

Z25-0003b

Wild Haven Woods – RR to R7

Erin Stanley
Assistant Planner
May 6, 2025



Request

Rezone from Rural Residential (RR) to Residential 7 (R7) District

- Approximately 4.99 acres
- Generally located north of Pockrus Paige Road, approximately 325 feet west of Swisher Road
- Developed with a mix of single family detached dwellings, triplexes, and accessory buildings
- R7 district requested due to existing conditions on the property

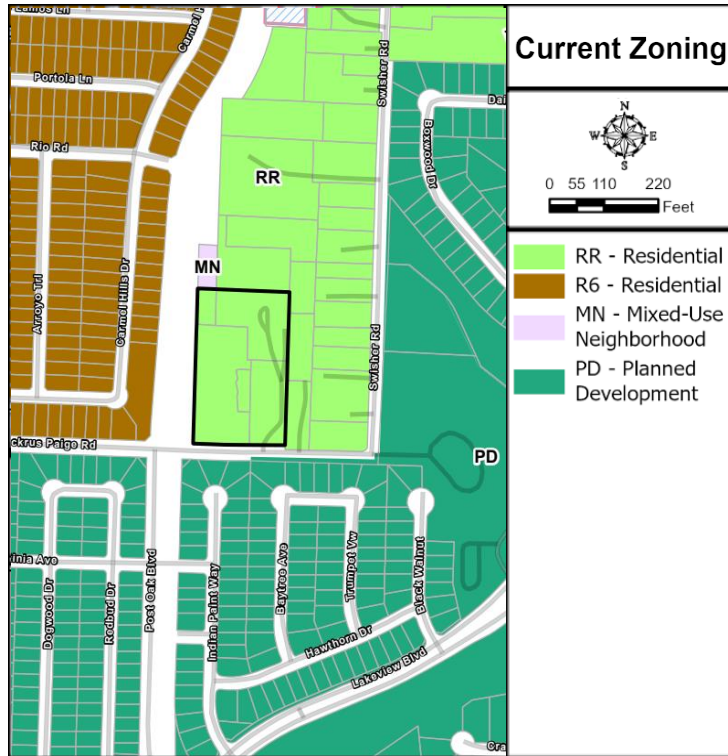
Purpose: Plat in accordance with R7 standards in order to:

- Service existing, failing septic system
- Connect at least one lot to City water



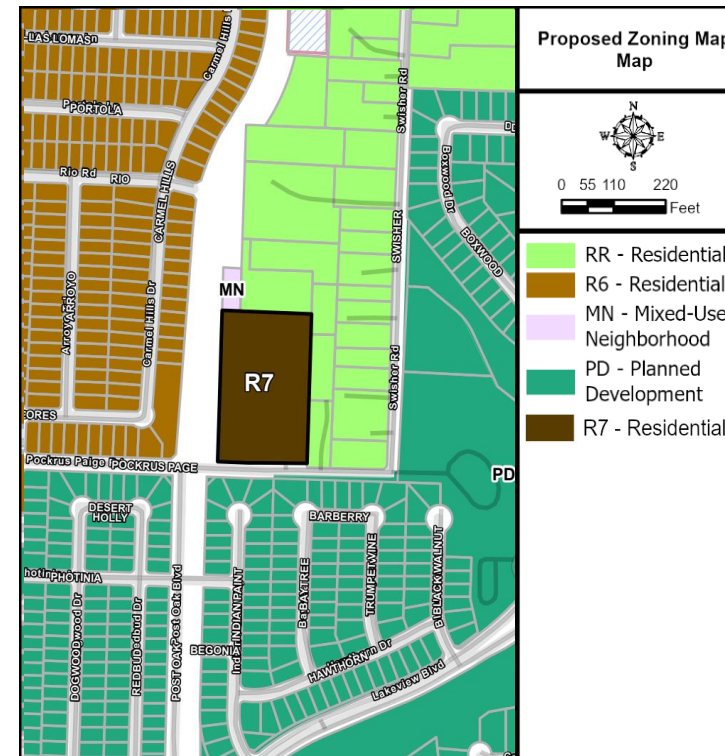
Current Zoning (RR)

Requested Zoning (R7)



By-Right Uses:

- Single-Family Detached
- Agricultural/Animal Uses
 - Veterinary Clinic
 - Kennel



By-Right Uses:

- Single-Family Detached
- Townhome
- Duplex
- Triplex
- Fourplex
- Medical Office
- Administrative Office

SUP:

- Multifamily
- Manufactured Home Development
- Elderly Housing
- Bank
- General Retail

Criteria for Approval – Development Code

Summary:

- ✓ Proposed zoning is consistent with the R7 purpose statement.
- ✓ Proposal is generally consistent with the goals and policies and the Future Land Use Map of the Denton 2040 Comprehensive Plan.
- ✓ Development plans will be required and must comply with all DDC and other criteria.
- ✓ Zoning is not expected to generate significant adverse environmental, infrastructure, or fiscal impacts.

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.

Consistency with R7 Purpose Statement

Per Section 3.2.7.A, R7 shall:

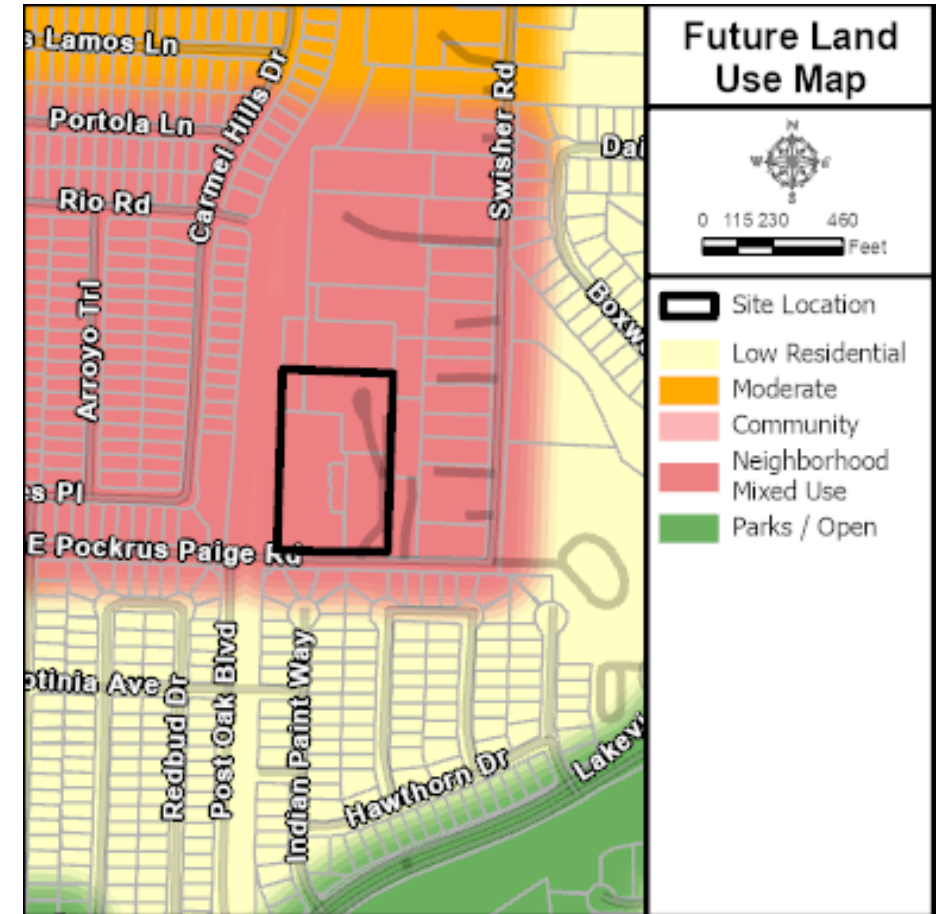
- Accommodate a variety of housing types
 - Encourage walking to neighborhood-serving retail and other amenities such as parks and school facilities
 - Ensure existing neighborhood character is maintained while also contributing to a safe environment for pedestrians and bicyclists
 - Serve to support compatibility between single-family neighborhoods and higher-intensity mixed-use or nonresidential
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- ✓ **Pecan Creek Elementary and Villages of Carmel Park**
 - ✓ **Multifamily and higher intensity commercial uses require SUP**
 - ✓ **Buffer future Post Oak Road (arterial roadway)**



Consistency with the Future Land Use Map

Site is designated **Neighborhood Mixed Use**:

- ✓ Predominant use is residential
- ✓ Mix of compatible housing types and densities along with local-serving, non-residential retail and service uses
- ✓ Typically found in established neighborhoods in the city's core
- ✓ Where neighborhood-serving retail and services are critical to achieving balanced, accessible neighborhoods
- Buildings should be appropriately scaled and have an intensity that complements the surrounding neighborhood and environment



Notification

Newspaper posted: March 23, 2025

City website posted: March 21, 2025

Property posted: March 27, 2025

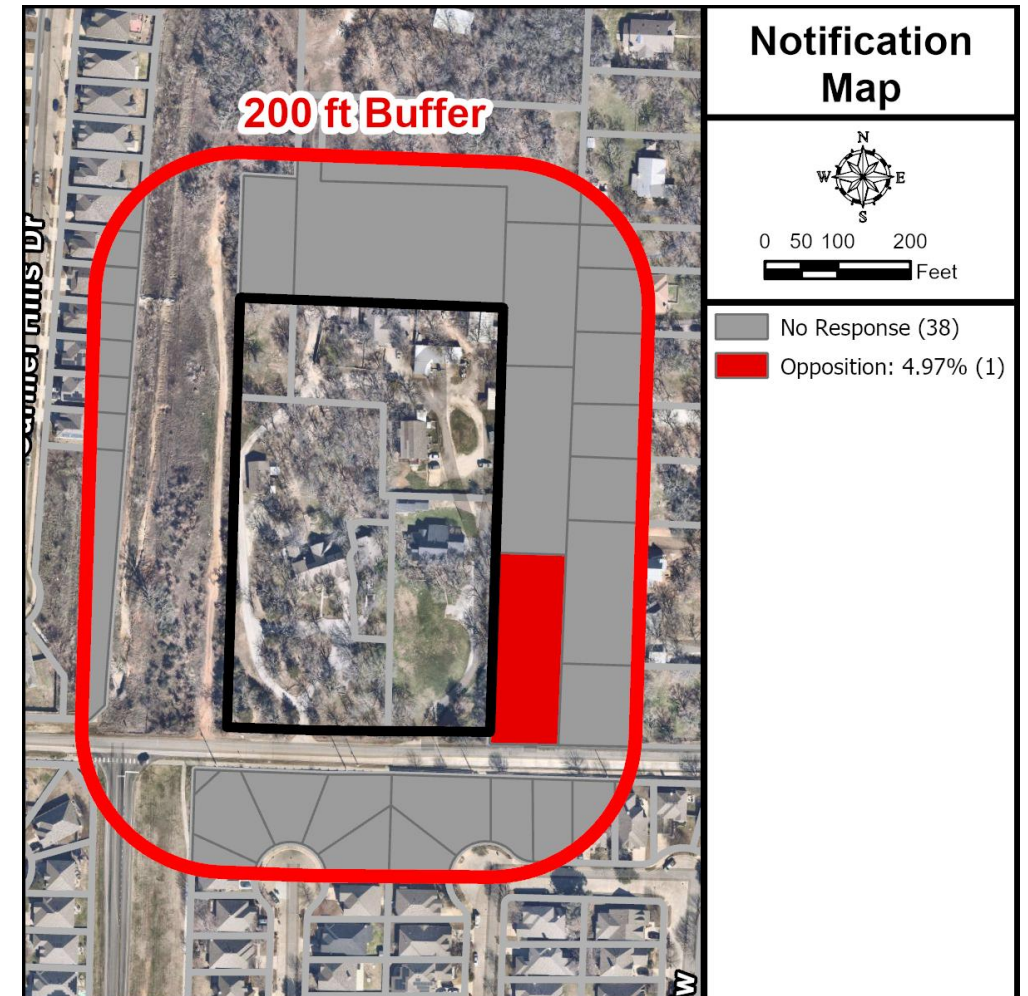
Mailed notices

- 200 ft. Public Hearing Notices mailed: 39
- 500 ft. Courtesy Notices mailed: 207

Responses:

- In Opposition: 1 (4.7%)
- In Favor: 0
- Neutral: 0

The applicant did not conduct a neighborhood meeting but did communicate with neighboring property owners individually.



Recommendation

Staff recommends **approval** of the zoning change request to Residential 7 (R7) 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).

On April 9, 2025, the Planning and Zoning Commission voted to recommend **approval** [5-0].

QUESTIONS?

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Development Services