

Z25-0012a & Z25-0016a

Erin Stanley
Assistant Planner
October 14, 2025



Request

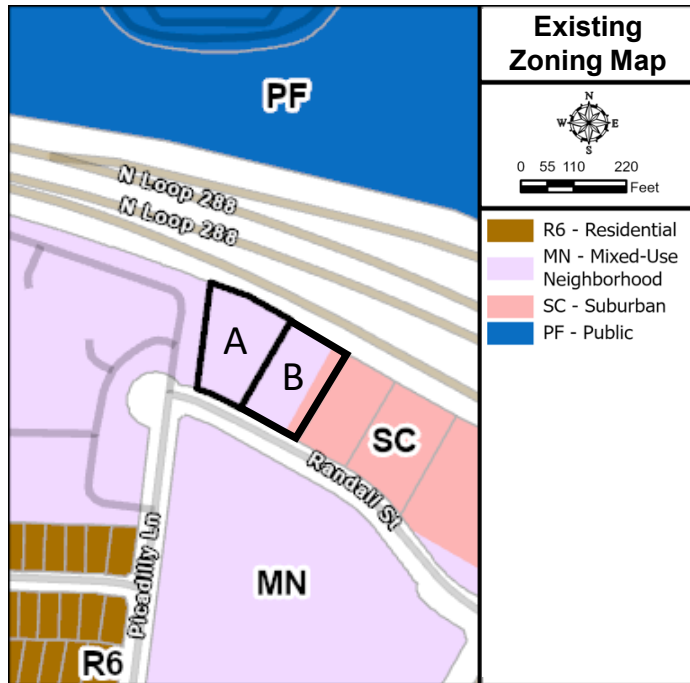
Request: Rezone from Mixed Use Neighborhood (MN) to Suburban Corridor (SC)

- Z25-0012 (A)
- Z25-0016 (B)
- Generally located south of Loop 288 Service Road and north of Randall Street, west of E. Sherman Drive

Purpose: Facilitate development commercial uses consistent with adjacent existing zoning

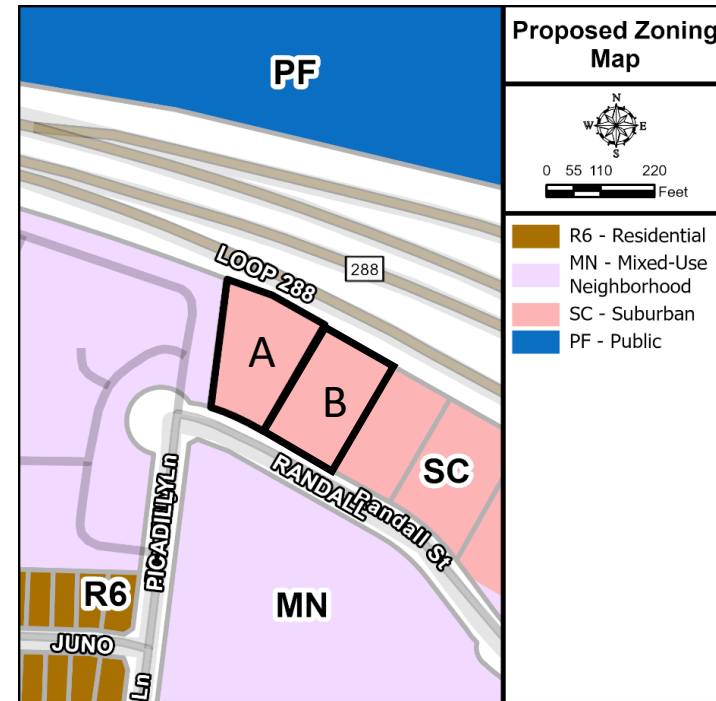


Current Zoning (MN)



- **Pedestrian-oriented residential and commercial, office and retail uses**
- **Maximum building setback of 10-15' from Loop 288**
- **10' front setback**

Requested Zoning (SC)



- **Auto-oriented commercial, office, and retail uses**
- **No maximum building setback from Loop 288**
- **20' front setback**
- **5' side yard setback**
- **10' rear yard setback**

Criteria for Approval – DDC 2.4.5E and 2.7.2D

Summary:

- ✓ Proposed zoning is consistent with the SC purpose statement.
- ✓ Proposal is generally consistent with the goals and policies and the Future Land Use Map of the Denton 2040 Comprehensive Plan.
- ✓ Development plans will be required and must comply with all DDC and other criteria.
- ✓ Zoning is not expected to generate significant adverse environmental, infrastructure, or fiscal impacts.

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

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.**

Consistency with SC Purpose Statement

Per Subsection 3.4.1A, SC shall:

- Provide moderate- to high-intensity commercial, office, and retail uses along high-traffic corridors
 - Provide elevated building and landscape design
 - Be primarily auto-oriented, but provide a safe environment for pedestrians and cyclists
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- ✓ **Located within a commercial block at the corner of a Freeway and Primary Arterial roadway**
 - ✓ **Development standards will require safe and accessible design for pedestrians and cyclists**



Denton 2040 Comprehensive Plan

FLUM: Community Mixed Use

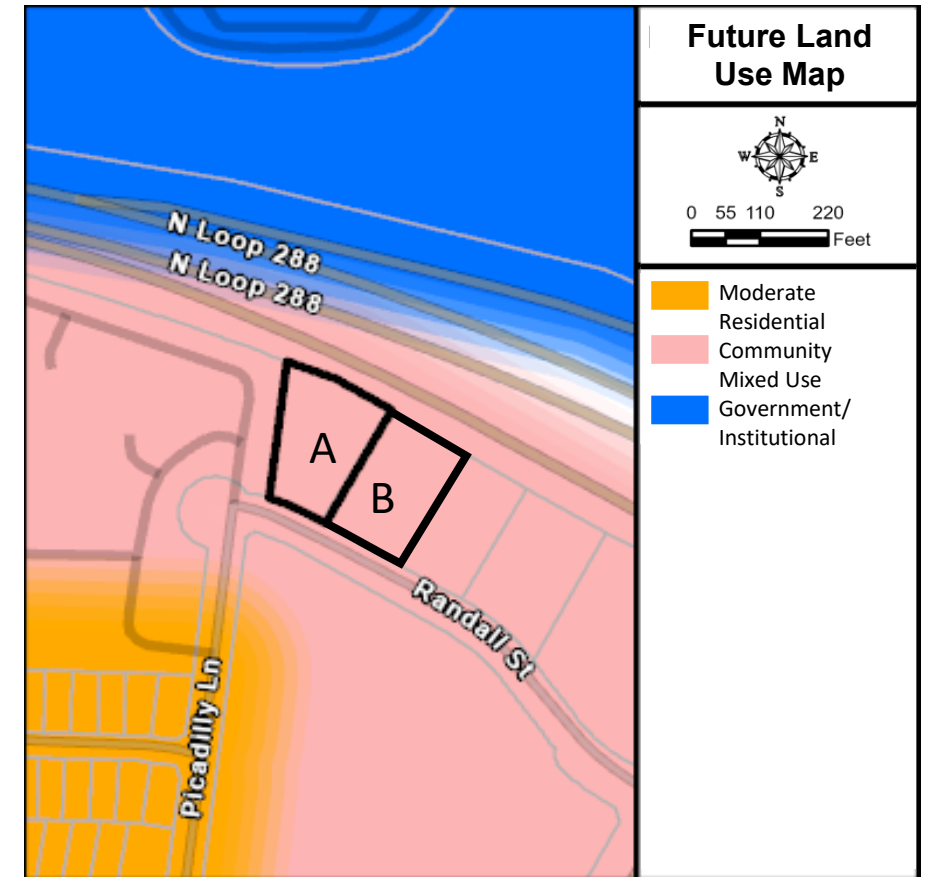
- Promotes a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary
- ✓ **SC District conforms** to FLUM goals and purpose

GOAL LU-1: Grow Compactly: Achieve sound, sustainable growth in compact development patterns with balanced land uses planned **in coordination with transportation and infrastructure systems.**

Action Item 2.2.2: Revise zoning districts for consistency with future land use designations.

Policy Item 3.2: Ensure the development of **new workplaces that are close to and complement surrounding residential**, civic, and recreational land uses.

GOAL FEV-2: Improve the City's job-to-worker ratio by increasing the number of jobs available to the resident workforce and local graduates.



Z25-0012a Notification

City website posted: September 5 and September 25, 2025

Newspaper posted: September 7 and September 27, 2025

Property posted: September 11, 2025

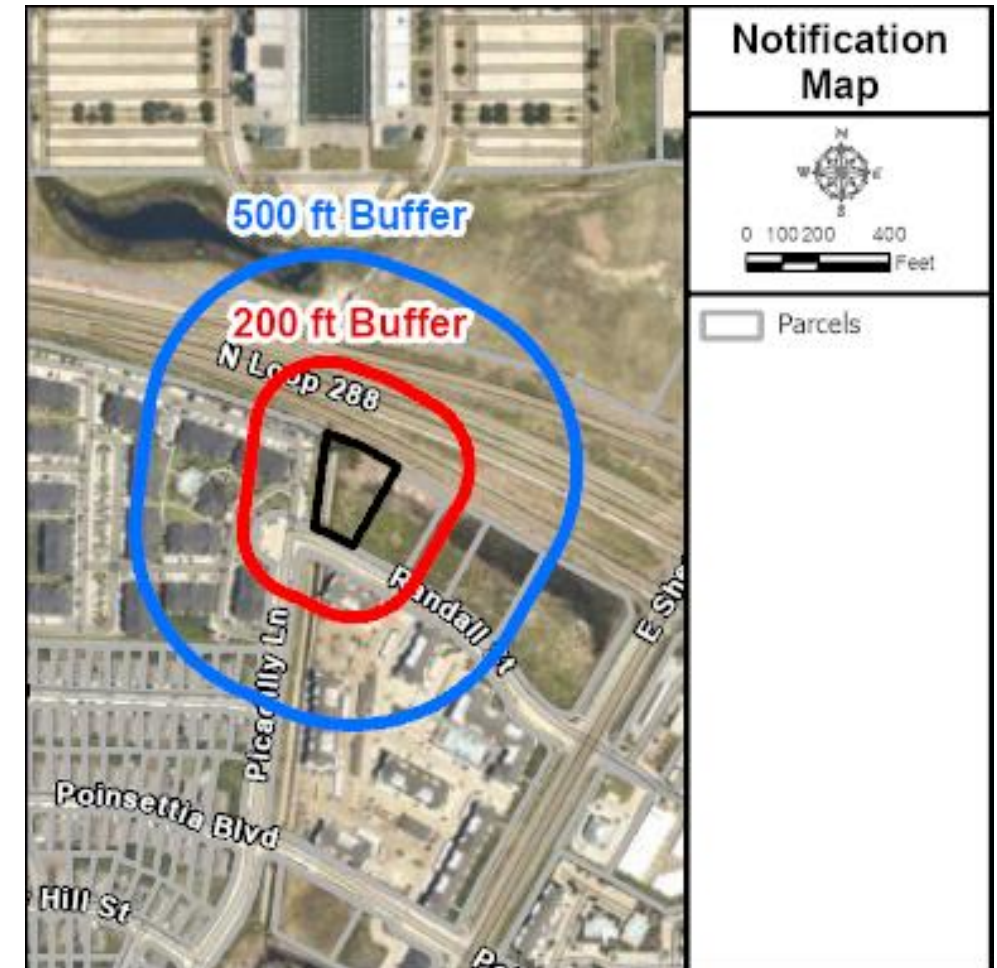
Mailed notices

- 200 ft. Public Hearing Notices mailed: 4
- 500 ft. Courtesy Notices mailed: 256

Responses:

- In Opposition: 0
- In Favor: 0
- Neutral: 0

The applicants held a virtual meeting for property owners and residents on Monday, September 22, 2025



Z25-0016a Notification

City website posted: September 5 and September 25, 2025

Newspaper posted: September 7 and September 27, 2025

Property posted: September 14, 2025

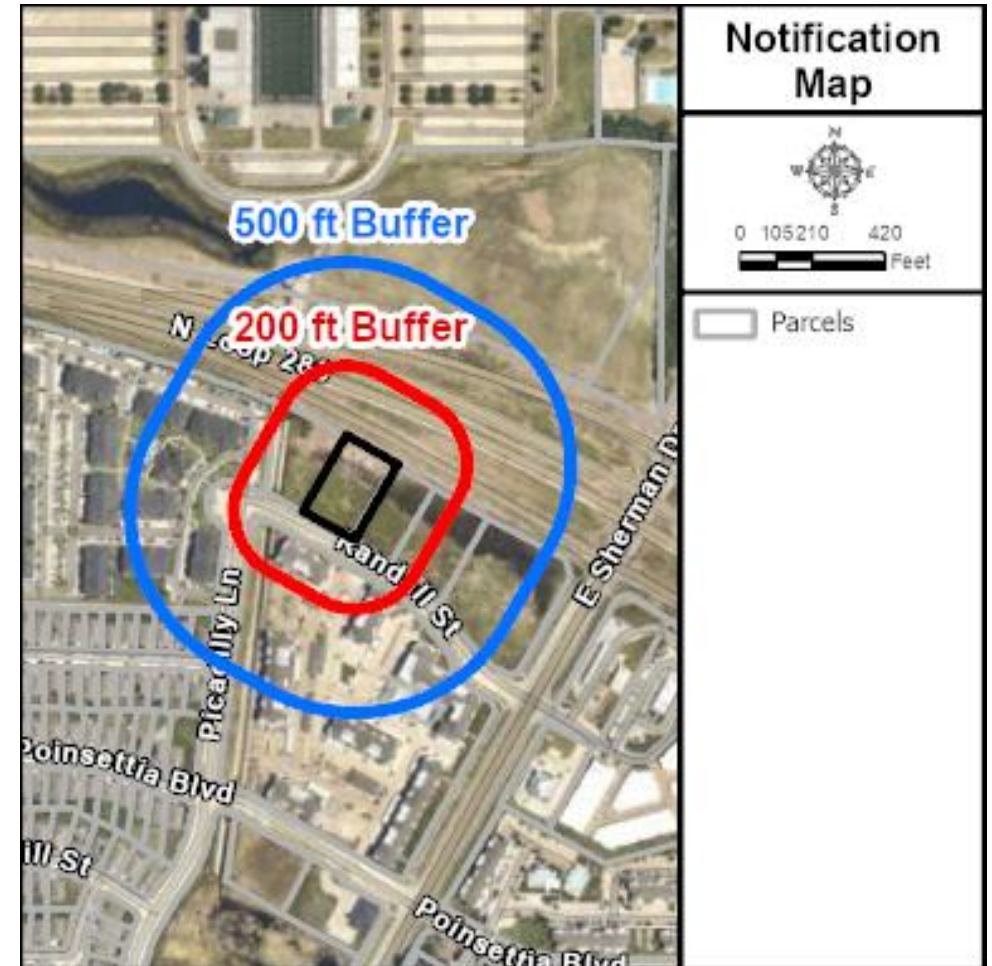
Mailed notices

- 200 ft. Public Hearing Notices mailed: 4
- 500 ft. Courtesy Notices mailed: 146

Responses:

- In Opposition: 0
- In Favor: 0
- Neutral: 0

No community meeting was held by the applicants.



Recommendation

The Planning and Zoning Commission recommended **approval** [4-0] of both Z25-0012a and Z25-0016a.

Staff recommends **approval** of both Z25-0012a and Z25-0016a as both zoning requests comply with the criteria in Section 2.4.5E of the Denton Development Code for approval of all applications, and Section 2.7.3.E of the DDC for approval of a Zoning Map Amendment.

QUESTIONS?

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Development Services