



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: October 14, 2025

SUBJECT

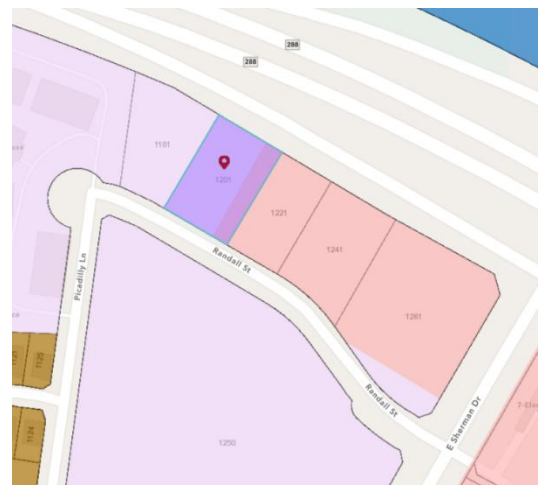
Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a change in the zoning district and use classification of the portion of Mixed Use Neighborhood (MN) zoning district on an approximately 1 acre lot to Suburban Corridor (SC) zoning district generally located south of Loop 288 Service Road and north of Randall Street, approximately 650 feet west of E. Sherman Drive, 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 4-0 to recommend approval of the request. Motion for approval by Commissioner Ketchersid and second by Commissioner Garland. (Z25-0016a, CSM Denton Rezone, Erin Stanley) <https://dentontx.new.swagit.com/videos/356584?ts=2926>

BACKGROUND

The subject property was annexed into the City of Denton in 1982 and assigned the placeholder zoning designation of Agriculture (A) before being rezoned to Planned Development at the same meeting. This zoning was changed to Neighborhood Regional Mixed Use (NMRU) and Commercial Mixed Use General (CM-G) with the adoption of the 2002 Development Code since development had not occurred under the previous PD. The NRMU zoning transitioned to Mixed Use Neighborhood (MN) and CM-G zoning transitioned to Suburban Corridor (SC) with the adoption of the 2019 Denton Development Code.

The 0.9973-acre lot is currently undeveloped. In 2016, a plat was approved for the subject property as part of Sherman Crossing Addition Phase 1. Earlier this year, a replat was approved to further subdivide the addition. Today, the subject property is platted as Lot 4, Block A, Sherman Crossing Addition Phase 1.

The property is bordered to the north by the Loop 288 Service Road, a TXDOT roadway, and to the south by Randall Street, a City of Denton residential street. The property immediately to the west is similarly zoned MN and is concurrently pursuing a zoning change to SC zoning. The property to the east of the subject lot is zoned SC and is actively undergoing development review for commercial uses.



PLANNING AND ZONING COMMISSION

On September 24, 2025, the Planning and Zoning Commission held a public hearing and voted [4-0] to recommend approval of the zoning change. The applicant was available during the public hearing to answer

questions from the Commission. No other members of the public spoke during the public hearing, and no questions were asked by the Commission.

OPTIONS

1. Approval
2. Denial
3. Postpone Item

RECOMMENDATION

The Planning and Zoning Commission held a public hearing and voted [4-0] to recommend approval of the zoning change.

Staff recommends approval of the rezoning of the portion of Mixed Use Neighborhood (MN) district on approximately 1 acre of land to Suburban Corridor (SC) district as it complies with the criteria in Subsection 2.4.5.E of the Denton Development Code for approval of all applications, and Subsection 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
January 12, 1982	City Council	Annexation into City Limits (1982-007)	Approved
January 12, 1982	City Council	Rezone to Planned Development (1982-008)	Approved
February 5, 2002	City Council	Rezone to NRMU and CM-G (2002-040)	Approved
October 12, 2016	Planning and Zoning Commission	Plat (FP16-0021)	Approved
September 24, 2025	Planning and Zoning Commission	Rezone to SC	Recommended Approval

PUBLIC OUTREACH:

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

- A total of four (4) notices were mailed out to property owners within 200 feet of the subject property, and one hundred and forty-six (146) 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 responses to this request in opposition or support.
- A notice was published on the City's website on September 5, 2025 and September 25, 2025
- A notice was published in the Denton Record Chronicle on September 7, 2025 and September 27, 2025.
- Three signs were posted on the subject property on September 14, 2025.
- As of the writing of this report, no community engagement has been conducted.

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

Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Applicant's Project Narrative
Exhibit 4 - Site Location Map
Exhibit 5 - Future Land Use Map
Exhibit 6 - Existing Zoning Map
Exhibit 7 - Proposed Zoning Map
Exhibit 8 - Table of Allowed Uses
Exhibit 9 - Notification Map
Exhibit 10 - Fiscal Impact Summary
Exhibit 11 - Draft Ordinance
Exhibit 12 - Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Acting Planning Director

Prepared by:
Erin Stanley
Assistant Planner