



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: September 16, 2025

SUBJECT

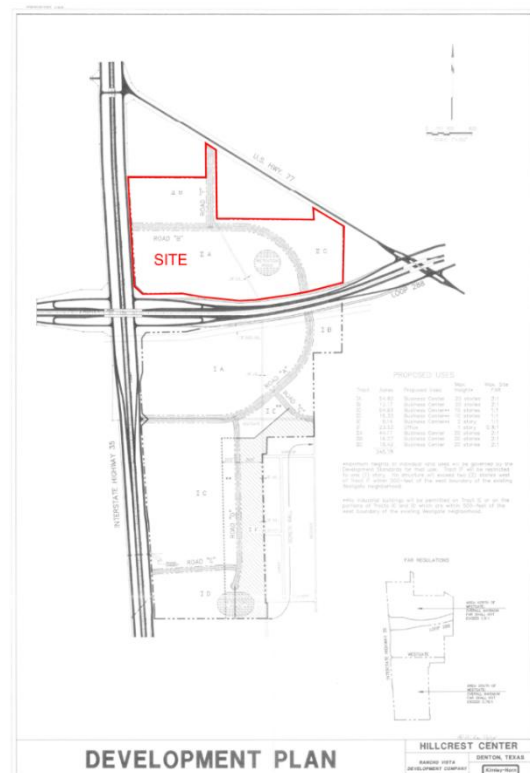
Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a change in the zoning district and use classification Planned Development 142, Hillcrest Center, to Planned Development – General Office (PD-GO) District including but not limited to establishing uses and standards on approximately 68 acres of land generally located east of North Interstate 35, north of Loop 288, and southwest of Highway 77 (North Elm Street) 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 4-0 to recommend approval of the request. Motion for approval by Commissioner Dyer and second by Commissioner Garland. (Z25-0008a, CAT 35, Julie Wyatt)

BACKGROUND

The applicant, Mack Mattke with Kimley Horn, on behalf of the property owner, CATDENTON FIVE, Inc. is requesting to rezone approximately 68 acres from Planned Development 142 to Planned Development – General Office (PD-GO) District. According to the applicant, the purpose of the request is to facilitate the development of warehouse, light industrial, and other employment uses, although an end user has not yet been identified. However, if approved, any allowed use could operate on the site.

Site History

Originally called “Hillcrest Center,” PD-142 District was approved by Ordinance 91-101 (Exhibit 6), which established the project boundaries, permitted land uses, development regulations, roadway network, and subdistricts on a total of 245.8 acres, which included the



subject property on its northern end. The subject property includes the 68 acres located inside the triangle created by I35, Hwy 77, and Loop 288 as shown on the original Hillcrest Center PD Development Plan, right. The purpose of PD-142 was to create an “Urban Center” at the intersection of I-35 and Loop 288 with a concentration of commercial, retail, office, and light industrial uses to serve as a hub for economic activity and employment.

With the exception of the Stonehill Center outlet mall, most of the original PD area has remained undeveloped (including the subject property of 68 acres), and the regulations have remained in effect since 1991, including the permitted uses and development standards. The following is a sample of the types of allowed uses. A full listing of all permitted uses and development standards is provided in Exhibit 6.

- Hotel or Motel
- Community Center (Public)
- Hospital
- Light Industrial
- Nursing Home
- Auto Sales and Repair (in building)
- Offices, Professional and Administrative
- Restaurant
- Retail Stores and Shops
- Storage or Sales Warehouse

In addition to specifying permitted and prohibited uses, the development standards in PD-142 prescribe setbacks and maximum buildings heights based on the type of developing land use, provide for specific setbacks and screening adjacent to the single-family uses along Westgate, and requires development follow the 1988 landscape standards that were in effect at the time.

Current Request

As stated above, the applicant’s proposed uses include warehouse and light industrial, both of which are permitted in PD-142. Consequently, the applicant could maintain the existing PD-142 District and develop the site under the existing regulations with a Detailed Plan. A Detailed Plan is a site plan of the proposed development: building, parking, access, and landscaping. It is the final step in Denton’s 1991 Development Code Planned Development procedure and requires approval by City Council through the dual public hearing process.

However, instead of developing within PD-142, the applicant elected to pursue rezoning to GO District with an Overlay PD. This option ensures that current regulations related to permitted uses, site design, buffering, and landscaping will apply to the property. Additionally, the proposal includes additional screening and architectural standards to minimize visual impacts associated with large structures, truck maneuvering, and loading areas.

The DDC was amended in 2022 to create a process for establishing PD districts specifically for this purpose; in this case the applicant is requesting the Overlay PD which allows for development standards to be modified without necessitating a Development Plan, which is otherwise required for a Standard PD. Per the DDC, an Overlay PD may be used impose additional use-specific standards, and/or modify setbacks, landscaping, screening, or buffering requirements to ensure compatibility between the proposed development and neighboring properties.

Because of the site’s prominence as the City’s northern gateway and at the confluence of three highways, the proposed overlay is intended to accomplish the following:

- Enhance the landscape space and screening at the right-of-way
- Reduce the visual impact of loading areas and dock doors
- Provide flexibility in parking regulations and design to ensure adequate parking for both industrial and office uses over the life of the development
- Increase the architectural standards
- Limit the amount and permitted locations for Outdoor Storage, Accessory

These standards are outlined in Exhibit 7 and summarized in the table below. For standards not specified in the PD Regulations, the applicable GO development standards within the DDC would apply.

Standard	GO District	Proposed PD-GO District
Screening and Buffering	<ul style="list-style-type: none"> • DDC Subsection 7.7.5F.4.b.i requires two elements to screen at the right-of-way with no minimum width • Per DDC Subsection 7.7.6A, Industrial uses are not required to provide a buffer against undeveloped or Agricultural uses. 	<ul style="list-style-type: none"> • Minimum 30- to 35-foot-wide landscape buffer is required along rights-of-way. Right-of-Way Elements as required in DDC Subsection 7.7.5F.4.b.i, as amended, shall be planted between the street and the parking lot, except along I-35 where the elements must include a masonry wall and accent trees. • A 10-foot-wide buffer is required along the easternmost property line of the Planned Development District. The buffer must include a minimum of 30 points from Table 7.G.
Parking	Per Table 7.9-I, the minimum required parking for Warehouse and Manufacturing uses is one space per 3,500 gross floor area or one space per employee on the largest shift.	<p>Manufacturing and Processing Use Types and Storage and Warehousing Use Types required parking ratios:</p> <ul style="list-style-type: none"> • Minimum: one space per 2,000 square feet • Maximum: one space per 500 square feet <p>Director is authorized to reduce or increase the required off-street parking based on a parking demand study per 7.9.4E of the DDC.</p>
Building Design	Per DDC Subsection 7.10.5D, buildings shall have no more than 50 continuous feet without a horizontal and vertical break of at least three feet.	<ul style="list-style-type: none"> • Front facades shall be enhanced with 30% minimum window glazing, beginning at the primary entrance and extending 100 feet in either direction. • Buildings shall have no more than 100 continuous feet without a horizontal and vertical break of at least 3 feet.

<p>Dock Doors and Loading Areas</p>	<p>Per DDC Subsection 7.9.7B, required off-street loading spaces shall not be permitted in any front yard or in any required street side yard.</p>	<ul style="list-style-type: none"> • No dock doors shall directly face the public right of way. • Loading areas, truck courts, trailer parking, and trash collection areas are prohibited in the front yard(s) adjacent to each right-of-way. • All loading areas visible from the public right of way must be screened from the right-of-way by screening walls, building projections, wing walls, retaining walls, or similar structures.
<p>Use Restrictions</p>	<p>Uses as permitted in DDC Table 5.2-A, including:</p> <p>Outdoor Storage Accessory permitted with the following Use-Specific Standards:</p> <ul style="list-style-type: none"> • Limited to materials sold or used on the premises as part of the principal use of the property. • Shall not be located between the front building façade and the adjacent street frontage. • Materials shall not be stored in areas intended for vehicular or pedestrian circulation. • Materials stored outdoors shall be setback at least five feet from all property lines. • Shall be maintained entirely within an enclosed structure or shall be opaquely screened from all rights-of-way, residential zoning districts, and residential uses with a minimum eight (8) foot tall wall or fence of masonry, elevated and sealed wood or a combination of such materials. 	<p>Uses as permitted in DDC Table 5.2-A for the GO District, with the following modification:</p> <p>The Use-Specific Standards for Outdoor Storage, Accessory below, shall replace those in DDC Subsection 5.4.4D:</p> <ol style="list-style-type: none"> 1. Shall be limited to materials sold or used on the premises as part of the principal use of the property. 2. Materials other than trailer parking shall not be stored in areas intended for vehicular or pedestrian circulation. 3. Materials other than trailer parking shall be located within designated truck courts only and shall be limited to a maximum of 30% of the truck court area. 4. Where not already screened by buildings, shall be opaquely screened from all adjacent properties with a minimum eight (8) foot tall masonry wall. 5. Outside Storage is not allowed between buildings and any public right-of-way. 6. Designated Outdoor Storage, Accessory, areas must be depicted on the Zoning Compliance Plan as required in DDC Subsection 2.5.1, as amended. No Outdoor Storage, Accessory will be allowed outside of the designated areas. Alterations to a designated Outdoor Storage, Accessory area that affects more than 30 percent of the square feet of that designated area shall require review and approval of a revised Zoning Compliance Plan.

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

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission held a public hearing for the request at their August 27, 2025, meeting. Staff presented the rezoning request, land use analysis, and recommendation.

During the meeting, Commissioners requested additional information regarding the subject property's location as a gateway and possible additional right-of-way needed for future TxDOT improvements. Staff responded that while the GO Zoning District is consistent with the Future Land Use, as part of the northern gateway into the City, the proposed additional screening and landscaping elements required by the Overlay PD are appropriate to ensure a well-designed project. As for the potential for additional right-of-way acquisition, TxDOT acquired approximately ten acres of frontage from the property owner in 2023 with widths ranging from 35 feet to more than 200 feet. While this area is expected to accommodate the roadway expansion, future I-35/Loop 288 improvements are not fully designed, so additional right-of-way could be needed. Consequently, the proposed 30- to 35-foot landscape buffer will provide additional planting space to mitigate impacts related to any future acquisition. If TxDOT requires additional right-of-way, any non-conforming site features created by the acquisition may remain until such time as the property owner proposes substantial changes to the site.

At the close of the public hearing, the Planning and Zoning Commission expressed appreciation for the additional design standards within the Overlay PD.

OPTIONS

1. Approve
2. Approve with conditions
3. Deny
4. Postpone item.

RECOMMENDATION

The Planning and Zoning Commission recommended approval of the request (4-0).

Staff recommend 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 an Overlay PD District.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
July 16, 1991	City Council	Ordinance 91-101 established PD-142 with permitted uses, development standards, and Development Plan	Approved
August 27, 2025	Planning and Zoning Commission	Rezoning to PD-GO (Z25-0008)	Recommended Approval

PUBLIC OUTREACH:

Twelve notices were sent to property owners within 200 feet of the subject property, and seventeen postcards were mailed to current residents within 500 feet of the subject property. As of the writing of this report, the City has received one response in favor of the request.

A notice was published in the Denton Record Chronicle on August 30, 2025.

A notice was published on the City's website on August 27, 2025.

One sign was posted on the property on August 13, 2025.

DEVELOPER ENGAGEMENT DISCLOSURES

No Developer Engagement Disclosures have been provided to staff by the members of this body as of the issuance of this report.

EXHIBITS

Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Site Location Map
Exhibit 4 - Existing Zoning Map
Exhibit 5 - Future Land Use Map
Exhibit 6 - Ordinance 91-101 (PD-142, Hillcrest Center)
Exhibit 7 - PD Development Standards
Exhibit 8 - Fiscal Impact Summary
Exhibit 9 - Notification Map and Sign Posting Affidavit
Exhibit 10 - Draft Ordinance
Exhibit 11 - Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Acting Planning Director

Prepared by:
Julie Wyatt, AICP
Principal Planner