

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A CHANGE IN THE ZONING DISTRICT AND USE CLASSIFICATION FROM RURAL RESIDENTIAL (RR) DISTRICT TO RESIDENTIAL 1 (R1) DISTRICT ON APPROXIMATELY 224.9 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE FM 2153 BEND, 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. (Z25-0015a)

WHEREAS, Daake Law, on behalf of the property owner, Run Wells Ranches, LLC, requested to rezone approximately 224.9 acres of land from Rural Residential (RR) District to Residential 2 (R1) District, legally described in Exhibit "A" attached hereto and depicted as Exhibit "B" and incorporated herein by reference (hereinafter, the "Property"); and

WHEREAS, on December 17, 2025, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded full and fair hearings to all property owners interested in this regard, and have recommended approval (4-2) of the request; and

WHEREAS, on January 13, 2026, the City Council likewise conducted a public hearing as required by law, and finds that the request meets and complies with all substantive and procedural standards set forth in Section 2.7.2 of the Denton Development Code, and is consistent with the Denton 2040 Comprehensive Plan and the Denton Development Code; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Denton, in considering the application for a zoning district change for the Property, have determined that the proposed zoning district is in the best interest of the health, safety, and general welfare of the City of Denton, and accordingly, the City Council of the City of Denton is of the opinion and finds that said zoning change is in the public interest and should be granted as set forth herein; NOW THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference and found to be true.

SECTION 2. The zoning district and use classification for the Property is hereby changed to Mixed Use Regional District.

SECTION 3. The City's official zoning map is hereby amended to show the established zoning district and use classification.

**SECTION 4.** If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall not affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

**SECTION 5.** Any person, firm, partnership or corporation violating any provision of this ordinance shall, upon conviction, be deemed guilty of a misdemeanor and shall be punished by fine in a sum not exceeding \$2,000.00 for each offense. Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense.

**SECTION 6.** In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record-Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

The motion to approve this ordinance was made by \_\_\_\_\_ and seconded by \_\_\_\_\_, the ordinance was passed and approved by the following vote [\_\_\_ - \_\_\_]:

	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
GERARD HUDSPETH, MAYOR

ATTEST:  
INGRID REX, CITY SECRETARY

BY: \_\_\_\_\_

APPROVED AS TO LEGAL FORM:  
MACK REINWAND, CITY ATTORNEY

BY:  \_\_\_\_\_

**Exhibit "A"**  
**Legal Description**

BEING A TRACT OF LAND SITUATED IN THE W.A. THOMPSON SURVEY, ABSTRACT NO. 1238, DENTON COUNTY, TEXAS, AND BEING ALL OF A CALLED REMAINDER 90.320 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO NTCH NM LLC, RECORDED IN INSTRUMENT NO. 2015-91618, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, AND A PORTION OF A CALLED 1892.409 ACRE TRACT OF LAND DESCRIBED AS TRACT I IN THE DEED TO NTCH-NM, LLC, RECORDED IN INSTRUMENT NO. 2024-44505, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH CAPPED IRON ROD FOUND (ILLEGIBLE) FOUND FOR AN ANGLE POINT IN THE NORTH LINE OF SAID REMAINDER OF 90.320 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 33.021 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DAN C. REDING & ELIZABETH J. REDING, RECORDED IN INSTRUMENT NO. 2011-92590, OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS, FROM WHICH A METAL FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF A CALLED 16.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JACK ALBERT JR. & WENDY HARROD HALL TRUSTEES OF THE JACK & WENDY HALL LIVING TRUST, RECORDED IN INSTRUMENT NO. 2018-135544, OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS, BEARS, SOUTH 88°56'44" WEST, A DISTANCE OF 2391.33 FEET;

THENCE NORTH 01°00'17" WEST, WITH THE WEST LINE OF SAID REMAINDER OF 90.320 ACRE TRACT, SAME BEING THE EAST LINE OF SAID 33.021 ACRE TRACT, A DISTANCE OF 1360.32 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED 2.743 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOEL RIFKIN, RECORDED IN INSTRUMENT NO. 2024-121338, OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS;

THENCE CROSSING THROUGH SAID REMAINDER OF 90.320 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 89°59'45" EAST, A DISTANCE OF 501.23 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A SAID 2.743 ACRE TRACT;
2. NORTH 00°46'00" WEST, A DISTANCE OF 316.78 FEET TO A FENCE CORNER POST FOUND;
3. NORTH 88°52'56" EAST, A DISTANCE OF 154.54 FEET TO A FENCE CORNER POST FOUND;
4. NORTH 00°05'59" WEST, A DISTANCE OF 137.64 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHWEST CORNER OF SAID REMAINDER OF 90.320 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 2.743 ACRE TRACT, AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF FARM TO MARKET 2153 (VARIABLE WIDTH R.O.W.) HEREON REFERRED TO AS FM 2153;

THENCE WITH SAID RIGHT-OF-WAY LINE OF FM 2153 THE FOLLOWING COURSES AND DISTANCES:

1. NORTH 89°47'40" EAST, A DISTANCE OF 1172.73 FEET TO A WOODEN RIGHT-OF-WAY MARKER FOUND FOR A POINT OF CURVATURE;

2. ALONG SAID TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 531.05 FEET, A DELTA ANGLE OF 89°05'02", AN ARC LENGTH OF 825.68 FEET, A CHORD WHICH BEARS SOUTH 45°40'00" EAST A DISTANCE OF 744.99 FEET TO A CALCULATED POINT OF TANGENCY;

3. SOUTH 01°05'38" EAST, A DISTANCE OF 4048.04 FEET TO A CALCULATED POINT, FROM WHICH A MAG NAIL IN FENCE POST FOUND FOR THE NORTHEAST CORNER OF A CALLED 15.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BIJAN JANAMI, SHAHRIVAR SOBHANIAN & SHAHLA NOURI KOHANI, RECORDED IN INSTRUMENT NO. 2024-50795, OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS; BEARS, SOUTH 01°04'48" EAST, A DISTANCE OF 828.58 FEET;

THENCE OVER AND ACROSS SAID 1892.409 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 89°13'22" WEST, A DISTANCE OF 1686.66 FEET TO A CALCULATED POINT OF CURVATURE;

2. ALONG SAID NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET, A DELTA ANGLE OF 16°32'12", AN ARC LENGTH OF 288.62 FEET, A CHORD WHICH BEARS NORTH 07°11'16" EAST A DISTANCE OF 287.62 FEET TO A CALCULATED POINT OF TANGENCY;

3. NORTH 01°04'50" WEST, A DISTANCE OF 346.63 FEET TO A CALCULATED POINT OF CURVATURE;

4. ALONG SAID TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET, A DELTA ANGLE OF 12°43'46", AN ARC LENGTH OF 222.17 FEET, A CHORD WHICH BEARS NORTH 05°17'03" EAST A DISTANCE OF 221.71 FEET TO A CALCULATED POINT OF TANGENCY;

5. NORTH 11°38'56" EAST, A DISTANCE OF 831.24 FEET TO A CALCULATED POINT;

6. NORTH 78°21'04" WEST, A DISTANCE OF 295.48 FEET TO A CALCULATED POINT OF CURVATURE;

7. ALONG SAID TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 3,899.85 FEET, A DELTA ANGLE OF 19°30'35", AN ARC LENGTH OF 1327.94 FEET, A CHORD WHICH BEARS NORTH 88°06'20" WEST A DISTANCE OF 1,321.53 FEET TO A CALCULATED POINT OF TANGENCY;

8. NORTH 01°04'50" WEST, A DISTANCE OF 986.41 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF SAID 1892.409 ACRES, SAME BEING THE NORTHWEST CORNER OF SAID REMAINDER OF 90.320 ACRE TRACT, AND BEING IN THE SOUTH LINE OF SAID 33.021 ACRE TRACT;

THENCE NORTH 88°56'45" EAST, WITH THE NORTH LINE OF SAID REMAINDER OF 90.320 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 33.021 ACRE TRACT, A DISTANCE OF 687.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 224.880 ACRES (9,795,769 SQUARE FEET) OF LAND, MORE OR LESS.

Exhibit "B"  
Site Location

