



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 7, 2026

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a change in the zoning district and use classification from Rural Residential (RR) District to General Office (GO) District on approximately 5.36 acres of land generally located on the north side of Barthold Road, approximately 2,580 feet west of North Interstate 35 in the City of Denton, Denton County, Texas; adopting an amendment to the City's Official Zoning Map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted (6-0) to recommend approval of the request. Motion for approval by Commissioner Ketchersid and second by Commissioner Garland. (Z25-0025b, Arkamima, Matt Bodine)

<https://dentontx.new.swagit.com/videos/376351>

BACKGROUND

The applicant, McAdams, on behalf of the owner, Arthur and Kathryn Smuck, is requesting to rezone approximately 5.36 acres of land from Rural Residential (RR) District to General Office (GO) District for the purpose of developing a variety of commercial uses such as a Restaurant, Hotel, and General Retail. The subject property has a single-family home on it that is intended to be adapted for commercial use, but at this time no development plans or applications have been submitted to the City for review. If this zoning change were approved, any use permitted under the GO zoning district could be developed on the subject property. See Exhibit 8 for a complete list of permitted uses under both the current and proposed zoning districts.

The subject property was annexed into the City of Denton in 2015 and assigned the placeholder designation of Rural Residential (RD-5X) under the 2002 Denton Development Code (DDC); this transitioned to RR District with the adoption of the 2019 DDC. Adjacent properties to the west and north are situated within the Extra-Territorial Jurisdiction (ETJ) and have entered into non-annexation agreements with the City. Adjacent properties to the south and east are mostly vacant and are zoned either Light Industrial (LI) or Rural Residential (RR). Properties farther east along I-35 are a mix of commercial and industrial uses. The Future Land Use Map designates this area as Light Industrial.

The Denton Mobility Plan classifies Barthold Road as a Primary Arterial. TxDOT has a project to realign FM 1173 to connect with this portion of Barthold Road and improve it to a six-lane roadway. As a result of this road improvement project, a 150-foot deep portion of the subject property along Barthold Road has been acquired by TxDOT, which is why the subject zoning request does not extend south to Barthold Road.

PLANNING AND ZONING COMMISSION

At the February 11, 2026 meeting, the Planning and Zoning Commission opened the public hearing for this rezoning application and continued the hearing to the February 25, 2026 meeting at the request of the applicant.

At the February 25, 2026 meeting, the Planning and Zoning Commission voted (6-0) to recommend approval of the requested rezoning with a motion for approval by Commissioner Ketchersid and second by Commissioner Garland. The applicant spoke at the public hearing. The Commissioners commended the applicant for being proactive about the future use of their property.

A full Staff Analysis is provided in Exhibit 2.

OPTIONS

- 1. Approve
- 2. Deny
- 3. Postpone item

RECOMMENDATION

Staff recommends **approval** of the request as it complies with the criteria in Section 2.4.5.E of the Denton Development Code (DDC) for approval of all applications, and Section 2.7.2.D of the DDC for approval of a zoning change.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

<u>Date</u>	<u>Council, Board, Commission</u>	<u>Request</u>	<u>Action</u>
June 16, 2015	City Council	City-initiated Annexation and zoned to RD-5X. (Ord. 2015-188)	Approved
October 1, 2019	City Council	New DDC Zoning Code & City-wide zoning district transition to Rural Residential (RR) District. (DCA18-0009)	Approved
February 11, 2026	Planning & Zoning Commission	Zoning Change from Rural Residential (RR) to General Office (GO) District. (Z25-0025)	Continued to February 25, 2026
February 25, 2025	Planning & Zoning Commission	Zoning Change from Rural Residential (RR) to General Office (GO) District. (Z25-0025a)	Recommended Approval

PUBLIC OUTREACH:

Four notices were sent to property owners within 200 feet of the subject property, and three postcards were mailed to current residents within 500 feet of the subject property. As of the writing of this report, no responses have been received.

A notice was published on the City’s website on January 22 and March 19, 2026.

A notice was published in the Denton Record Chronicle on January 24 and March 21, 2026.

Two signs were posted on the site on February 11, 2026.

The applicant held a virtual neighborhood meeting on January 29, 2026. No one from the public attended.

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. Project Narrative
5. Current Zoning Map
6. Proposed Zoning Map
7. Future Land Use Map
8. Table of Allowed Uses
9. Notification Map & Sign Affidavit
10. Fiscal Impact Summary
11. Ordinance
12. Staff Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
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Assistant Planner