

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A CHANGE IN THE ZONING DISTRICT AND USE CLASSIFICATION FROM A RESIDENTIAL RURAL (RR) DISTRICT TO A SUBURBAN CORRIDOR (SC) DISTRICT ON APPROXIMATELY 4.37 ACRES OF LAND GENERALLY LOCATED ON THE SOUTH SIDE OF HARTLEE FIELD ROAD, APPROXIMATELY 580 FEET EAST OF EAST SHERMAN DRIVE 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. (Z25-0017a)

WHEREAS, Kimley Horn, on behalf of the property owner, Denton Double Down, LLC, requested to rezone approximately 4.37 acres of land from Residential Rural (RR) District to Suburban Corridor (SC) District, legally described in Exhibit "A", attached hereto and incorporated herein by reference (hereinafter, the "Property"); and

WHEREAS, on April 29, 2026, 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 (5-0) of the request; and

WHEREAS, on May 19, 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 establishing a zoning district change for the Property, have determined that the proposed use is in the best interest of the health, safety, morals, 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 Suburban Corridor (SC) 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 [___ - ___]:

| | Aye | Nay | Abstain | Absent |
|--|------------|------------|----------------|---------------|
| Mayor Gerard Hudspeth: | _____ | _____ | _____ | _____ |
| Jordan Villarreal, District 1: | _____ | _____ | _____ | _____ |
| Nick Stevens, 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:
KRISTI FOGLE, INTERIM 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 Samuel McCracken Survey, Abstract No. 817, within the ETJ of the City of Denton, Denton County, Texas and being a part of a called 10.996 acre tract of land described in Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 2024-5140, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at point for the northeast corner of said 10.996 acre tract and the northwest corner of a called 154.206 acre tract of land described in Warranty Deed to The Reed Family Living Trust, recorded in Instrument No. 2019-8860 of said Official Public Records, in the approximate centerline of Hartlee Field Road (Northing: 7145728.29, Easting: 2395280.67);

THENCE South 02°06'05" West, departing said centerline of Hartlee Field Road, with the east line of said 10.996 acre tract and the west line of said 154.206 acre tract, a distance of 562.57 feet to a point for the southeast corner of said 10.996 acre tract and the northeast corner of a called 25.4848 acre tract of land described in Special Warranty Deed to Denton Striker LLC, recorded in Instrument No. 2023-57872 of said Official Public Records and being the northeast corner of a called 9.015 acre tract of land described in City of Denton Ordinance No. 84-106;

THENCE North 89°35'37" West, with the south line of said 10.996 acre tract and the north line of said 25.4848 acre tract and the north line of said 9.015 acre tract, a distance of 484.42 feet to a point for the northwest corner of said 9.015 acre tract, in the east line of a called 196.7 acre tract of land described as "Tract 4" in City of Denton Ordinance No. 74-36;

THENCE North 29°10'13" East, departing said north line of the 25.4848 acre tract, with said east line of Tract 4, a distance of 641.47 feet to a point for corner in the north line of said 10.996 acre tract and said approximate centerline of Hartlee Field Road;

THENCE South 89°35'37" East, departing said east line of Tract 4, with said north line of the 10.996 acre tract and said approximate centerline of Hartlee Field Road, a distance of 192.38 feet to the **POINT OF BEGINNING** and containing 190,289 square feet or 4.368 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

The distance dimensions and coordinates shown are ground/surface values based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, U.S. Survey Feet (sFT), scaled from base point 0,0 using a Project Combined Factor (PCF) of 1.000150630.