



AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: March 25, 2025

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a change in the zoning district and use classification from Residential 3 (R3) district to Residential 6 (R6) district on approximately 8.47 acres of land generally located north of Mingo Road, approximately 230 feet west of Nottingham 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. The Planning and Zoning Commission voted [4-0] to recommend approval of the request. Motion for approval was made by Commissioner Padron and seconded by Commissioner Riggs. (Z25-0001a, Sequoia Park–R3 to R6, Erin Stanley) <https://dentontx.new.swagit.com/videos/336020>

BACKGROUND

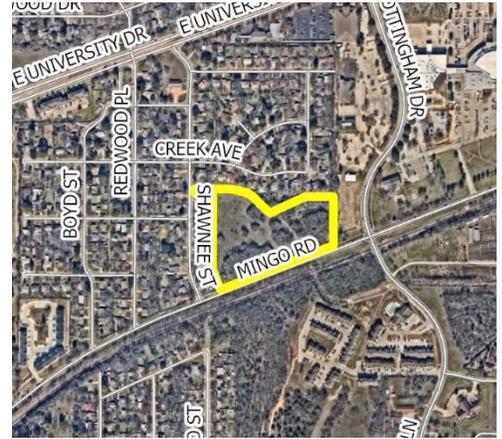
The applicant, Hayden Houston, on behalf of the property owner Nancy Sorrells, initially applied to rezone approximately 8.89 acres of land from R3 district to R6 district to prepare the property for future residential development. Subsequent to the Planning and Zoning Commission meeting, the applicant modified the request to 8.47 acres, removing 0.42 acres of land from the initial rezoning request, due to inability to verify property ownership as further discussed herein. The subject property is currently undeveloped aside from various public utilities that cross the subject site.

A plat was approved by Planning and Zoning Commission on October 1, 1958 for the subject property, which at the time was intended to be a part of the larger 39.85-acres Sequoia Park subdivision but the lots within the subject site never developed. The original platted layout can be seen in the image below, with the subject property shaded in teal. At that time, the property was zoned as a Planned Development (PD-7).

In 1980, the City Council approved to replat a portion of Sequoia Park to create 10 lots along Shawnee Street which removed the street connections originally intended to provide access to the lots platted within the subject property. The replatted lots are shaded in yellow in the clip of the plat to the right. A second replat was approved in 1980 for 10 lots north of the subject property which realigned Creek Avenue into a cul-de-sac and left remainders of lots 30 through 36, Block 5. These replatted lots are shaded in red in the graphic to the right. Remainders of lots 30 through 36, Block 5 were initially included in this rezoning request but were removed from the subject area following the Planning and Zoning Commission meeting due to the inability to verify property ownership of the remainder pieces. These remainder portions are shaded in green in the graphic to the right, and are not anticipated to affect longer term development of the subject property.



With the adoption of the 2002 Denton Development Code (DDC), the zoning transitioned to Neighborhood Residential 3 and then to Residential 3 (R3) with the adoption of the 2019 DDC. Today, the subject property is largely cut-off from the adjacent lots within Sequoia Park, with the exception of a 30-foot drainage easement that connects to Shawnee Street. Access to the property today would be taken off Mingo Road.



The surrounding properties immediately to the north and west are zoned R3. The properties immediately to the east and south across Mingo Road are zoned Mixed-Use Residential (MN), with Residential R4 to the southwest across Mingo Road.

A conceptual plan for approximately 57 townhome lots (see Exhibit 3) was submitted with the rezoning request, but the plan has not been reviewed by staff for code compliance and is not a part of the draft zoning ordinance. If this zoning change were approved, any use permitted under the R6 zoning district could be developed on the subject property. See Exhibit 9 for a complete list of permitted uses under both the current and proposed zoning districts.

A full Staff Analysis is provided in Exhibit 2.

PLANNING AND ZONING COMMISSION

On February 26, 2025, the Planning and Zoning Commission held a public hearing and voted [4-0] to recommend approval of the zoning change. Motion for approval was made by Commissioner Padron and seconded by Commissioner Riggs. During the public hearing, the Commission inquired about the drainage easement that crosses the property, intended and allowed uses in the proposed R6 district, deed restrictions on the property, and number of homesites that could be developed if the R6 district were approved. The applicant and owner were available during the public hearing to answer questions from the Commission. No other members of the public spoke. One card was submitted during the public hearing in opposition.

OPTIONS

1. Approval
2. Denial
3. Postpone Item

RECOMMENDATION

The Planning and Zoning Commission held a public hearing and voted [4-0] to recommend approval of the zoning change.

Staff recommends **approval** of the rezoning of approximately 8.47 acres of land from Residential 3 (R3) to a Residential 6 (R6) district as it complies with the criteria in Section 2.4.5.E of the Denton Development Code for approval of all applications and Section 2.7.2.D of the DDC for approval of a Zoning Map Amendment (Rezoning).

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
October 1, 1958	Planning and Zoning Commission	Final Plat	Approved
February 26, 2025	Planning and Zoning Commission	Rezoning from Residential 3 (R3) to Residential 6 (R6) district	Recommended Approval

PUBLIC OUTREACH:

The following public outreach efforts were done to meet legal notice requirements and to seek feedback from adjacent property owners and residents:

- A total of sixty (60) notices were mailed out to property owners within 200 feet of the subject property, and two hundred eighty-eight (288) postcards were mailed out to current residents within 500 feet of the subject property. As of the writing of this report, staff has received six (6) written responses in opposition to the request totaling 10.98%.
- A notice was published on the City’s website on February 6, 2025 and March 6, 2025.
- A notice was published in the Denton Record Chronicle on February 9, 2025 and March 8, 2025.
- A sign was posted on the subject property along Mingo Road on February 14, 2025.
- The applicant held a neighborhood meeting on February 19, 2025. Five people attended.

DEVELOPER ENGAGEMENT DISCLOSURES

No developer contact disclosures have been provided to staff from members of this body as of the issuance of this report.

EXHIBITS

- Exhibit 1 - Agenda Information Sheet
- Exhibit 2 - Staff Analysis
- Exhibit 3 - Applicant’s Project Narrative
- Exhibit 4 - Project Site Location
- Exhibit 5 - Future Land Use Map
- Exhibit 6 - Existing Zoning Map
- Exhibit 7 - Proposed Zoning Map
- Exhibit 8 - Fiscal Impact Analysis
- Exhibit 9 - Comparison of Permitted Uses
- Exhibit 10 - Notification Map and Responses
- Exhibit 11 - Draft Ordinance
- Exhibit 12 - Presentation

Respectfully submitted:
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Planning Director

Prepared by:
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