



Z26-0003b Rifkin Addition Rezoning

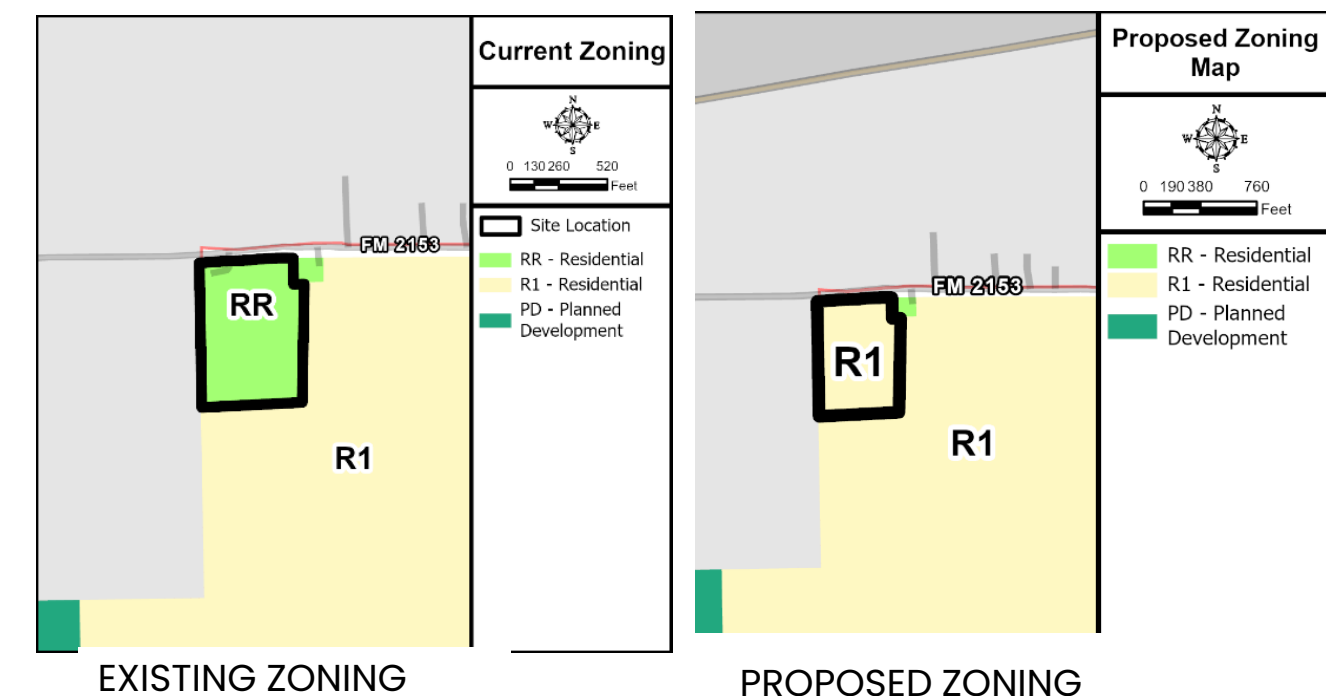
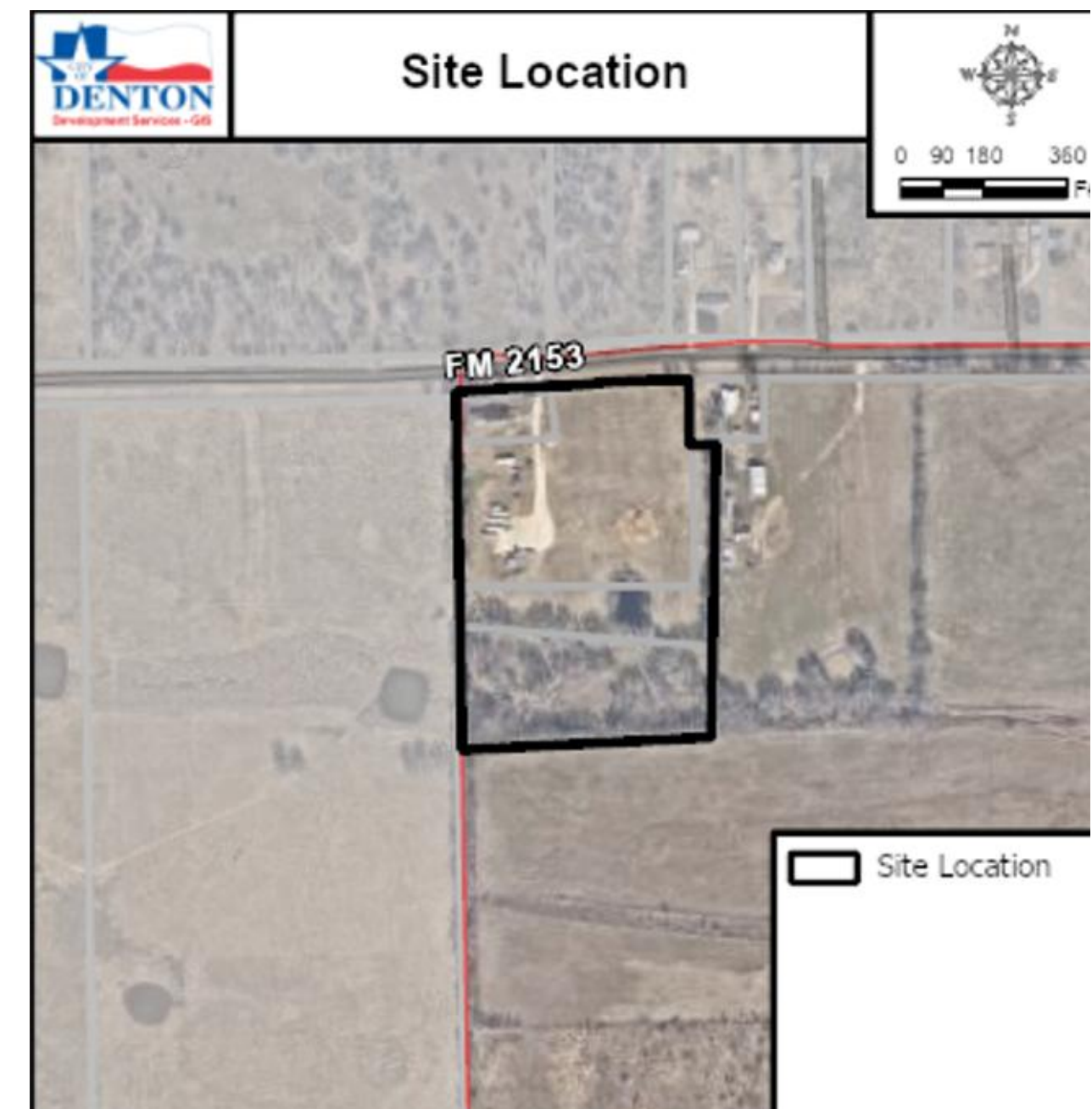
Sean Jacobson
Senior Planner

Z26-0003b July 21, 2026



Request

- Rural Residential (RR) Zoning District to a Residential 1 (R1) Zoning District
- Approximately 9.487 acres
- Contains one single-family home and accessory structures
- Purpose: Enable creation of second lot for a new single-family home – RR 5-acre minimum would prevent subdivision, R1 allows it.
- **Recommendation: Approval**



Future Land Use Map and Zoning Purpose Statement

- **Rural Areas**

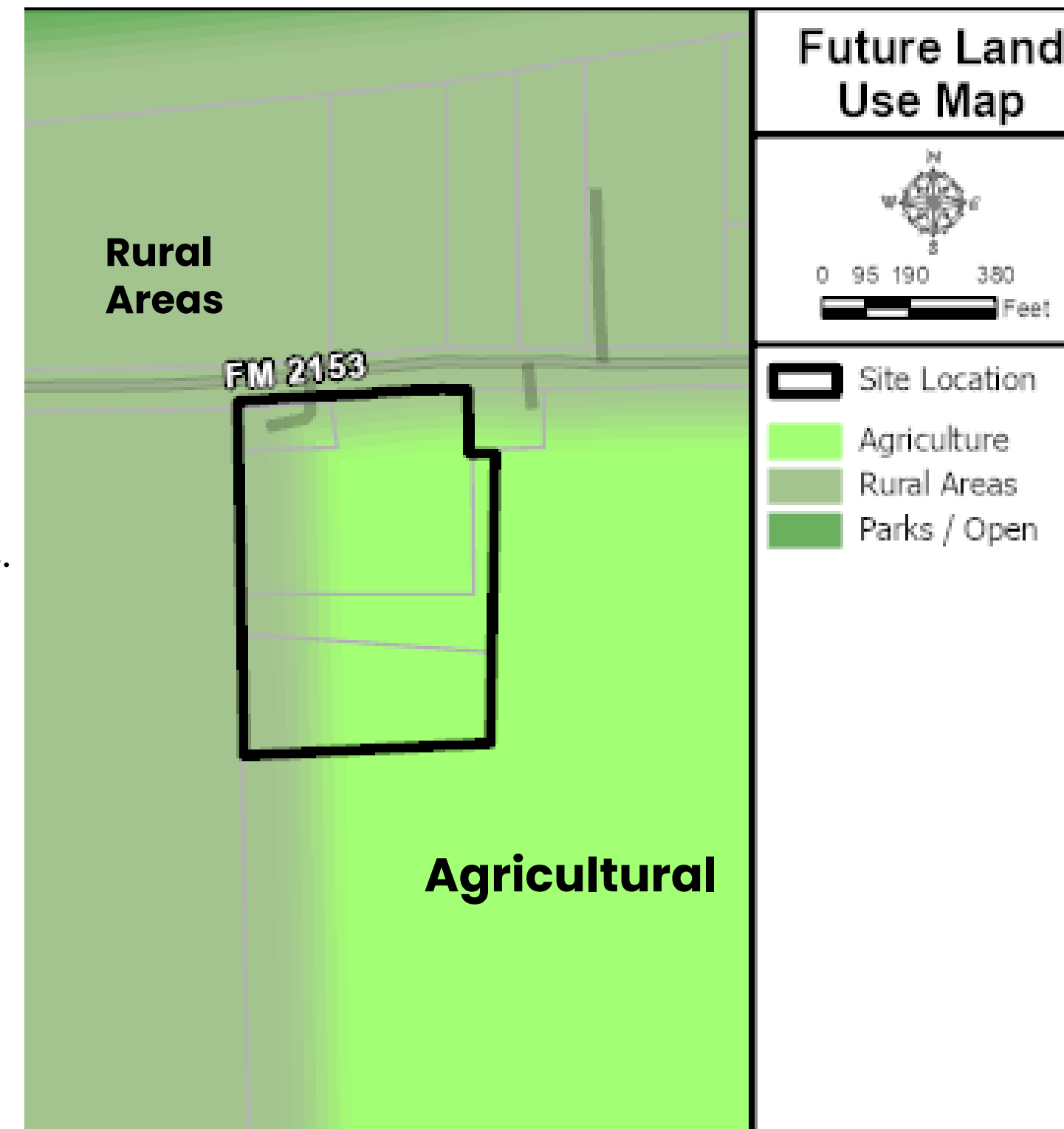
- Farms and ranches are the predominant use, along with rural residential and rural commercial
- May include **single-family homes on large lots**, suited for periphery of the city
- Development in this category will continue the present character of the rural areas of Denton: low-profile homes, and generous lots and setbacks

- **Agriculture Future Land Use designation**

- Denotes areas with large tracts of land in active agriculture uses for preservation, including ranchland, field crops, and similar agricultural uses.
- This category may include **large lot residential** (max. 1 unit per 10 acres).
- Residential development in this future land use category will **continue the present character of the rural** and agricultural **areas of Denton**.

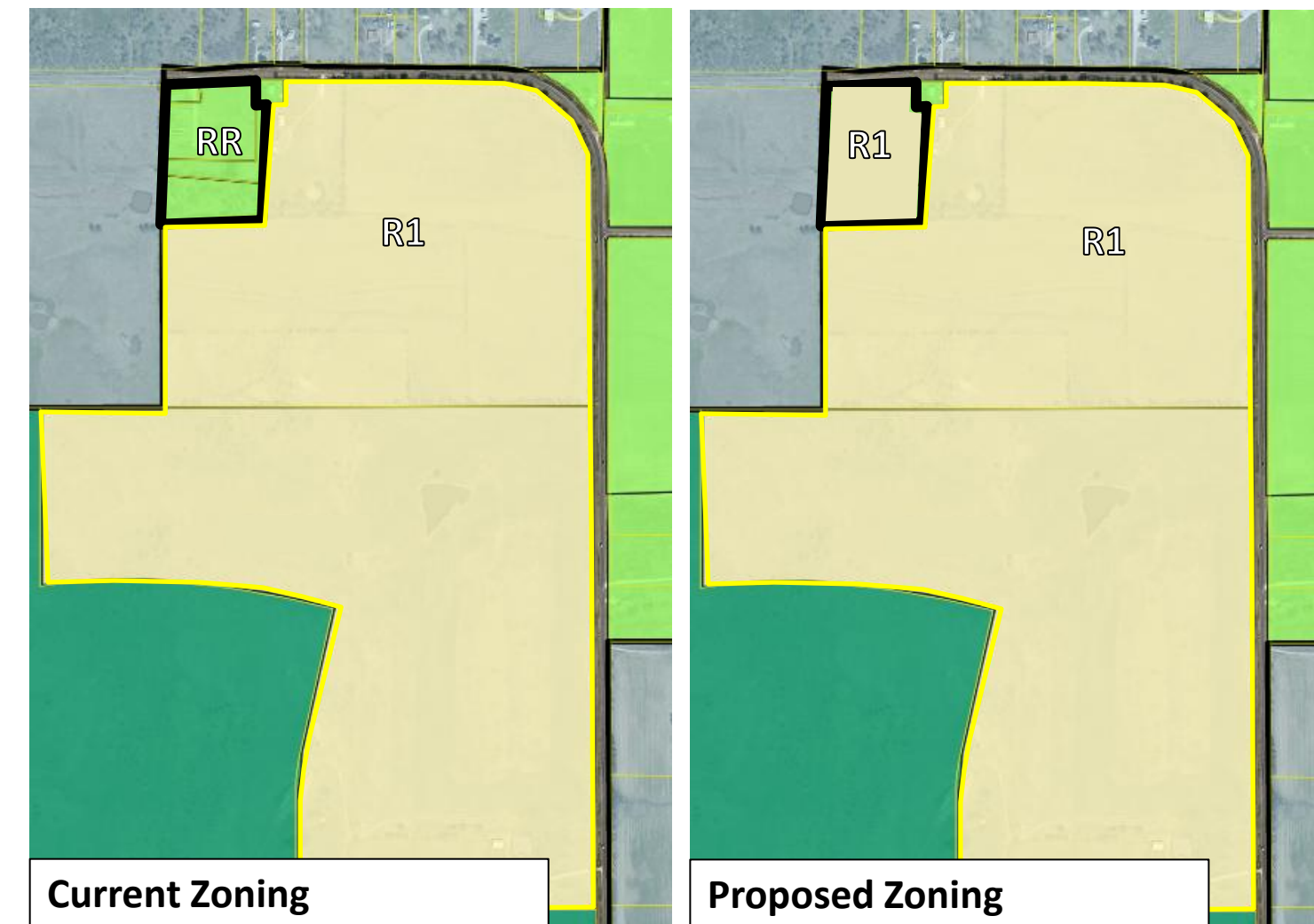
- **R1 District:**

- Intended to **preserve existing single-family neighborhoods** and to ensure that any new development promotes conservation of scenic rural open space and is **compatible with existing land uses and patterns**,
- May be used as a transitional district between rural development and large lot residential neighborhoods.



Surrounding Area

- **There have been or will be significant changes in the surrounding area.**
 - Recent rezoning of adjacent property to R1 as part of Craver Ranch is indicative that future development will be closer to R1 lots (32,000sf minimums)
- **Minimize Impacts on Surround Development**
 - R1 will not introduce uses that are not already present or permitted in this area
 - Compatible with the existing pattern of development – the area already features a mix of larger and smaller lots with single-family and agricultural uses



Criteria for Approval – Development Code

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)

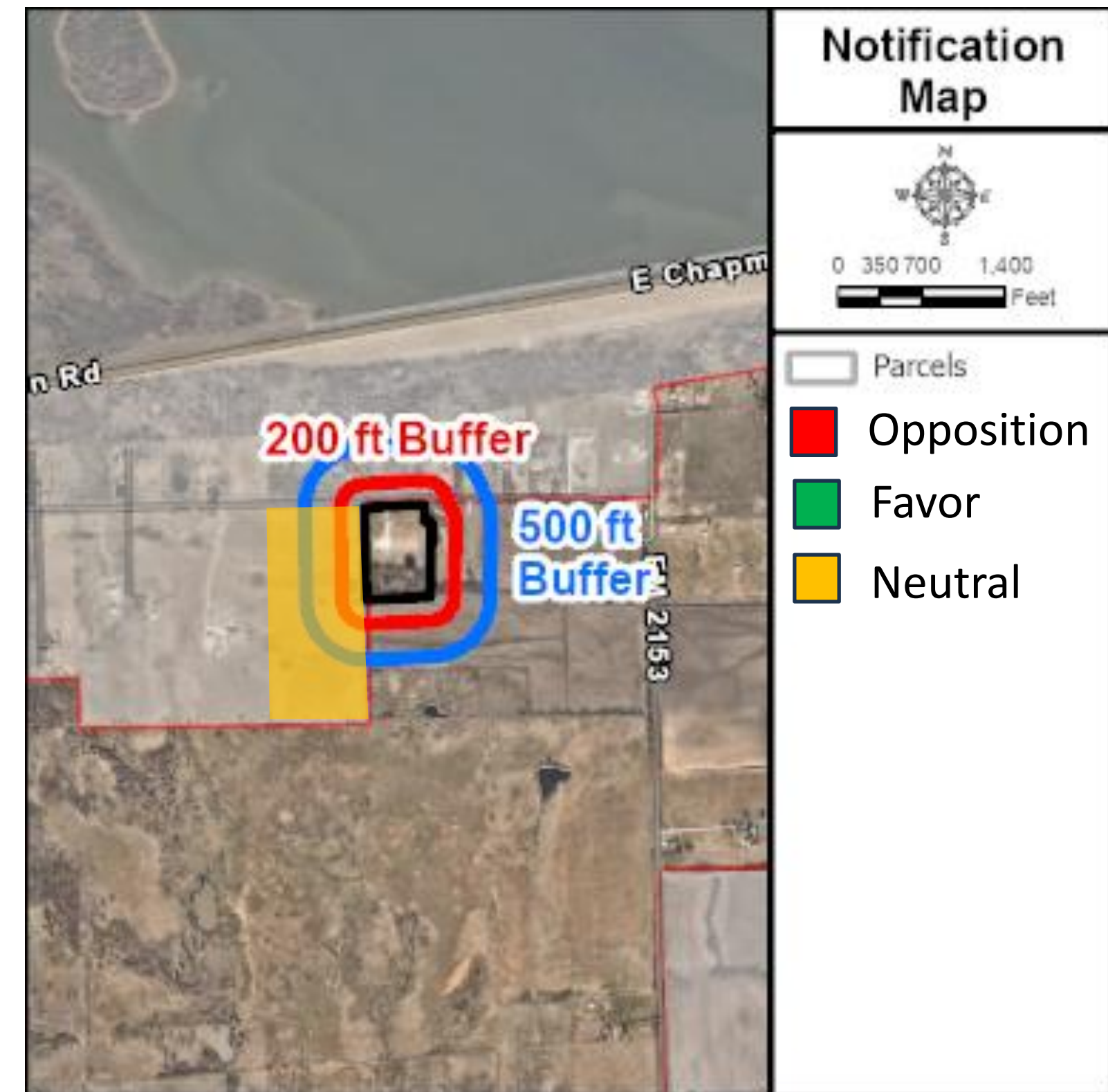
- a. The proposed rezoning is consistent with the Future Land Use Map designation.
- b. The proposed rezoning is consistent with relevant Small Area Plan(s).
- c. The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3, Zoning Districts.
- 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.

Summary:

- ✓ Proposal is consistent with the goals and policies and the Future Land Use Map of the Denton 2040 Comprehensive Plan.
- ✓ Proposal is consistent with R1 Zoning District purpose statement.
- ✓ Zoning is not expected to generate significant adverse environmental, infrastructure, or fiscal impacts.
- ✓ Zoning is not expected to have adverse impacts on surrounding properties.

Notification

- **Newspaper Ad:** July 4, 2026
- **Website:** June 29, 2026
- **Property Posted:** May 20, 2026
- **Mailed Notices:**
 - 200 ft. Public Notices mailed: 9
 - 500 ft. Courtesy Notices mailed: 2
- **Responses:**
 - In Opposition: 0
 - In Favor: 0
 - Neutral: 1



Recommendation

Planning and Zoning Commission recommended approval 6-0 at the July 1, 2026 meeting.

Staff recommends **approval** of the zoning change request to a Residential 1 (R1) Zoning District as it complies with the criteria in Section 2.4.5E of the Denton Development Code for approval of all applications, and Section 2.7.2D of the DDC for approval of a Zoning Map Amendment (Rezoning).

QUESTIONS?