



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: July 15, 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 Residential 2 (R-2) District to a Mixed-Use Neighborhood (MN) District on approximately 1.09 acres of land generally located on the north side of West University Drive between Willow Lane and Cottonwood Lane 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 violations 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 Pruett and second by Commissioner McDuff. (Z25-0007a, Kalyans, Julie Wyatt) THIS ITEM HAS BEEN POSTPONED UNTIL THE AUGUST 19, 2025, CITY COUNCIL MEETING.

<https://dentontx.new.swagit.com/videos/346760?ts=8794>

BACKGROUND

The applicant, Aimee Bissett with 97 Land Company, on behalf of the property owner, Kalyans, Inc. is requesting to rezone a 1.09-acre tract from Residential 2 (R2) District to Mixed-Use Neighborhood (MN) District. The purpose of the request is to reestablish a previous retail use (package liquor sales) in an existing building.

The applicant is requesting this item be postponed to a date certain of August 19, 2025, in order to further explore options to address nearby residents' concerns.

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Respectfully submitted:

Tina Firgens, AICP

Deputy Director of Development Services/Planning Director

Prepared by:

Julie Wyatt, AICP

Principal Planner