



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://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 Overlay Planned Development – Suburban Corridor (PD-SC) District to Public Facilities (PF) District on approximately 3.158 acres of land 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; 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 [4-0] to recommend approval of the request. Motion for approval was made by Commissioner Padron and seconded by Commissioner Riggs. (Z25-0005a, Denton Fire Station 6, Matt Bodine) <https://dentontx.new.swagit.com/videos/340904?ts=5536>

### **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.

### **PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission held a public hearing for the request at their April 23, 2025 meeting and voted [4-0] to recommend approval of the zoning change. During the public hearing, Commissioners inquired about the requirements for a fire station that conflict with the PD standards, and Staff explained how the PD’s landscaping standards conflict with the need to maintain high visibility around the driveways of the fire station. One member of the public spoke in opposition to the request. The individual expressed concerns over the noise and light impacts from fire trucks responding to calls, particularly in the evenings, as well as concern for decreased property values. Chief Hedges of the Fire Department addressed the Commission and explained that at night fire truck operators are given discretion as to when sirens are used and are encouraged to only turn on sirens when necessary. It was also explained that the new location for Fire Station 6 is expected to cut down on area response times to align better with national standards, and that overall number of calls for Fire Station 6 have gone down since the opening of Fire Station 8. Additionally, Commissioners provided insight into the effects fire stations may have on nearby residential real estate, and they commented positively on fire stations near their places of residence.

### **OPTIONS**

1. Approval
2. Denial
3. Postpone Item.

### **RECOMMENDATION**

The Planning and Zoning Commission held a public hearing and voted [4-0] to recommend approval of the zoning change.

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
April 23, 2025	Planning & Zoning Commission	Rezone to PF District. (Z25-0005)	Recommended Approval

**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 written responses have been received in favor of the rezoning, and one written response has been received that expressed concerns but was neutral on the rezoning. No written 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**

Exhibit 1 - Agenda Information Sheet  
Exhibit 2 - Staff Analysis  
Exhibit 3 - Site Location Map  
Exhibit 4 - Project Narrative  
Exhibit 5 - PD-SC District Ordinance  
Exhibit 6 - Existing Zoning Map  
Exhibit 7 - Proposed Zoning Map  
Exhibit 8 - Future Land Use Map  
Exhibit 9 - Table of Allowed Uses  
Exhibit 10 - Notifications and Responses  
Exhibit 11 - Presentation  
Exhibit 12 - Draft Ordinance

Respectfully submitted:

Tina Firgens, AICP

Deputy Director of Development Services/Planning Director

Prepared by:

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