



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: May 19, 2026

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a change in zoning district and use classification from a Residential Rural (RR) district to a Residential 1 (R1) district on approximately 3.3 acres of land generally located on the north side of Chinn Road, approximately 1,180 feet east of Ganzer Road 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 [5-0] to recommend approval of the request. Motion for approval by Commissioner Dyer and second by Commissioner McDuff. (Z26-0004a, Chinn Rezoning, Ashley Ekstedt)

<https://dentontx.new.swagit.com/videos/384387?ts=3702>

BACKGROUND

The applicants and property owners, Nick Johnson and Joann Madrie, have submitted an application to rezone approximately 3.3 acres of land from a Residential Rural (RR) zoning district to a Residential 1 (R1) zoning district to develop the site with a single-family residential use. The minimum lot size in RR zoning is 5 acres. Due to not meeting the minimum lot size requirement, the applicant is requesting to rezone to R1 to obtain a plat and building permits for the construction of a home. The minimum lot size in R1 zoning is 32,000 square feet. The subject property currently contains one metal structure. Otherwise, based on historic aerials, the subject property has not previously been developed.

The subject property was annexed into the City in 2010 along with several other properties in this area of the City. Following annexation, the property was assigned the placeholder zoning designation "RD-5X" under the 2002 Denton Development Code (DDC), which also required a 5-acre minimum lot size. The zoning of the property transitioned to RR with the adoption of the 2019 DDC.

The surrounding properties to the north of the subject property are zoned RR District. East and south of the subject property, the parcels are part of Non-Annexation Agreements (NAA) and are located within the City's Extraterritorial Jurisdiction (ETJ). The property to the west of the subject property is zoned RR District.

A full Staff Analysis is provided in Exhibit 2.

PLANNING AND ZONING COMMISSION

On April 29, 2026, the Planning & Zoning Commission held a public hearing and recommended approval of the rezoning [5-0]. No members of the public spoke in support of or in opposition to the project. A

member of the public had questions relating to a similar property located on Chinn Road relating to agricultural tax exemptions and the intended use of that property. Staff has been in communication with this citizen and has addressed her concerns.

OPTIONS

1. Approve
2. Deny
3. Postpone Item

RECOMMENDATION

Staff recommends **approval** of the rezoning of approximately 3.3 acres of land to a Residential 1 (R1) Zoning District as it complies with the criteria in Section 2.4.5.E of the Denton Development Code for approval of all applications, and Section 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
May 4, 2010	City Council	Annexation	Approved [Ordinance 2010-120]
April 23, 2019	City Council	New Zoning Code and City-wide rezoning district transition	Transitioned from RD-5X to RR District
April 29, 2026	Planning & Zoning Commission	Rezone from RR to R1	Recommended Approval

PUBLIC OUTREACH:

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

- On April 7, 2026, a total of three (3) notices were mailed out to property owners within 200 feet of the subject property, and eight (8) postcards were mailed out to current residents within 500 feet of the subject property. As of the writing of this report, staff has received one response in support, totaling 17.58% of the land area within 200 feet.
- A notice was published on the City’s website on April 8, 2026 and April 29, 2026.
- A notice was published in the Denton Record Chronicle on April 12, 2026 and May 2, 2026.
- One sign was posted on the subject property on April 8, 2026.

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 - Applicant Narrative

Exhibit 4 - Site Location Map
Exhibit 5 - Future Land Use Map
Exhibit 6 - Existing Zoning Map
Exhibit 7 - Proposed Zoning Map
Exhibit 8 - Table of Allowed Uses
Exhibit 9 - Notification Map
Exhibit 10 - Draft Ordinance
Exhibit 11 - Staff Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Ashley Ekstedt, AICP
Associate Planner