



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: November 18, 2025

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding an amendment to Planned Development District 139 (PD-139), with amendments including but not limited to the development plan to remove a planned high school and adjust design elements of the remaining elements of the project, on approximately 15.375 acres of land generally located south of Vintage Boulevard, approximately 540 feet east of the I-35W Vintage Boulevard Ramp 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 (7-0) to recommend approval of the request. Motion for approval by Commissioner Riggs and second by Commissioner McDuff. (PDA25-0002a, Charter School, Julie Wyatt). <https://dentontx.new.swagit.com/videos/358921?ts=6986>

BACKGROUND

Robert Howman with Glenn Engineering, on behalf of the property owner, Responsive Education Solutions, is requesting an amendment to an approved Development Plan to facilitate the construction of an Institutional Use (charter school). The property is located in Planned Development 139 (PD-139), which is one of the City's older PDs that originated under the processes and standards for the City's 1991 Development Code. The history of the PD is summarized below, and ordinances relevant to the subject property have been included in the exhibits to this report as referenced below.

PD History

- Planned Development 139 was originally approved in 1991 as a 450-acre "Business Village" which permitted **Institutional Uses** with associated development standards (Ordinance 1991-034, Exhibit 6).
- Ordinance 1999-317 (Exhibit 7) amended the General Concept Plan for the entire 450-acres to further refine the mix of land uses, phasing, and roadway infrastructure. A separate ordinance in 1999 approved the detailed Development Plan for The Vintage subdivision located on the north side of Vintage Boulevard to the northeast of the subject property.
- On May 14, 2002, City Council approved an amendment to the permitted uses in PD-139, allowing for the development of amenity centers and gas wells within the PD (Ordinance 2002-147, Exhibit 8).
- **A Development Plan for an Institutional Use (charter school) on a 19.83-acre site which included the subject property was approved by City Council on September 15, 2020 (Ordinance PD20-0003a, Exhibit 9).**

- In 2021 (ordinance PD21-0004b, Exhibit 10), a 207-unit multifamily development was approved on land located west of the subject property. Construction of the multifamily development is complete and occupied with residents.
- Most recently, a commercial development was approved (Ordinance PDA23-0005a, Exhibit 11) was approved for a 5-acre parcel located at the southeast corner of Vintage Boulevard and I-35W. Construction has not begun on the site.
- Approximately 213 acres on the south side of Vintage Boulevard, to the east of the subject property have been zoned out of the PD since 2002 into standard zoning districts. Approximately 92 acres of land on the north side of Vintage Boulevard remain undeveloped and zoned as part of PD-139.

PD Amendment Process

The current proposal was submitted after the implementation of the 2019 Denton Development Code (DDC), and, therefore, in accordance with Ordinance DCA18-0009u, the permitted uses and development standards may remain consistent with those established by the PD; however, the proposed amendment to PD-139 must follow the current procedures and amendatory regulations. DDC Subsection 2.7.3 outlines the procedure and criteria for approval for planned development amendments, including thresholds which require a Major Amendment and approval through the zoning process. Due the proposed substantial changes to the Development Plan approved in 2020, the request has been deemed a Major Amendment (DDC Subsection 2.7.3C.6.d.ii).

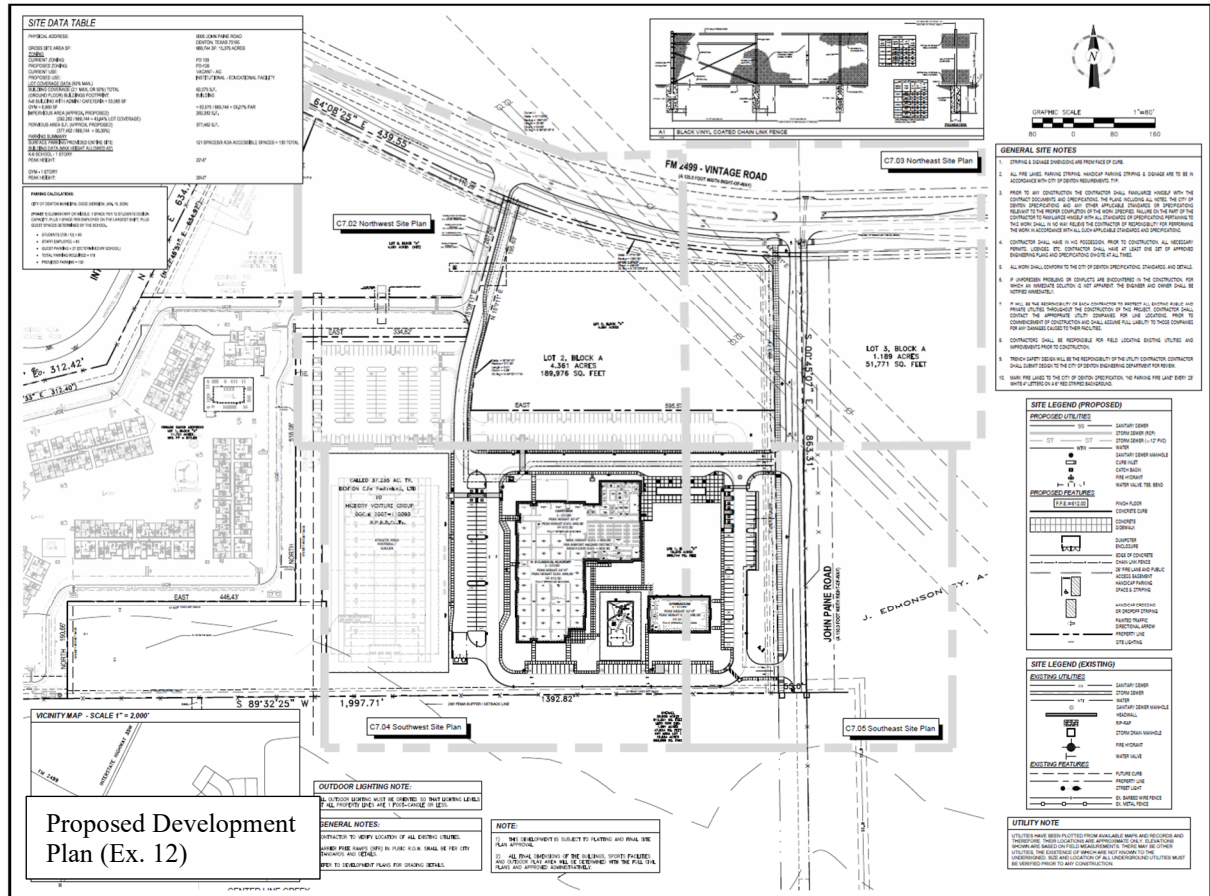
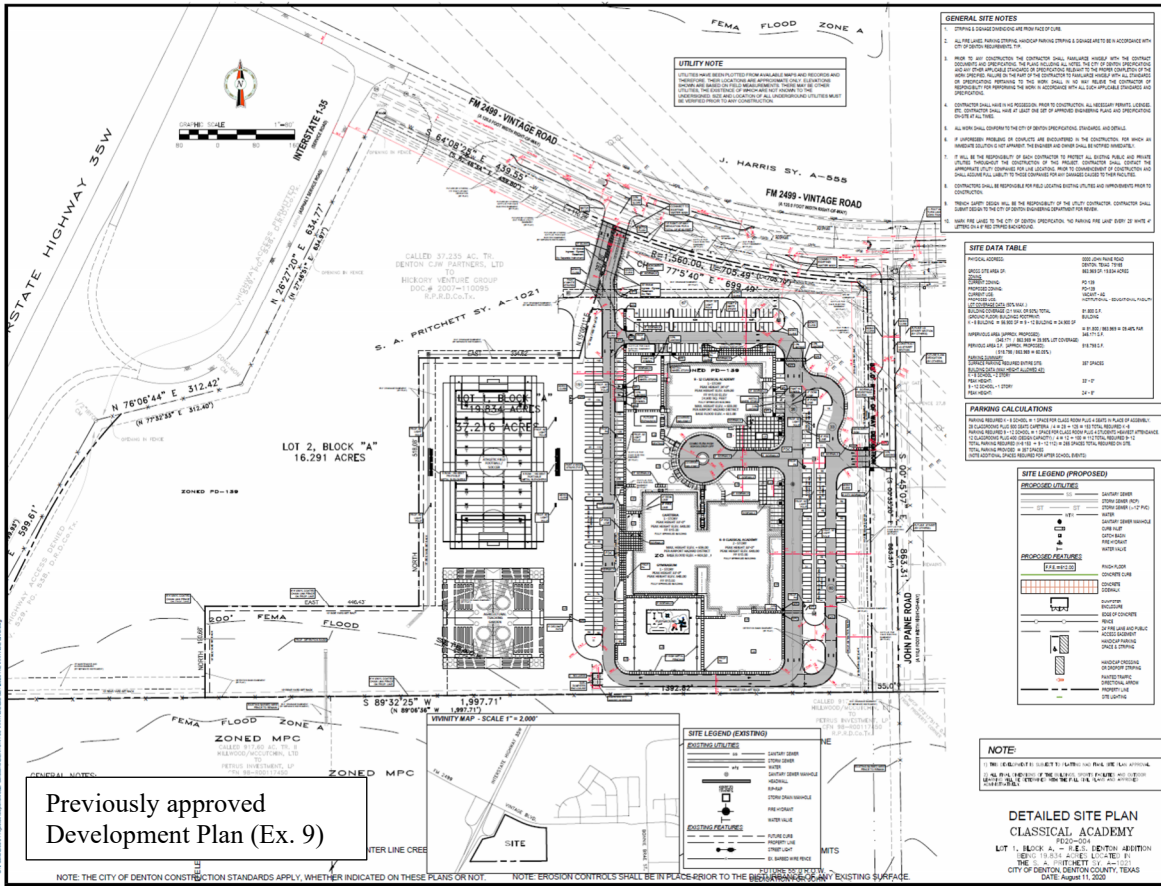
Current Request

As indicated in the *PD History*, the applicant received approval for charter school to accommodate Kindergarten through High School (1052 students) by City Council in 2020. The current request would facilitate the development of a charter school consistent with the previous approval. However, the proposed Development Plan amendment would modify the site plan in the following ways:

- Remove approximately 4.4 acres from the campus
- Remove the proposed high school with associated parking *at this time* (to be developed with a future phase and depicted as grayed-out on the Development Plan)
- Reduce the number of parking spaces (commensurate with postponing the construction of a high school) and reconfigure the parking areas
- Two driveway connections approved with the original plan (one connection to Vintage Boulevard and one to John Paine Road) will remain in roughly the same locations, and an additional driveway is proposed to connect to John Paine Road

Inset images of the original Development Plan from 2020 (also provided in Exhibit 9) and the updated Development Plan (Exhibit 12) are included on the following page.

[Continued on next page]



Additionally, it is important to note that due to recent state legislation, charter schools which comply with the Texas Education Code, Subchapter D. Section 12.1058 are allowed in all zoning districts.

A full Staff Analysis of the proposed Development Plan is provided in Exhibit 2.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission held a public hearing for the request at their October 22, 2025, meeting. Staff presented the Planned Development Amendment request, land use analysis, and recommendation. The applicant attended the meeting and was available to answer questions.

During the meeting, the Commission requested clarification as to required sidewalk improvements along the west side of the future John Paine Road, specifically adjacent to the undeveloped parcel between Vintage Boulevard and the school's entrance. Staff responded that the applicant will be required to construct the sidewalk connection for the entire length of John Paine Road between Vintage Boulevard and the subject property's southern boundary. Additionally, the Commission informed the applicant that if needed, reductions in overall parking are permitted pursuant to DDC Subsection 7.9.5. The applicant responded that the proposed spaces depicted on the Development Plan are appropriate to meet the school's needs.

OPTIONS

1. Approve
2. Approve with conditions
3. Deny
4. Postpone item

RECOMMENDATION

The Planning and Zoning Commission recommended approval of the request (7-0).

Staff recommends approval of the request, as is consistent 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.E of the DDC for approval of a Planned Development Amendment.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
March 5, 1991	City Council	Rezoning to PD-139	Approved (Ordinance 91-034)
September 7, 1999	City Council	Amendment to Concept Plan	Approved (Ordinance 1999-317)
May 14, 2002	City Council	Amendment to Concept Plan	Approved (Ordinance 2002-147)
September 17, 2019	City Council	Transition to 2019 DDC and established PD procedures	Approved (Ordinance DCA18-0009u)
September 2, 2020	Planning and Zoning Commission	Detailed Plan	Recommended approval
September 15, 2020	City Council	Detailed Plan (PD20-0003)	Approved
October 22, 2025	Planning and Zoning Commission	Development Plan (PDS25-0002)	Recommended approval

PUBLIC OUTREACH:

Ten notices were sent to property owners within 200 feet of the subject property. Two hundred thirty courtesy notices were sent to physical addresses within 500 feet of the subject property. As of the writing of this report, Staff has not received any written responses.

A notice was published in the Denton Record Chronicle on November 1, 2025.

A notice was published on the City's website on October 30, 2025.

One sign was posted on the property on October 6, 2025.

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 - Site Location Map

Exhibit 4 - Current Zoning Map

Exhibit 5 - Future Land Use Map

Exhibit 6 - Ordinance 91-034

Exhibit 7 - Ordinance 1999-317

Exhibit 8 - Ordinance 2002-147

Exhibit 9 - Ordinance PD20-0003a

Exhibit 10 - Ordinance PD21-0004b

Exhibit 11 - Ordinance PDA23-0005a

Exhibit 12 - PD Development Plan

Exhibit 13 - Fiscal Impact Summary

Exhibit 14 - Notification Map

Exhibit 15 - Draft Ordinance

Exhibit 16 - Presentation

Respectfully submitted:

Hayley Zagurski, AICP

Planning Director

Prepared by:

Julie Wyatt, AICP

Principal Planner