

City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

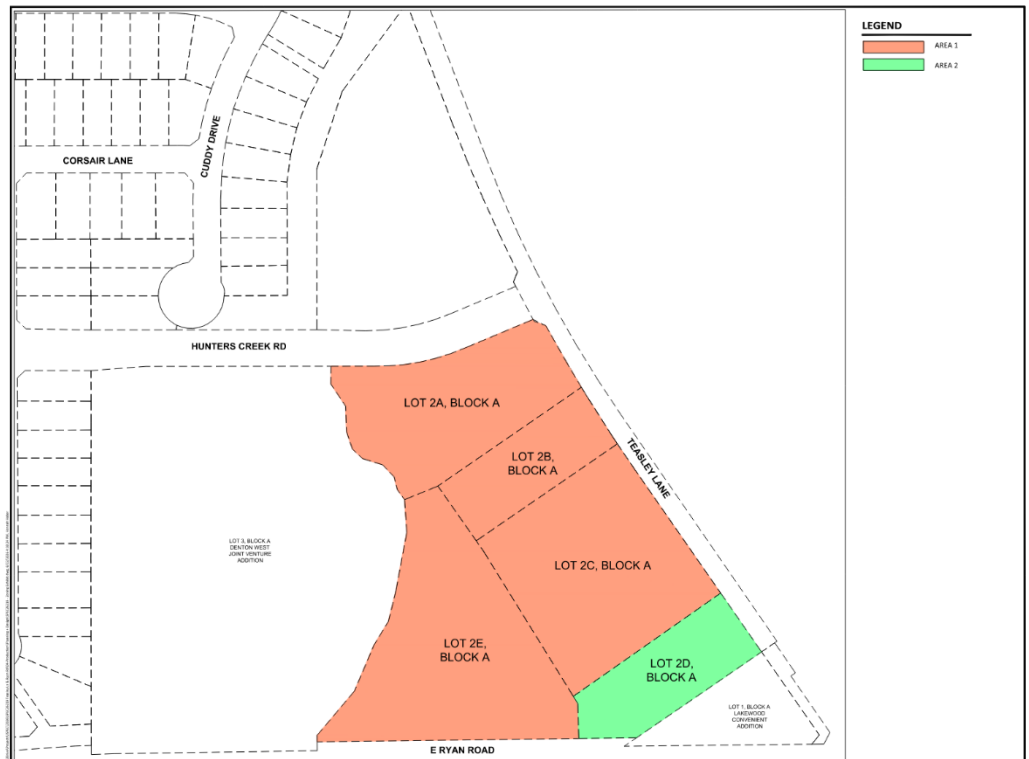
DATE: July 1, 2026

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by Denton West Joint Venture for an amendment to an existing Overlay Planned Development-Suburban Corridor (PD-SC) District, with amendments including but not limited to modification to the development standards. The approximately 9.6-acre site is generally located on the west side of Teasley Lane (F.M. 2181), between Hunter’s Creek Road and East Ryan Road in the City of Denton, Denton County, Texas. (PDA26-0004, Denton West Joint Venture, Julie Wyatt).

BACKGROUND

The request is to modify the development standards for an existing Overlay Planned Development (PD) District with a Suburban Corridor (SC) (PD-SC) base zoning district to facilitate the development of an Automotive Repair Shop, Minor use in Area 2 only (shown in green and labeled as Lot 2D, right). The permitted uses on the remainder of the lots within the PD Overlay are not proposed to change (Area 1 shown in orange and labeled as Lots 2A, 2B, 2C, and 2E).



Overlay PD's, Generally

Overlay PDs are intended to address concerns of neighboring property owners and to ensure the proposed rezoning and subsequent development are compatible with surrounding neighborhoods. Permitted uses within a base zoning district can be restricted or expanded, additional use-specific standards can be imposed, and/or setbacks, landscaping, screening, or buffering requirements can be modified. Overlay PDs rely on development standards only and do not include a development plan with specific site details.

Current Zoning and Development

The current PD-SC District was established in April 2023 to allow community-serving commercial development typically found on high-traffic arterial roadways. The original boundaries included 12.77 acres platted into six lots and bisected by Hunter's Creek Road; however, the 3-acre lot located north of Hunter's Creek Road was rezoned to Public Facilities District in May 2025 to facilitate the construction of a new fire station. The remaining 9.6 acres located on the south side of Hunter's Creek Road are the subject of this request.

The subject property's location—near the intersection of Teasley Lane, a Primary Arterial roadway, and East Ryan Road, a Secondary Arterial roadway, creates a space where auto-oriented commercial uses are appropriate, consistent with development immediately south of the subject property and beyond. However, due to the proximity of nearby neighborhoods, reasonable screening standards and use limitations were put in place with the current PD-SC District to improve compatibility.

These standards are outlined in Exhibit 6 and summarized in the table below. For standards not specified in the PD Regulations, the applicable SC District development standards would apply. Since 2023, the two lots closest to Hunters Creek Road have been developed with drive through restaurants, and three lots remain undeveloped.

Standard	Base SC District	Current PD-SC Regulations	Proposed Amendment
Permitted Uses	All Uses permitted in the SC District per the DDC	Some Public, Institutional, Religious, & Civic Uses, Commercial Uses, and Temporary Uses permitted in the SC District per the DDC , a maximum of 3 drive through facilities are allowed	Add Automotive Repair Shop, Minor to the permitted uses
Land Use Compatibility Buffer (DDC 7.7.6)	Min. 15-foot-wide; Min. 30 points from DDC Table 7.G	Min. 30-foot-wide; Min. 30 points from DDC Table 7.G	No change

<p>Specific Vehicular Parking & Maneuvering Screening</p>	<p>Min. 2 ROW screening elements from DDC Table 7.E (unless no front parking, then 1 ROW screening element)</p>	<p>Min. 25-foot parking area setback from Teasley Lane; Min. 15-foot parking area setback from Hunters Creek Road</p> <p>Min. 2 ROW screening elements adjacent to Teasley Lane</p> <p>No menu boards & min. 3 ROW screening elements along Hunters Creek Road</p>	<p>No change</p>
<p>Access Standards</p>	<p>(DDC) Subsections 5.2-2 and 8.3.2A.11 require that full access to a site across a property must occur through a zoning district that allows the proposed use</p>	<p>No change to DDC requirement</p>	<p>Would not apply</p>

Proposed Overlay PD Amendment

The applicant has requested two modifications to the original PD-SC District’s development standards:

- **Allow Automotive Repair Shop, Minor on in Area 2 only.** This modification would allow automotive repair services such as lubrication, oil and tire changes, and tune-ups, brake repair, tire replacement, detailing and polishing, paint-less repair, window tinting, vehicle wraps, and audio installation. The original development standards prohibited the use; however, given Area 2’s location adjacent to an existing fuel station at the intersection of East Ryan Street and Teasley Lane, the proposal is not expected to negatively impact nearby residential areas. Furthermore, this type of minor automotive repair can be found in similar contexts on suburban commercial corridors in the vicinity of neighborhoods and offers an additional service option to area residents.
- **Modify access standards.** Per Denton Development Code (DDC) Subsections 5.2-2 and 8.3.2A.11, full access to a site across a property must occur through a zoning district that allows the proposed use. During the subject site’s platting and development of the two lots closest to Hunter’s Creek Road, access to the entire 9.6 acres of this PD Overlay was limited to two driveway connections to ensure safe vehicular movement onsite and to restrict additional driveways along Teasley Lane. Therefore, vehicles enter the site either from Hunter’s Creek Lane or East Ryan Road, which requires crossing lots outside of Area 2. Because those lots in Area 1 would not allow the Automotive Repair Shop, Minor, Area 2 could not comply with the access restriction, and the deviation through this PD Amendment process is warranted.

A full Staff Analysis of the proposed Planned Development Amendment, including a further analysis of the proposed standards, is provided in Exhibit 2.

OPTIONS

1. Recommend Approval
2. Recommend Approval Subject to Conditions
3. Recommend Denial
4. 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 2.7.3.D of the DDC for approval of an amendment to an Overlay PD District.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
January 23, 2008	Planning & Zoning Commission	Rezone NR-2 to NRMU (Ord. No. 2008-045)	Recommended Approval
February 19, 2008	City Council	Rezone NR-2 to NRMU (Ord. No. 2008-045)	Approved
February 5, 2014	Planning & Zoning Commission	Rezone to NR-6 Overlay (Ord. No 2014-075)	Recommended Approval
March 4, 2014	City Council	Rezone to NR-6 Overlay (Ord. No 2014-075)	Approved (superseded and replaced Ord. No. 2008-045)
October 2019	City Council	Base zoning transition from NRMU to MN (DCA18-0009)	Approved
June 9, 2022	Planning & Zoning Commission	Preliminary Plat (PP22-0010)	Approved
February 15, 2023	Planning & Zoning Commission	Rezone to PD-SC Overlay (PD22-0010)	Recommended Denial (4-2)
March 7, 2023	City Council	Rezone to PD-SC Overlay (PD22-0010)	Continued request to the April 4, 2023 Council meeting
March 15, 2023	Planning & Zoning Commission	Reconsideration of a proposed rezoning to PD-SC Overlay (PD22-0010)	Request to reconsider approved (6-1)

April 18, 2023	City Council	Rezone to PD-SC Overlay (PD22- 0010)	Approved (6-0)
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PUBLIC OUTREACH:

Thirty-three (33) notices were sent to property owners within 200 feet of the subject property. Five hundred sixty-one (561) courtesy notices were sent to physical addresses within 500 feet of the subject property. As of the writing of this report, staff has received no responses.

A notice was published in the Denton Record Chronicle on June 14, 2026.

A notice was published on the City’s website on June 10, 2026.

Two (2) signs were posted on the property on February 3, 2023.

DEVELOPER ENGAGEMENT DISCLOSURES

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Zoning Map
5. Future Land Use Map
6. PD Development Standards
7. Notification Map and Responses
8. Draft Ordinance

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Julie Wyatt
Principal Planner