



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: November 18, 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 Rural Residential (RR) District and Residential 4 (R4) District to the Residential 7 (R7) District on approximately 6.63 acres of land generally located south of East McKinney Street, approximately 615 feet west of Glenngary Way, 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 violation thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted (6-0) to recommend approval of the request. Motion for approval by Commissioner Riggs and second by Commissioner Dyer. (Z25-0013a, 5090-5094 E McKinney, Mia Hines) <https://dentontx.new.swagit.com/videos/357550?ts=4954>

BACKGROUND

The applicant, Veronica Yeary, on behalf of the property owners' real estate interest, is requesting to rezone approximately 6.63 acres from a combination of R4 and RR districts to R7 district. As discussed herein and reflected on their submitted narrative (see Exhibit 7), the applicant is seeking the zoning change with no intentions to immediately develop the site themselves. Rather, the goal is to allow the application of consistent zoning across all of the owners' properties within this area, improving the properties' marketability to ultimately facilitate a development consistent with the City's Future Land Use Plan.

A full Staff Analysis is provided in Exhibit 2.

PLANNING AND ZONING COMMISSION

The applicant originally requested to rezone the 6.68-acre tract to the Mixed-Use Neighborhood (MN) District. At the October 8, 2025 Planning and Zoning Commission meeting, the Commission held a public hearing and discussed the compatibility of the requested MN zoning district adjacent to the existing Residential 3 (R3) zoned single-family residential subdivision to the east of the subject property. The Commission's discussion compared the requested MN zoning district to the Residential 7 (R7) zoning district, noting that more intense land uses were permitted by right with MN Zoning whereas some of those same land uses could be permitted only with approval of a Specific Use Permit (SUP) with R7 Zoning. Related to uses such as multifamily and general retail, the Commission questioned their compatibility near the existing single-family residential subdivision due to potential noise and lighting impacts, and expressed general concerns about pedestrian and student safety that could be potentially impacted by increased vehicular traffic given the subject property's close proximity to Ryan High School. As a result of these concerns, the Commission voted [6-0] to recommend denial of the requested zoning change to MN and, instead, voted [6-0] to recommend approval of a rezoning to Residential 7 (R7) so that the property is still open to a wider range of commercial and moderate residential land uses, but additional public hearing

review would be required for the development of more intense land uses to ensure that the proposed site layout is compatible with the surrounding land uses. Subsequently, the applicant has revised their request to pursue the R7 zoning for the subject property. The applicant's revised project narrative is included as Exhibit 7.

One resident of the abutting subdivision spoke in opposition of the request, stating concerns regarding increased traffic. Another resident spoke in opposition of the request, stating concerns about the lighting, traffic, and noise that could potentially occur should another general retail establishment be constructed near the subdivision. Both of these residents are within 500 feet of the property, but outside of the 200-foot public notification buffer.

OPTIONS

1. Approve
2. Deny
3. Postpone Item.

RECOMMENDATION

Staff recommends approval of the revised request to rezone the entire 6.63 acres of land from R4 and RR to R7 as the request complies with the criteria in Subsection 2.4.5.E of the Denton Development Code (DDC) for approval of all applications and the criteria in Subsection 2.7.2.D of the DDC for approval of a zoning change.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
November 15, 1983	City Council	Annexation (Ord 1983-134) & Agriculture Zoning	Approved
2002	City Council	Citywide Rezoning to Neighborhood Residential 4 (NR4)	Approved
June 16, 2015	City Council	Annexation (Ord 2015-185) & Rural Residential (RD-5x) Zoning	Approved
April 10, 2019	Planning and Zoning Commission	Citywide zoning transition to Residential 4 (R4) & Rural Residential (RR)	Recommend Approval
September 17, 2019	City Council	Citywide Rezoning transition to Residential 4 (R4) & Rural Residential (RR)	Approved
October 8, 2025	Planning and Zoning Commissioner	Rezoning from R4 & RR to Mixed-Use Neighborhood (MN)	Denied; recommend approval of rezoning from R4 & RR to Residential 7 (R7)

PUBLIC OUTREACH:

Thirty-six (36) notices were sent to property owners within 200 feet of the subject property, and 154 postcards were mailed to current residents within 500 feet of the subject property.

As discussed above, two property owners within 500 feet of the subject property spoke in general opposition against specific types of retail being developed adjacent to their property.

A notice was published in the Denton Record Chronicle on September 21, 2025 and November 2, 2025.

A notice was published on the City's website on September 19, 2025 and October 30, 2025.

One sign was posted on the property on September 9, 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 - Existing Zoning Map
Exhibit 5 - Proposed Zoning Map
Exhibit 6 - Future Land Use Map
Exhibit 7 - Revised Project Narrative
Exhibit 8 - Comparison of Permitted Uses
Exhibit 9 - Notification Map and Response
Exhibit 10 - Office Fiscal Impact Analysis
Exhibit 11 - Residential Fiscal Impact Analysis
Exhibit 12 - Draft Ordinance
Exhibit 13 - Presentation

Respectfully submitted:
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