



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: May 19, 2026

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a change in zoning district and use classification from a Residential Rural (RR) district to a Suburban Corridor (SC) district on approximately 4.37 acres of land generally located on the south side of Hartlee Field Road, approximately 580 feet east of East Sherman Drive 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 [5-0] to recommend approval of the request. Motion for approval by Commissioner Dyer and second by Commissioner Ketchersid. (Z25-0017a, Denton Striker, Ashley Ekstedt)

<https://dentontx.new.swagit.com/videos/384387?ts=3516>

BACKGROUND

The applicant, Kimley-Horn, on behalf of the property owner, Denton Double Down, LLC, has submitted an application to rezone approximately 4.37 acres of land from a Residential Rural (RR) zoning district to a Suburban Corridor (SC) zoning district to align with the existing zoning on the adjacent parcels under the same ownership. The subject property was voluntarily annexed in January of 2026 and automatically given the placeholder zoning of RR after annexation in accordance with the Denton Development Code (DDC). If this zoning change is approved, any of the uses permitted in the SC District could be developed on the subject property. See Exhibit 7 for a complete list of uses permitted by right and by Specific Use Permit within the SC District.

The subject property is not currently developed, and the applicant does not currently have development plans for the property. The subject property is under common ownership with parcels to the west and south that already have SC zoning in place. The surrounding properties to the north are zoned Residential 4 (R4) District and within the Extraterritorial Jurisdiction (ETJ). The surrounding properties to the south, on both sides of Loop 288, are zoned SC. To the west, the surrounding property is zoned SC and Public Facilities (PF). The properties to the east are within the ETJ.

A full Staff Analysis is provided in Exhibit 2.

PLANNING AND ZONING COMMISSION

On April 29, 2026, the Planning & Zoning Commission held a public hearing and recommended approval of the rezoning [5-0]. No members of the public spoke in support of or in opposition to the project. A summary of the Commission's questions and discussion is provided below:

- In work session, a Commissioner asked whether this request was predominantly commercial. The future land use designation of Community Mixed Use promotes a mix of uses, of which various commercial uses remain predominant. The requested SC zoning district provides moderate- to high-intensity commercial, office, and retail uses along high-trafficked corridors.

OPTIONS

1. Approval
2. Denial
3. Postpone Item

RECOMMENDATION

Staff recommends **approval** of the rezoning of approximately 4.37 acres of land to a Suburban Corridor (SC) Zoning District as it complies with the criteria in Section 2.4.5.E of the Denton Development Code for approval of all applications, and Section 2.7.2.D of the DDC for approval of a Zoning Map Amendment (Rezoning).

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
November 18, 2025	City Council	Municipal Services Agreement Ordinance	Approved
November 18, 2025	City Council	Public Hearing	Public hearing held; no further action occurred
November 18, 2025	City Council	First Reading of the Annexation Ordinance	First Reading held; no further action occurred
January 13, 2026	City Council	Second Reading and adoption of Annexation Ordinance	Approved
April 29, 2026	Planning & Zoning Commission	Rezoning from RR to SC	Recommended Approval

PUBLIC OUTREACH:

The following public outreach efforts were done to meet legal notice requirements and to seek feedback from adjacent property owners and residents:

- On April 7, 2026, a total of three (3) notices were mailed out to property owners within 200 feet of the subject property, and three (3) postcards were mailed out to current residents within 500 feet of the subject property. As of the writing of this report, staff has received no written response to the notices.
- A notice was published on the City’s website on April 8, 2026 and April 29, 2026.
- A notice was published in the Denton Record Chronicle on April 12, 2026 and May 2, 2026.
- One sign was posted on the subject property on April 13, 2026.
- The applicant held a virtual neighborhood meeting on April 6, 2026.

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

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Staff Analysis

Exhibit 3 - Applicant Narrative

Exhibit 4 - Site Location Map

Exhibit 5 - Future Land Use Map

Exhibit 6 - Existing Zoning Map

Exhibit 7 - Proposed Zoning Map

Exhibit 8 - Table of Allowed Uses

Exhibit 9 - Notification Map

Exhibit 10 - Draft Ordinance

Exhibit 11 - Staff Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
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