



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: August 19, 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 from Rural Residential (RR) District to Heavy Industrial (HI) District on approximately 21.800 acres of land generally located at the southwest corner of the intersection of Spring Side Road and Corbin Road, 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 [3-1] to recommend approval of the request. Motion for approval by Commissioner McDuff and second by Commissioner Riggs. (Z25-0004a, Spring Side Road Industrial, Matt Bodine)

<https://dentontx.new.swagit.com/videos/350646>

BACKGROUND

The owner and applicant, QB Bros 73 LLC., is requesting to rezone approximately 21.8 acres of property from Rural Residential (RR) District to Heavy Industrial (HI) District for the purpose of developing industrial uses. The property is primarily open pasture and includes a single-family residential structure and accessory structures. The current zoning designation is a placeholder from when the subject property was annexed into the City of Denton in 2010 and assigned the designation of Rural Residential (RD-5X). This zoning transitioned to Rural Residential (RR) with the adoption of the 2019 Denton Development Code (DDC). Many surrounding properties to the east, west, and south of the subject property are situated within the Extra-Territorial Jurisdiction (ETJ) and have entered into non-annexation agreements with the City. Adjacent properties to the south that are within City limits are a mix of single-family residential uses and vacant tracts also zoned RR district. Property to the north of the subject property is vacant, and it is zoned HI District. The Future Land Use Map designates this area as Industrial Commerce. This designation is for areas primarily west of I-35W and near Denton Municipal Airport where the predominant uses are or will be light and heavy industrial uses.

MOBILITY PLAN

Spring Side Road and Corbin Road are proposed Collector streets on the Denton Mobility Plan, and were recently amended on June 17, 2025 by City Council (see Exhibit 10). The amendments changed the classification of the section of Corbin Road adjacent to the subject property from a proposed Secondary Arterial to a proposed Collector and moved the proposed alignment to align with existing right-of-way. The Mobility Plan Amendments were the result of a thorough analysis of the general area. A Collector street was determined to be more adaptable to the emerging mix of rural residential and industrial traffic coming to the area than a Secondary Arterial. Additionally, other parallel roads within the general area were determined to have sufficient capacity to handle east-west traffic.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission voted (3-1) to recommend approval of the request with a motion for approval by Commissioner McDuff and seconded by Commissioner Riggs. Commissioner Dyer voted against the motion, citing concerns related to impacts to adjacent vacant land and indicating general agreement with concerns raised by area residents during the public hearing as described below. Commissioners that voted in favor of the request acknowledged in their comments the protections the City's Code provides and the designation for the area in the Comprehensive Plan but were also mindful of the residents' concerns.

Four members of the public spoke, including the applicant. Nearby residents expressed concerns about the potential uses and scale of future development, and a lack of notification letters sent to neighboring properties in the ETJ. Residents also inquired about potential impacts from the development. Several Commissioners inquired about buffering standards for the subject property. Staff explained the DDC buffering requirements for industrial uses next to residential uses and clarified that these requirements only apply when the developing property is adjacent to properties within City limits. Staff also explained that future development would be required to follow performance standards in the DDC, and that State law and City ordinances require notifications be sent to property owners within City limits. The applicant addressed the Commission and expressed their intent to not negatively impact their neighbors. They also explained that this property was part of a City-initiated annexation, and their desire to develop the property according to the City's regulations. Commissioners inquired about other zoning districts or uses, such as residential, that could be recommended here. Staff stated they could not support residential zoning in this location as it would not be consistent with the adopted Future Land Use Map. Commissioners inquired if the request is premature or too far away from other developments to be considered at this time. Staff explained that while zoning is often speculative, the request is consistent with the comprehensive plan and development patterns in the area, is in close proximity to other similar developments, and that zoning entitlements need to be in place to give property owners assurances as to what to base their development plans and designs on. Commissioners deliberated the possibility of a planned development district and determined it would not be the best option here.

A full Staff Analysis is provided in Exhibit 2.

OPTIONS

1. Approve
2. Deny
3. 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 2.7.2.D of the DDC for approval of a zoning change.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

<u>Date</u>	<u>Council, Board, Commission</u>	<u>Request</u>	<u>Action</u>
May 4, 2010	City Council	City-initiated Annexation and zoned to RD-5X (Ord. 2010-123)	Approved

October 1, 2019	City Council	New DDC Zoning Code & City-wide zoning district transition to Rural Residential (RR) District (DCA18-0009)	Approved
June 11, 2025	Planning & Zoning Commission	Mobility Plan Amendments to Spring Side Road and Corbin Road (MPA25-0001)	Recommended Approval
June 17, 2025	City Council	Mobility Plan Amendments to Spring Side Road and Corbin Road (MPA25-0001)	Approved
July 23, 2025	Planning & Zoning Commission	Zoning Change from Rural Residential (RR) District to Heavy Industrial (HI) District (Z25-0004)	Recommended Approval

PUBLIC OUTREACH:

Four notices were sent to property owners within 200 feet of the subject property, and five postcards were mailed to current residents within 500 feet of the subject property. As of the writing of this report, four responses in opposition to the rezoning have been received, two of these are from property owners within City limits, accounting for approximately 37% of the land area within 200 feet of the subject property. Copies of these responses are included in Exhibit 11.

A notice was published on the City's website on July 3, 2025 and July 31, 2025

A notice was published in the Denton Record Chronicle on July 6, 2025 and August 2, 2025

3 signs were posted on the site on July 10, 2025.

The applicant had been in contact with nearby property owners prior to this public hearing.

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

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Project Narrative
5. LLC Members List
6. Current Zoning Map
7. Proposed Zoning Map
8. Future Land Use Map
9. Table of Allowed Uses
10. Mobility Plan Map
11. Public Notification Map & Written Responses
12. Fiscal Impact Summary
13. Draft Ordinance
14. Staff Presentation

Respectfully submitted:
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