

Hickory Grove Multifamily Z25-0014b

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Senior Planner

February 3, 2026



Overview

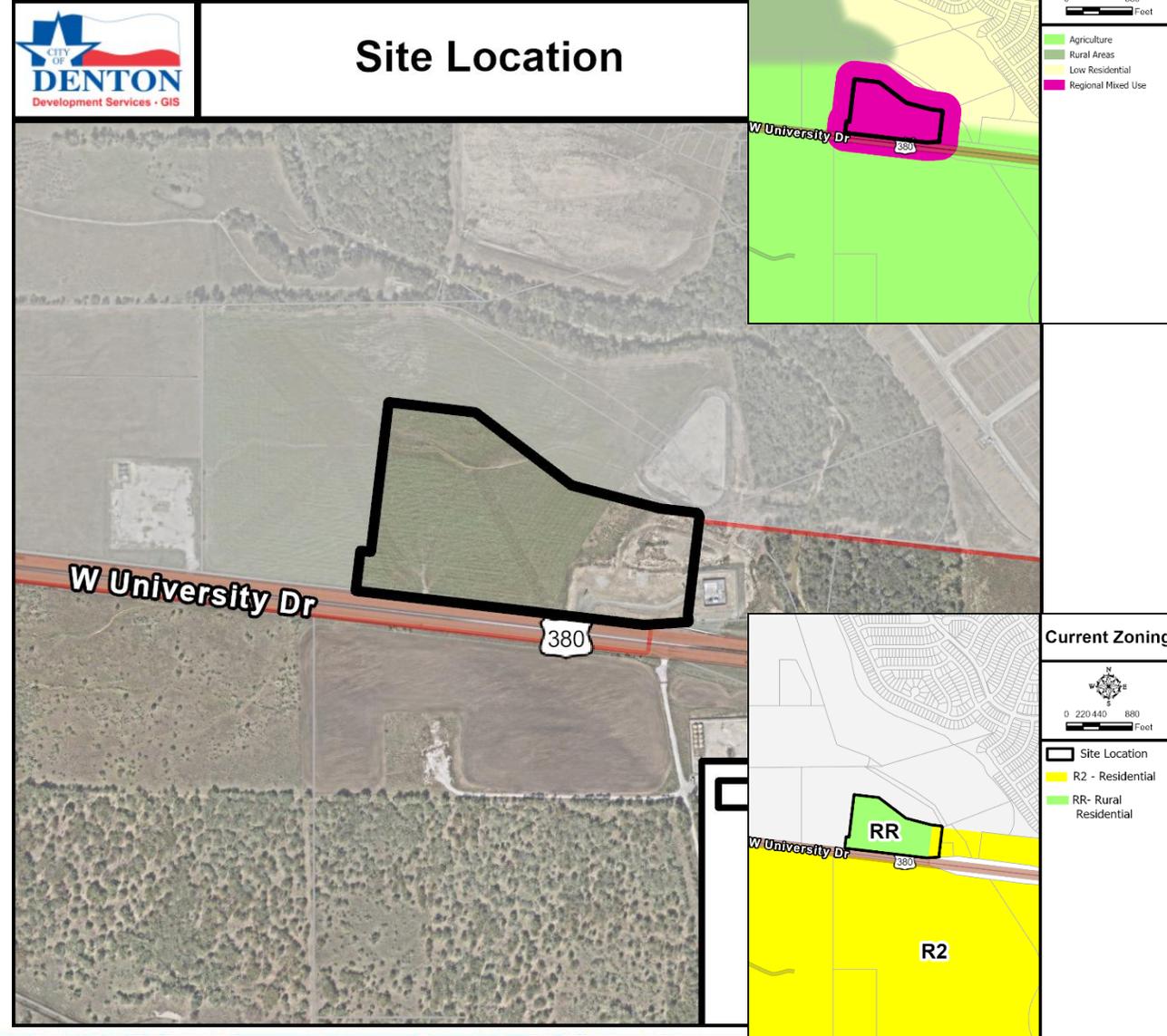
Requests

- Rezoning

Property

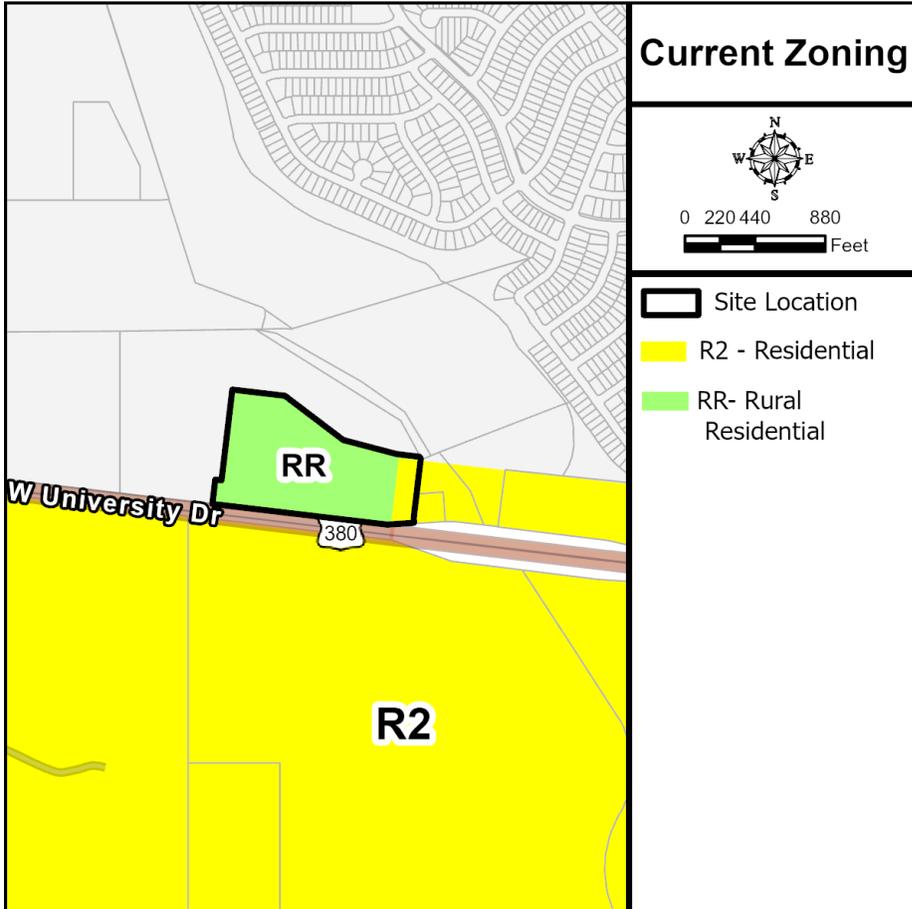
- 16.524 acres
- Existing FLUM: Mixed Use Regional
- Existing Zoning: Rural Residential (RR) and Residential 2 (R2)
- Proposed Zoning: Mixed-Use Regional

Purpose – to entitle the property for anticipated development

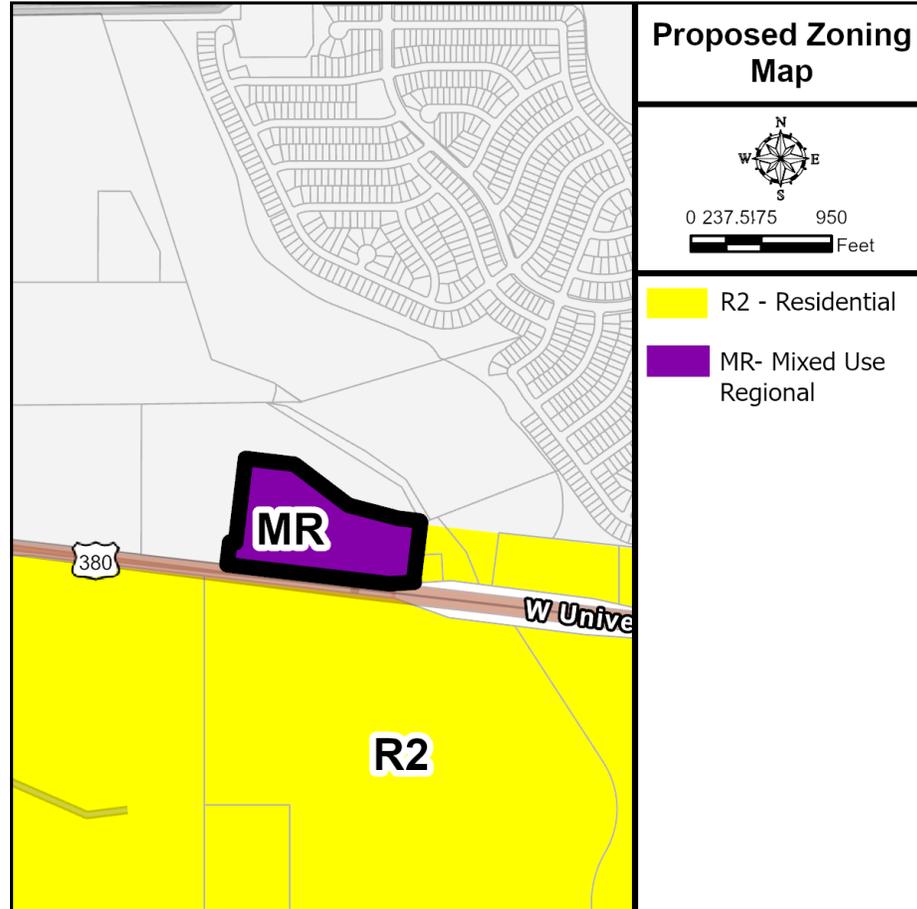


Current Zoning (RR & R2)

Requested Zoning (MR)



- Agriculture & Single family residential
- R2
 - Min. 16,000 sf
 - 40' height
- RR
 - Min. 5 ac
 - 65' height



- Residential and commercial w/ Regional Scale
- Max 100' height

Criteria for Approval – DDC 2.4.5E and 2.7.2D

Summary:

- ✓ Proposal intended to allow property to develop according to prior approvals on subject property
- ✓ Proposal intended to allow development compatible with surrounding development in City ETJ
- ✓ Generally consistent with the goals and policies and the proposed Future Land Use Map Amendment
- ✓ Regional growth reflects the need to allow for regional scaled development

General Approval Criteria for All Applications (Sec. 2.4.5E)

1. General Criteria
2. **Prior Approvals**
3. **Consistent with the Comprehensive Plan and Other Applicable Plans**
4. Compliance with this DDC
5. Compliance with other regulations
6. Consistent with Interlocal and Development Agreements
7. Minimizes Adverse Environmental Impacts
8. Minimizes Adverse Impacts on surrounding Property
9. Minimizes Adverse Fiscal Impacts
10. Compliance with Utility, Service, and Improvement Standards
11. Provides Adequate Road Systems
12. Provides Adequate Public Services and Facilities
13. Rational Phasing Plan

Zoning Criteria for Approval (Sec 2.7.2.D)

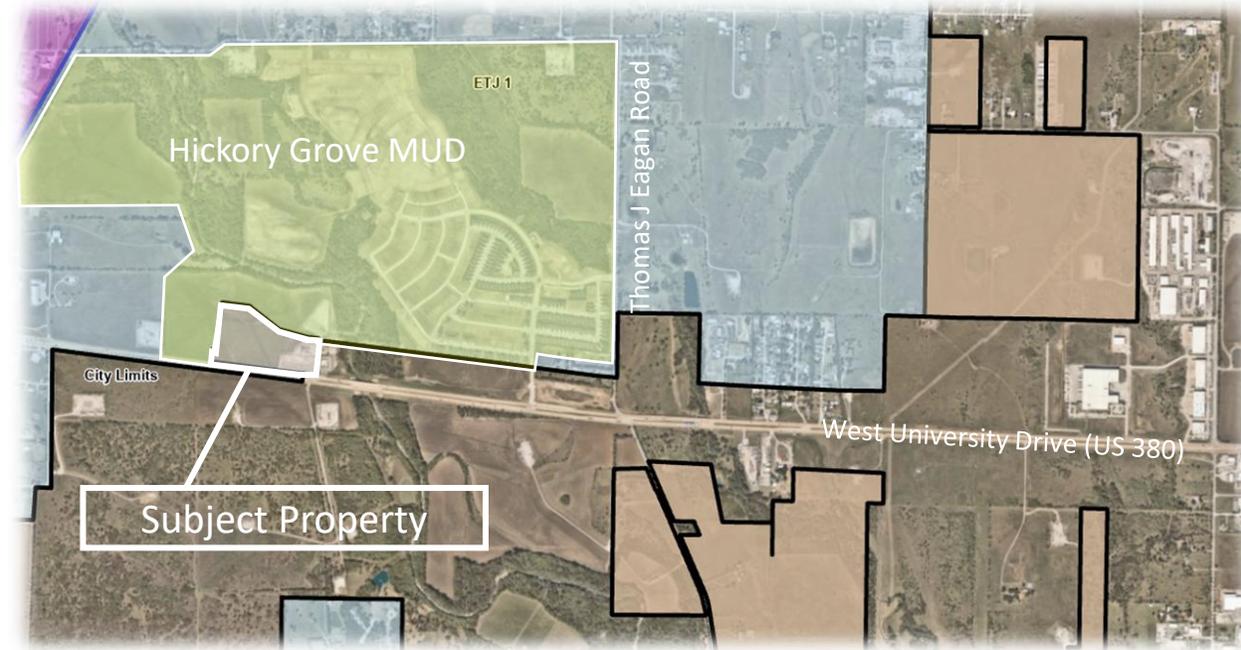
- a. **The proposed rezoning is consistent with the Future Land Use Map designation. [IF APPROVED]**
- b. The proposed rezoning is consistent with relevant Small Area Plan(s).
- c. The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3, Zoning Districts.
- d. **There have been or will be significant changes in the area to warrant a zoning change.**
- e. **The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.**
- f. **Public facilities and services are available** to adequately serve the subject property while maintaining adequate level of service to existing development.
- g. There was an error in establishing the current zoning district.

Prior Approvals

- Existing Land Use: Undeveloped
- Denton Plan 2030 – all Rural Areas
- Denton 2040 (minor update) – Agriculture FLUM
 - (Low Residential FLUM for Hickory Grove SFR)

Hickory Grove Municipal Utility District (MUD)

- *Special-purpose district created to provide essential services such as water, wastewater, and drainage to areas outside city limits.*
- 2022 - Creation of MUD to include 1,551 SFR & 625 MF
- August 2024 - Amendment agreement to include additional multifamily units and partial annexation
- 2025 Annexation in anticipation of multifamily development
- 2026 Comprehensive Plan Amendment and Mobility Plan Amendment



Site Location – north of US 380, south of Hickory Grove / Legends Ranch MUD



Denton 2030 - Rural Areas

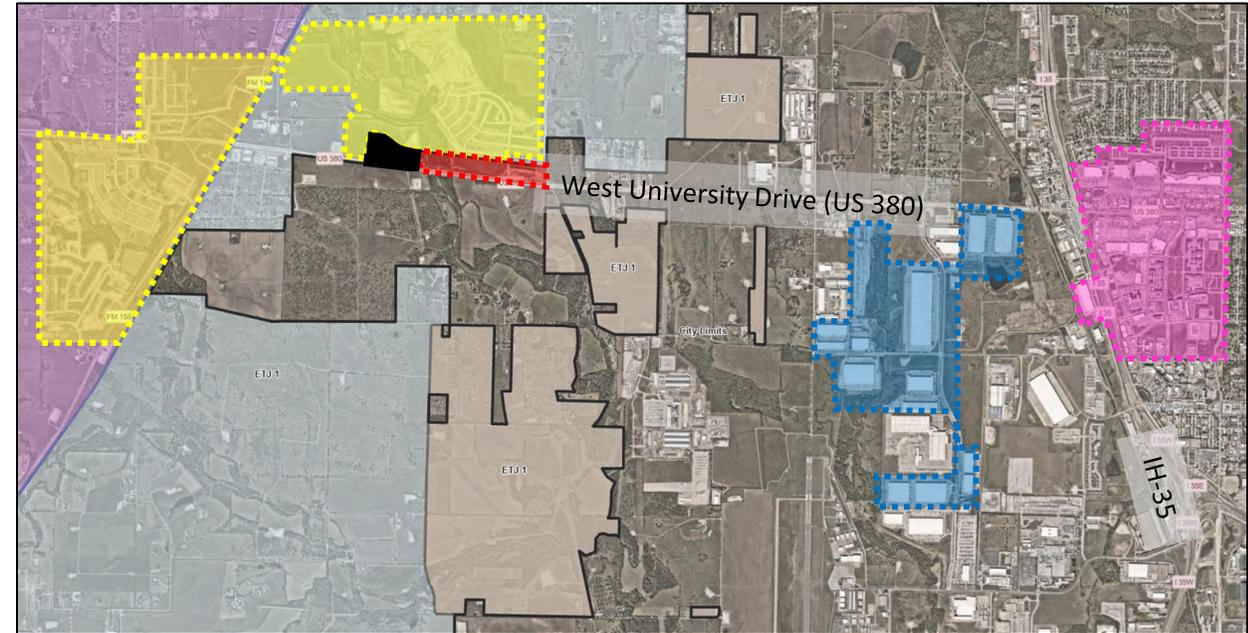
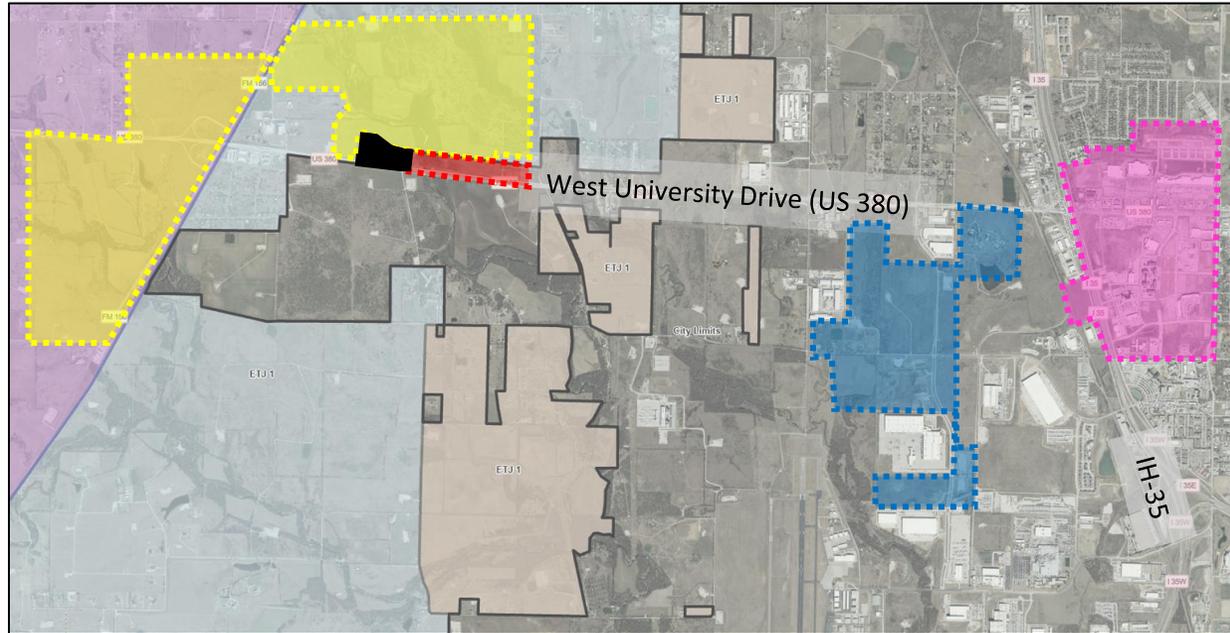


Denton 2040 - Agriculture & Low Residential

Regional Development

2021 Aerial - undeveloped

2025 Aerial - developed



Subject Property

Rayzor Ranch – residential, commercial, medical

Industrial West of IH-35, south of US 380

MUD residential in ETJ 1 & 2

Pending commercial north of US 380, South of Hickory Grove / Legends Ranch MUD



Notification

City website notice posed: January 15, 2026

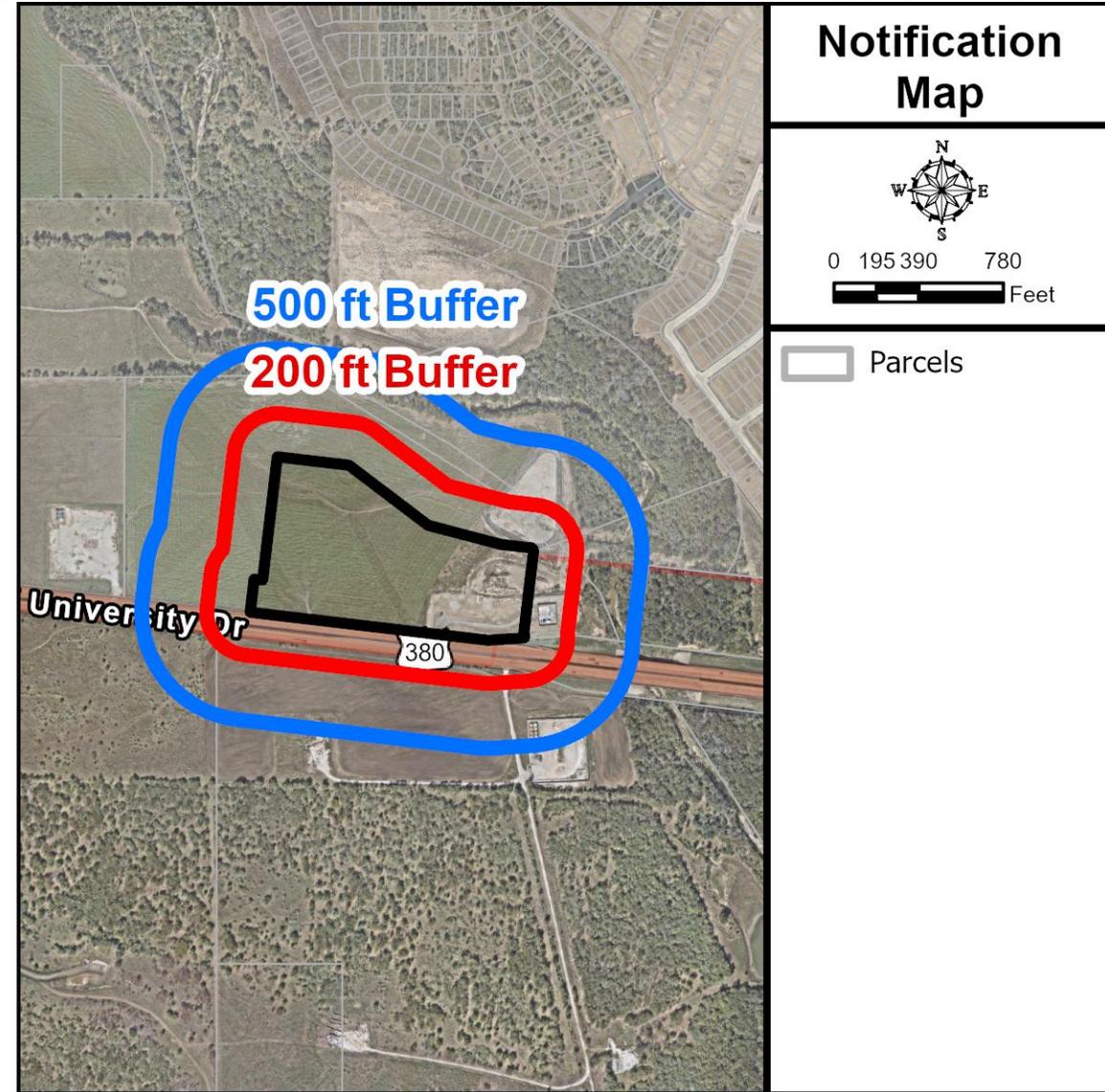
Newspaper notice posted: January 18, 2026

Property notice posted: November 26, 2025

Mailed notices

- 200 ft. Public Hearing Notices mailed: 4
- 500 ft. Courtesy Notices mailed: 3

Staff has received no public responses regarding the requests.



Recommendation

The Planning and Zoning Commission recommended **approval** (5-1) of the Rezoning request.

Staff recommends **approval** of the **Rezoning** request, as it complies with the criteria in Section 2.4.5E of the Denton Development Code for approval of all applications, and Section 2.7.3E of the DDC for approval of a rezone to a Planned Development.