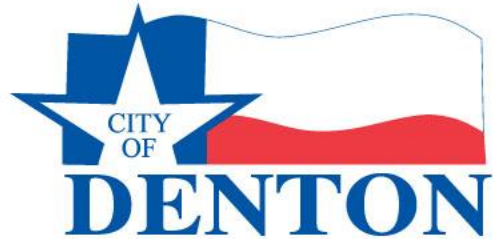


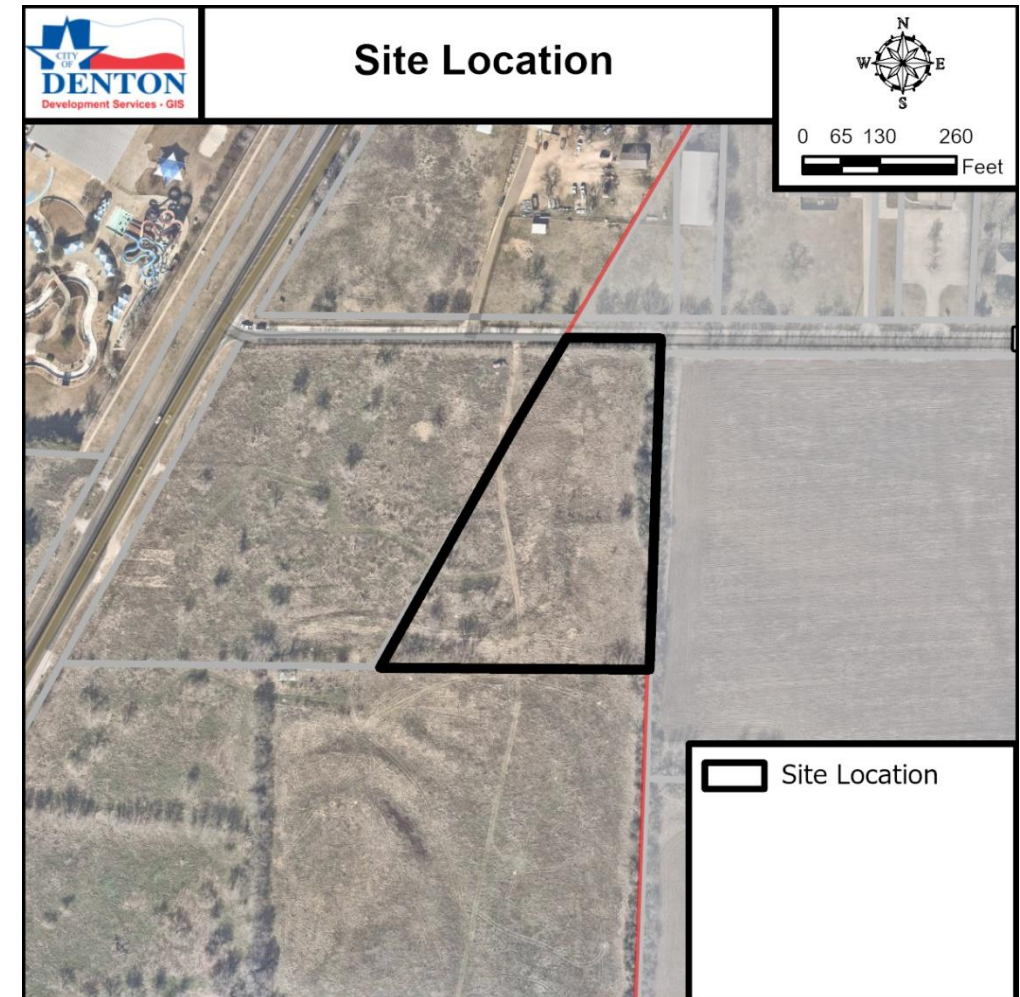
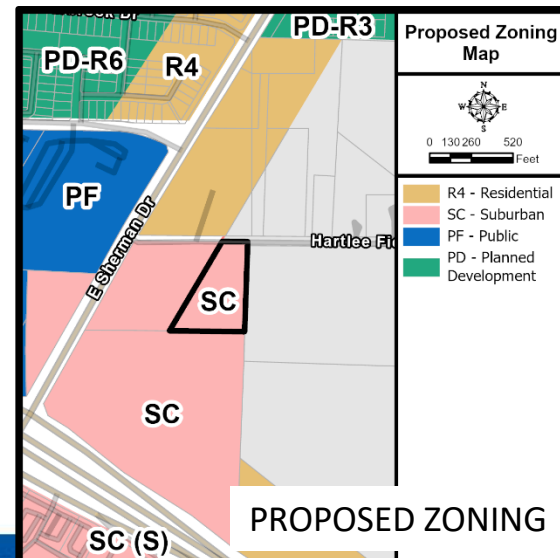
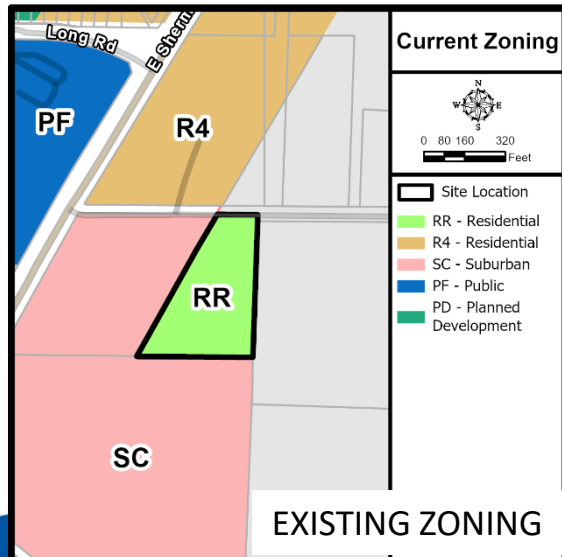
Z25-0017a Denton Striker

Ashley Ekstedt, AICP
Associate Planner
May 19, 2026



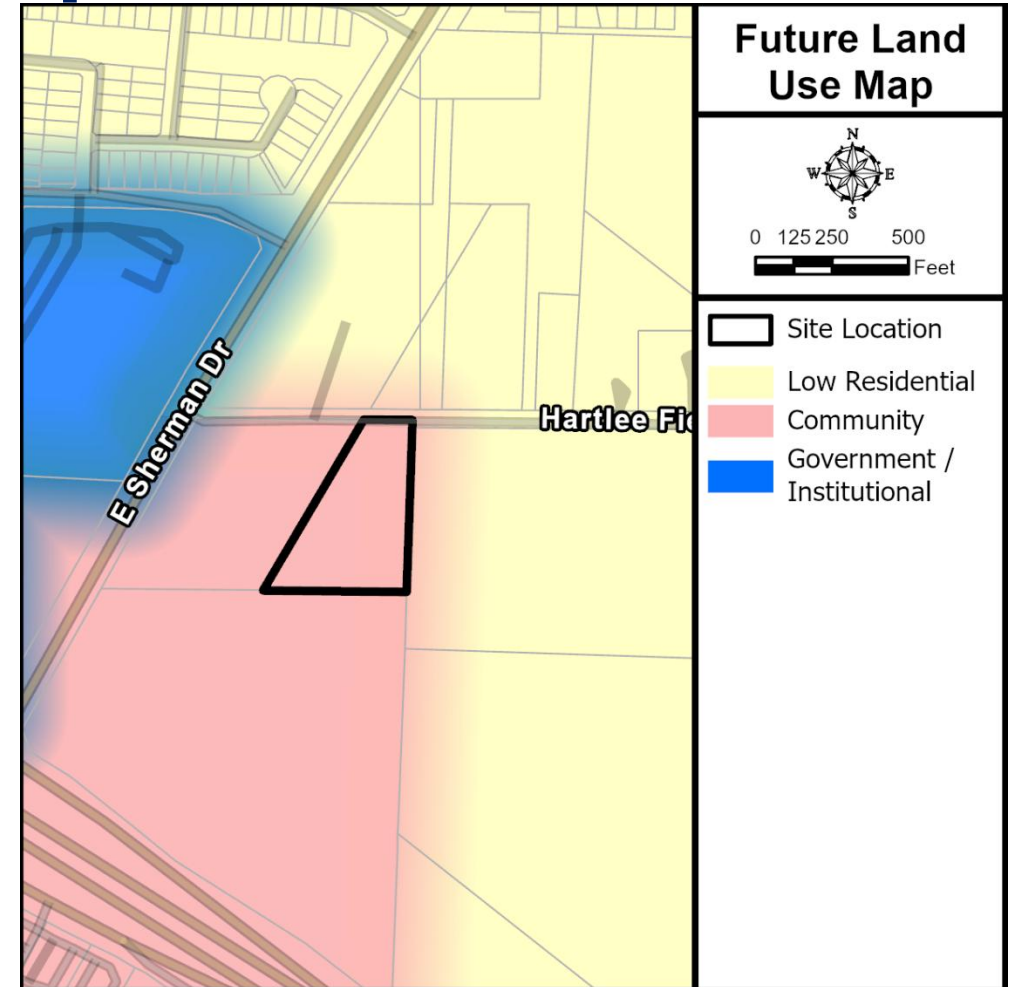
Request

- Rural Residential (RR) Zoning District to a Suburban Corridor (SC) Zoning District
- Approximately 4.37 acres
- Purpose: Recently annexed, align zoning with remainder of property under same ownership



Future Land Use Map and Zoning Purpose Statement

- **Community Mixed Use Future Land Use designation**
 - This designation is intended to promote a mix of uses, of which various **commercial uses remain predominant**, but where residential, service, and other uses are complementary.
 - Future development in Community Mixed Use areas will **complement and embrace existing, viable uses**, and raise the standard of design to increase their economic viability, accommodate greater connectivity and mobility options, and create a sense of place to serve the local community.
- The SC district is **intended to provide moderate- to high-intensity commercial, office, and retail uses along high-traffic corridors.**
- The SC district provides elevated building and landscape design, buildings oriented to the street, and appropriate buffering from adjacent neighborhoods.



Criteria for Approval – Development Code

General Approval Criteria for All Applications (Sec. 2.4.5E)

1. General Criteria
2. Prior Approvals
3. Consistent with the Comprehensive Plan and Other Applicable Plans
4. Compliance with this DDC
5. Compliance with other regulations
6. Consistent with Interlocal and Development Agreements
7. Minimizes Adverse Environmental Impacts
8. Minimizes Adverse Impacts on surrounding Property
9. Minimizes Adverse Fiscal Impacts
10. Compliance with Utility, Service, and Improvement Standards
11. Provides Adequate Road Systems
12. Provides Adequate Public Services and Facilities
13. Rational Phasing Plan

Zoning Criteria for Approval (Sec 2.7.2.D)

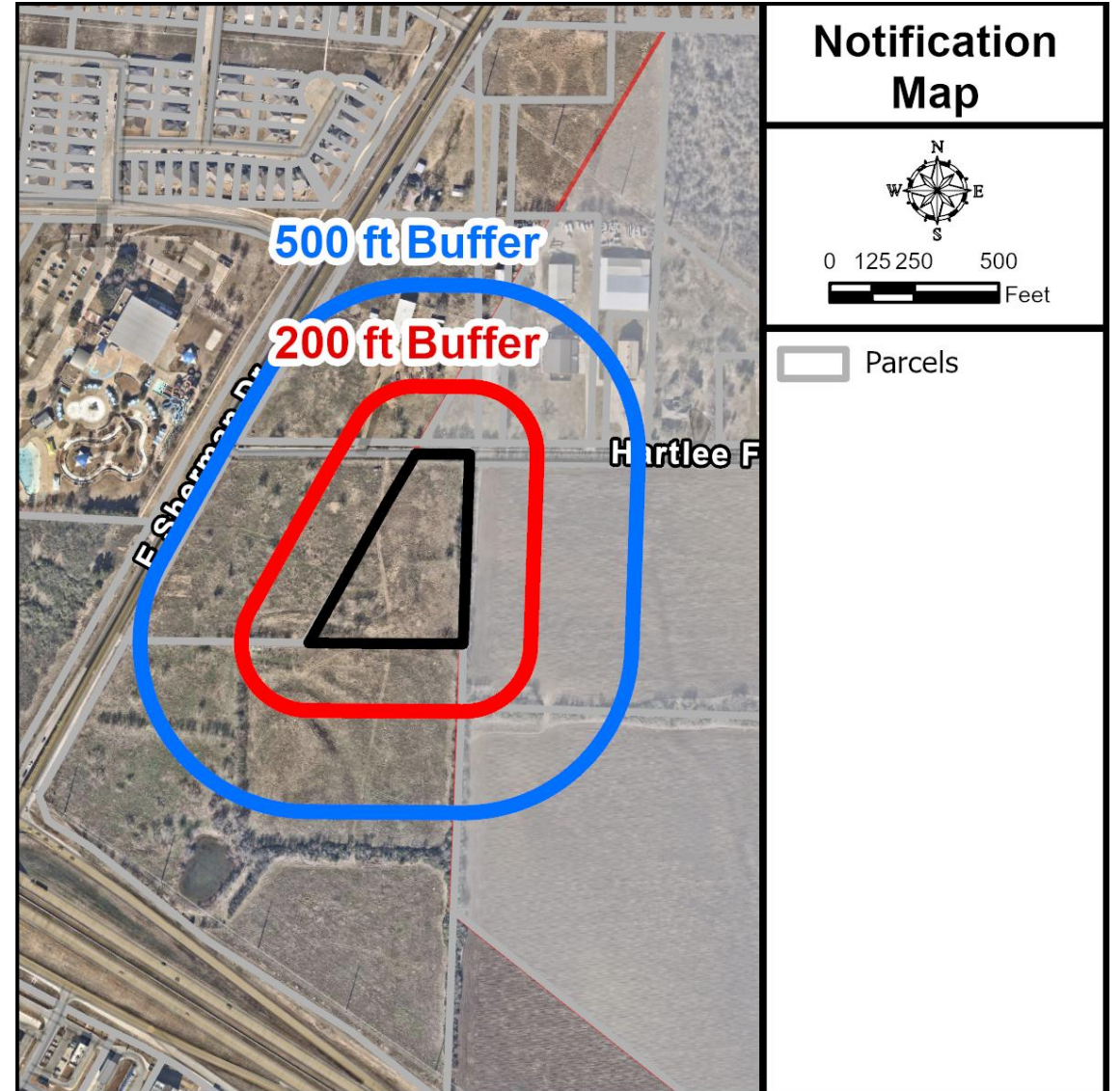
- a. The proposed rezoning is consistent with the Future Land Use Map designation.
- b. The proposed rezoning is consistent with relevant Small Area Plan(s).
- c. The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3, Zoning Districts.
- d. There have been or will be significant changes in the area to warrant a zoning change.
- e. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.
- f. Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development.
- g. There was an error in establishing the current zoning district.

Summary:

- ✓ Proposal is consistent with the goals and policies and the Future Land Use Map of the Denton 2040 Comprehensive Plan.
- ✓ Proposal is consistent with SC Zoning District purpose statement.
- ✓ Zoning is not expected to generate significant adverse environmental, infrastructure, or fiscal impacts.
- ✓ Zoning is not expected to have adverse impacts on surrounding properties.

Notification

- **Newspaper Ad:** April 12 and May 2, 2026
- **Website:** April 8 and 29, 2026
- **Property Posted:** April 13, 2026
- **Mailed Notices:**
 - 200 ft. Public Notices mailed: 3
 - 500 ft. Courtesy Notices mailed: 3
- **Responses:**
 - In Opposition: 0
 - In Favor: 0
 - Neutral: 0
- Applicant held neighborhood meeting on April 6, 2026



Recommendation

The Planning and Zoning Commission **recommended approval (5-0)**.

Staff recommends **approval** of the zoning change request to a Suburban Corridor (SC) Zoning District as it complies with the criteria in Section 2.4.5E of the Denton Development Code for approval of all applications, and Section 2.7.2D of the DDC for approval of a Zoning Map Amendment (Rezoning).

QUESTIONS?

Ashley Ekstedt, AICP
Associate Planner
Development Services