

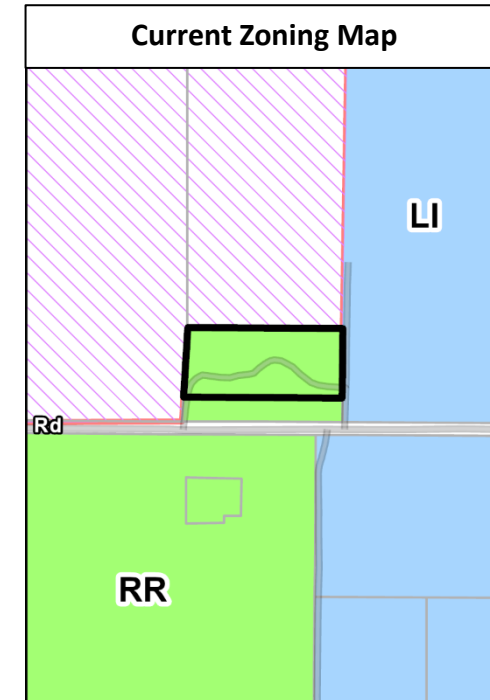
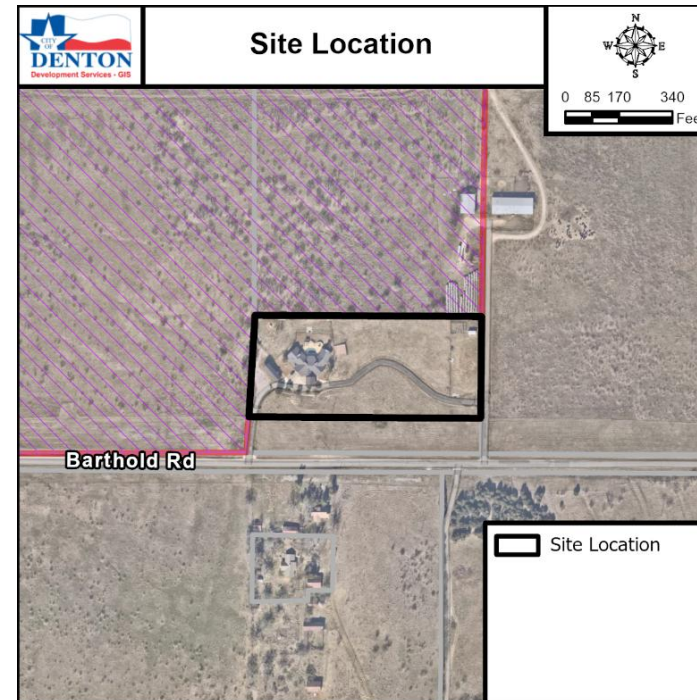
Z25-0025b Arkamima

Matt Bodine
Assistant Planner
4/7/2026



Site Characteristics and Request

- 5.36 acres single-family home and accessory structures.
- Currently zoned Rural Residential (RR) District.
- Surrounding properties zoned LI or RR or in ETJ.
- Barthold Road is classified as a Primary Arterial.
- Proposing various commercial uses for the property.
- Request to rezone to General Office (GO) District.



Approval Criteria

Summary:

- ✓ Consistent with proposed zoning's purpose statement
- ✓ Consistent with Comprehensive Plan
- ✓ Consistent with FLUM
- ✓ There have been and will be significant changes in the area
- ✓ Minimizes impacts

General Approval Criteria for All Applications (Sec. 2.4.5.E)

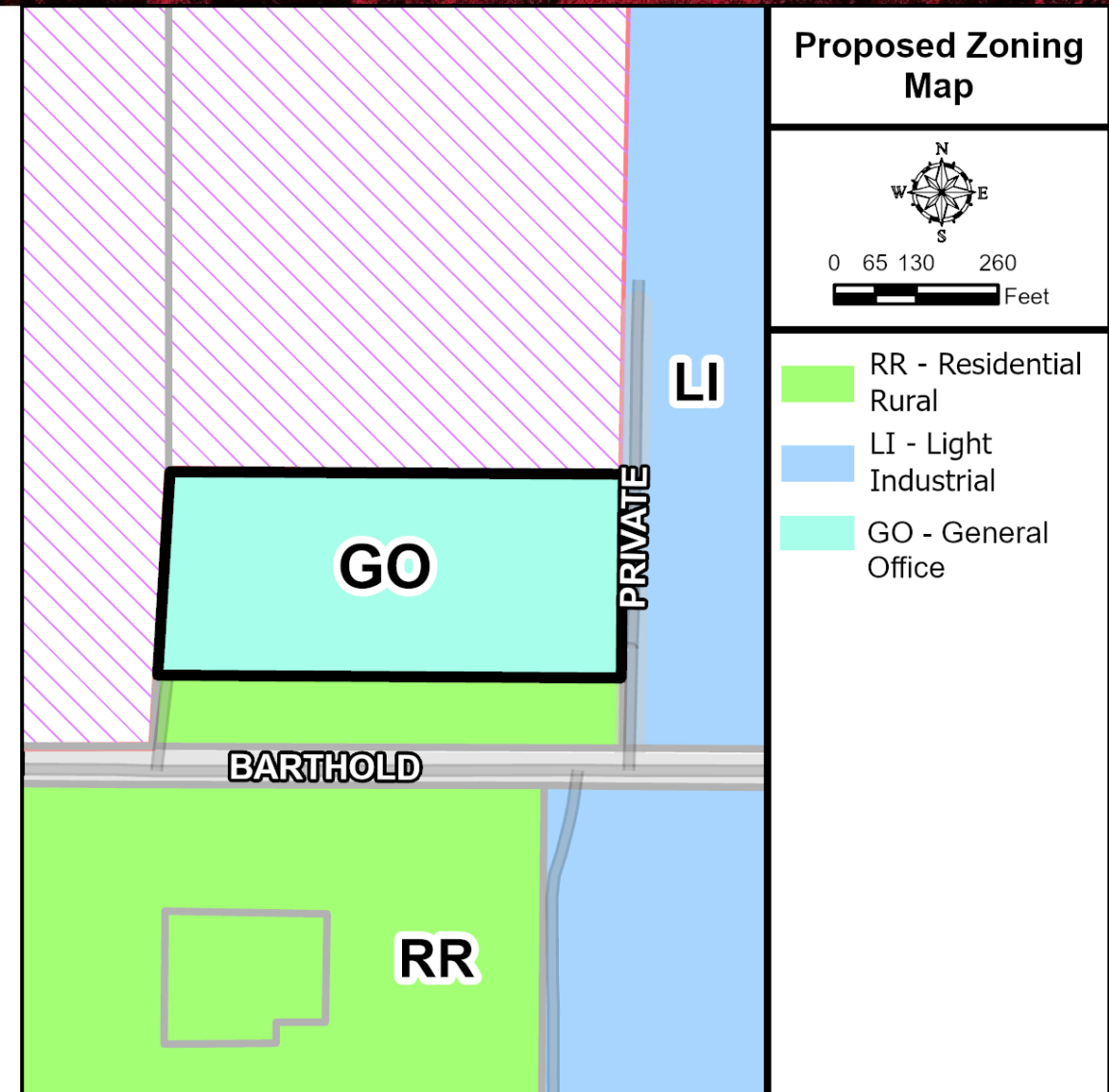
1. General Criteria
2. Prior Approvals
3. Consistent with the Comprehensive Plan and Other Applicable Plans
4. Compliance with this DDC
5. Compliance with other regulations
6. Consistent with Interlocal and Development Agreements
7. Minimizes Adverse Environmental Impacts
8. Minimizes Adverse Impacts 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

Zoning Criteria for Approval (Sec 2.7.2.D)

- a. The proposed rezoning is consistent with the Future Land Use Map designation.
- b. The proposed rezoning is consistent with relevant Small Area Plan(s).
- c. The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3, Zoning Districts.
- d. There have been or will be significant changes in the area to warrant a zoning change.
- e. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.
- f. Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development.
- g. There was an error in establishing the current zoning district.

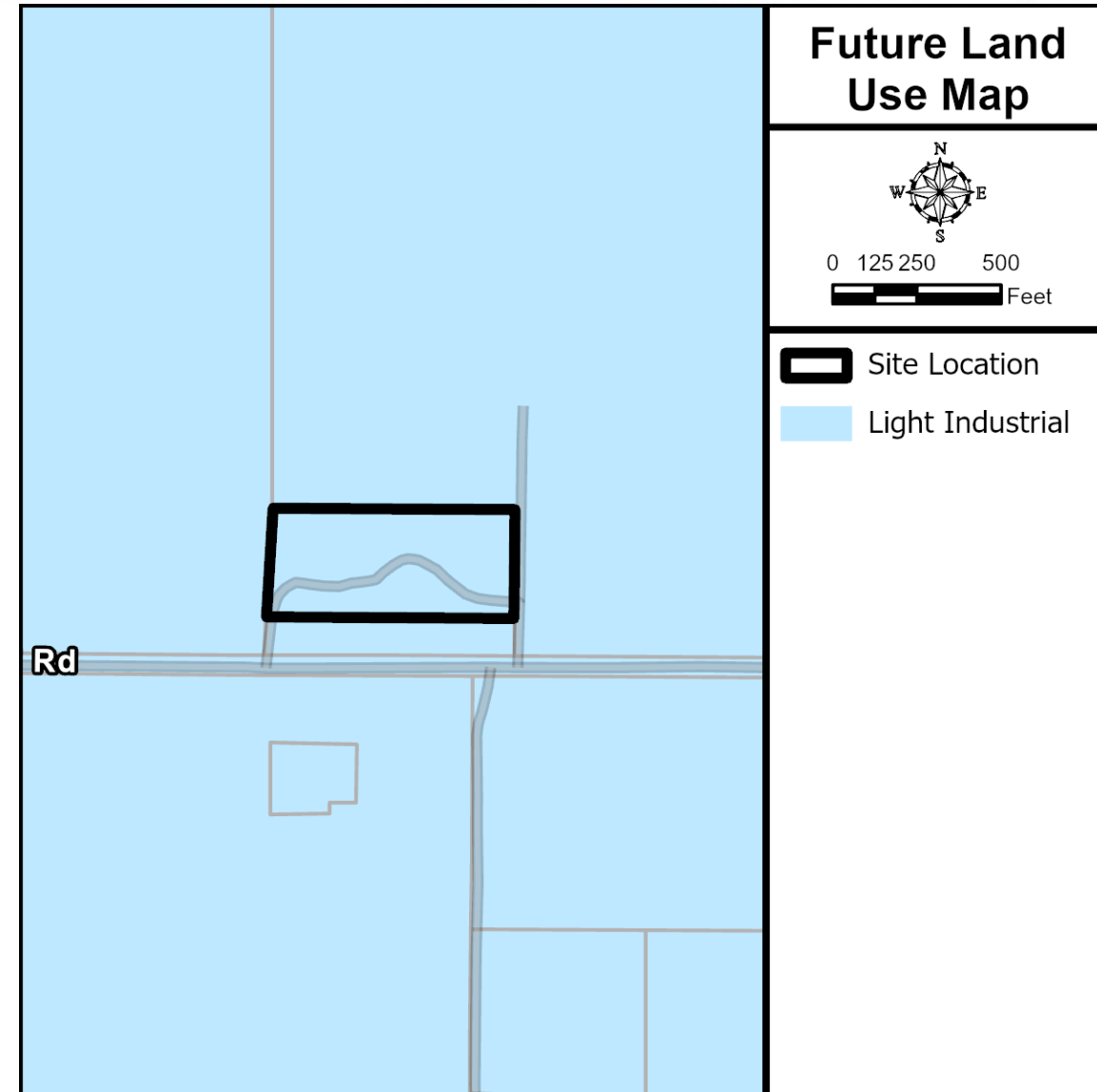
General Office District

- Intended for a variety of workplaces and complementary uses. Applies to areas of the City near commercial areas and employment hubs.
- Several commercial uses are permitted in GO district.
- Property located near commercial and employment hubs along N I-35.



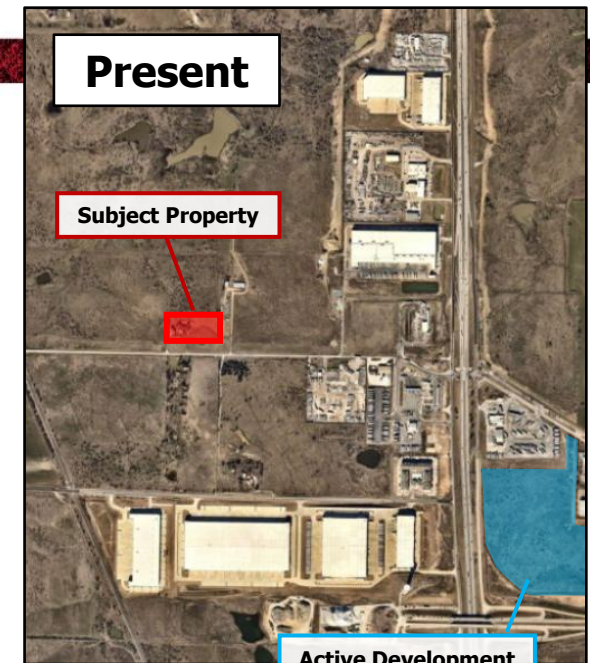
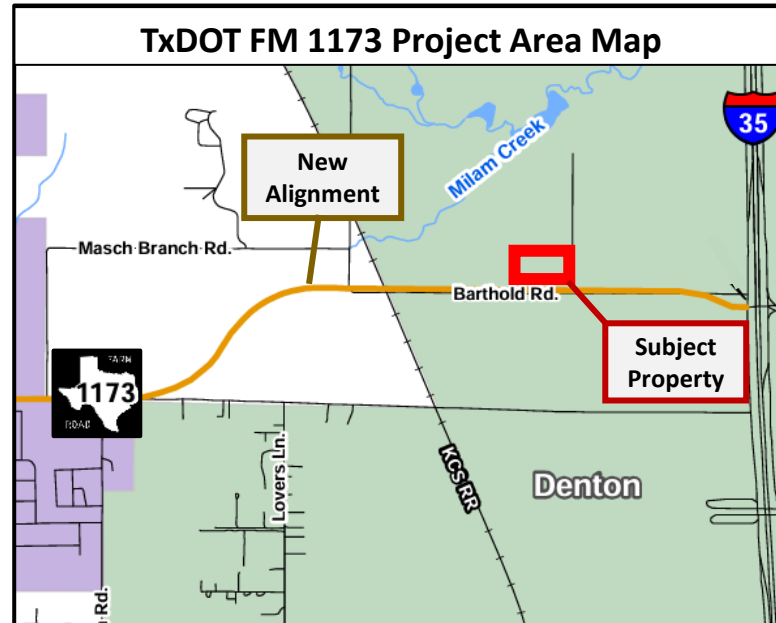
Comprehensive Plan

- Future Land Use: Light Industrial
- Intended for light industrial activity and associated supporting uses such as offices, retail, and restaurants.
- Fiscal and Economic Vitality Goal 3.1.1: Ensure adequate land for future economic growth
- Consistent with Preferred Growth Concept Map.



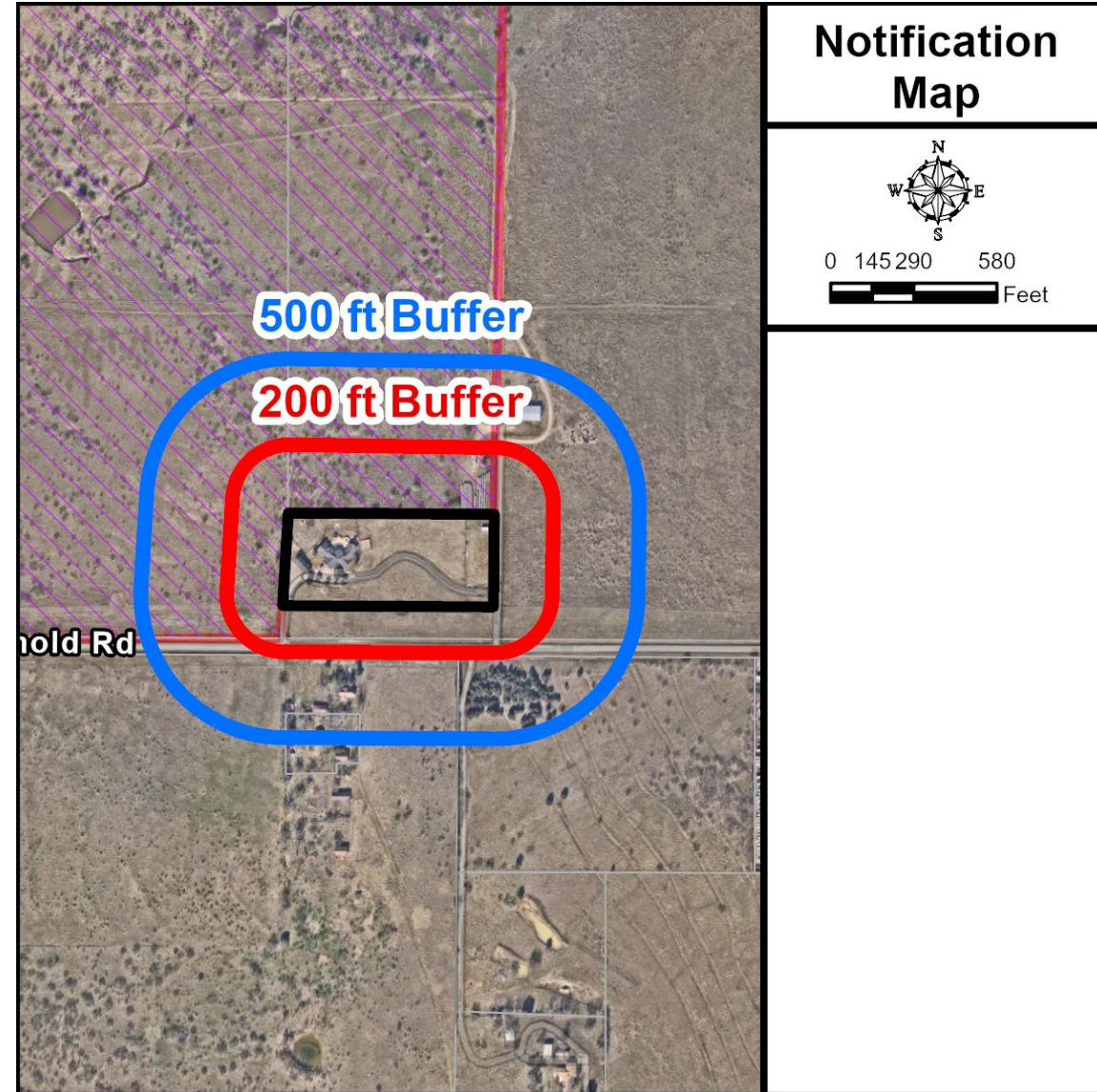
Significant Changes in the Area

- Area has seen significant growth of industrial development in the area.
- TxDOT projects are underway to improve I-35 and FM 1173.
- Strip of land in front of property has been dedicated to TxDOT.



Public Notification

- Website Notice: July 3, 2025
- Newspaper Notice: July 6, 2025
- Property Signs Posted: February 11, 2026
- Mailed Notices
 - 200 ft Letters: 4 mailed
 - 500 ft Postcards: 3 mailed
- **No responses have been received.**



Recommendation

Staff is recommending **approval** of the requested rezoning because it is compliant with the Criteria for Approval found in the Denton Development Code 2.4.5E and 2.7.2D.

QUESTIONS?

Matt Bodine
Assistant Planner
Development Services