



**Z25-0008a**  
**CAT 35**

**Julie Wyatt, AICP**  
**Principal Planner**  
**September 16, 2025**





# Request

- Approximately 68 acres
- Rezone from **PD-142**, Hillcrest Center, to **Planned Development – General Office (PD-GO)**
- **PD-142:**
  - “Urban Center” with a concentration of commercial, retail, office, and light industrial uses as a hub for economic activity and employment
  - Permitted uses included:
    - **Offices, Professional and Administrative**
    - **Light Industrial**
    - **Storage or Sales Warehouse**
- **Purpose:** Facilitate development of warehouse, light industrial, and/or other employment uses under current development standards with additional design requirements



# Proposed Overlay PD

## General Office Base Zoning District

### Screening & buffering:

- Minimum 30- to 35-foot-wide landscape buffer with standard landscape elements, except along I-35 must include a masonry wall and accent trees
- A 10-foot-wide buffer required along the easternmost property line

### Parking:

- Min/Max: one space per 500 to 2,000 sf
- Director determination

### Building design standards:

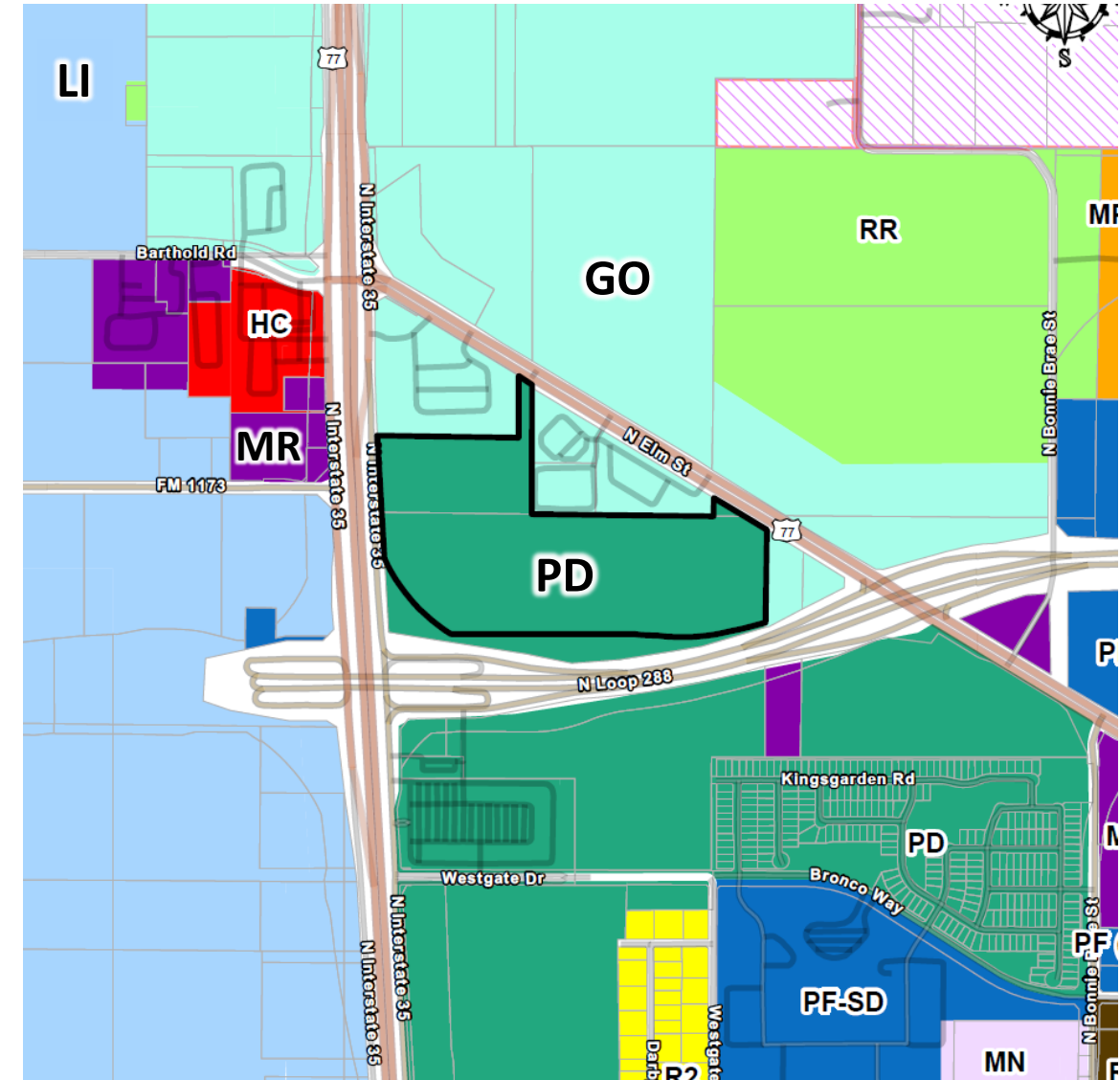
- Enhanced entrances with 30% minimum windows
- Horizontal and vertical break at 100-ft intervals

### Dock doors & loading areas:

- Shall not directly face the public right of way
- Prohibited in the front yard(s)
- Screened by walls, building projections, wing walls, retaining walls, or similar

### Amount & locations for accessory outdoor storage:

- Materials other than trailer parking shall be located within designated truck courts only and shall be limited to a maximum of 30% of the truck court area.
- Shall be opaquely screened from all adjacent properties with buildings or 8-foot-tall masonry wall





# Criteria for Approval – DDC 2.4.5E and 2.7.3.E

## Summary:

- ✓ Proposal is consistent with the goals and policies and the Future Land Use Map of the Denton 2040 Comprehensive Plan.
- ✓ Development must comply with DDC (except where modified) and criteria manuals, including drainage, floodplain, and ESA regulations.
- ✓ Development is appropriate for the area, location, and overall planning.
- ✓ Not expected to generate significant adverse compatibility, infrastructure, or fiscal impacts.

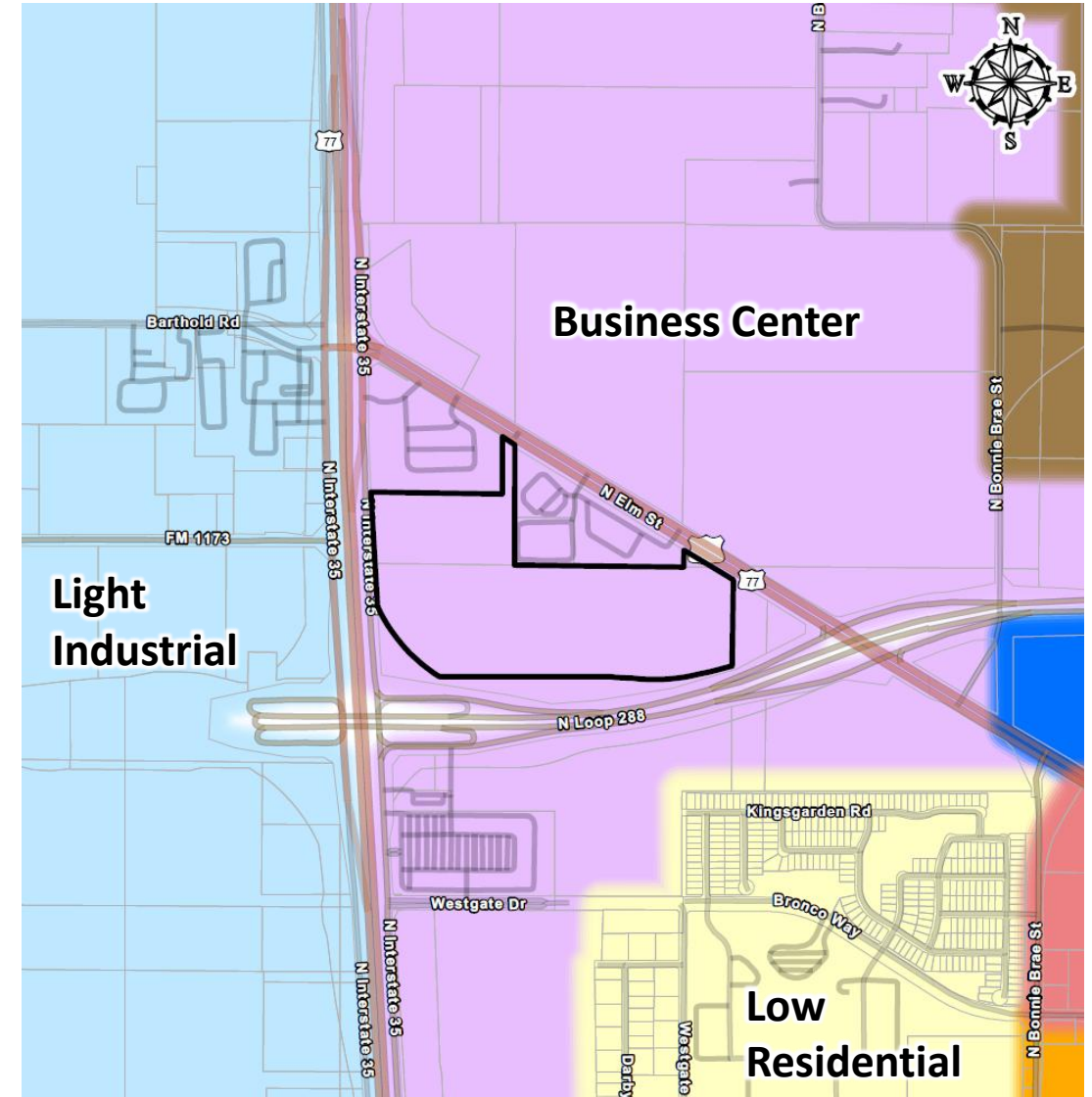
# Denton 2040 Comprehensive Plan

## FLUM: Business Center

Envisioned to be the City's employment centers, intended to allow for a range of businesses both in terms of sizes and types

### Consistent:

- ✓ **GO District conforms** to FLUM goals and purpose
- ✓ Overlay PD provides **additional enhancements** to encourage a higher-quality design: wide landscape area at ROW, screening of loading area dock doors, enhanced building entrances, and limits to accessory outdoor storage
- ✓ **Goal CC-4: achieve exemplary urban design**
  - Encourage development of office and business workplaces in proximity to commercial, civic, and recreational uses
  - Screen all loading docks, platforms, and overhead bay doors from public view



# Provides Greater Level of Design

- ✓ **Enhance the landscape space and screening at the right-of-way:**
  - Requires a wide landscape buffer to ensure sufficient space for screening
  - I-35 buffer elements must include a masonry wall and accent trees—physical barriers to screen parking
- ✓ **Reduce the visual impact of loading areas and dock doors:**
  - PD explicitly prohibits dock doors from directly facing the street
  - Screening includes screening walls, building projections, wing walls, retaining walls, or similar structures
- ✓ **Provide flexibility in parking regulations:**
  - To develop the site to be flexible and adaptable to future conditions, alternative parking ratio and Director determination for specific use with a parking demand study
- ✓ **Increase the architectural standards:**
  - Large-scale industrial buildings are challenging--larger sizes and interior activities can drive architectural forms, but front entrances are focal points to break up the massing
  - Proposal increases break intervals to 100 feet to appropriately match the building scale and enhance primary entrances
- ✓ **Limit the amount and permitted locations for accessory outdoor storage**
  - Under base zoning, Outdoor Storage, Accessory is permitted with Use-Specific Standards.
  - To reduce the visual impacts, the proposal limits the amount of outdoor storage of materials other than trailer parking to 30% of the truck court area, which must be screened with a wall or similar structure.



# Notification

**Newspaper posted:** August 30, 2025

**City website posted:** August 27, 2025

**Property posted:** August 13, 2025

## Mailed notices

- 200 ft. Public Hearing Notices mailed: 12
- 500 ft. Courtesy Notices mailed: 17

## Responses:

- In Opposition: 0
- In Favor: 1
- Neutral: 0



# Recommendation

The Planning and Zoning Commission recommended **approval** of the request (4-0).

Staff recommended **approval** of the zoning change request as it complies 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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