATION

Staff recommends **approval** of the request as it complies with the criteria in Section 2.4.5.E of the Denton Development Code (DDC) for approval of all applications, and Section 2.7.2.D of the DDC for approval of a zoning change.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

<u>Date</u>	<u>Council, Board, Commission</u>	<u>Request</u>	<u>Action</u>
May 4, 2010	City Council	City-initiated Annexation and zoned to RD-5X (Ord. 2010-123)	Approved
October 1, 2019	City Council	New DDC Zoning Code & City-wide zoning district transition to Rural Residential (RR) District (DCA18-0009)	Approved
June 11, 2025	Planning & Zoning Commission	Mobility Plan Amendments to Spring Side Road and Corbin Road (MPA25-0001)	Recommended Approval
June 17, 2025	City Council	Mobility Plan Amendments to Spring Side Road and Corbin Road (MPA25-0001)	Approved

PUBLIC OUTREACH:

Four notices were sent to property owners within 200 feet of the subject property, and five postcards were mailed to current residents within 500 feet of the subject property. As of the writing of this report, three responses in opposition to the rezoning have been received, two of these are from property owners within City limits, accounting for approximately 37% of the land area within 200 feet of the subject property. Copies of these responses are included in Exhibit 11.

A notice was published on the City's website on July 6, 2025.

A notice was published in the Denton Record Chronicle on July 3, 2025

3 signs were posted on the site on July 10, 2025.

DEVELOPER ENGAGEMENT DISCLOSURES

No developer contact disclosures have been provided to staff from members of this body as of the issuance of this report.

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Project Narrative
5. LLC Members List
6. Current Zoning Map
7. Proposed Zoning Map
8. Future Land Use Map
9. Table of Allowed Uses
10. Mobility Plan Map
11. Notifications Map & Responses
12. Fiscal Impact Summary
13. Draft Ordinance

Respectfully submitted:
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