



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: April 9, 2025

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 4.99 acres of land from Rural Residential (RR) district to Residential 7 (R7) district generally located north of Pockrus Paige Road, approximately 325 feet west of Swisher Road, in the City of Denton, Denton County, Texas. (Z25-0003a, Wild Haven Woods–RR to R7, Erin Stanley)

BACKGROUND

The 4.99-acre site is comprised of several unplatted parcels of land, which are currently nonconforming to the minimum 5-acre lot size of the RR District and are developed with a mixture of single family detached dwellings, triplexes, and accessory buildings constructed between 1980 and 2006. In preparation to connect at least one of the parcels to City water and improve an existing septic system that serves existing structures on the property, the applicant is requesting this rezoning in order to then be able to plat the property in accordance with R7 standards, as required in Subsections 8.2.5A.2 and 9.2 of the Denton Development Code prior to the extension of public utilities or the installation of a septic system. No intent to redevelop the property has been disclosed to staff at this time.

The owner and applicant, Paige Smith, initially applied to rezone the property from RR district to Residential 6 (R6) district. Subsequent to notices being mailed for the Planning and Zoning Commission meeting on March 19, 2025, the applicant updated the initial request from R6 to R7 district due to a previous miscommunication with Staff as to the existing uses on the subject. The R7 zoning district is necessary to legally plat the existing variety of uses on site.

The subject property was annexed into the City of Denton in 2013 and was assigned the placeholder zoning designation of Rural Residential (RD-5X). This zoning transitioned to Rural Residential (RR) with the adoption of the 2019 Denton Development Code (DDC). The existing structures on the site, which consists of a mixture of single family detached dwellings, triplexes, and accessory buildings, were all constructed before annexation, between 1980 and 2006, and prior to purchase by the current landowner.

The surrounding properties immediately to the north and east are similarly zoned RR, with the exception of one parcel zoned Mixed-Use Neighborhood (MN). Public right-of-way (ROW) for the future extension of Post Oak Road, a future primary arterial according to the City's Mobility Plan, borders the subject property to the west, with lots beyond the ROW zoned R6. Pockrus Paige Road, an existing collector roadway according to the City Mobility Plan, forms the southern border of the subject property. A residential Planned Development (PD) exists south of Pockrus Paige Road.

RECOMMENDATION

Staff recommends approval of the rezoning of approximately 4.99 acres from RR zoning district to a R7 zoning district as it complies with the criteria in Subsection 2.4.5.E of the Denton Development Code for

approval of all applications, and Subsection 2.7.2.D of the DDC for approval of a Zoning Map Amendment (Rezoning).

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
April 16, 2013	City Council	Annexation into City Limits	Approved

PUBLIC OUTREACH:

The following public outreach efforts were done to meet legal notice requirements and to seek feedback from adjacent property owners and residents:

- A total of thirty-nine (39) notices were mailed out to property owners within 200 feet of the subject property, and two hundred and seven (207) postcards were mailed out to current residents within 500 feet of the subject property. As of the writing of this report, staff has received no written responses to this request in opposition or support.
- A notice was published on the City’s website on March 21, 2025.
- A notice was published in the Denton Record Chronicle on March 23, 2025.
- One sign was posted on the subject property on March 27, 2025.
- The applicant did not conduct a neighborhood meeting but did communicate with neighboring property owners individually.

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

1. Agenda Information Sheet
2. Staff Analysis
3. Applicant’s Project Narrative
4. Project Site Location Map
5. Future Land Use Map
6. Existing Zoning Map
7. Proposed Zoning Map
8. Table of Allowed Uses
9. Notification Map
10. Draft Ordinance

Respectfully submitted:
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Planning Director

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