



PLANNING

To: Planning and Zoning Commission

Item No. 5

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planned Development for Denton Way Office Park

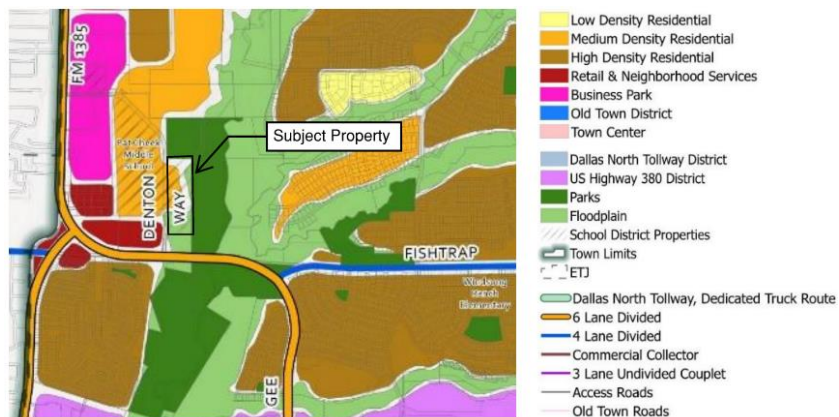
Meeting: March 3, 2026

Agenda Item:

Conduct a Public Hearing and consider and act upon a request for a Planned Development for a and Indoor Sports Facility and Medical Offices on Middle School No. 9 Addition, Block A, Lot 5, on 18.9± acres, located on the east side of Denton Way and 480± feet north of Fishtrap Road. (ZONE-25-0007)

Future Land Use Plan:

The zoning for the surrounding areas of the proposed development consists of Parks to the north and east, Floodplain to the south, and Denton ISD Pat Cheek Middle School and Retail to the west across Denton Way. While a portion of this property is identified as Medium Density Residential on the Future Land use Plan, none of the adjacent land under the same designation is developed as residential. Staff does not see the need for modifications to the Future Land Use Plan.



Zoning:

The property is zoned Agriculture.

Thoroughfare Plan:

This property has direct access to Denton Way.

Parks Master Plan:

The Parks Master Plan does not indicate the need for a park on this property.

Hike & Bike Trail:

Hike & Bike Trail requirements are that they have a 10-foot trail along Denton Way. The plan shows that this has been provided. Additionally, the Landscape Plan (Exhibit G) shows a trail extending to the eastern property line for future connection to a Hike and Bike Trail that will run north-south through the flood plain.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff has not received any response to the proposed zoning request to date.

Attached Documents:

1. Aerial & Zoning Maps
2. Future Land Use Exhibit
3. Exhibit A-1 – Written Metes and Bounds
4. Exhibit A-2 – Boundary Exhibit
5. Exhibit B – Letter of Intent
6. Exhibit C – Development Standards
7. Exhibit D – Conceptual Plan
8. Exhibit E – Development Schedule
9. Exhibit F – Elevations
10. Exhibit G – Landscape Plan
11. Exhibit H – Open Space Plan
12. Draft Development Agreement

Description of Agenda Item:

The purpose of this request is to rezone the property from Agriculture to a Planned Development with a base zoning of Office, specifically to allow Medical Office buildings and a Sports Facility. The property is approximately 18± acres of vacant land on the east side of Denton Way. The property is currently platted as Lot 5 and the intent is to be subdivided into two lots. The southern lot will hold a 30,000 square foot sports facility on 9.7± acres, and the northern lot will contain 11 office buildings totaling 62,100 square feet on 8.1± acres.

Compatibility:

This zoning change would not be out of character with the existing area due to compatibility with the surrounding properties.

The zoning and land use of the surrounding properties are as follows:

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Agriculture	Vacant	Medium Density Residential & Floodplain
North	Planned Development-40 (Single Family)	Vacant	Parks
East	Planned Development-40 (Single Family)	Vacant/Parkland	Parks
South	Agriculture	Vacant	Floodplain
West	Agriculture	Pat Cheek Middle School/Vacant	Medium Density Residential, Retail & Neighborhood Services

District Regulations:

The proposed development will conform to the development standards of the Office District as found in the Town Ordinance. The chart below shows the Office District regulations.

The Office District contains a criteria for a maximum floor area of 10,000 square feet. The maximum floor area may exceed 10,000 square feet only if the entire structure is more than 200 feet from a residential use or zone. The sports facility is compliant with this standard in relation to residential zoning to east, north, and south. However, it is closer than 200 feet to the Denton ISD property to the west. The Development Standards include a provision that the standard will not apply when the property is separated from another by a public street.

	Office District Regulations
Size of Yards	Front: 30' Side: 10' feet adjacent to any non-residential district. 25' for a one-story building adjacent to any residential district. 40' for a two-story building adjacent to any residential district. Rear: 10' adjacent to any nonresidential district. 25' for a one story building adjacent to any residential district. 40' for a two-story building adjacent to any residential district.
Size of Lots	Minimum Area: 7,000 SF Minimum Lot Width: 70' Minimum Lot Depth: 100'
Maximum Height	Stories: Two Stories or 40'
Maximum Lot Coverage	Lot Coverage: 30 Percent
Floor Area Ratio	Maximum: 0.5:1

Uses:

The list of permitted uses within this Planned Development is shown below:

- Administrative, Medical or Professional Office
- Bank, Savings and Loan, or Credit Union
- Business Service
- Indoor Sports Facility
- Community Center
- Fraternal Organization/Lodge/Civic Club/Fraternity or Sorority
- Governmental Office
- Health/Fitness Center
- Home Builder Marketing Center
- Insurance Office
- Minor Dry Cleaning
- Minor Print Shop
- Museum/Art Gallery
- Park or Playground
- Private or Parochial School
- Private Recreational Center
- Private Utility
- Public Athletic Stadium or Field
- Public Schools
- Retail/Service Incidental Use
- Telephone Exchange

The following uses would require a Specific Use Permit:

- Assisted Care/Living Facility
- Child Care Center, Incidental
- Child Care Center, Licensed
- Restaurant (without drive-through)
- Day Care Center (Adult)
- Private Athletic Stadium or Field
- Rehabilitation Care Institution Research and Development Center

Landscaping:

The landscaping for this Planned Development will conform to the landscape area requirements as stated in the Town's Zoning Ordinance.

Open Space:

The sports facility lot is required to have a minimum of 29,713 square feet of open space and 59,313 square feet is proposed. The minimum requirement for the medical offices lot is 24,822 square feet of open space, and the development proposes 59,921 square feet of open space.

Major Creek Amenities:

The property is adjacent to a major creek. Commercial developments are required to provide three amenities and office developments are required to provide four amenities. Overall, the development will be providing the following:

- a. A minimum 25 percent of the surface area of the walls that face the major creek shall be provided as windows.*
- b. Buildings will have the same building materials and architectural elements on all four sides.*
- c. Trail head park.
- d. Over 100' visibility corridor.
- e. Common patio (over 750 sq ft) with shade structure.

*Applies to both the Sports Facility and the Office Buildings

Architectural Standards:

The architectural standards within this Planned Development are shown below.

- Permitted Primary Exterior Building Materials (minimum 85% of each elevation):
 - Clay Fired Brick
 - Stone (Natural or Manufactured)
 - Granite
 - Marble

The following are allowed on sports facilities (maximum 40% of each elevation)

- Split-faced concrete masonry units
- Stucco (Three-step application process)
- Concrete tilt-wall with decorative patterns
- Permitted Secondary Building Materials (minimum 15% of each elevation):
 - Aluminum (or other metal)
 - Cedar or similar quality decorative wood
 - Stucco (Three-step application process) a minimum of 9 feet or higher above grade

Screening and Fencing:

The screening required along adjacent residential property shall be a living screen in lieu of a masonry wall. The evergreen trees shall be located interior to the property due to the overhead power lines and floodplain. Placement of the evergreen trees may be clustered as shown on the Landscape Exhibit, as long as there is appropriate coverage, as determined by the Director of Development Services.

Town Staff Recommendation:

The proposed zoning request is compatible with the surrounding property and provides landscaping, open space, and amenities that will integrate it with the adjacent creek and trail system. Town Staff recommends approval of the request for a Planned Development for an Indoor Sports Facility and Medical Offices on Middle School No. 9 Addition, Block A, Lot 5, on 18.9± acres, located on the east side of Denton Way and 480± feet north of Fishtrap Road.

Town Council Public Hearing:

Upon a recommendation by the Planning and Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on March 24, 2026.