



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: May 6, 2025

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a change in zoning district and use classification from Rural Residential (RR) district to Residential 7 (R7) district on approximately 4.99 acres of land generally located north of Pockrus Paige Road, approximately 325 feet west of Swisher Road, 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 [5-0] to recommend approval of the request. Motion for approval was made by Commissioner Riggs and seconded by Commissioner Dyer. (Z25-0003b, Wild Haven Woods-RR to R7, Erin Stanley) <https://dentontx.new.swagit.com/videos/339618>

BACKGROUND

The 4.99-acre site is comprised of several unplatted parcels of land, which are currently nonconforming to the minimum 5-acre lot size of the RR District and are developed with a mixture of single family detached dwellings, triplexes, and accessory buildings constructed between 1980 and 2006. In preparation to connect at least one of the parcels to City water and improve an existing septic system that serves existing structures on the property, the applicant is requesting this rezoning in order to then be able to plat the property in accordance with R7 standards, as required in Subsections 8.2.5A.2 and 9.2 of the Denton Development Code prior to the extension of public utilities or the installation of a septic system. No intent to redevelop the property has been disclosed to staff at this time.

The owner and applicant, Paige Smith, initially applied to rezone the property from RR district to Residential 6 (R6) district. Subsequent to notices being mailed for the Planning and Zoning Commission meeting on March 19, 2025, the applicant updated the initial request from R6 to R7 district due to a previous miscommunication with Staff as to the existing uses on the subject. The R7 zoning district is necessary to legally plat the existing variety of uses on site.

The subject property was annexed into the City of Denton in 2013 and was assigned the placeholder zoning designation of Rural Residential (RD-5X). This zoning transitioned to Rural Residential (RR) with the adoption of the 2019 Denton Development Code (DDC). The existing structures on the site, which consists of a mixture of single family detached dwellings, triplexes, and accessory buildings, were all constructed before annexation, between 1980 and 2006, and prior to purchase by the current landowner.

The surrounding properties immediately to the north and east are similarly zoned RR, with the exception of one parcel zoned Mixed-Use Neighborhood (MN). Public right-of-way (ROW) for the future extension of Post Oak Road, a future primary arterial according to the City's Mobility Plan, borders the subject property to the west, with lots beyond the ROW zoned R6. Pockrus Paige Road, an existing collector roadway

according to the City Mobility Plan, forms the southern border of the subject property. A residential Planned Development (PD) exists south of Pockrus Paige Road.

A full analysis of the request is provided in Exhibit 2.

PLANNING AND ZONING COMMISSION

On April 9, 2025, the Planning and Zoning Commission held a public hearing and voted [5-0] to recommend approval of the zoning change. During work session, the Commission inquired about the ability to connect the property to the public sanitary sewer system. During the public hearing, the Commission inquired about the letter in opposition of the request. The applicant/owner was available during the public hearing to answer questions from the Commission. No other members of the public spoke.

OPTIONS

1. Approval
2. Denial
3. Postpone Item

RECOMMENDATION

The Planning and Zoning Commission held a public hearing and voted [5-0] to recommend approval of the zoning change.

Staff recommends approval of the rezoning of approximately 4.99 acres from RR zoning district to a R7 zoning district as it complies with the criteria in Subsection 2.4.5.E of the Denton Development Code for approval of all applications, and Subsection 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 |
|----------------|-----------------------------------|---|----------------------|
| April 16, 2013 | City Council | Annexation into City Limits | Approved |
| April 9, 2025 | Planning and Zoning Commission | Rezoning from Rural Residential (RR) to Residential 7 (R7) 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 thirty-nine (39) notices were mailed out to property owners within 200 feet of the subject property, and two hundred and seven (207) postcards were mailed out to current residents within 500 feet of the subject property. As of the writing of this report, staff has received one (1) written response in opposition to the request totaling 4.97%.
- A notice was published on the City's website on March 21, 2025 and April 18, 2025.
- A notice was published in the Denton Record Chronicle on March 23, 2025 and April 19, 2025.
- One sign was posted on the subject property on March 27, 2025.

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

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 Map
Exhibit 5 - Future Land Use Map
Exhibit 6 - Existing Zoning Map
Exhibit 7 - Proposed Zoning Map
Exhibit 8 - Table of Allowed Uses
Exhibit 9 - Notification Map and Responses
Exhibit 10 - Draft Ordinance
Exhibit 11 - Presentation

Respectfully submitted:
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Planning Director

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