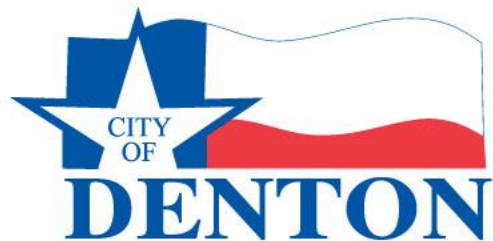


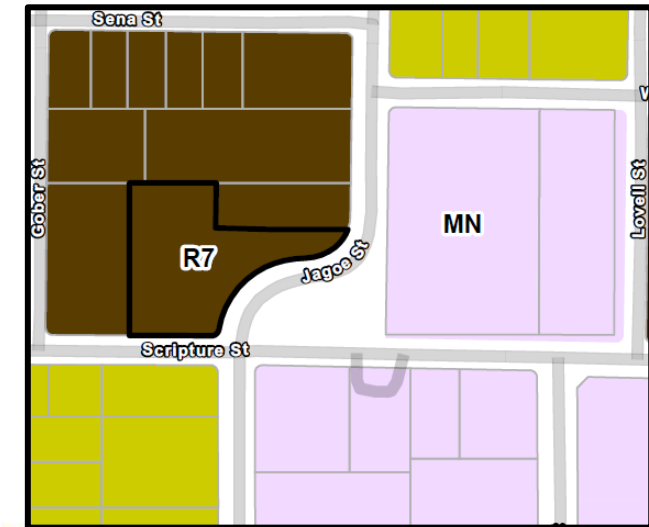
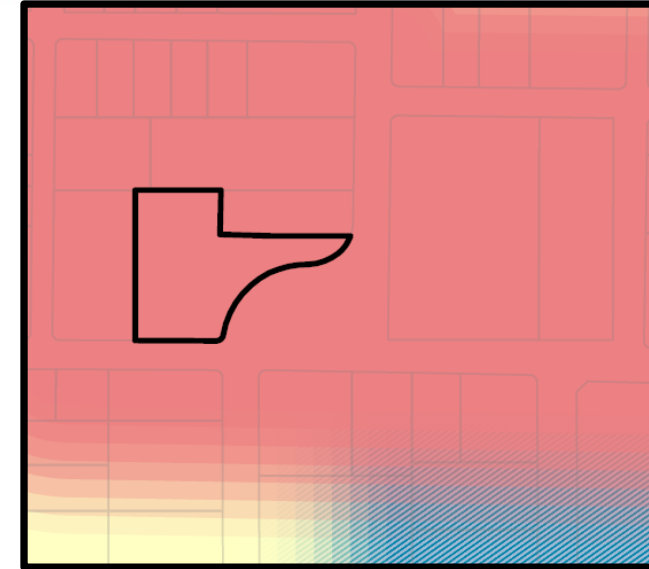
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Sean Jacobson
Senior Planner
May 19, 2026



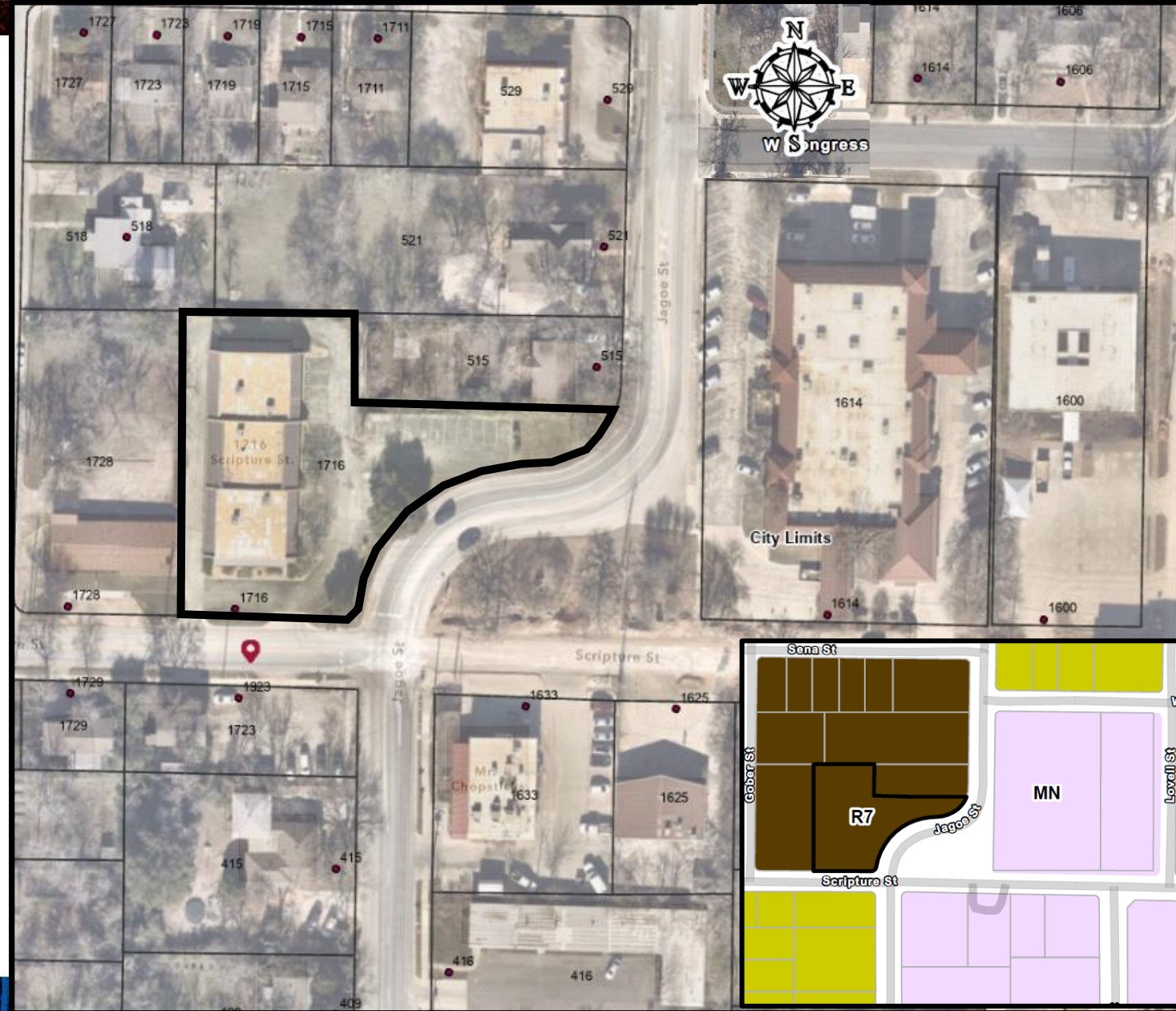
Summary

- Request to rezone from R7 to PD-MN
- 0.786ac on north side of Scripture St, at the corner of Scripture St and Jagoe/Malone Street.
- Request would:
 - Establish an MN base zoning district
 - Add an SUP requirement for Multifamily to the MN base zoning
- Staff recommends approval of the request as it complies with Sections 2.4.5.E and 2.7.3.E of the DDC



Existing Conditions

- Commercial building existing; no proposed redevelopment.
- Surrounding land uses are commercial to the east, west, and southeast; residential to the north and multi-unit residential to the southwest.



Criteria for Approval, DDC Subchapter 2

General Approval Criteria for All Applications (Sec. 2.4.5.E)

1. General Criteria
2. Prior Approvals
3. **Consistent with the Comprehensive Plan and Other Applicable Plans**
4. **Compliance with this DDC**
5. Compliance with other regulations
6. Consistent with Interlocal and Development Agreements
7. Minimizes Adverse Environmental Impacts
8. **Minimizes Adverse Impacts on Surrounding Property**
9. Minimizes Adverse Fiscal Impacts
10. Compliance with Utility, Service, and Improvement Standards
11. Provides Adequate Road Systems
12. Provides Adequate Public Services and Facilities
13. Rational Phasing Plan

Planned Development Criteria for Approval (Sec 2.7.3.E)

1. **Complies with the goals of the Comprehensive Plan**
2. Complies with the goals of relevant Area Plans
3. Complies with this DC, except where modifications are expressly authorized through the PD Regulations Document and PD Development Plan
4. Provides a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PD District
5. In the case of proposed residential development, that the development will promote compatible buildings and uses and that it will be compatible with the character of the surrounding area
6. **In the case of proposed commercial, industrial, institutional, recreational and other non-residential uses or mixed-uses, that such development will be appropriate in area, location, and overall planning for the purpose intended; and**
7. The provisions for public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services and parks are adequate to serve the anticipated population within the PD District
8. **The conditions and/or restrictions imposed by the PD are necessary and sufficient to address any significantly adverse impacts to surrounding properties or the neighborhood**

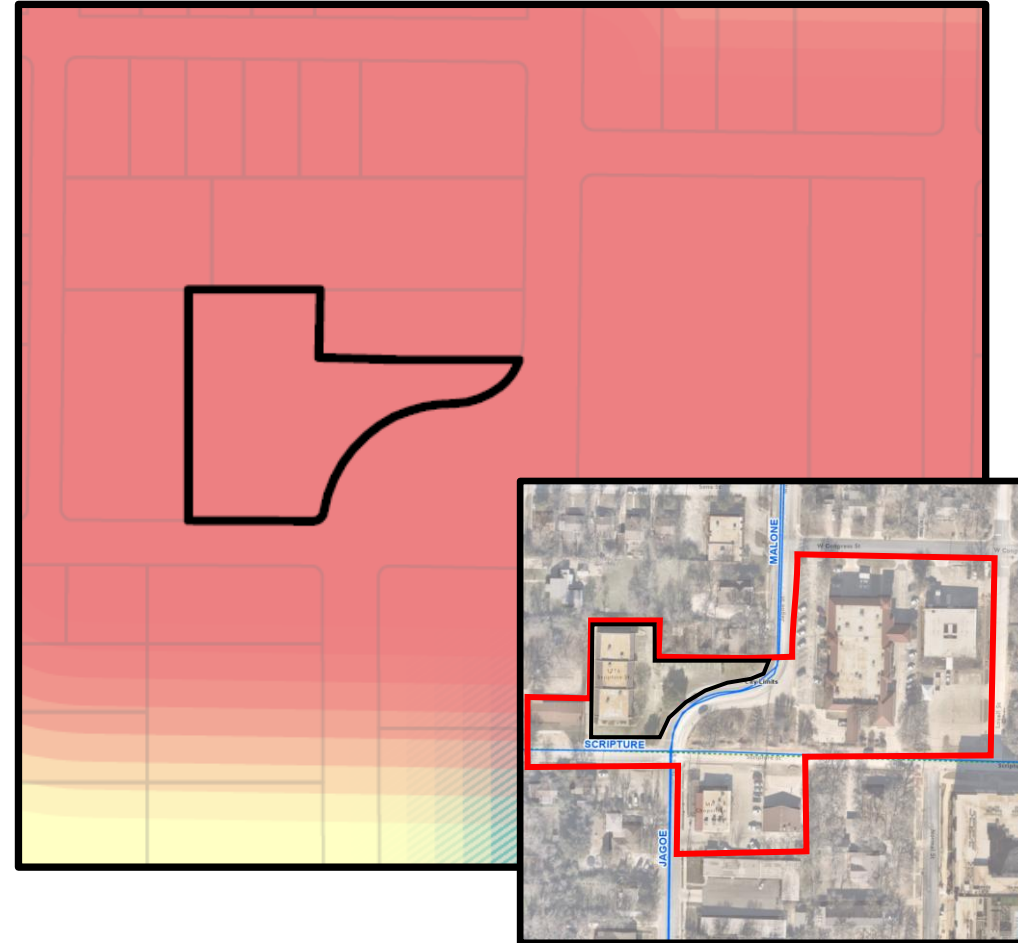
Summary:

- ✓ **The new PD would be subject to the MN development standards of the DDC**
- ✓ **Requires SUP for Multifamily development, providing for additional review and public input to minimize adverse impacts**
- ✓ **Complies with the FLUM designation and other goals of the Comprehensive Plan**

Denton 2040 Plan

The **Neighborhood Mixed-Use** future land use:

- Applies to neighborhoods or districts where the predominant use is residential, but with a mix of compatible housing types and densities along with local-serving, non-residential retail and service uses.
- Proposed PD-MN zoning would allow a wider range of local-serving commercial uses by right, such as banks, retail, and restaurants, at the intersection of two collectors.



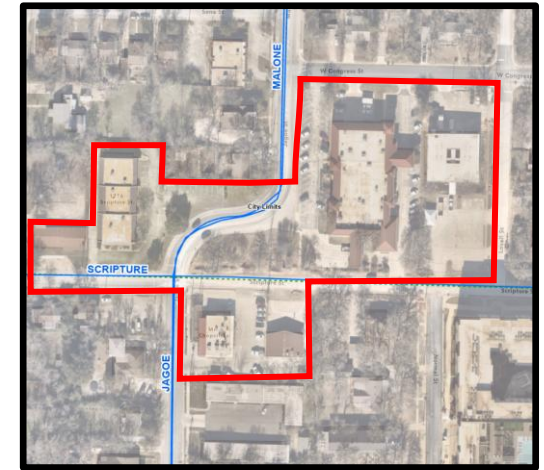
 Commercial Uses

- Complies with other goals of the Comprehensive Plan such as to grow compactly with infill development, maintain and strengthen commercial and employment areas, and support a fiscally advantageous land use pattern by facilitating additional uses where infrastructure exists.
- Aligns with Oak Gateway Area plan recommendations:
 - “Modify zoning where needed to encourage revitalization and reinvestment.”
 - “Create more businesses along Scripture Street that are walkable and in scale with the area.”
- **The proposed PD-MN District is consistent**

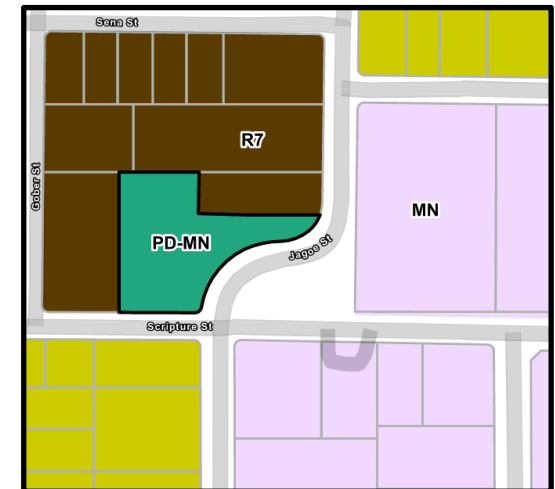
2.4.5E.8/2.7.3E.8 Minimize Adverse Impacts

2.7.3E.6 Permitted Development Appropriate to Area

- PD overlay ensures that any proposed Multifamily requires an SUP:
 - Maintains consistency for neighbors – current R7 zoning requires SUP
 - SUP provides additional review, opportunity for public input
- Impact of any future development height increases is limited by:
 - SUP requirement above 41'
 - Building Height in Transition Areas
- PD-MN zoning proposed at intersection where MN has existed around the intersection since 2019
- PD-MN zoning of the subject site facilitates a wider range of commercial uses on a lot that is:
 - Part of a longstanding node of neighborhood-serving commercial uses
 - At intersection of two collectors.



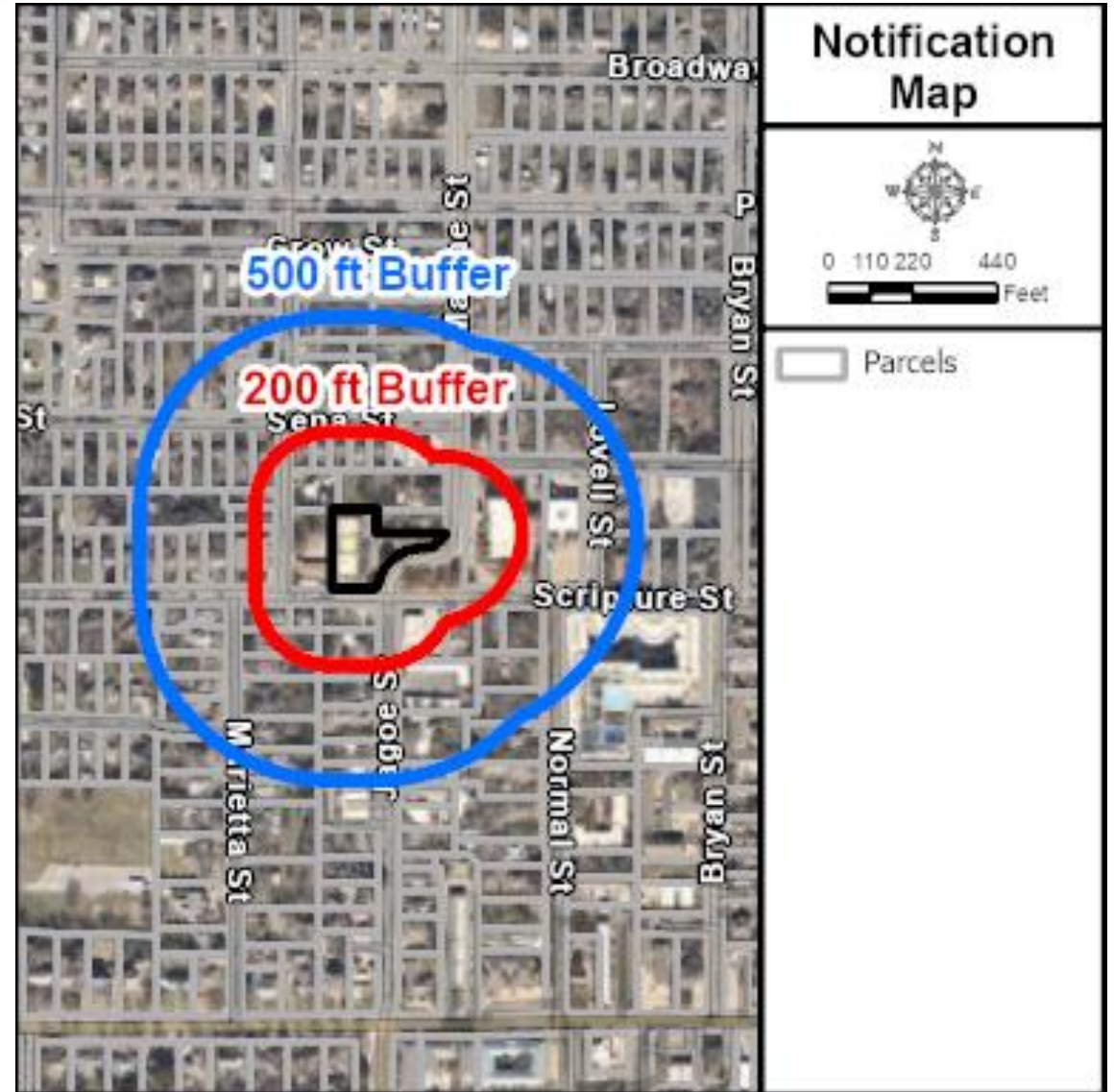
 Commercial Uses



Proposed Zoning

Public Outreach

- Newspaper Ad: May 2, 2026
- Property Posted: April 10, 2026
- Mailed Notices:
 - 200 ft. Public Notices mailed: 26
 - 500 ft. Courtesy Notices mailed: 136
- Responses:
 - In Opposition: 0 (0%)
 - In Favor: 0
 - Neutral: 0
- Applicant held neighborhood meetings on February 26 and April 14, 2026.



Recommendation

The Planning and Zoning Commission recommends approval [5-0]

Staff recommends **approval** of the request, as it complies with the criteria in Sections 2.4.5E and 2.7.3E of the Denton Development Code (DDC).

QUESTIONS?

Sean Jacobson

Senior Planner

Planning & Development Services