



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: April 23, 2025

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 3.158 acres of land from Overlay Planned Development – Suburban Corridor (PD-SC) District to Public Facilities (PF) District generally located at the northwest corner of Teasley Lane (F.M. 2181) and Hunter's Creek Road in the City of Denton, Denton County, Texas. (Z25-0005, Denton Fire Station 6, Matt Bodine)

BACKGROUND

This is a city-initiated rezoning request to rezone an approximately 3.158-acre lot from Overlay Planned Development – Suburban Corridor (PD-SC) District to Public Facilities (PF) District for the purpose of facilitating the development of a new Denton Fire Station 6. The relocation of Fire Station 6 from its current location at 3232 Teasley Lane (approximately 0.6-mile north of the subject property) to this new proposed location is expected to result in improved response times for the area.

While the PD-SC District does permit Community Service land uses, such as fire stations, to be developed by-right, the Overlay Planned Development includes several development standards which are not conducive to the development of a fire station. Specifically, the PD-SC District requires additional landscaping than what is typically required along Hunter's Creek Road and the abutting single-family residential to the west (see Exhibit 5) per the Denton Development Code (DDC); these additional landscaping requirements are not feasible for a fire station where high visibility must be maintained to ensure the safety of both emergency vehicles entering and exiting the site as well as other vehicular, bicycle, and pedestrian users of Hunter's Creek Road. The purpose of the requested PF District is to provide adequate lands for public and quasi-public community uses such as fire stations, and the DDC includes an Alternative Landscape Plan process to allow for flexibility in site design while ensuring projects still meet the intent of the code's standards for buffering, right-of-way screening, and other landscaping. A rezoning of the subject property would align the zoning district with the proposed use and provide needed design flexibility to construct the fire station on this location. In addition, a fire station is needed at this location to reduce response times for current and future growth of the area (see Exhibit 4).

The subject property is currently undeveloped with mature trees scattered throughout the site. The property has street frontage on Hunter's Creek Road, an east-west Collector, to the south and Teasley Lane (F.M. 2181), a six-lane, north-south Primary Arterial, to the east. The surrounding area consists of single-family residential subdivisions to the east, north, and west. Multifamily dwellings exist to the southwest of the property. The lots to the south of the property are being developed for commercial uses. The adjacent lot on the south side of Hunter's Creek Road was issued a building permit in September 2024 and is under construction.

As part of the 2019 DDC update and citywide rezoning, the subject property was rezoned from Neighborhood Residential Mixed-Use (NRMU) District to Planned Development – Mixed-Use Neighborhood (PD-MN) District. In April 2023, City Council approved a rezoning of the subject property and lots to the south to the current PD-SC District to facilitate commercial development. In December 2023, City Council approved, and the City purchased the subject property for the purpose of constructing a fire station on the subject property.

A full Staff Analysis is provided in Exhibit 2.

OPTIONS

1. Recommend Approval
2. Recommend Denial
3. Postpone Item.

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 2.7.2.D of the DDC for approval of a zoning change.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

<u>Date</u>	<u>Council, Board, Commission</u>	<u>Request</u>	<u>Action</u>
January 23, 2008	Planning & Zoning Commission	Rezone NR-2 to NRMU	Recommended Approval
February 19, 2008	City Council	Rezone NR-2 to NRMU (Ord. No. 2008-045)	Approved
February 5, 2014	Planning & Zoning Commission	Add overlay conditions to existing NRMU District (Ord. No. 2014-075)	Recommended Approval
March 4, 2014	City Council	Add overlay conditions to existing NRMU District (Ord. No. 2014-075)	Approved
October 1, 2019	City Council	New Zoning Code and City-wide zoning district transition from NRMU to PD-MN District (DCA18-0009)	Approved
June 9, 2022	Planning & Zoning Commission	Preliminary Plat (PP22-0010)	Approved
February 15, 2023	Planning & Zoning Commission	Rezone to PD-SC District (PD22-0010)	Recommended Denial
March 7, 2023	City Council	Rezone to PD-SC District (PD22-0010)	Continued request to the April 4, 2023 meeting
March 15, 2023	Planning & Zoning Commission	Rezone to PD-SC District (PD22-0010)	Request to reconsider approval
March 29, 2023	Planning & Zoning Commission	Rezone to PD-SC District (PD22-0010)	Continued request to the April 12, 2023 meeting
April 4, 2023	City Council	Rezone to PD-SC District (PD22-0010)	Withdrawn

April 12, 2023	Planning & Zoning Commission	Rezone to PD-SC Overlay District (PD22-0010)	Recommended Approval
April 18, 2023	City Council	Rezone to PD-SC Overlay District (PD22-0010)	Approved
December 5, 2023	City Council	Purchase subject property for the purpose of Fire Station 6. (ID23-2147)	Approved

PUBLIC OUTREACH:

26 notices were sent to property owners within 200 feet of the subject property, and 184 postcards were mailed to current residents within 500 feet of the subject property. As of the writing of this report, two responses have been received in favor of the rezoning, one response has been received that is neutral on the rezoning, and no responses in opposition have been received. Copies of these responses are included in Exhibit 10.

A notice was published on the City's website on April 3, 2025.

A notice was published in the Denton Record Chronicle on April 6, 2025

Three signs were posted on the site on April 11, 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

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Project Narrative
5. PD-SC District Ordinance
6. Existing Zoning Map
7. Proposed Zoning Map
8. Future Land Use Map
9. Table of Allowed Uses
10. Notifications and Responses
11. Draft Ordinance

Respectfully submitted:

Tina Firgens, AICP

Deputy Director of Development Services/Planning Director

Prepared by:

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