



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: April 24, 2024

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by Kimley-Horn on behalf of the property owner, Vandesmith Developers, LTD. to rezone approximately 1.52 acres from Suburban Corridor (SC) zoning district to Residential 6 (R6) zoning district. The subject site is generally located 266.11 feet east of Country Club Road and north of Hobson Lane in the City of Denton, Denton County, Texas. (Z24-0003, Vandesmith Tract Rezoning, Bryce Van Arsdale)

BACKGROUND

The applicant, Thomas Fletcher, of Kimley-Horn has applied to rezone approximately 1.52 acres from Suburban Corridor (SC) Zoning District to Residential-6 (R6) Zoning District. The site is currently vacant.

The subject property was annexed into the City in 1960 along with several other properties in this area of the City. Following annexation, the zoning of the property transitioned to Neighborhood Residential Mixed-Use with the adoption of the 2002 Development Code. In 2017, the subject property was rezoned to Community Mixed Use-General (CM-G) with the intent to facilitate commercial development on the subject property and neighboring property to the west, which was also rezoned to CM-G District in 2017. In 2019 the zoning of the property transitioned to Suburban Corridor (SC) with the adoption of the 2019 Denton Development Code. Although plans have been submitted for a commercial (self-service storage) use to be developed on the western adjacent property, the subject property has not been included in any commercial development plans.

According to the applicant, the intent of this zoning change request is to align the zoning of subject property with the existing Residential 6 (R6) zoning immediately the east of the site, and under the same ownership, totaling approximately 18.02 acres of land.

The surrounding properties to the north and east are zoned Residential 6 and currently undeveloped. Hobson Lane and developed single-family residential (zoned Residential 2) are situated to the south of the subject property. West of the subject property is existing Suburban Corridor zoning, which is currently vacant; however, civil engineering plans and building permits are under review for a storage facility.

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 rezoning of approximately 1.52 acres from Suburban Corridor (SC) zoning district to a Residential 6 (R6) zoning district as it complies with the criteria in Section 2.4.5.E of the Denton Development Code for approval of all applications, and Section 2.7.2.D of the DDC for approval of a Zoning Map Amendment (Rezoning).

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
October 31, 1960	City Council	Annexation into City Limits	Approved
1969	City Council	Citywide Rezoning to Agriculture District (A)	Approved
2002	City Council	Citywide Rezoning to Neighborhood Residential Mixed-Use (NRMU)	Approved
April 26, 2017	Planning and Zoning Commission	Rezoning to Community Mixed Use-General (CM-G)	Recommend Approval
June 6, 2017	City Council	Rezoning to Community Mixed Use-General (CM-G)	Approved
April 10, 2019	Planning and Zoning Commission	Citywide Rezoning; subject property transition to Suburban Corridor (SC)	Recommend Approval
September 17, 2019 (effective October 2019)	City Council	Citywide Rezoning subject property transition to Suburban Corridor (SC)	Approved

PUBLIC OUTREACH:

The following public outreach efforts were done to meet legal notice requirements and to seek feedback from adjacent property owners and residents:

- On April 3, 2024 a total of eight (8) notices were mailed out to property owners within 200 feet of the subject property, and nineteen (19) postcards were mailed out to current residents within 500 feet of the subject property. As of the writing of this report, staff has received two (2) responses in favor of the request.
- A notice was published on the City's website on April 4, 2024.
- A notice was published in the Denton Record Chronicle on April 7, 2024.
- One sign was posted on the subject property on April 5, 2024.
- The applicant did not conduct a neighborhood meeting but did reach out to neighboring property owners individually.

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. Applicant's Project Narrative
4. Site Location Map
5. Future Land Use Map
6. Existing Zoning Map
7. Proposed Zoning Map
8. Financial Impact Analysis
9. Table of Allowed Uses
10. Notification Map and Responses
11. Draft Ordinance

Respectfully submitted:
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Planning Director

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