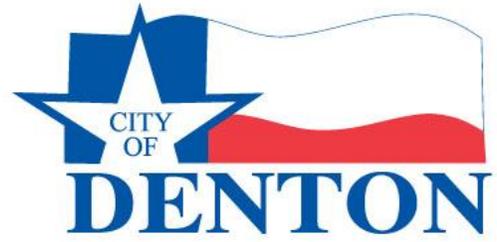


Z25-0013a
5090-5094 E McKinney

Mia Hines, AICP
Senior Planner
November 18, 2025

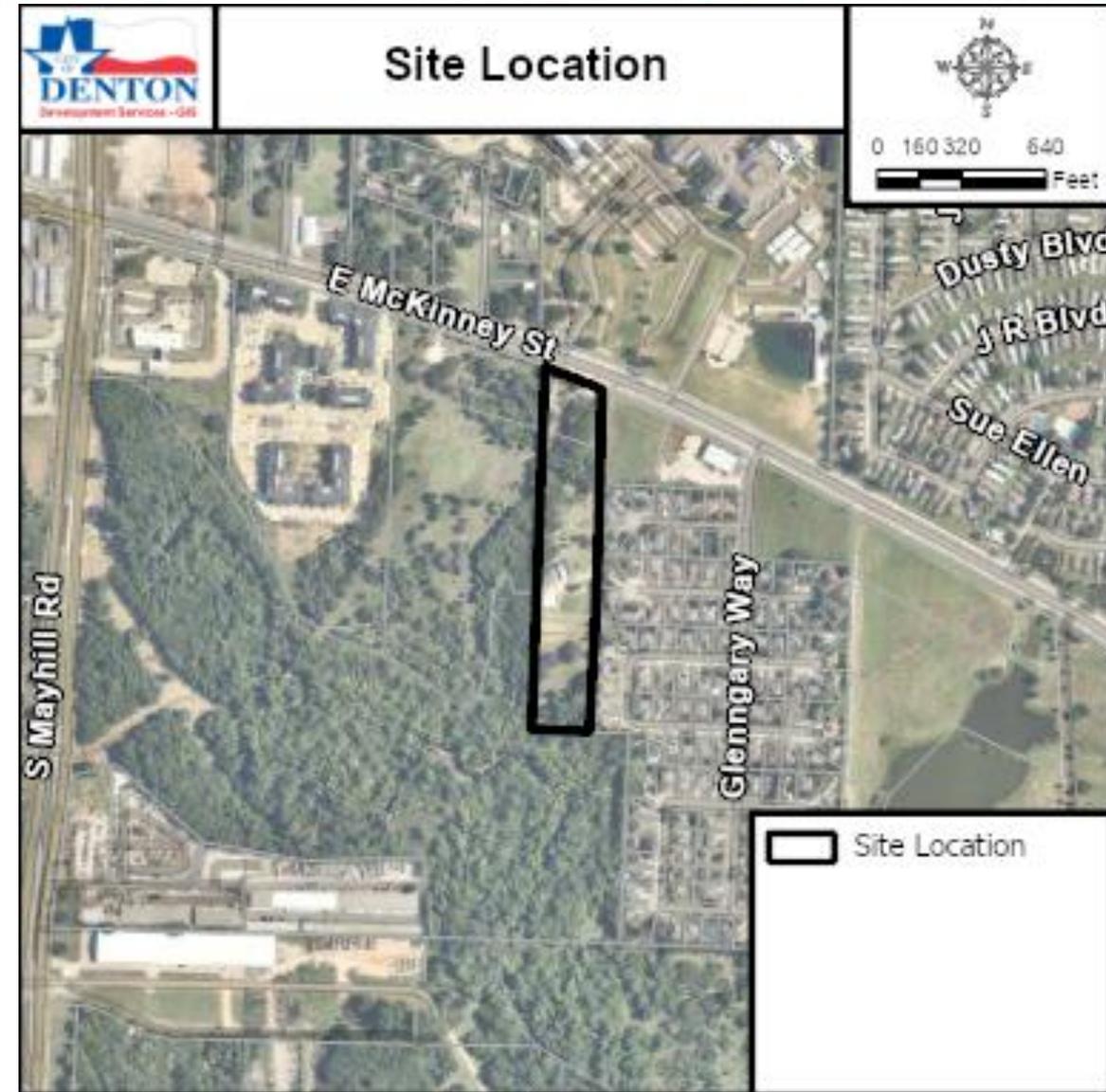


Request

Request: Rezone from 0.93 acres in R4 and 5.75 acres in RR to R7

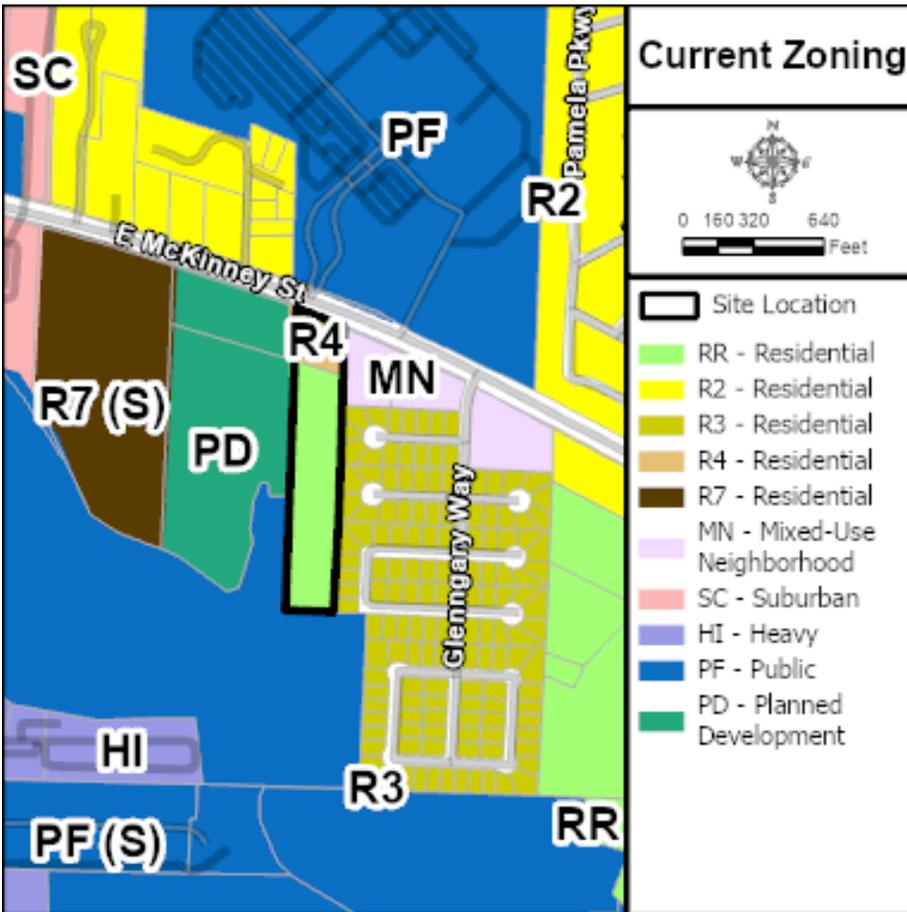
Location: South of East McKinney Street, west of Glenngary Way (McDonnell Highlands)

Purpose: Consistent zoning for market

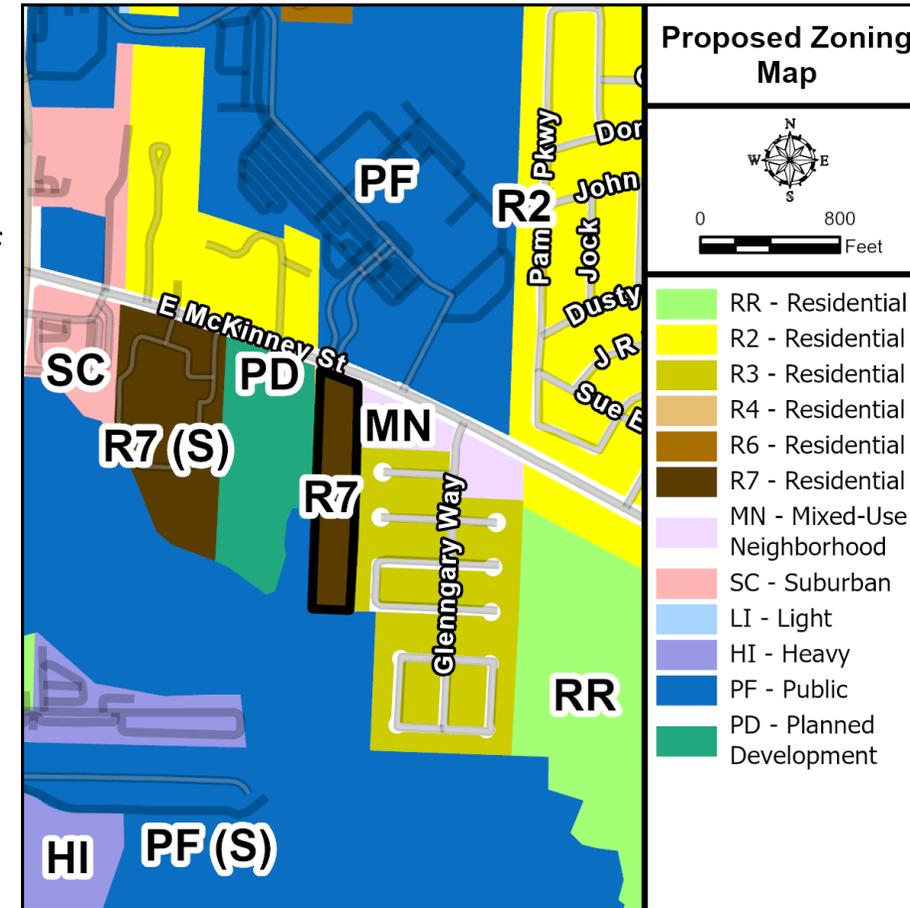


Current Zoning (R4 & RR)

Requested Zoning (R7)



- Single family residential
- R4
 - Min. 7,000 sf
 - 20' front
 - 5' side
 - 10' rear
 - 40' height
- RR
 - Min. 5 ac
 - 50' front
 - 10' side
 - 10' rear
 - 65' height



- Pedestrian-oriented residential and commercial
- Min. 10' front
- Max. 15' front
- Max 65' height
- Height transition requirement

Criteria for Approval – DDC 2.4.5E and 2.7.2D

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.
- ✓ Existing use may continue; 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

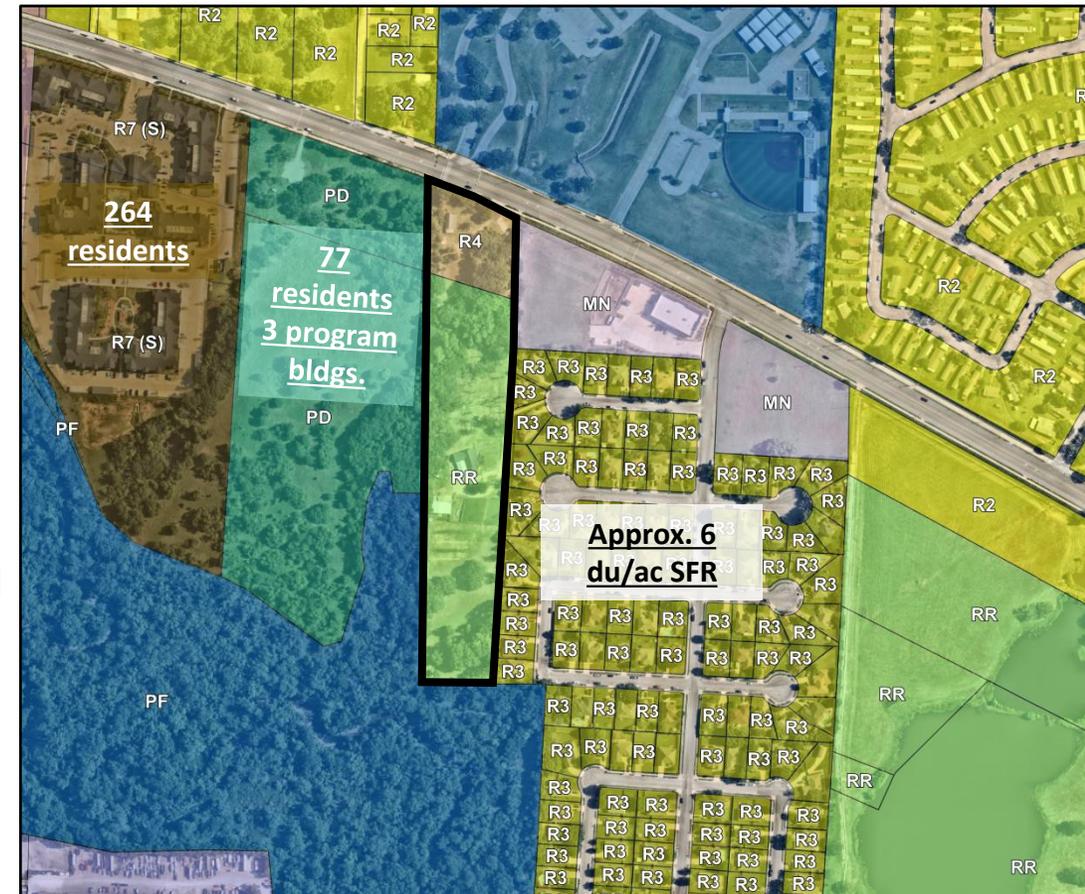
Zoning Criteria for Approval (Sec 2.7.2.D)

- 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 Subsection 3.2.7A, R7 shall:

- Accommodate a variety of housing types
 - Lots designed to encourage walking to neighborhood-serving retail and other amenities
 - Ensure existing neighborhood character is maintained while contributing to a safe environment for pedestrians and bicyclists
 - Supports compatibility between single-family neighborhoods and higher-intensity mixed-use or nonresidential
- ✓ **Located between property planned for mixed-use, transitional housing and existing single-family residential subdivision, serving as a transition**
- ✓ **Adjacent to the recently improved Primary Arterial (East McKinney) with pedestrian facilities**



Consistency with MN Purpose Statement

	RR	R4	R7
Dimensions	5 ac	7,000 sf	2,500 sf
	50' front, 10' side, 10' rear	20' front, 5' side, 10' rear	10' front
	Max 65' height	Max 40' height	Max 65' height (SUP over 40')
	Max 65% coverage	Max 50% coverage	Max 65% coverage
Site Design	DDC 7.10.3	DDC 7.10.3 & 7.10.4	DDC 7.10.3 & 7.10.4
	65% landscape area, 25% tree preservation	50% landscape area, 50% tree preservation	20% landscape area, 40% tree preservation
Compatibility Requirements	10' wide landscape buffer for developing MF		
	15' wide landscape buffer for developing commercial		
Permitted Uses	Primarily residential and agriculture	Primarily single-family residential; SUP for townhome and duplex	Primarily residential and community facilities; SUP for MF; limited commercial

Denton 2040 Comprehensive Plan

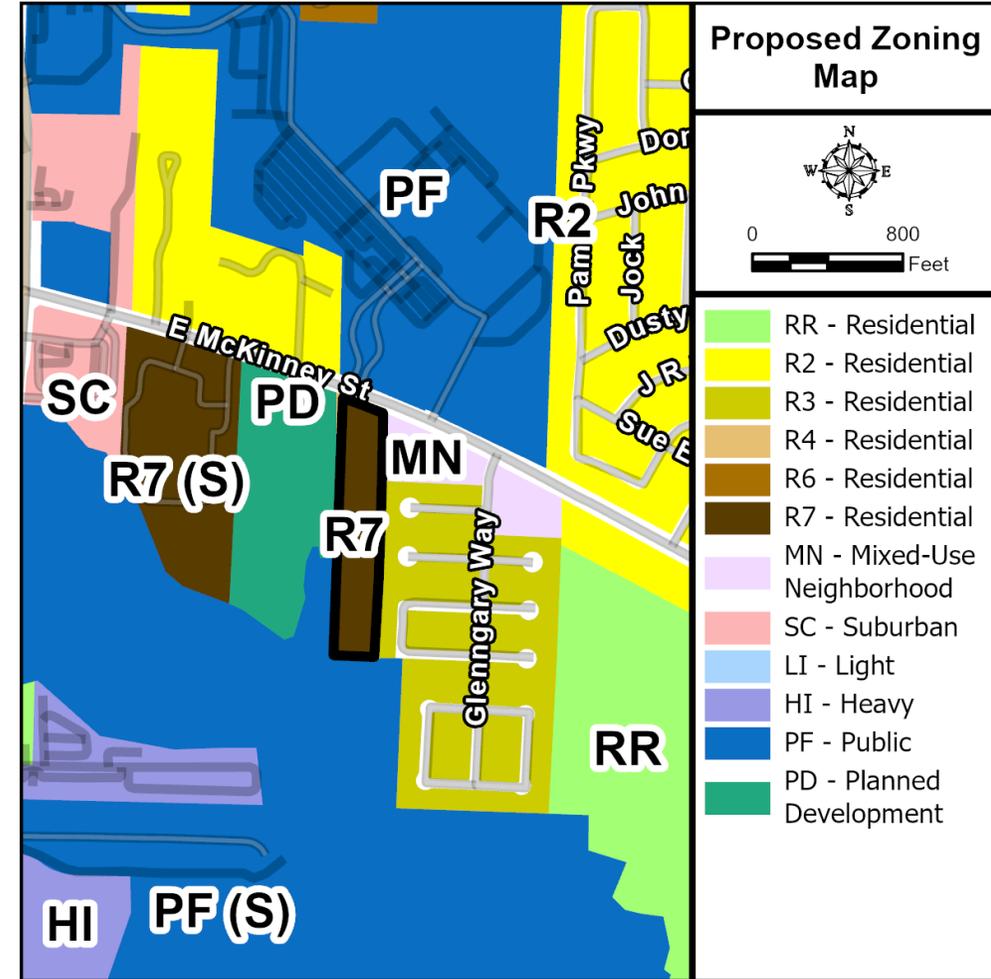
FLUM: Moderate Residential

- Applies to transition areas between established single-family neighborhoods and mixed-use or commercial areas that can accommodate greater density
- Future infill should compliment the prevailing character of its surroundings
- ✓ **R7 District aligns with FLUM goals and purpose**

GOAL LU-6: Grow with Balance: Establish land use designations that respond to the growing needs and character specifications of the Denton community

GOAL FEV-5: Design a **fiscally advantageous land use pattern** paired with **fiscally responsible infrastructure management and investment**

Goal HN-1: Develop and maintain a **housing stock** that meets the needs of all residents with a **diverse array of choices in type, cost, and location**



Changes in the Area – Public Improvements

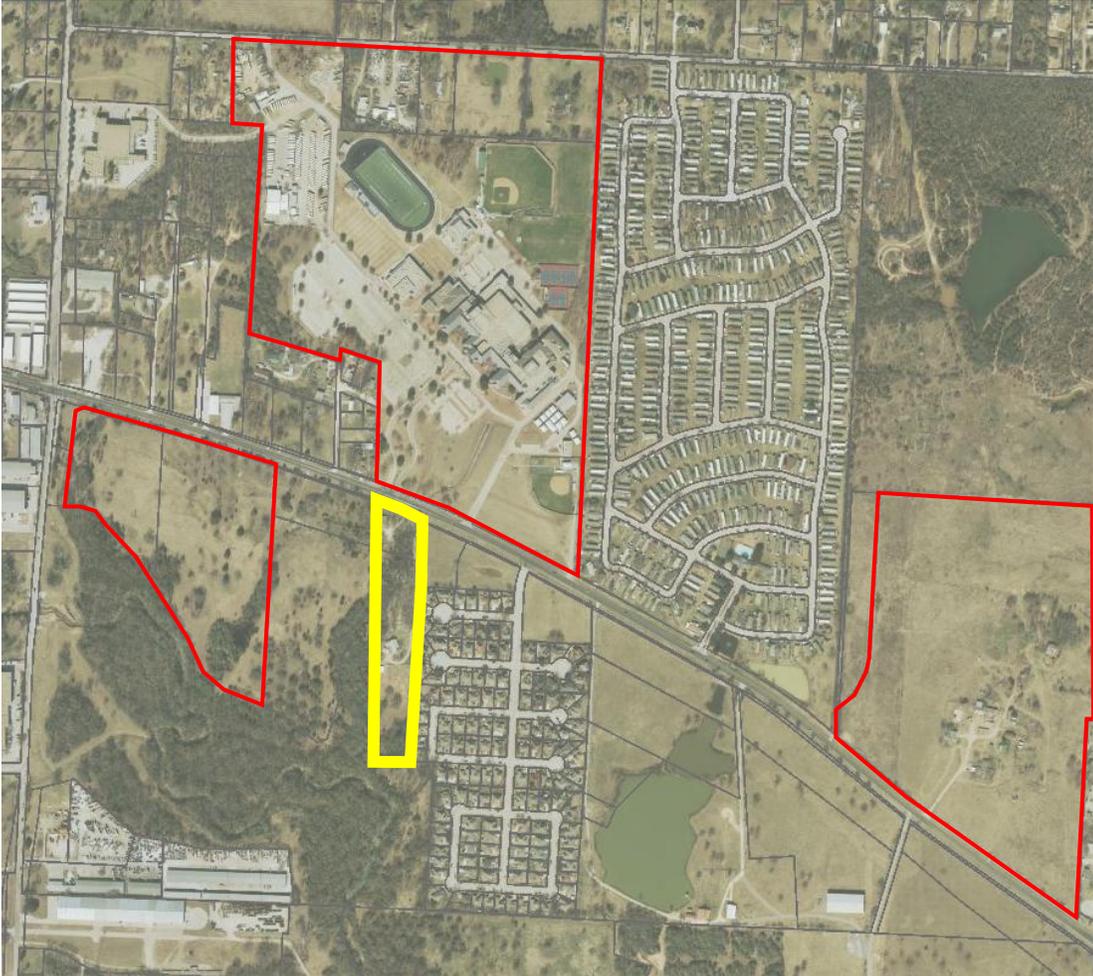


East McKinney Street 2021: 2-lane, center turn lane



East McKinney Street 2025: 6-lane, center turn lane
12' wide sidewalk added
5' wide sidewalk added

Changes in the Area – Private Improvements



2017 Aerial

2025 Aerial



Notification

Newspaper posted: September 21, 2025 & November 2, 2025

City website posted: September 19, 2025 & October 30, 2025

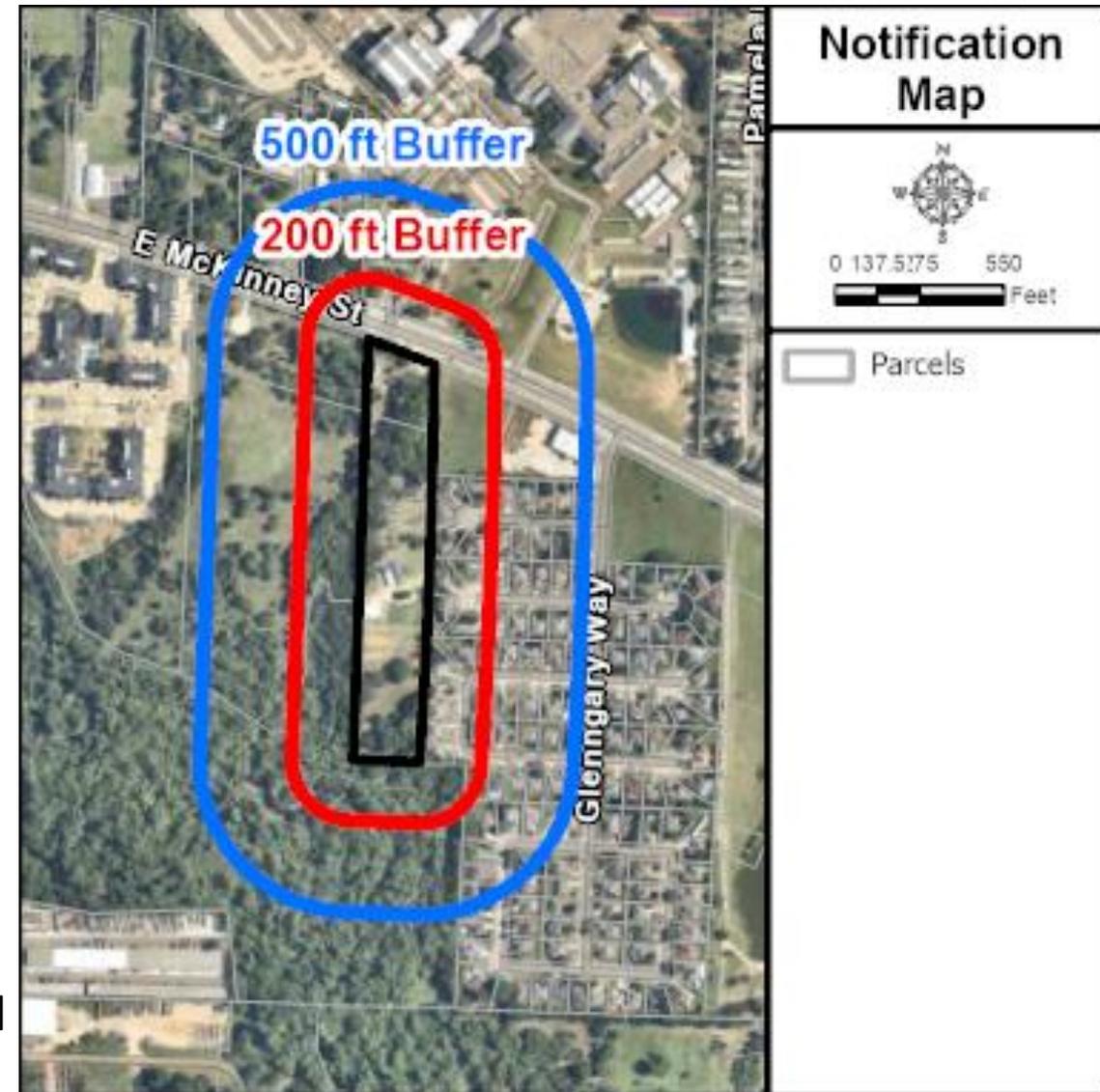
Property posted: September 9, 2025

Mailed notices

- 200 ft. Public Hearing Notices mailed: 36
- 500 ft. Courtesy Notices mailed: 154

Responses:

- In Opposition: 0
- In Favor: 0
- Neutral: 0
- The applicants sent letters to the neighboring community and decided not to host a meeting given the lack of responses
- Two residents within 500 feet spoke against additional retail



Recommendation

On October 8, 2025, the Planning and Zoning Commission recommended denial of the request to rezone from RR and R4 to MN and, instead, recommended **approval** of a rezone from RR and R4 to **R7**.

Staff recommends **approval** of the revised zoning change request to the R7 District as it complies with the criteria in Section 2.4.5E of the Denton Development Code for approval of all applications, and Section 2.7.3.E of the DDC for approval of a Zoning Map Amendment.

QUESTIONS?

Mia Hines, AICP
Senior Planner
Development Services