

Hines, Mia

From: Veronica Yeary <veronica@veronicayeary.com>
Sent: Monday, October 20, 2025 4:33 PM
To: Hines, Mia
Subject: Re: November 18, 2025 City Council - Confirmation and Narrative for Amended R7 Zoning Request

Importance: High

Follow Up Flag: Follow up
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Hi, Mia.

Thank you for your continued support and guidance on our zoning application.

We would like to confirm that we are formally amending our request to pursue R7 zoning, per Staff's and City Council's recommendation.

Narrative of Revised Request:

We are not developers and are not proposing any immediate construction or building plans for the property. Our intent is to rezone the land to R7 strictly for resale purposes. After reviewing the zoning options and receiving Staff's input, we believe R7 provides the most compatible and beneficial outcome for the community and future land use planning.

This zoning designation offers a clear and flexible path for future buyers to align with the City's long-term goals, and may better attract responsible end users or developers who will thoughtfully contribute to the Denton community. By following Staff's recommendation, we hope to present a clean and viable opportunity for future use that balances growth and neighborhood character.

We appreciate your consideration and look forward to working together to move this forward. Please let us know if any additional documentation is required to complete the amended request.

Sincerely,



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Texas Real Estate Commission Consumer Protection Notice

Texas Law requires all real estate licensees to provide information About Brokerage Services Consumer Protection Notice.

From: Hines, Mia <Mia.Hines@cityofdenton.com>

Date: Monday, October 20, 2025 at 10:50 AM

To: Veronica Yearly <veronica@veronicayeary.com>

Subject: November 18, 2025 City Council

Good morning, Veronica,

As you know, the Planning and Zoning Commission recommended denial of the request to rezone the 6.86 acres of land located at 5090 & 5094 East McKinney Street from RR and R4 to MN on October 8, 2025. The Commission voted to recommend approval of a rezoning of this property from R4 and RR to R7.

As the applicant, your options moving forward are below.

- Option 1: Move forward with the request to rezone the property from R4 and RR to MN. Since PZ recommended denial, approval of MN zoning will require three-fourths (6 of 7) of all members of the City Council to vote approval of the request. Please note that, in this case, the City Council could choose to deny the MN request without consideration of the R7 since it would not be part of your request. An email reply confirming that you would like to proceed with the original request would be sufficient.
- Option 2: Submit an amended request for R7 zoning. Approval of R7 zoning will require a simple majority (4 of 7) vote of approval from the City Council. An email reply confirming that you would like to revise your request to R7 would be sufficient but a narrative explaining the revised request would also be accepted and may be helpful to the City Council. This is Staff's recommended option.
- Option 3: Withdraw the request to rezone the property from MN. If needed, this would essentially pause the application until you and/or you client had an opportunity to explore additional options.

Please confirm how you would like to proceed as soon as possible as this decision will inform Staff's report to the City Council.

If you have any questions, please feel free to contact me.

Regards,

Mia Hines, AICP | Senior Planner
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