



## PLANNING

**To:** Mayor and Town Council

**From:** David Hoover, AICP, Director of Development Services

**Through:** Mario Canizares, Town Manager  
Chuck Ewings, Assistant Town Manager

**Re:** Planned Development Ordinance for Denton Way Office Park

Town Council Meeting – April 28, 2026

**Strategic Visioning Priority: Ensure the Town's Commercial Corridors are Ready for Development**

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**Agenda Item:**

Consider and act upon an Ordinance to rezone J. Morton Survey, Abstract No. 793, being all of Lot 5, Block A, Middle School #9 Addition, on 18.9± acres from Agricultural to a Planned Development for an Indoor Sports Facility and Medical Offices, located on the east side of Denton Way and 480± feet north of Fishtrap Road. (ZONE-25-0007)

**Description of Agenda Item:**

On March 24, 2026, the Town Council approved the proposed rezoning request by a vote of 7-0. An ordinance has been prepared accordingly.

**Budget Impact:**

There is no budgetary impact affiliated with this item.

**Legal Obligations and Review:**

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

**Attached Documents:**

1. Ordinance
2. Ordinance Exhibits

**Town Staff Recommendation:**

Town Staff recommend the Town Council to approve an Ordinance to rezone J. Morton Survey, Abstract No. 793, being all of Lot 5, Block A, Middle School #9 Addition, on 18.9± acres from Agricultural to a Planned Development for an Indoor Sports Facility and Medical Offices, located on the east side of Denton Way and 480± feet north of Fishtrap Road.

**Proposed Motion:**

I move to approve/deny an Ordinance to rezone J. Morton Survey, Abstract No. 793, being all of Lot 5, Block A, Middle School #9 Addition, on 18.9± acres from Agricultural to a Planned Development for an Indoor Sports Facility and Medical Offices, located on the east side of Denton Way and 480± feet north of Fishtrap Road.