



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: May 6, 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 from Residential 2 (R2) zoning district to Overlay Planned Development with Mixed-Use Neighborhood (PD-MN) and Public Facilities (PD-PF) base zoning districts. The subject site is generally located at the southeast corner of the I35-W and Corbin Road intersection 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 denial of the request. Motion for denial by Commissioner Dyer and seconded by Commissioner Riggs. THE APPLICANT IS REQUESTING THIS ITEM BE POSTPONED TO A DATE CERTAIN OF JUNE 3, 2025. (PD23-0001d, Denton 195 Planned Development Overlay, Angie Manglaris)

<https://dentontx.new.swagit.com/videos/339618?ts=5555>

BACKGROUND

The applicant, McAdams, on behalf of the property owner, 195 Denton Partners, LLC, is requesting to rezone approximately 195 acres from Residential 2 (R2) District to an Overlay Planned Development with base zoning districts of Mixed-Use Neighborhood (PD-MN) and Residential 2 (PD-R2). The 195-acre tract of land is situated at the southeast corner of I35-W and Corbin Road.

The applicant is requesting this item be postponed to a date certain of June 3, 2025 in order to be able to conduct additional neighborhood engagement.

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Respectfully submitted:

Tina Firgens, AICP

Deputy Director of Development Services/Planning Director

Prepared by:

Angie Manglaris, AICP

Development Review Manager