



March 10, 2026

City of Denton  
401 N. Elm Street  
Denton, TX 76201

**RE: *Denton Striker (Z25-0017) - Zoning***

To Whom it may concern,

The subject site is 4.368 acres and is currently zoned as Rural Residential as it was recently annexed into the City of Denton. The purpose of this request is to rezone this area to Suburban Corridor (SC). This would make the zoning consistent with the adjacent property. These properties are also under the same ownership.

**General Criteria for Approval (DDC Section 2.4.5E.)**

**Prior Approvals:** The proposed development shall be 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.

Response: No prior approvals are in effect at this time.

**Consistent with the Comprehensive Plan:** The proposed zoning shall be consistent with the Comprehensive Plan and any applicable plans.

The Comprehensive Plan designates this area as Community Mixed Use and Low Residential. The Community Mixed Use 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 Low Residential designation includes land uses that support residential neighborhoods, including scaled commercial and quasi-public uses.

Response: The lot will become a consistent zoning with the surrounding properties and consistent with the Comprehensive Plan. This will increase the economic viability, accommodate greater connectivity and serve the local community as the area continues to develop.

**Compliance with the DDC:** The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.

Response: The proposed zoning will comply with all applicable DDC standards and Design Criteria Manuals.

**Compliance with other Applicable Standards:** The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions.

Response: The proposed zoning will comply with all local, state, and federal regulations, as applicable.

**Consistent with Interlocal and Development Agreements:** 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.

Response: No prior interlocal or development agreements are in effect at this time

**Minimize Adverse Environment Impacts:** The proposed development should be designed to minimize negative environmental impacts and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.

Response: The proposed zoning will minimize negative environmental impacts and should not cause significant adverse impacts on the natural environment

**Minimize Adverse Fiscal Impacts:** The proposed development should not result in significant adverse fiscal impacts on the city.

Response: The proposed zoning will not result in significant adverse fiscal impacts to the City.

**Compliance with Utility, Service, and Improvement Standards:** 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.

Response: The proposed zoning will comply with all local, state, and federal regulations, as applicable.

**Provide Adequate Road Systems:** 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 adequate access onto the site for fire, public safety, and EMS services.

Response: The proposed zoning case will not have an effect on the existing road capacity.

**Provide Adequate Public Services and Facilities:** 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. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

Response: The proposed zoning will comply with all local, state, and federal regulations, as applicable to maintain adequate levels of service for existing and future developments in the area.

**Rational Phasing Plan:** If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.

Response: The proposed zoning case will not include any phasing plans.

**Specific Criteria for approval (DDC Section 2.7.2D.)**

**Zoning Map Amendment Approval Criteria**

**The proposed rezoning is consistent with the Comprehensive Plan.**

Response: The subject tract was recently annexed into the City of Denton, and the proposed zoning is in line with the existing zoning that surrounds the property, including the remaining area of the parcel. The Comprehensive Plan designates this area as Community Mixed Use. The proposed zoning is consistent with the Comprehensive plan as the Suburban Corridor promotes a mix commercial, office and retail uses.

**The proposed rezoning is consistent with relevant Small Area Plan(s):**

**The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3: Zoning Districts.**

Response: The proposed zoning will align with the purpose statement of the Suburban Corridor as provided in Subchapter 3 Section 3.4.1.

**There have been significant changes in the area to warrant a zoning change.**

Response: The annexation of the parcel is a significant change.

**The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.**

Response: The intensity of the proposed zoning is not expected to create significant adverse impacts to the surrounding properties as it will make the property a consistent zoning with the surrounding properties.

**Public facilities and services are available to adequately serve the subject property while maintaining an adequate level of service to existing development.**

Response: There has been coordination with the City to understand the existing infrastructure and what upgrades are needed to service the property.

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

Response: The site was recently annexed into City of Denton ETJ, and the proposed zoning is consistent with the adjacent properties and follows the intent of the Comprehensive Plan.

Sincerely,

Chris Dells, P.E.  
Kimley-Horn