

PD25-0004a

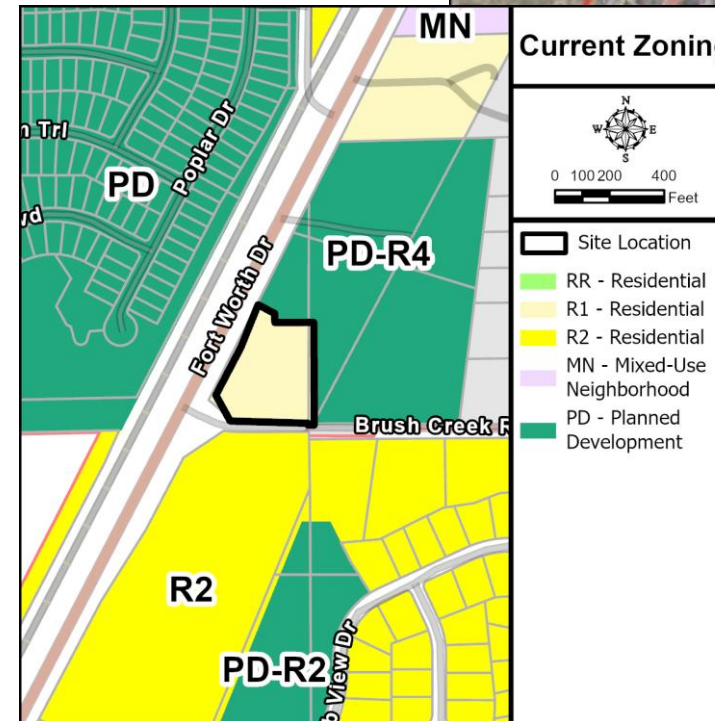
Brush Creek Center

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Assistant Planning Director
November 18, 2025



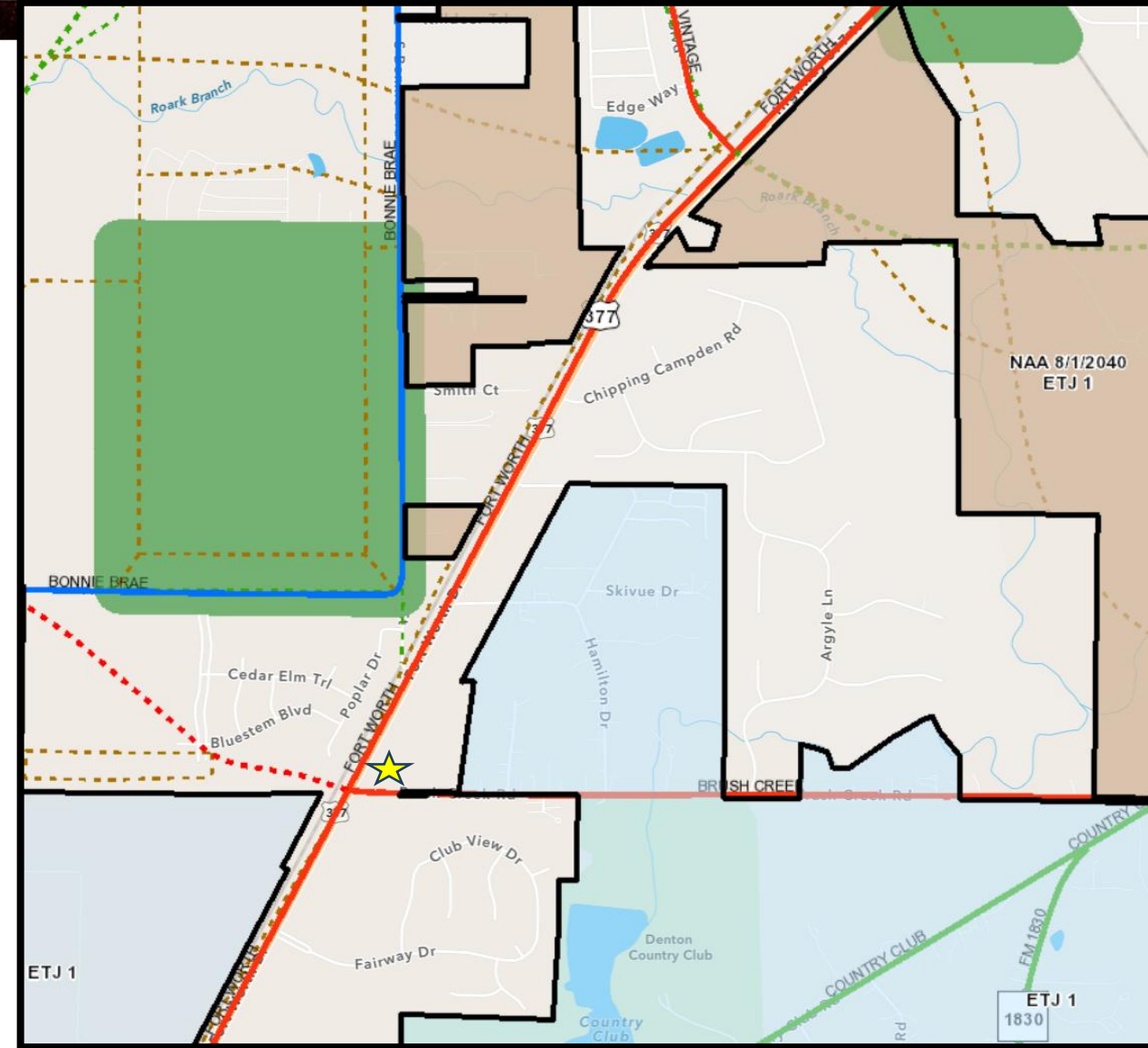
Request & Site Data

- Rezoning from **R-1 Districts to PD-SC**— for commercial development.
- 2.63-acre site located northeast of the intersection of US 377 and Brush Creek Road.
- Predominantly unimproved and consists of open pasture.
- Site is **part of a larger 18.07-acre tract** – remainder of area corner not part of this request and recently **rezoned to PD-R4**
- Future Land Use predominantly **Neighborhood Mixed Use with some Rural Areas**.
- Surrounded by PD to the east and north, City ETJ to the east; R2 to the south, PD to the west.



Road Systems

- **US 377:**
 - **North-south road** owned and maintained by TxDOT.
 - Per the 2022 Mobility Plan, US 377 is designated as a **Primary Arterial**.
 - Planned to **be a six-lane undivided** roadway as part of the State's work to widen the US 377 corridor.
 - TxDOT's project tracker **does not have an estimated start date for the roadway improvements**.
- **Brush Creek Road:**
 - **East-west road** situated south of the subject property.
 - Per the 2022 Mobility Plan, Brush Creek Road is classified as a **Primary Arterial**.
 - To be realigned to extend westward from the property, across US 377 and connect to Allred Road, **serving as a regional east-west connection**.



Approval Criteria

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

Rezoning to PD District App (2.7.3.E)

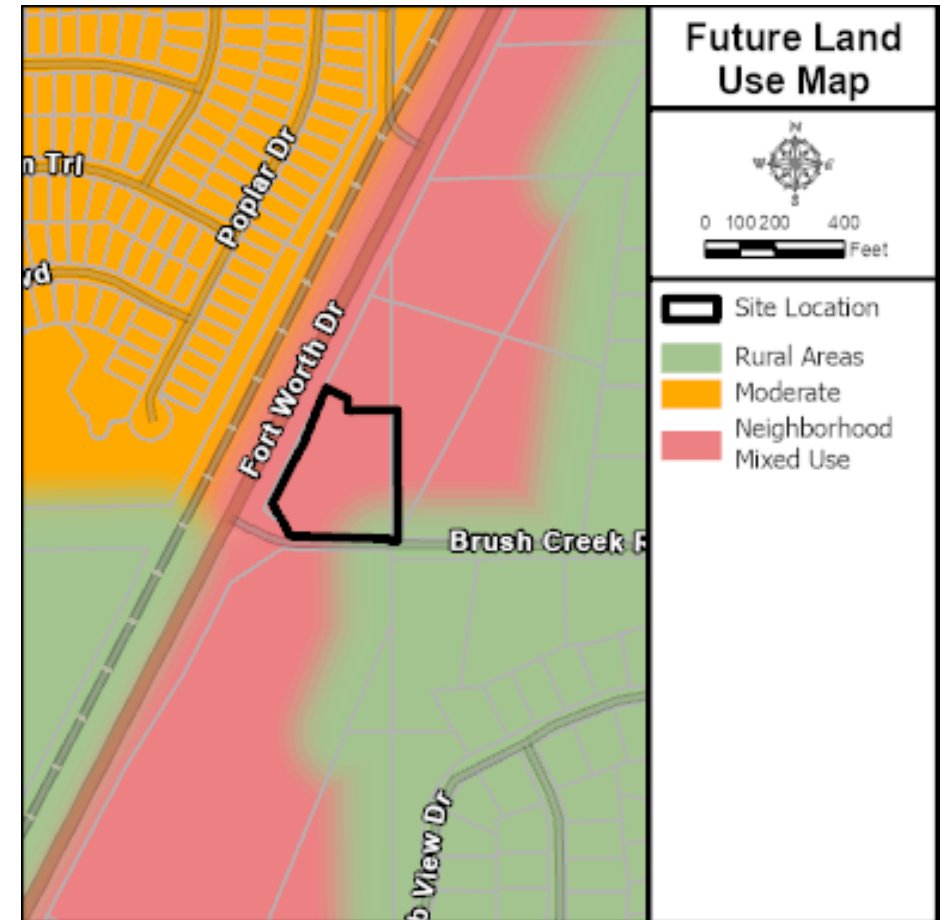
1. Complies with the goals of the Comprehensive Plan;
2. Complies with the goals of relevant Area Plans;
3. Complies with this DDC, except where modifications are expressly authorized by the City Council and PD Development Plan;
4. Provides a greater level of building design quality, community amenities, and public facilities than would be the case if the project were not being developed in a PD District;
5. In the case of proposed residential development, that the development is compatible with the character of the surrounding area and that it will be compatible with the character of the surrounding area;
6. In the case of proposed commercial, industrial, institutional, recreational, or other non-residential development, that such development will be appropriate in area, location, and use;
7. The provisions for public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services and parks are adequate to serve the anticipated population within the PD District.
8. The conditions and/or restrictions imposed by the PD are necessary and sufficient to address any significantly adverse impacts to surrounding properties or the neighborhood.

Summary:

- ✓ Project is consistent with Denton 2040 Comprehensive Plan
- ✓ Complies with DDC, except where otherwise specified
- ✓ Provides greater level of design quality
- ✓ Will promote buildings and uses compatible with the surrounding area
- ✓ Minimizes adverse impacts
- ✓ Public facilities are adequate to serve development

Denton 2040 Plan

- **Future Land Use:** site is predominantly designated as Neighborhood Mixed Use.
 - Applies to neighborhoods where the predominant use is residential, but with a mix of compatible housing types and densities **along with local-serving retail and service uses.**
 - Also applied in areas of future development where **neighborhood-serving retail and services are critical to achieving balanced, accessible neighborhoods.**
 - SC Zoning District is intended to provide moderate-to high-intensity commercial, office, and retail uses along high-traffic corridors
 - **Overlay Planned Development prohibits intensive land uses otherwise allowed in the SC District ensuring compatibility between future commercial uses and single-family residential in the vicinity.**



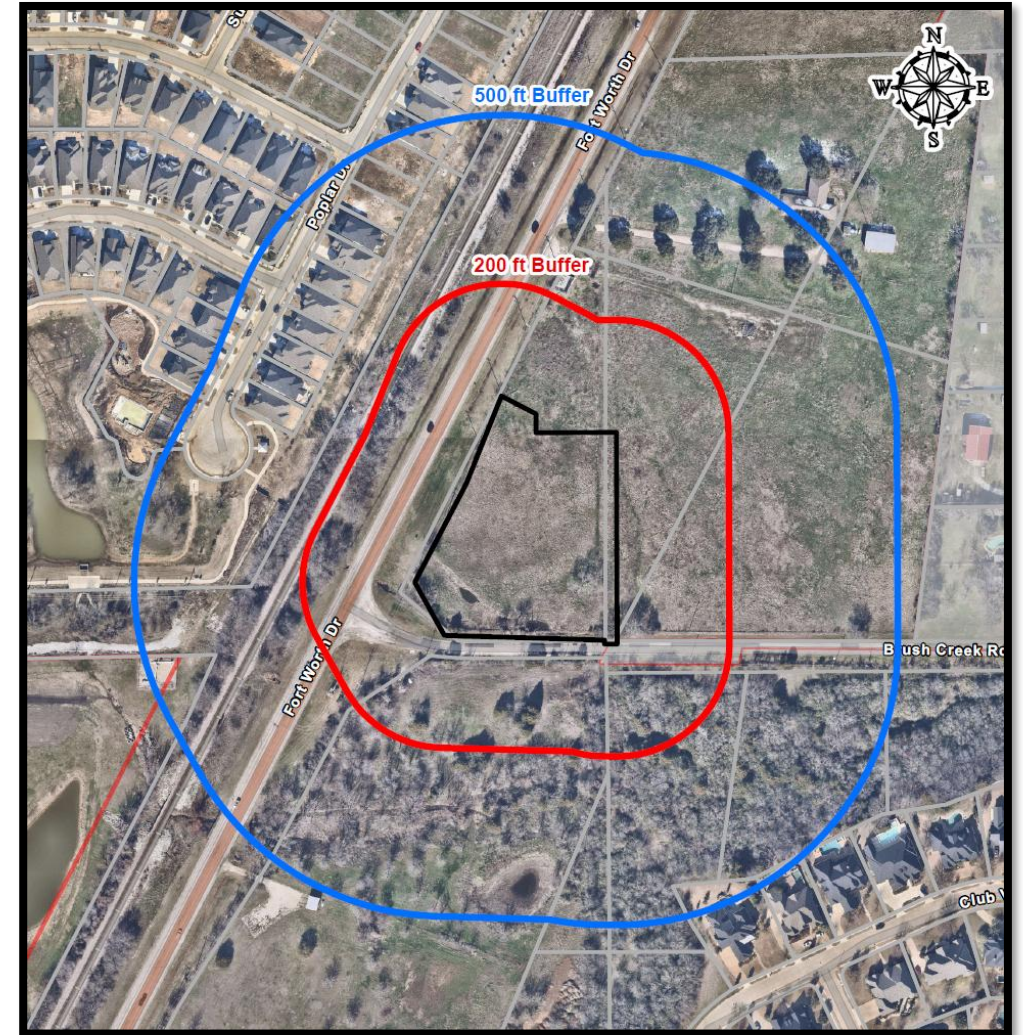
Design Standards & Compatibility

- Consistent with the existing land use patterns and **would not introduce incompatible activities to the area.**
- Provides additional refuse enclosure requirements, **including minimum distance separation from single-family uses.**
- Provides minimum 10-foot-wide landscape buffer along the northbound shoulder of US 377, outside of right-of-way and future P.U.Es,
- Allows for continuity of existing conditions of the US 377 for non-motorized roadway users

DDC Standard	SC District	Proposed PD Regulations	Difference
Permitted Uses (DDC Subchapter 5)	The SC Zoning district permits a variety of residential and commercial land uses by right and with a Specific Use Permit as outlined in DDC Subchapter 5 and provided in Exhibit 7.	The following uses shall be prohibited: • Multifamily Dwelling • Elderly Housing • Outdoor Recreation Facility • Laundry Facility, Self-Service • Building Materials and Supply Store • Smoke Shop • Major Automotive Repair facility • Craft Alcohol Production Facility • Artisan Manufacturing • Food Processing (less than and greater than 2,500 square feet) • Low-Impact Manufacturing • Self-Storage • Warehouse and Wholesale Facility • Temporary Storage of Shipping Containers • Concrete Batch Plant • Special Event Use	Prohibits several intensive <u>land</u> uses otherwise allowable in the SC District.

Public Outreach

- Newspaper: November 1, 2025
- Website: October 30, 2025
- Signs Posted: October 9, 2025
- Mailed Notices:
 - 200 ft. Public Notices mailed: 5
 - 500 ft. Courtesy Notices mailed: 25
- Responses:
 - In Opposition: 0
 - In Favor: 3 (one owner with multiple parcels)
 - Neutral: 0
- Three Neighborhood Meetings since April 2025



Recommendation

The Planning and Zoning Commission recommended approval (7-0) of this request.

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 2.7.3.D of the DDC for approval of a zoning change to PD District.

QUESTIONS?