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January 12, 2026

City of Denton

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Denton, TX 76205

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RE: Arkamima – Letter of Intent for Rezoning

Please accept this letter, on behalf of Arthur Smuck, as an explanation of the proposed commercial fiscal impact information for approximately 5.36 acres within parcel number 208223, located at the north of Barthold Road (Future HWY 1173) in the City of Denton, Denton County, Texas.

ZONING AND FUTURE LANDUSE

The current zoning on the Arkamima property is Rural Residential (RR) with a Future Land Use Designation of Light Industrial. The current zoning does not allow for commercial uses, therefore a rezoning to General Office (GO) is being requested. Based on the uses within the City of Denton Land Use Plan, the Future Land Use designation of Light Industrial will remain.

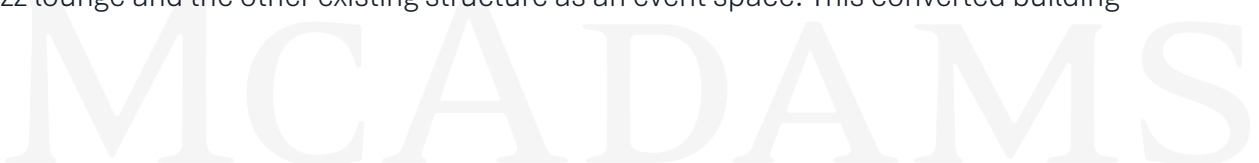
The proposed zoning change is to rezone from Rural Residential to General Office. There is a preliminary concept plan provided with the submittal for visualization purposes only and may not be the final plan. The current property owners wish to rezone to permit commercial uses and be more aligned with the uses of the surrounding properties.

EXISTING CONDITIONS

The property to the north of the subject property is located within the ETJ 1, and is vacant. The property to the west is also located within ETJ 1 and is vacant. The property to the south across HWY 1173 is zoned Rural Residential and is being used for a single- family residence. The property to the east is zoned Light Industrial and is vacant. All properties not located in the ETJ have a Future Land Use of Light Industrial.

PROJECT DESCRIPTION

Currently for the Arkamima project there is an existing residence on the property along with an existing structure. The proposed development proposes to convert the existing residence into a restaurant, potentially a jazz lounge and the other existing structure as an event space. This converted building



could have an outdoor area, with seating and a firepit. The rest of the property would be used for commercial, on the concept we are showing a boutique hotel near the converted residence with its own outdoor area for gatherings and games. Then on the eastern side of the property a retail building faces the future HWY 1173. The concept plan is preliminary but follows the permitted uses of General Office and Light Industrial. The concept plan shows access off future HWY 1173 on the west and east side of the property, as well as the 110' already dedicated to TxDOT.

CRITERIA FOR APPROVAL: GENERAL CRITERIA

1. The proposed development is consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.
No prior approvals are in effect.
2. The proposed development is consistent with the Comprehensive Plan and any applicable plans. If development does not match the future land use designation in the Comprehensive Plan, an application may still be approved if it is determined by the approving body to meet the overall goals of the Comprehensive Plan.
The property's Future Land Use designation is Light Industrial and the surrounding development pattern aligns closely with Light Industrial uses. Our proposed development of commercial is consistent with the permitted uses within Light Industrial.
3. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.
After the zoning is complete, future development shall comply with the DDC.
4. The proposed development shall be consistent with any adopted interlocal and applicable development agreements and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.
N/A
5. The proposed development should be designed to minimize negative environmental impacts and should not cause significant adverse impacts on the natural environment.
There is no proposed development at this time. Floodplain and ESA Regulations will be complied with at the time of development. The natural environment will be considered in the future planning of the development.
6. The proposed development should not cause significant adverse impacts on surrounding properties.
The proposed zoning change is consistent with the development pattern of surrounding properties. We will be hosting 2 public neighborhood meetings. An invite to those meetings will be provided to city staff once the dates and times have been determined.

7. The proposed development should not result in significant adverse fiscal impacts on the city.
The proposed zoning change will not result in a significant adverse fiscal impact on the city.
8. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.
The property owner shall comply with all regulatory requirements to obtain permitting and operate legally going forward.
9. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including for emergency services.
The property is along Barthold Rd (future HWY 1173), approximately 150' of the property has already been dedicated to TxDOT to expand HWY 1173. Because of this it can be adequately served by the highway.
10. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development.
When the property is developed, we will ensure that the project is fully supported by the surrounding utility infrastructure.

CRITERIA FOR APPROVAL: SPECIFIC CRITERIA

1. The proposed rezoning is consistent with the Comprehensive Plan
Yes, The property's Future Land Use designation is Light Industrial and the surrounding development pattern aligns closely with Light Industrial uses. Our proposed development of commercial is consistent with the permitted uses within Light Industrial.
2. The proposed rezoning is consistent with relevant Small Area Plan(s)
N/A
3. The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3: Zoning Districts
The proposed development will offer a variety of commercial uses while creating the opportunities for business and supporting the surrounding commercial and light industrial uses.
4. There have been significant changes in the area to warrant a zoning change
The continual development of nearby light industrial along with the expansion of HWY 1173 in the area warrant the zoning change, and make this property not a ideal area for rural residential.
5. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood;
The proposed zoning is consistent with the surrounding land use pattern.

6. Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development; and/or:

When the property is developed, we will ensure that the project is fully supported by the surrounding utility infrastructure.

7. There was an error in establishing the current zoning.

There was no error in establishing the current zoning.

CONCLUSION

We are pleased to bring you this application and respectfully request your support for this rezoning application for Arkamima. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

MCADAMS

Patricia Fant, AICP
Planning + Entitlements