

Planning Staff Analysis

Z25-0017a / Denton Striker

City Council District #2

REQUEST:

Rezoning of approximately 4.37 acres of land to a Suburban Corridor (SC) Zoning District.

STAFF RECOMMENDATION:

Staff recommends **approval** of the rezoning of approximately 4.37 acres of land to a Suburban Corridor (SC) Zoning District as it complies with the criteria in Section 2.4.5.E of the Denton Development Code for approval of all applications, and Section 2.7.2.D of the DDC for approval of a Zoning Map Amendment (Rezoning).

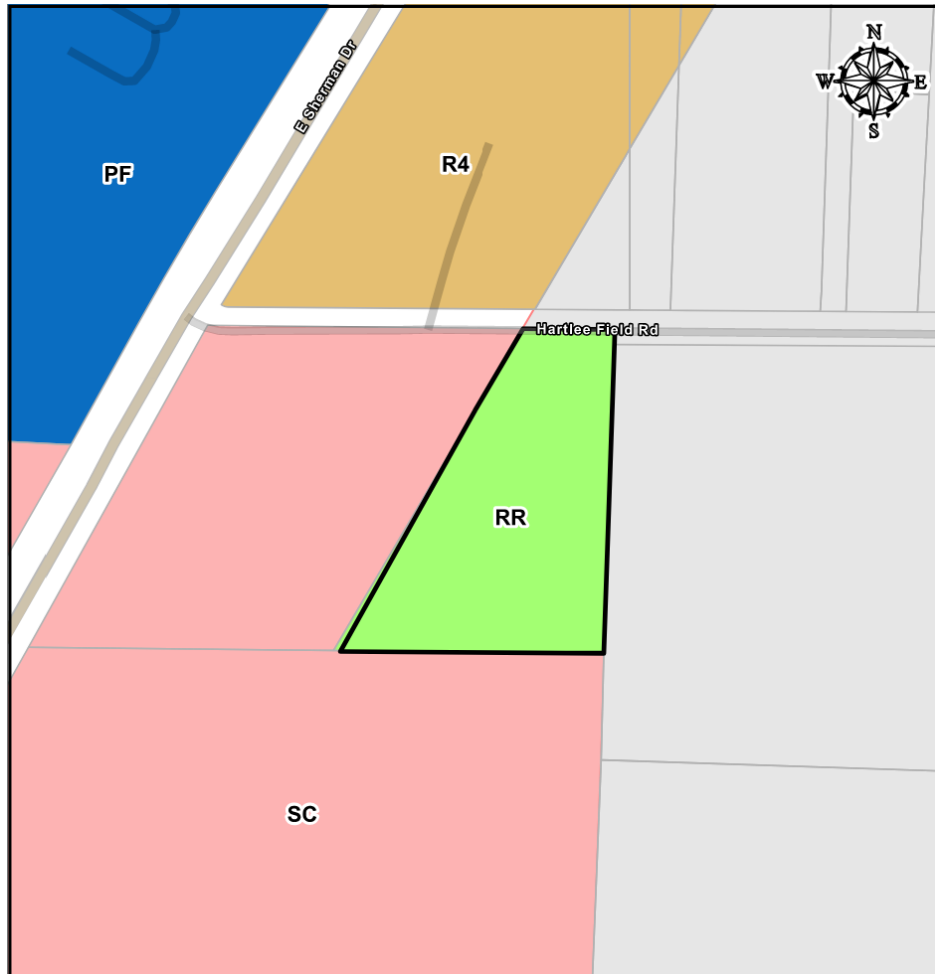
SITE DATA:

The subject property is currently undeveloped, and the applicant does not currently have development plans. The subject property is part of a larger parcel and includes the approximately 7.11 acres to the west. When the City annexed property along Sherman Drive in 1974, the annexation included all property within 500 feet of the right-of-way. The remainder of the parcel, the subject property, remained in the Extraterritorial Jurisdiction (ETJ). In 2026, the applicant voluntarily annexed this property into the City and seeks to bring the entire parcel under one consistent zoning district. In addition, the applicant is the owner of the approximately 25.48 acres to the south. At this time, the landowner has not submitted a Zoning Compliance Plan or other formal development plans to the City for review, but the SC District permits a variety of commercial uses, any of which could be developed on the subject property in conjunction with the adjacent acreage if this zoning change is approved.

The subject property is on the south side of Hartlee Field Road, a Collector, and approximately 580 feet east of Sherman Drive, a Freeway per the City's Mobility Plan. The property is located approximately 1,187 feet north of and does not have frontage on Loop 288, however the applicant does own the adjacent parcel with frontage on Loop 288. Both Sherman Drive and Loop 288 are owned and maintained by TxDOT, and the future expansion of these roadways to their ultimate configuration at freeways is under TxDOT's purview.



SURROUNDING ZONING AND USES:



Northwest: Zoning: Public Facilities (PF) Use: Denton ISD Athletic Facilities	North: Zoning: Residential 4 (R4) and ETJ Use: Agriculture	Northeast: Zoning: ETJ Use: Offices and Veterinary Clinic
West: Zoning: SC Use: Undeveloped Land and Denton ISD Athletic Facilities	SUBJECT PROPERTY	East: Zoning: ETJ Use: Undeveloped Land
Southwest: Zoning: SC Use: Undeveloped Land	South: Zoning: SC Use: Undeveloped Land	Southeast: Zoning: ETJ Use: Undeveloped Land

CONSIDERATIONS:

A. Section 2.4.5.E of the DDC provides approval criteria applicable to all applications.

1. *General Criteria*

- a. *Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.*

The review criteria were applied as required.

- b. *The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.*

Section 2.7.2.D of the DDC applies to this rezoning request. An analysis of this request per those criteria can be found below in Consideration B.

- c. *If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5 through 2.9 controls.*

There are no conflicts between the general criteria and the criteria specific for zoning requests.

2. *Prior Approvals*

On January 13, 2026, City Council approved an ordinance annexing the subject property into the City Limits. The property was automatically assigned the placeholder zoning designation of RR in accordance with DDC Section 3.1.4.

3. *Consistent with the Comprehensive Plan and Other Applicable Plans*

The decision-making authority:

- a. *Shall weigh competing goals, policies, and strategies.*

There are no competing goals, policies, or strategies with this proposal. The request is for a continuation of the existing zoning pattern, which is consistent with the Comprehensive Plan as detailed below.

- b. *May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in the Comprehensive Plan.*

Future Land Use

To the north of the subject property is Hartlee Field Road, a Collector which runs from east to west. To the west of the subject property is Sherman Drive, a Freeway. Given this context, the request is consistent with the Land Use Goals of the 2040 Plan, including:

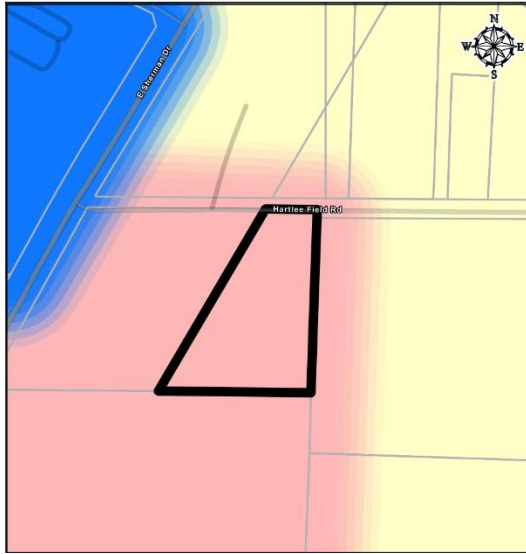
Goal LU-1: Grow Compactly: Achieve sound, sustainable growth in compact development patterns with balanced land uses planned in coordination with transportation and infrastructure systems.

GOAL LU-4: Grow Resourcefully: Manage growth for wise use of land resources with staged, contiguous, and compatible development.

Aligning the zoning of the subject property with the zoning of surrounding parcels would facilitate cohesive development across approximately 36 acres of land under common ownership and located at the intersection of two major TxDOT roadways. The SC District permits a variety of nonresidential uses that could provide retail, service, and employment opportunities contiguous to existing infrastructure, residences, and community resources such as the DISD athletic complex and the City's natatorium that draw people to the area and create a need for additional supportive commercial uses.

Per the Future Land Use Map in the Comprehensive Plan, the subject property is designated as Community Mixed Use (see image below and provided as Exhibit 5). The description for the Future Land Use designation is provided below:

Community Mixed Use: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. This land use applies to existing and future commercial areas in the city, where redevelopment to mixed-use is desirable. The intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses such as former car sales lots and vacated big box stores. Such areas also may represent opportunities for higher density and mixed housing types, without impacting, nearby single-family neighborhoods. Future development in Community Mixed Use areas will complement and embrace existing, viable uses, and raise the standard of design to increase their economic viability, accommodate greater connectivity and mobility options, and create a sense of place to serve the local community.



The proposed SC Zoning District is consistent with the Community Mixed Use Future Land Use Designation as the zoning district is intended “to provide moderate- to high-intensity commercial, office, and retail uses along high-traffic corridors” per its written purpose statement in DDC Section 3.4.1A. The subject property, in combination with the larger tract of land owned by the property owner, is adjacent to two freeways, Loop 288 and Sherman Drive, and a collector, Hartlee Field. The Community Mixed Use designation in this region serves as a transitional area from the Low Residential areas to the north of the subject property to the higher-intensity land use patterns found along the Loop 288 corridor. The applicant does not currently have development plans; however, SC zoning allows a variety of commercial uses. The proposed request is consistent with the goals, policies, and actions of the Comprehensive Plan and with the Future Land Use Designation of Community Mixed Use.

4. *Compliance with this DDC*

- a. *The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.*

This request is for a rezoning of the subject site. All subsequent development on this site will comply with applicable standards in the DDC, including, but not limited to, transportation related improvements, minimum lot size and dimensions, building coverage, access, parking, tree preservation, and landscaping.

- b. *Compliance with these standards is applied at the level of detail required for the subject submittal.*

Typically, a rezoning to one of the DDC’s established districts does not include a full review of all development standards. If the proposed rezoning is approved, a detailed review of all required plat, transportation impact analysis, zoning compliance plans, engineering plans, tree preservation plans, and building permit submittals is required prior to development.

5. *Compliance with Other Applicable Regulations*

This proposed rezoning complies with all other applicable regulations.

6. *Consistent with Interlocal and Development Agreements*

There are no interlocal or development agreements for the subject property.

7. *Minimizes Adverse Environmental Impacts*

There are no environmentally sensitive areas (ESA) on the subject property. Any development of the subject property would be subject to the City's standards for tree preservation, stormwater, and landscaping to ensure environmental impacts are minimized.

8. *Minimizes Adverse Impacts on surrounding Property*

The subject property is surrounded primarily by undeveloped land, freeways, and institutional and commercial uses. SC zoning primarily permits various commercial uses. Additionally, the proposed SC zoning district is consistent with the existing land use patterns found along the Loop 288 corridor and would not introduce any new or incompatible activities to the area. Therefore, development of uses permitted in the SC District on the subject site would not be expected to create nuisances or compatibility issues with surrounding properties.

9. *Minimizes Adverse Fiscal Impacts*

As the applicant does not have development plans for the property, a fiscal impact analysis was not performed. The SC District permits a variety of uses that could reasonably be expected to have positive fiscal impact on the City.

10. *Compliance with Utility, Service, and Improvement Standards*

This proposed rezoning will not affect utilities, services, or improvements. When the site is developed, it will be reviewed to ensure compliance with all applicable standards.

a. *Provides Adequate Road Systems*

The subject property, along with the larger tract owned by the property owner, is adjacent to two freeways. Prior to the development of the subject property, the applicant will be required to submit a Traffic Impact Analysis. The developer is responsible for making improvements identified in the TIA to accommodate the additional trips generated by the future use(s). The details of any needed improvements will be reviewed as part of the zoning compliance plan and civil engineering plans for any future development.

b. *Provides Adequate Public Services and Facilities*

The proposed rezoning is not anticipated to negatively impact public services and facilities. When the site is platted, the new development must comply with all applicable standards to ensure adequate public services and facilities are available. Water utilities are available on Sherman Drive and sanitary sewer is available to the southeast.

13. *Rational Phasing Plan*

There is no phasing plan associated with the zoning change request as development plans have not been submitted.

B. Section 2.7.2.D of the DDC states that an application for a rezoning may be approved based on the following conditions:

a. *The proposed rezoning is consistent with the Comprehensive Plan.*

As discussed in 3.b above, the SC Zoning District is consistent with the goals, policies, and actions of the Comprehensive Plan and with the Future Land Use Designation of Community Mixed Use.

b. *The proposed rezoning is consistent with relevant Small Area Plan(s).*

There is no small area plan approved for this site.

c. *The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3, Zoning Districts.*

Pursuant to Section 3.4.1A of the Denton Development Code:

“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. While the SC district is primarily auto-oriented, it provides a safe environment for pedestrians and cyclists.”

The proposed SC Zoning District is consistent with the purpose statement as the subject property is situated in close proximity to two high-traffic corridors where a mix of nonresidential uses would be desirable.

d. *There have been or will be significant changes in the area to warrant a zoning change.*

The subject property was recently annexed into the City and automatically assigned the placeholder zoning of RR. The owner also owns adjacent parcels to the west and south and seeks to bring all of the larger property under one consistent zoning district.

In addition, the area surrounding the subject property, and associated parent tract, has seen significant changes over the last several years. Particularly, parcels

situated along the southern portion of Loop 288 have developed as moderate-density residential and commercial land uses under SC zoning. The images below show the recent developments on the southern side of Loop 288 in the last six years. Additionally, TxDOT also has plans to add frontage roads along Loop 288 and eventually widen Sherman Road in this area, which includes regionally used facilities such as the DISD sports complex and the City natatorium. Rezoning to SC will facilitate development of uses which are compatible with, and provide support to, the overall region.

Aerial 2021



Aerial 2026



- e. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.*

Transportation Related to the Proposal

Prior to the development of the subject property, which would likely occur as part of the larger adjacent SC-zoned property, the applicant will be required to submit a Traffic Impact Analysis. The developer is responsible for making improvements identified in the TIA to accommodate the additional trips generated by the use. The details of any needed improvements will be reviewed as part of the platting and civil engineering plans for any future development.

Roadway Impact Fees

Roadway impact fees, paid at the time of development, are determined using a proportionality calculation based on the proposed uses and projected vehicle trips. These fees will be assessed based on plans submitted and are used to make roadway system improvements related to the Mobility Plan.

- f. Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development.*

Water and Wastewater

Public water and wastewater services are available to the site and will be extended and expanded as needed to serve the proposed development.

Nearest Fire Station

The subject property is approximately 1.8 miles from Fire Station #4 (2116 East Sherman Drive), within the eight minute or less response time boundary.

- g. There was an error in establishing the current zoning district.*

There was not an error in the assignment of the current Rural Residential (RR) zoning district. The existing zoning is the result of the property's annexation history. The property was annexed on January 13, 2026, and was automatically assigned the placeholder zoning designation of RR as provided for in Subsection 3.1.4 of the DDC. The DDC acknowledges that this placeholder zoning shall remain in place until a change in zoning is requested and reviewed through the public hearing process.