



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 29, 2026

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by Kimley-Horn on behalf of the property owner, Denton Double Down, LLC, to rezone approximately 4.37 acres of land from a Residential Rural (RR) zoning district to a Suburban Corridor (SC) zoning district. The subject site is generally located on the south side of Hartlee Field Road, approximately 580 feet east of East Sherman Drive in the City of Denton, Denton County, Texas. (Z25-0017, Denton Striker, Ashley Ekstedt)

BACKGROUND

The applicant, Kimley-Horn, on behalf of the property owner, Denton Double Down, LLC, has submitted an application to rezone approximately 4.37 acres of land from a Residential Rural (RR) zoning district to a Suburban Corridor (SC) zoning district to align with the existing zoning on the adjacent parcels under the same ownership. The subject property was voluntarily annexed in January of 2026 and given the placeholder zoning of RR after annexation. If this zoning change is approved, any of the uses permitted in the SC District could be developed on the subject property. See Exhibit 7 for a complete list of uses permitted by right and by Specific Use Permit within the SC District.

The subject property is not currently developed, and the applicant does not currently have development plans for the property. The subject property is under common ownership with parcels to the west and south that already have SC zoning in place. The surrounding properties to the north are zoned Residential 4 (R4) District and within the Extraterritorial Jurisdiction (ETJ). The surrounding properties to the south, on both sides of Loop 288, are zoned SC. To the west, the surrounding property is zoned SC and Public Facilities (PF). The properties to the east are within the ETJ.

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 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).

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
November 18, 2025	City Council	Municipal Services Agreement Ordinance	Approved
November 18, 2025	City Council	Public Hearing	Public hearing held; no further action occurred
November 18, 2025	City Council	First Reading of the Annexation Ordinance	First Reading held; no further action occurred
January 13, 2026	City Council	Second Reading of Annexation Ordinance	Approved

PUBLIC OUTREACH:

The following public outreach efforts were done to meet legal notice requirements and to seek feedback from adjacent property owners and residents:

- On April 7, 2026, a total of three (3) notices were mailed out to property owners within 200 feet of the subject property, and three (3) postcards were mailed out to current residents within 500 feet of the subject property. As of the writing of this report, staff has received no written response to the notices.
- A notice was published on the City’s website on April 8, 2026.
- A notice was published in the Denton Record Chronicle on April 12, 2026.
- One sign was posted on the subject property on April 13, 2026.
- The applicant held a virtual neighborhood meeting on April 6, 2026.

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. Applicant Narrative
4. Site Location Map
5. Future Land Use Map
6. Existing Zoning Map
7. Proposed Zoning Map
8. Table of Allowed Uses
9. Notification Map
10. Draft Ordinance

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Ashley Ekstedt, AICP
Associate Planner