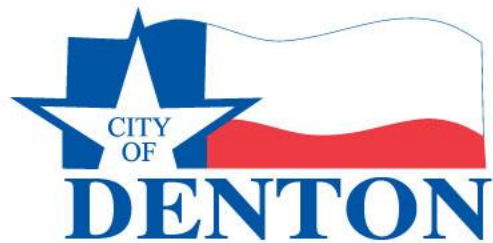


# PD23-0001e

## Denton 195

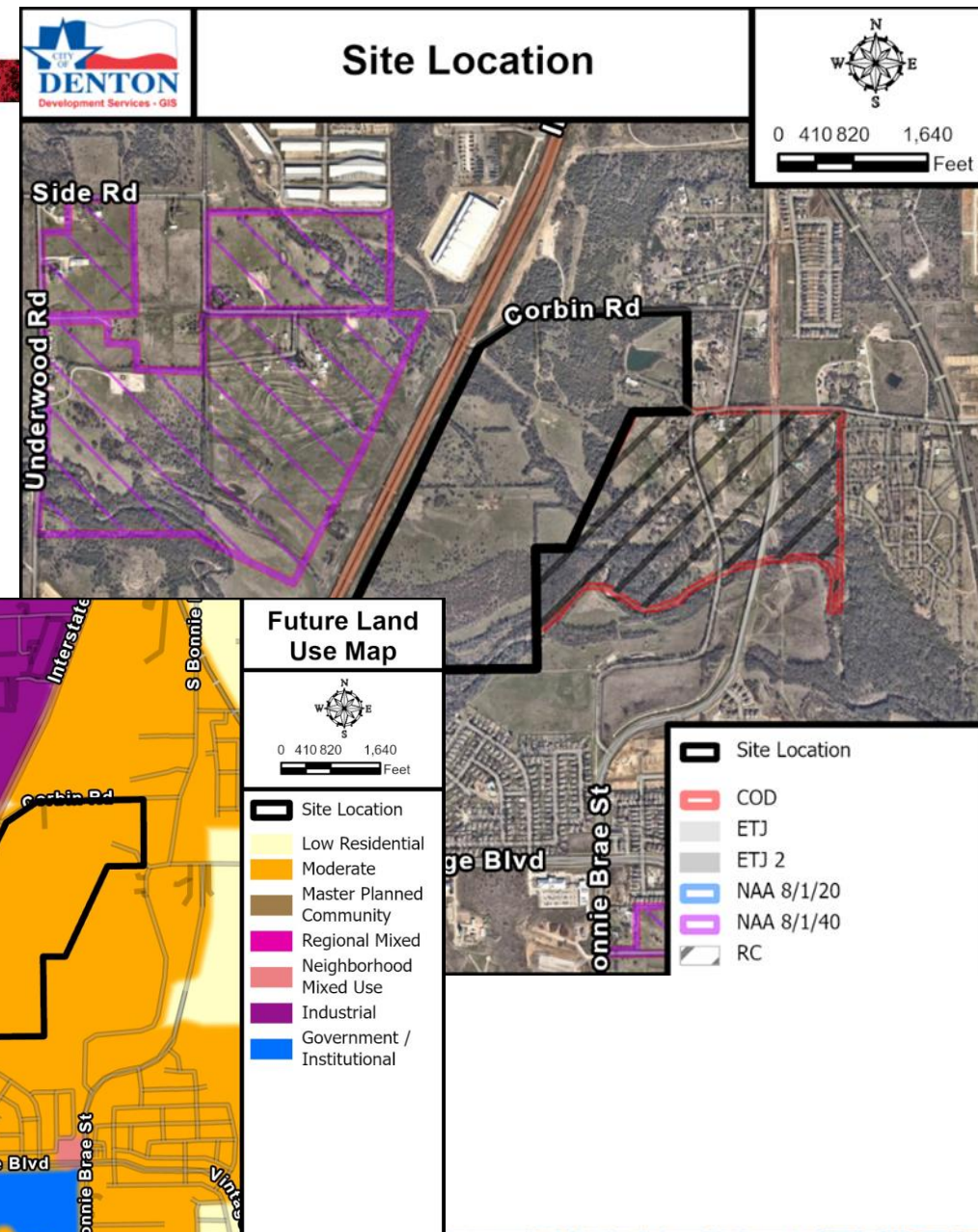
Angie Manglaris, AICP  
Development Review Manager  
June 3, 2025





# Request & Site Data

- Rezoning from **R2 to PD-MN and PD-R2**– for multifamily and single-family development.
- 195-acre site located at the southeast intersection of I-35W and Corbin Road.
- **Predominantly undeveloped**, with clusters of mature trees. **Water Related Habitat and Riparian Environmentally Sensitive Areas (ESAs)** exist within and around the undeveloped Floodplain and Floodway ESA.
- Future Land Use **Moderate Residential**.
- Surrounded by R2 north and east of the subject property; ETJ 1 southeast; The Vintage Development, zoned Planned Development (PD) to the south; I-35W to the west.

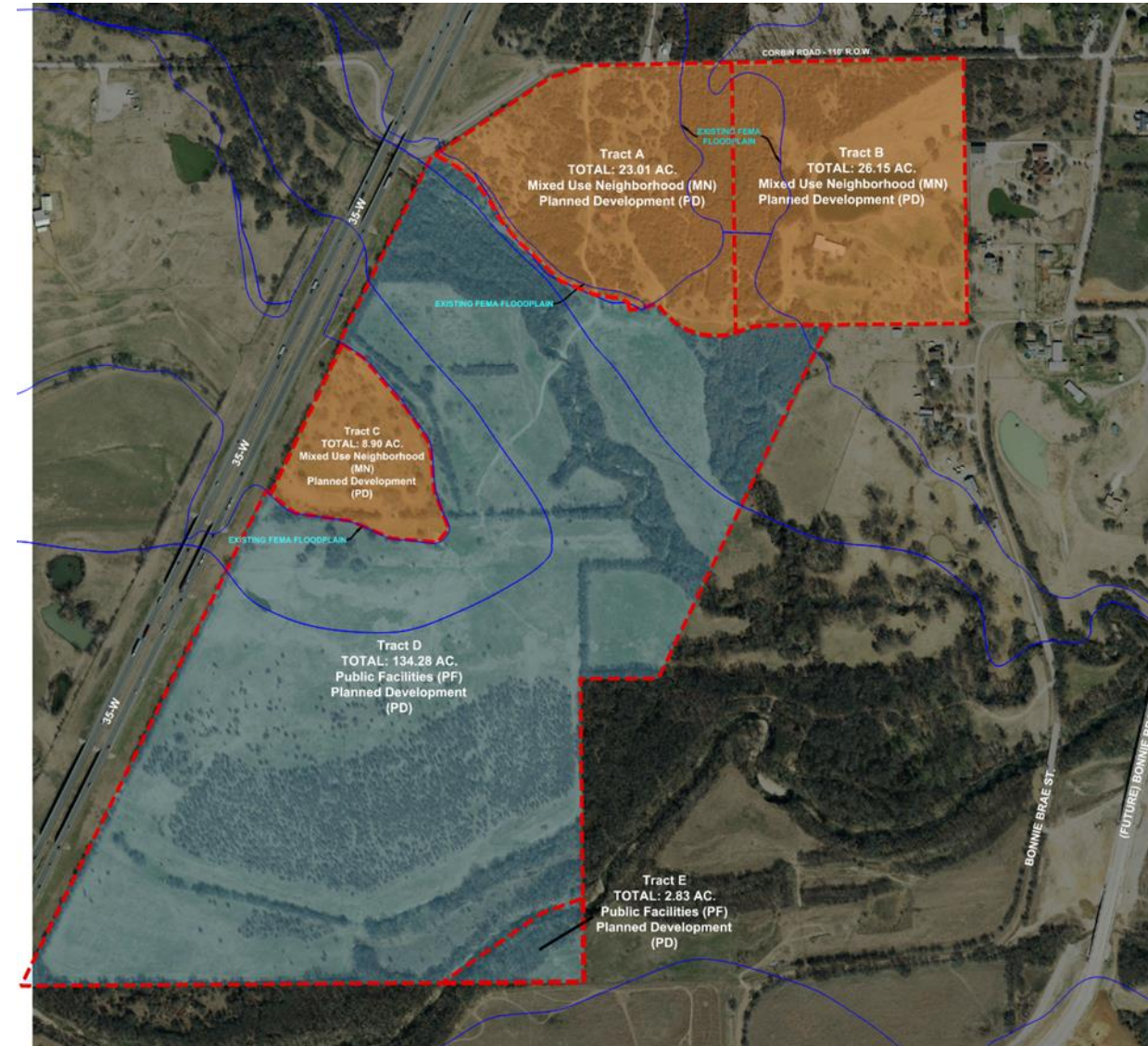




# Initial Zoning Exhibit

## (Presented to P&Z Commission)

- Multifamily and townhome development on approximately 58.06 acres of land on Tracts A, B, and C (**PD-MN**).
- Approximately 137.09 acres proposed to dedicate the land area and/or an easement for public open space use to the City as parkland (**PD-PF**).





# Revised Zoning Exhibit

## (City Council consideration)

- Multifamily development on approximately 31.91 acres of land on Tracts A and C (**PD-MN**).
- Approximately 163.24 acres proposed be rezoned to **PD-R2** on Tracts B, D, and E.





# Development Standards: Tract A

- Permits all uses in MN District.
  - **10-foot-wide landscape** buffer along the future northbound I-35W frontage Road.
  - A **30-foot-wide landscape** buffer provided along Corbin Road.
  - **Building permits shall not be issued until:**
    - **One-half the full required width for Corbin Road** is constructed for the entire length between **New Bonnie Brae** and future I-35W northbound frontage roads.
- AND**
- Improvements **shall be connected** to either the **intersection with New Bonnie Brae Street** OR said the future completed **I-35W northbound frontage road**.





# Development Standards: Tract B

- Restricts allowable uses to Single-Family Residential only.
- Same access conditions as Tract A.
- 30-foot-wide landscape buffer along eastern property line between developing and existing residential units.
- 30-foot-wide landscape buffer along Corbin Road.





# Development Standards: Tract C

- Permits all uses in MN District.
- Building permits for Tract C shall not be issued **until the completion of the future northbound I-35W frontage road**.
- **10-foot-wide landscape buffer** along the future northbound I-35W frontage Road.
- All uses on **may have full access** through other Tracts within the PD that have the PD-R2 designation **regardless of if the use is permitted in PD-R2**.





# Development Standards: Tracts D & E

- Permitted uses in accordance with R2 Zoning District, except as noted in Development Standards.
- All Residential Uses shall be prohibited.

\*Permitted uses in R2 include a variety of Agricultural, Public and Semi-Public, Educational, and Community and Cultural Facility Uses.





# Approval Criteria

## 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

## Summary:

- ✓ Project is consistent with Denton 2040 Comprehensive Plan
- ✓ Complies with DDC, except where otherwise specified
- ✓ Minimizes adverse impacts
- ✓ Public facilities are adequate to serve development

## Rezoning to PD District Approval Criteria (2.7.3.E)

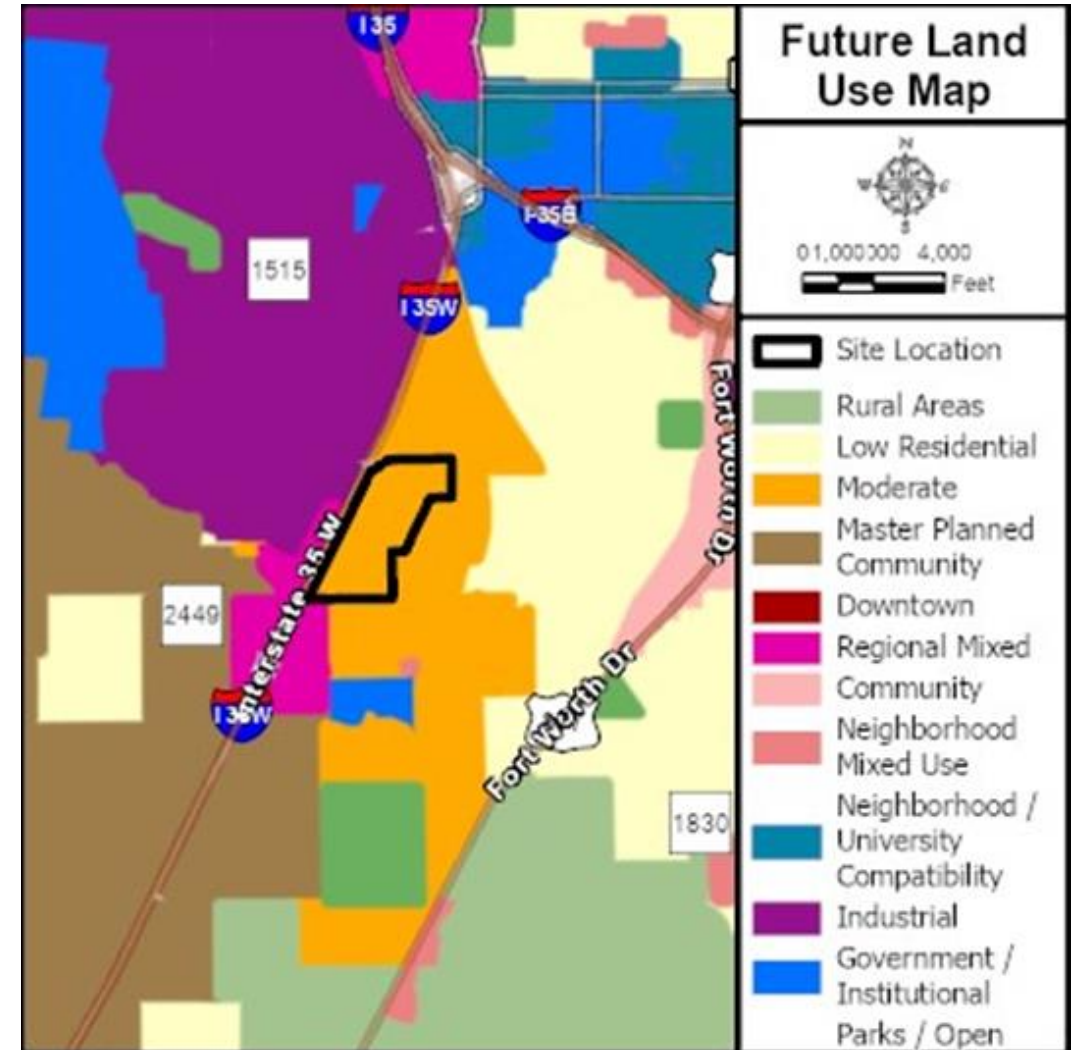
1. Complies with the goals of the Comprehensive Plan;
2. Complies with the goals of relevant Area Plans;
3. Complies with this DDC, except where modifications are expressly authorized through the PD Regulations Document and PD Development Plan;
4. Provides a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PD District;
5. In the case of proposed residential development, that the development will promote compatible buildings and uses and that it will be compatible with the character of the surrounding area;
6. In the case of proposed commercial, industrial, institutional, recreational and other non-residential uses or mixed-uses, that such development will be appropriate in area, location, and overall planning for the purpose intended; and
7. The provisions for public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services and parks are adequate to serve the anticipated population within the PD District.
8. The conditions and/or restrictions imposed by the PD are necessary and sufficient to address any significantly adverse impacts to surrounding properties or the neighborhood.





# Denton 2040 Plan

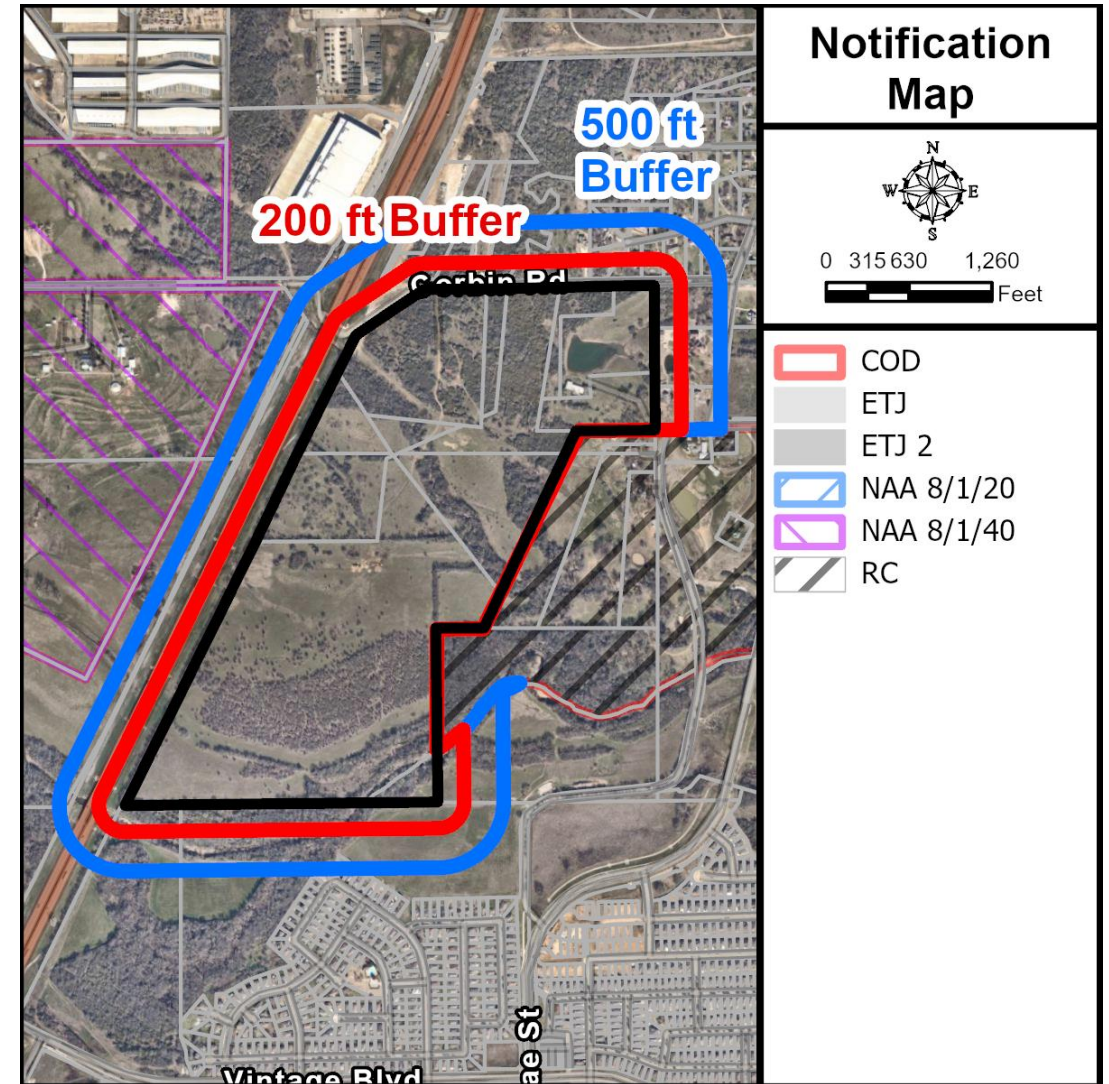
- **Future Land Use:** site is designated as **Moderate Residential**
  - Accommodates **single-family detached housing on small lots, typical more compact, established single-family neighborhoods and low-rise multi-family dwellings and townhomes**
  - The Moderate Residential Land Use category **contemplates a density of 5-12 dwelling units per acre.**
  - **PD limits allowable land uses on Tract B and imposes additional site design standards to reduce incompatibilities in the region.**
- Consistent with **Housing and Neighborhoods Goal HN-1**
- Consistent with Preferred Land Preservation Plan





# Public Outreach

- Newspaper Ad: March 23 & April 19, 2025
- Website: March 20 & April 17, 2025
- Signs Posted: March 8, 2025
- Mailed Notices:
  - 200 ft. Public Notices mailed: 28
  - 500 ft. Courtesy Notices mailed: 35
- Responses:
  - In Opposition: 10 Responses have been received 9 within 200' (20.48% in opposition)
  - In Favor: 0
  - Neutral: 0
- Five Neighborhood Meetings held by applicant since November 2022.





# Recommendation

Staff recommends **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 PD District.

The Planning and Zoning Commission considered this request at their April 9, 2025 meeting. The Commission voted [5-0] to recommend **denial** of the request.

***Due to the Commission's recommendation and the percent of opposition, a supermajority vote (6 out of 7) is required to approve this request.***



# QUESTIONS?

Angie Manglaris, AICP  
Development Review Manager  
Development Services