

PDA25-0002a Charter School

Julie Wyatt, AICP
Principal Planner
November 18, 2025



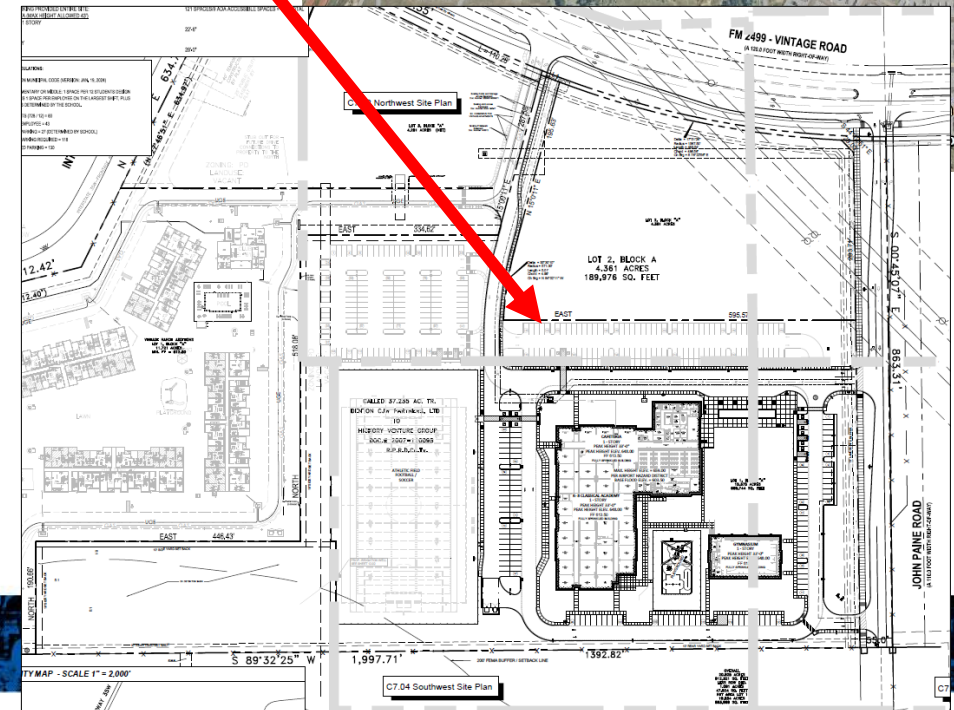
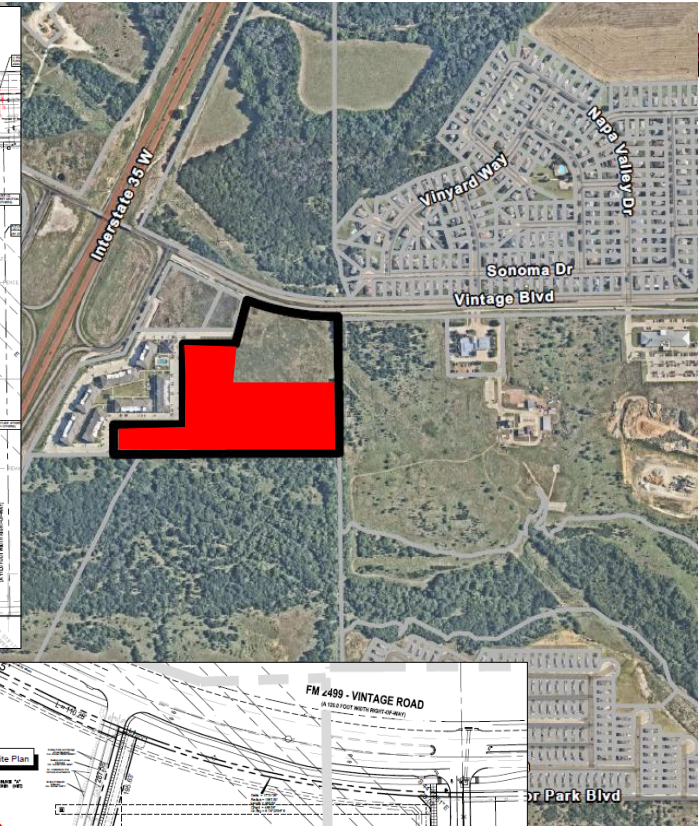
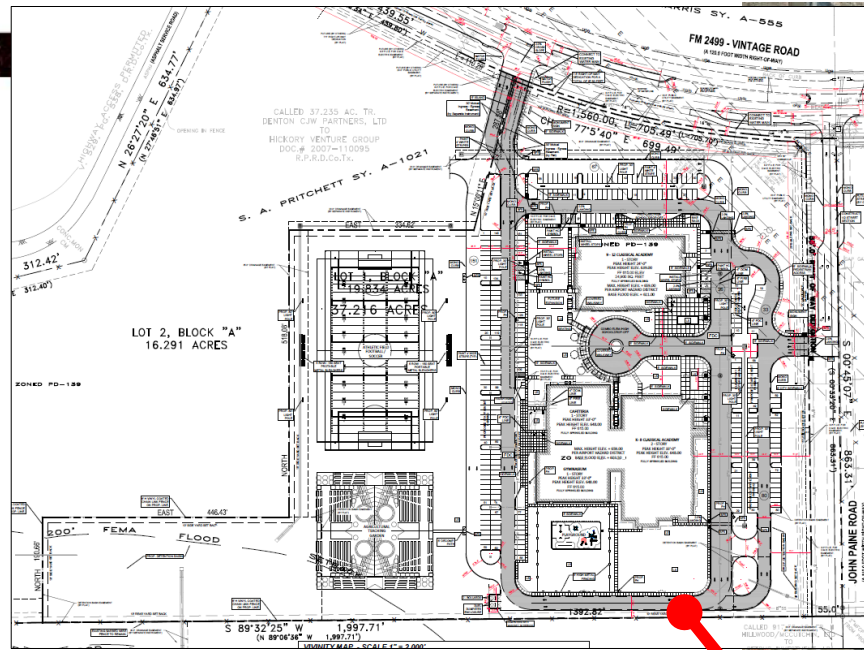
Request

Request: Planned Development Amendment for Planned Development 139

Purpose:

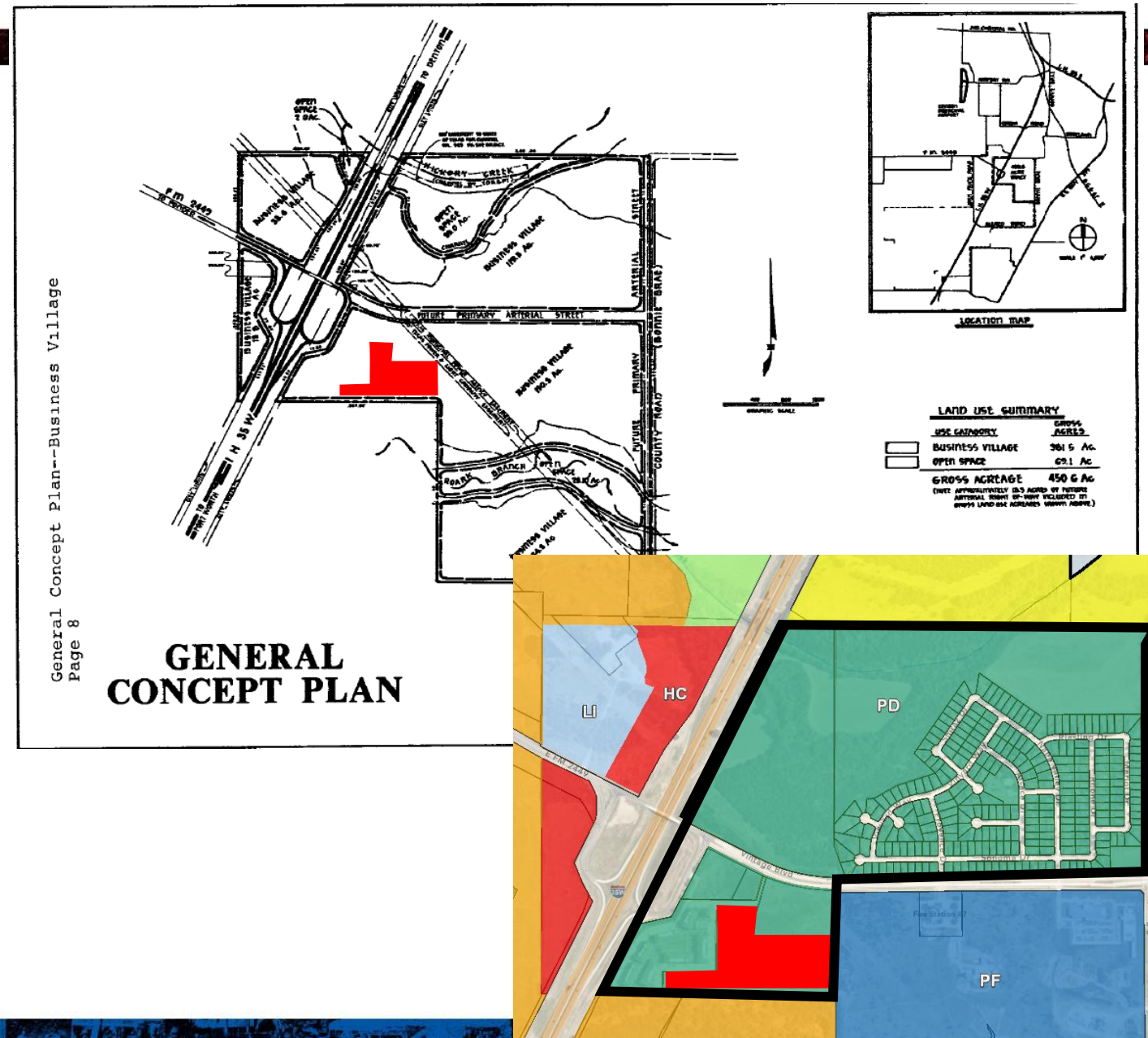
- Use is approved
- Modify the approved a charter school (Institutional Use) site plan, including:
 - Remove approximately 4.4 acres
 - Reduce the building footprint and open space
 - Remove the proposed high school (to be developed with a future phase),
 - Reconfigure the parking and access

Due to recent state legislation, charter schools which comply with the Texas Education Code, Subchapter D. Section 12.1058 are allowed in all zoning districts.



Background

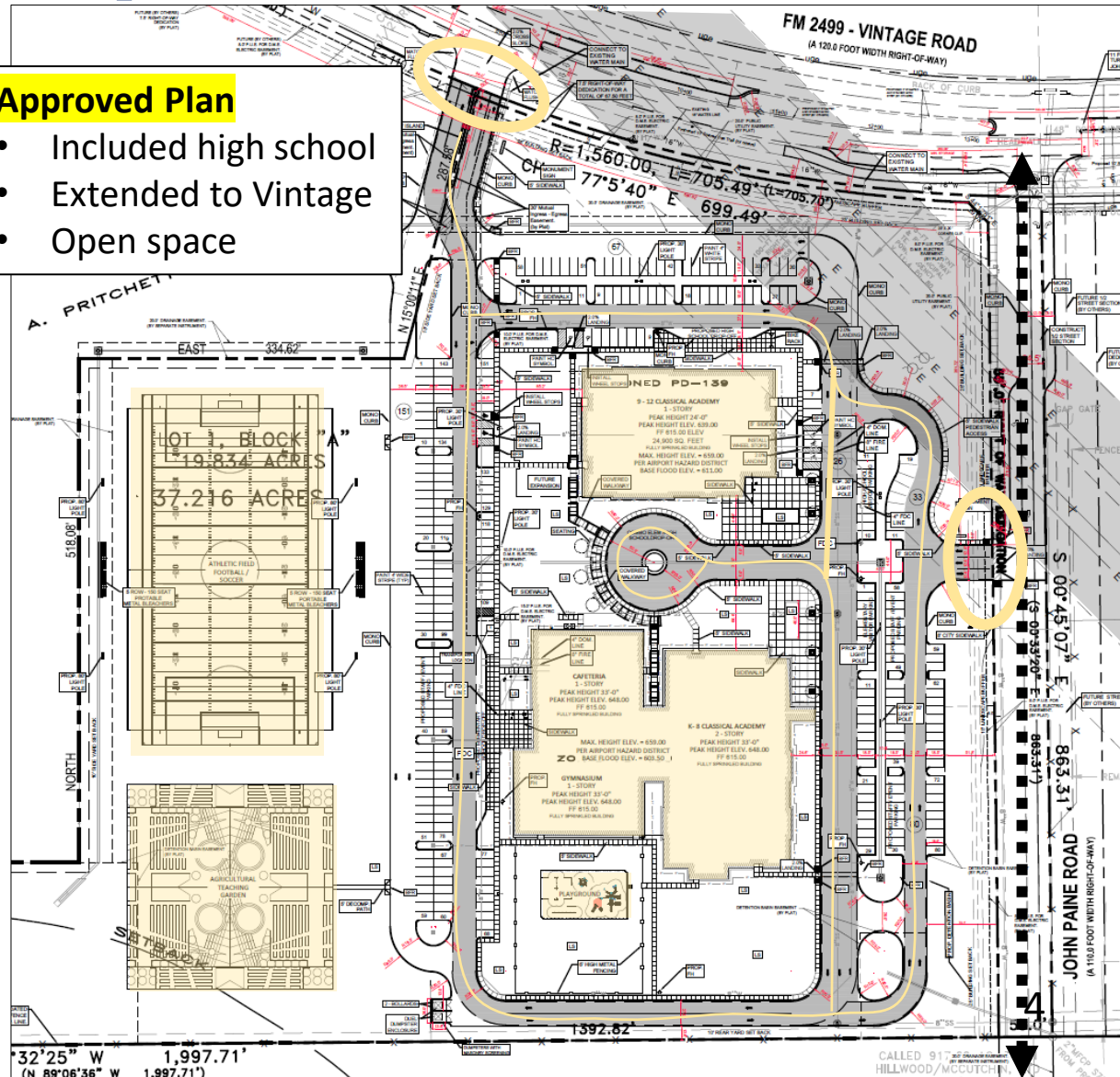
- Located in **Planned Development 139 (PD-139)**, one of the City’s older PDs originated under the 1991 Development Code
- 450-acre “Business Village” which permitted the proposed use
- **PD 139 amended several times to facilitate the following:**
 - The Vintage neighborhood to the east
 - Gas well development—nearest gas well across 35W
 - **The proposed charter school**
 - Multifamily
 - Commercial Use
 - Remove approx. 213 acres from the PD



Request

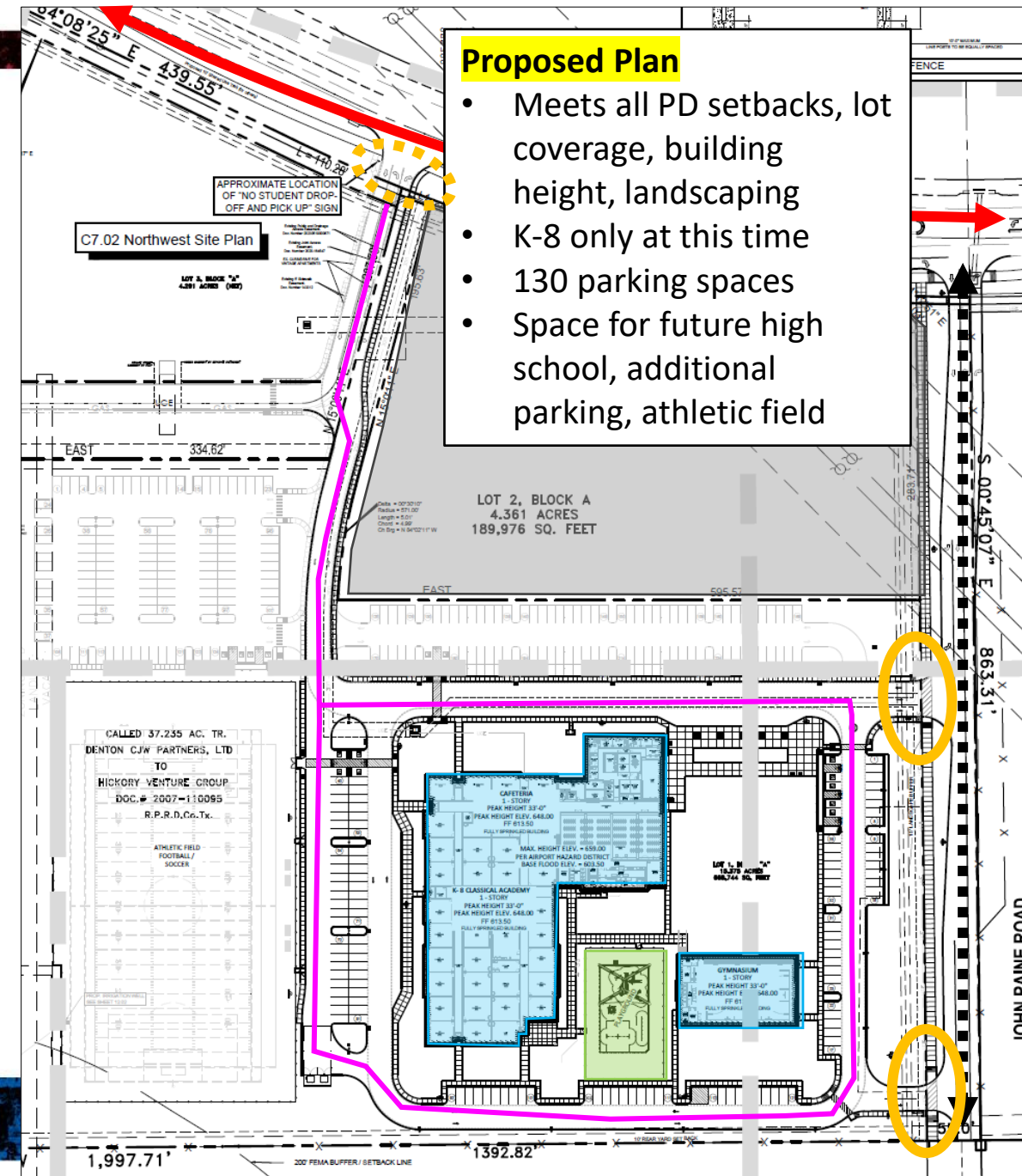
Approved Plan

- Included high school
- Extended to Vintage
- Open space



Proposed Plan

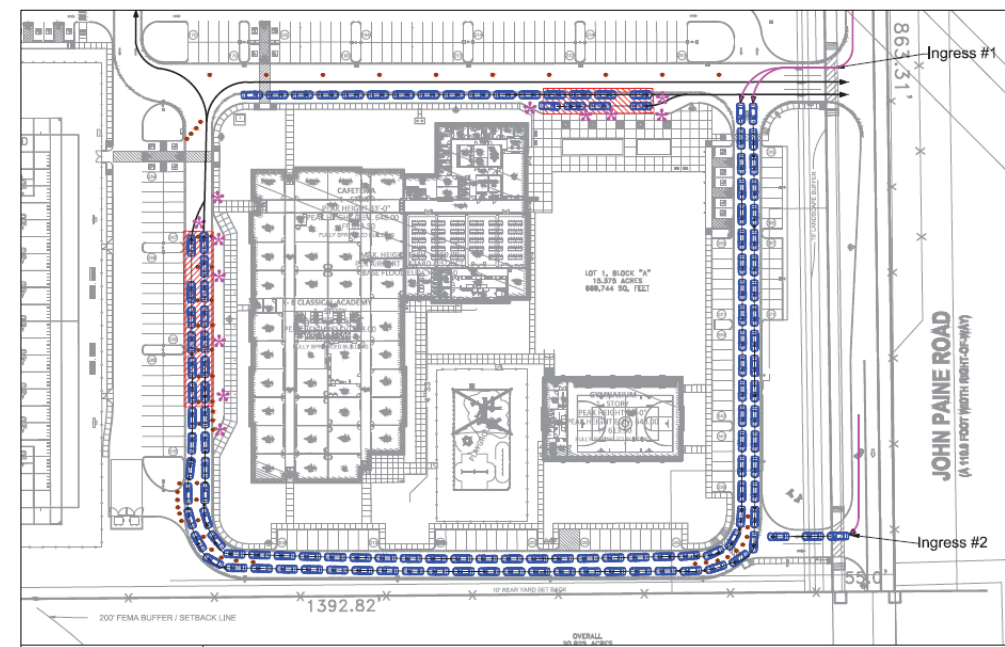
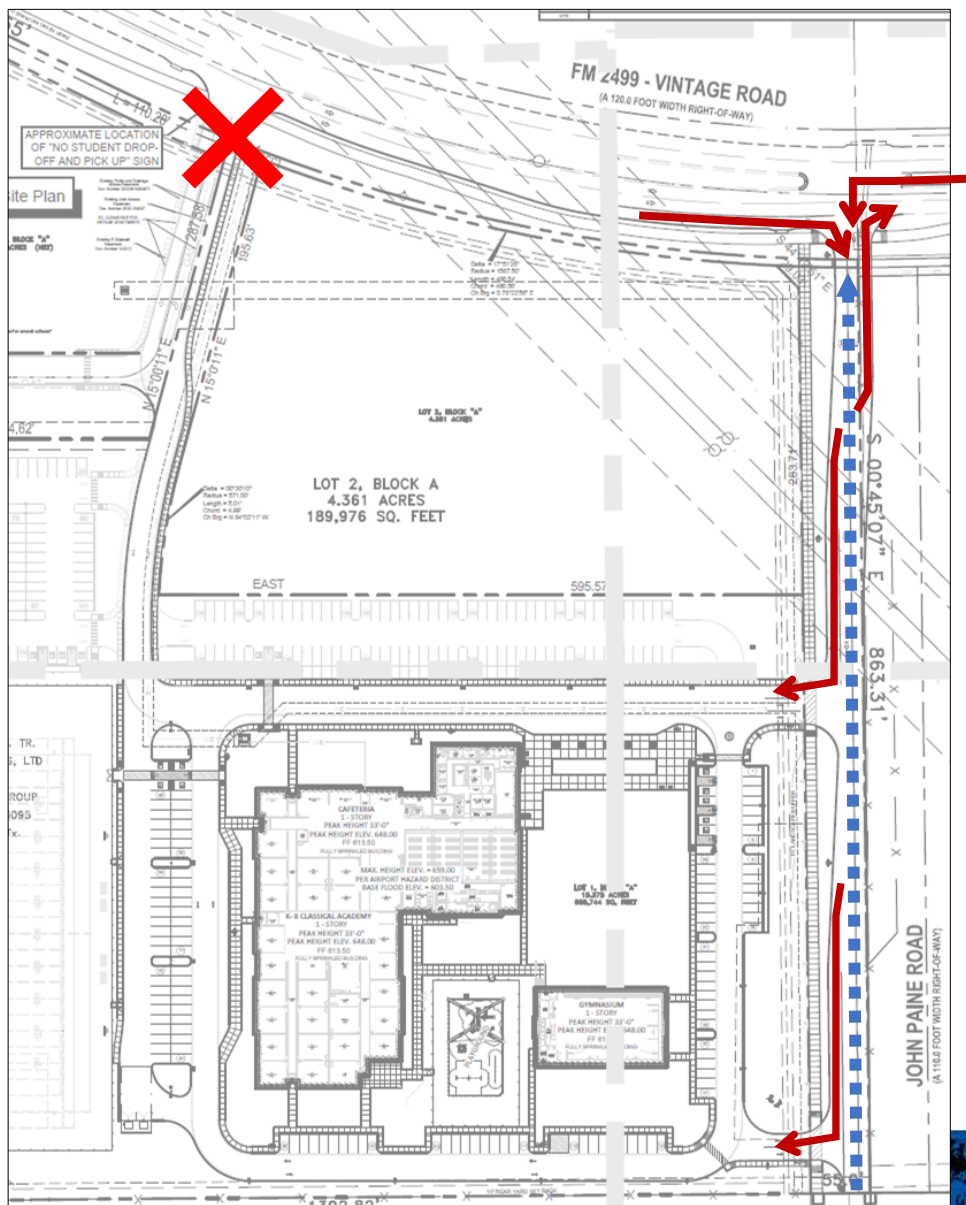
- Meets all PD setbacks, lot coverage, building height, landscaping
- K-8 only at this time
- 130 parking spaces
- Space for future high school, additional parking, athletic field



11/18/2025

File ID: PDA25-0002a

Transportation/Traffic Management



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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

Zoning Criteria for Approval (Sec 2.7.3.D)

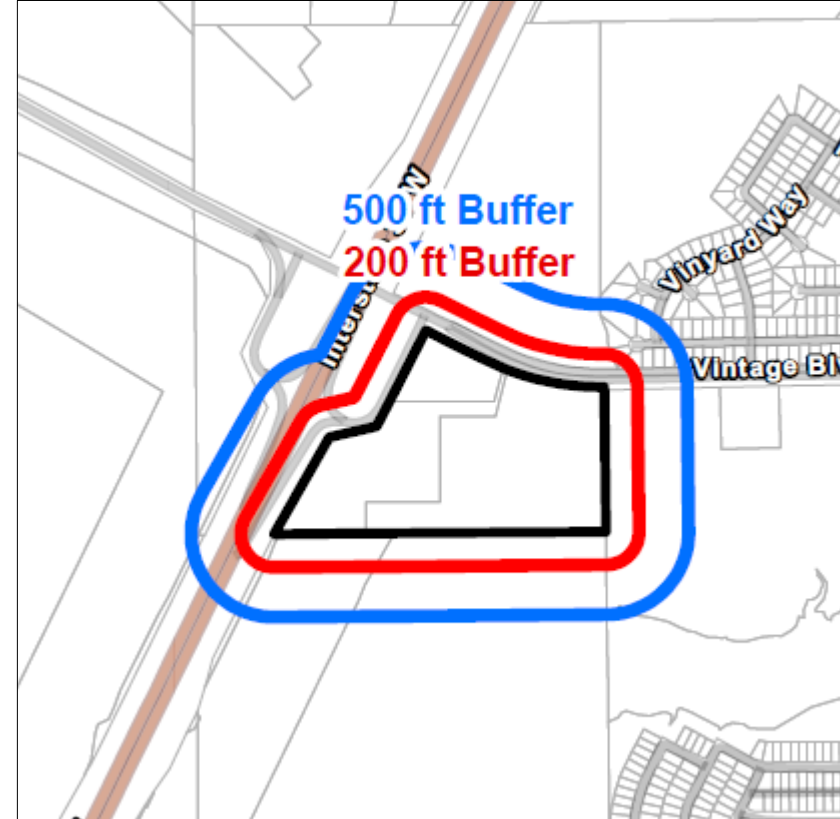
1. **Compliance with goals of Comprehensive Plan**
2. Compliance with the goals of relevant Area Plans
3. **Compliance with DDC, except where modifications are expressly authorized through the PD**
4. Provides a greater level of design than would be required if the project were not being developed in a PD District
5. **Appropriate in area, location, and overall planning for the purpose intended**
6. **Provision of public facilities and services adequate to serve anticipated population within PD District**
7. **Conditions and/or restrictions imposed by the PD District are necessary and sufficient to address significant adverse impacts to surrounding properties or neighborhoods**

Summary:

- ✓ **Consistent with Denton 2040 FLUM's purpose, Economic Vitality goals, and Mobility policies**
- ✓ **Meets PD development standards**
- ✓ **Provides adequate roadway improvements, queuing, and traffic management to minimize peak traffic impacts**
- ✓ **Future addition of the high school will require a Major Planned Development Amendment**
- ✓ **Provides a close educational option for nearby neighborhoods and overall community**

Public Outreach

- Newspaper Ad: October 5, 2025
- Property Posted: October 6, 2025
- Mailed Notices:
 - 200 ft. Public Notices mailed: 10
 - 500 ft. Courtesy Notices mailed: 230
- Responses:
 - In Opposition: 0
 - In Favor: 0
 - Neutral: 0



Recommendation

The Planning and Zoning Commission recommended **approval** of the request (7-0).

Staff recommended **approval** of the request as it complies with the applicable criteria.

Questions?

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Development Services