

**Project Name:** Townhomes at Mingo

**Project Location:** 1902 Kiowa Rd, Denton, TX, 76029\

**Project Request:** Request a change from R3 to R6.

The purpose of this request is to zone approximately 8.5 acres within the Sequoia Park neighborhood to R6 use in order to be able to provide a more affordable housing option to the growing community of students, young married couples, and growing families in this area of Denton. This request is consistent with Denton Plan 2030 that indicates three future land use designations in proximity to the site: Low Residential, Community Mixed Use, and Moderate Residential. The location of the neighborhood can be seen on the map below.



The proposed rezoning request consists of twenty-five lots within the Sequoia Park plat that encompass approximately 8.5 acres. As these lots have been undeveloped according to the original plat, there are areas within the total acreage that can be left in its natural state to provide a community, neighborhood feel that is consistent with the adjoining neighborhoods, and with the newer Woodlands of Denton development directly on the other side of Mingo. Adjacent properties have been zone change to MN and R7 which permits a higher residential density. We believe that R6, which permits townhomes, will be a less dense, but still affordable option for the area.



\* Site conceptual provided is not final