



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: April 9, 2025

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams on behalf of the property owner, 195 Denton Partners, LLC to rezone approximately 195 acres from Residential 2 (R2) zoning district to Overlay Planned Development with Mixed-Use Neighborhood (PD-MN) and Public Facilities (PD-PF) base zoning districts. The subject site is generally located at the southeast corner of the I35-W and Corbin Road intersection in the City of Denton, Denton County, Texas. (PD23-0001c, Denton 195 Planned Development Overlay, Angie Manglaris)

BACKGROUND

The applicant, McAdams, on behalf of the property owner, 195 Denton Partners, LLC, is requesting to rezone approximately 195 acres from Residential 2 (R2) District to an Overlay Planned Development with base zoning districts of Mixed-Use Neighborhood (PD-MN) and Public Facilities (PD-PF). The 195-acre tract of land is situated at the southeast corner of I35-W and Corbin Road (see Exhibit 4). According to the applicant, the purpose of the zoning change request is to rezone three areas of the property, shown as Tracts A, B, and C, totaling approximately 58.06 acres on Exhibit 4, to Planned Development Mixed-Use Neighborhood district to facilitate a townhome and multifamily development. The remainder of the subject property, 137.08 acres shown as Tracts D and E, is proposed to be rezoned to Planned Development Public Facilities for future park land dedication and/or an easement for public open space use to the City. The Overlay Planned Development is intended to address concerns brought up during neighborhood meetings for the overall development of the 195-acre tract. Specifically, residents expressed concern regarding the following: development and access issues along both the I-35W corridor and Corbin Road; and development impacts associated with Tract B given its proximity to existing residential uses in the region.

This project began in 2022 and was previously two separate cases, one straight zoning case (Z22-0018) for a rezoning from R2 to MN and PF districts and one Overlay Planned Development case (PD23-0001) from R2 to PD-MN (for Tract B). Based on feedback received at previous neighborhood meetings, the applicant withdrew the straight zoning application and modified the planned development request to include the entirety of the subject property with the goal of establishing conditions that address concerns related to access and other design elements, including removing Multifamily Dwellings as an allowable use on Tract B and restricting this Tract to Townhome and Single-Family Residential uses only.

Tract B is currently developed with a single-family residence and stock pond situated near the center of the site. Tracts A and C are currently undeveloped and consists of open pasture with clusters of mature trees dispersed throughout the site. The portion of the subject property depicted as Tracts D and E consists of FEMA Floodplain and Floodway as well as Water Related Habitat and Riparian Buffer Environmentally Sensitive Areas (ESA). Although the intended land uses have been indicated to be multifamily dwellings

on Tracts A and C, if approved, the site could be developed with any uses permitted under the MN District (see Exhibit 9).

The Overlay Planned Development contains additional development standards (see Exhibit 5) intended to address concerns of neighboring property owners and to ensure the proposed rezoning and subsequent development are compatible with surrounding neighborhoods or less intensive uses. Per Denton Development Code (DDC) Subsection 2.7.3C.1, an Overlay PD may be used to restrict or expand the uses permitted within a base zoning district or to impose additional use-specific standards than already listed within Subchapter 5 upon a proposed use, or to modify setbacks, landscaping, screening, or buffering requirements along the borders adjoining residential uses or less intensive land uses than what is proposed within the Overlay PD.

The proposed modifications to the DDC standards are outlined in Exhibit 5 and are summarized in the table below. For any standard not modified as part of the Overlay PD Regulations, the regulations of the DDC shall apply. The proposed Overlay PD includes, but is not limited to, the following standards:

Standard	MN District	Proposed PD Overlay Standards	Difference
Table of Allowed Uses	The MN District permits a variety of residential and commercial land uses.	Specific to Tract B: The allowed uses on Tract B shall be limited to Townhomes and Single-Family Residential.	The Overlay PD limits allowable uses which may occur on Tract B. to <u>only</u> Townhomes and Single-Family Residential.
Setbacks (DDC 3.3.A)	Side yard setback: 0 feet	Specific to Tract B: 50 foot side yard setback from the eastern property line.	The Overlay PD proposes an increased side yard setback from the eastern property line by 50 feet.
Building Height (DDC 3.3.4)	Maximum height of 65 feet. Buildings between 41- 65 feet shall require a Specific Use Permit when adjacent to a residential zoning district or single-family, townhome, or duplex use	Specific to Tract B: Buildings shall be a maximum of 3 stories and 40 feet in height.	Removing SUP requirement for additional height, resulting and a 15-foot reduction in the overall allowable height of any structures onsite.
Compatibility Landscape Buffer (DDC	When a developing multifamily use is adjacent to existing single-family	Specific to Tract B: A minimum of 30 Buffer Points from Table 7.G shall be provided. Two of the Buffer Point	Additional 10 compatibility buffer points required.

7.7.6 Table 7.F)	residential, a buffer of 10 feet in width consisting of 20 points from table 7.G shall be required.	Elements shall be: 1) a 6-foot-tall masonry wall and 2) 1 large canopy tree for every 30 linear feet of buffer (minimum 3-inch caliper).	
Total Number of Units Allowed	There are no density / number of unit restrictions in the DDC.	Specific to Tract B: Proposed maximum allowable 150 Townhome and Single-Family Residential units.	Additional development standard designed to limit the total number of residential units onsite.
Site Design and Orientation (DDC 7.10.4.B)	Primary building access shall be oriented towards the adjacent street, and building access shall be provided from the street and/or sidewalk.	Specific to Tract B: Primary building orientation for buildings adjacent to Corbin Road shall be oriented internally to the site.	Reduction in overall building visibility from Corbin Road to address concerns raised in the neighborhood meeting.
Perimeter Street Improvements (DDC 7.8.7.B)	Any development on the perimeter of an unimproved street shall dedicate the right-of-way and improve or reconstruct the street to the same extent as is required for new streets.	Specific to Tracts A and B: An alternative street cross section utilized for the construction of Corbin Road. Development may not occur until improved Corbin Road intersects with either New Bonnie Brae Street OR I-35W northbound frontage road.	Developer responsible for improvements to Corbin Road, utilizing a street cross section which can accommodate the 4-inch EnLink gas line and providing for needed street connectivity within the area.
Right-of-Way Screening (DDC 7.7.5.F.4.b)	Screening area shall begin at the back edge of either the right-of-way or public utility easement, as necessary to prevent encroachment into those areas.	Specific to Tracts A and C: 10-ft wide landscape buffer shall be parallel to and outside of the TxDOT right-of-way and public utility easements.	Specifies minimum landscape buffer width and designates land outside of future ROW and easements for screening.
Adequate Access (DDC 7.8.9.C.1)	Every lot shall have sufficient access providing adequate means of ingress and egress for emergency vehicles and for those needing access to the	Specific to Tract C: Building permits for Tract C shall not be issued until the completion of the future northbound I-35W frontage road.	Expands upon DDC standards for access by specifying the improvements needed for adequate access to allow for

	property for its intended use.		construction of Tract C.
Final Plat Application Submittal and Processing (DDC 2.6.4.C.2.d)	The Director may require submittal of civil engineering plans for proposed streets, sidewalks, drainage, utility, or other public improvements associated with the final plat review.	Specific to Tracts D and E: The park Developer's Agreement shall be approved by the City of Denton City Council prior to submittal of the Final Plat of Tract A, B, or C, whichever Tract develops first.	In addition to conditions required by the DDC for final plat submittal, the park land Developer's Agreement shall be approved prior to Final Platting of any Parcel.
Standard	PF District	Proposed PD Overlay Standards	Difference
Table of Allowed Uses	A variety of land uses may be permitted in the Public Facilities Zoning District	The only permitted uses in Tracts D and E shall be Park, Playground, Open Space	The PD Overlay removes more intensive land uses in the PF Zoning District from consideration.

A full Staff Analysis is provided in Exhibit 2.

OPTIONS

1. Recommend Approval
2. Recommend Approval with Conditions
3. Recommend Denial
4. Postpone Item.

RECOMMENDATION

Staff recommends approval of the request as it complies with the criteria in Subsection 2.4.5.E of the DDC for approval of all applications, and Subsection 2.7.3.E of the DDC for approval of a rezoning to Planned Development.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
December 1969	City Council	Annexation (ORD 69-0040)	Annexed into City Limits
2002	City Council	City-wide Zoning Transition to NR-2	Approved
October 1, 2019	City Council	New Zoning Code and City-wide zoning district transition R2 District	Approved
June 12, 2024	Planning and Zoning Commission	Rezone Request from R2 to MN and PF	Postponed to July 24, 2024

July 24, 2024	Planning and Zoning Commission	Rezone Request from R2 to MN and PF	Postponed to August 14, 2024
August 14, 2024	Planning and Zoning Commission	Rezone Request for R2 to MN and PF	No action – applicant requested to postpone indefinitely

PUBLIC OUTREACH:

Twenty-eight (28) notices were sent to property owners within 200 feet of the subject property, and thirty-five (35) postcards were mailed to current residents within 500 feet of the subject property. As of the writing of this report, the City has received six responses in opposition of the request, accounting for approximately 4.43% of the land area within 200 feet of the subject property.

A notice was published in the Denton Record Chronicle on March 23, 2025.

A notice was published on the City’s website on March 20, 2025

Three signs were posted on the property on March 8, 2025.

The applicant held four neighborhood meetings regarding the request on November 17, 2022; March 9, 2023; August 17, 2023; and March 26, 2025. Meeting attendance varied and the main concerns surrounding the project were related to the increase of traffic on Corbin Road, the state of Corbin Road and its ability to accommodate new development, and the introduction of the multifamily land use to the area. Through the neighborhood meeting process, the applicant determined the best path forward for the development was to combine the original two separate zoning cases (one straight zoning case and one overlay planned development overlay case), into a singular overlay planned development case which is intended to address the concerns raised by residents during public engagement. Since the neighborhood meeting on March 26, 2025, the applicant has removed Multifamily Dwellings as an allowable use on Tract B and limited the development of Tract B to Townhome and Single-Family Residential uses only.

Additionally, the City hosted a neighborhood meeting on July 30, 2024 to discuss and answer questions related to the future of Corbin Road, the Denton 2022 Mobility Plan, and the proposed zoning cases for Denton 195. The alternative street section proposed for Corbin Road was discussed during this meeting and was ultimately included in the proposed conditions for the proposed Overlay PD.

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. Overall Zoning Exhibit
5. PD Development Regulations
6. Existing Zoning Map
7. Proposed Zoning Map
8. Future Land Use Map
9. Comparison of Allowed Uses
10. Notification Map and Response
11. LLC Members List
12. Draft Ordinance

Respectfully submitted:
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Deputy Director of Development Services/Planning Director

Prepared by:
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Development Review Manager