



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 29, 2026

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by Nick Johnson and Joann Madrie to rezone approximately 3.3 acres of land from a Residential Rural (RR) zoning district to a Residential 1 (R1) zoning district. The subject site is generally located on the north side of Chinn Road, approximately 1,180 feet east of Ganzer Road in the City of Denton, Denton County, Texas. (Z26-0004, Chinn Rezoning, Ashley Ekstedt)

BACKGROUND

The applicants and property owners, Nick Johnson and Joann Madrie, have submitted an application to rezone approximately 3.3 acres of land from a Residential Rural (RR) zoning district to a Residential 1 (R1) to develop the site with a single-family residential use. The minimum lot size in RR zoning is 5 acres. Due to not meeting the minimum lot size requirement, the applicant is requesting to rezone to R1 to obtain a plat and building permits for the construction of a home. The subject property currently contains one metal structure. Otherwise, based on historic aerials, the subject property has not previously been developed.

The subject property was annexed into the City in 2010 along with several other properties in this area of the City. Following annexation, the property was assigned the placeholder zoning designation "RD-5X" under the 2002 Denton Development Code (DDC). The zoning of the property transitioned to RR with the adoption of the 2019 DDC.

The surrounding properties to the north of the subject property are zoned RR District. East and south of the subject property, the parcels are part of Non-Annexation Agreements (NAA) and are located within the City's Extraterritorial Jurisdiction (ETJ). The property to the west of the subject property is zoned RR District.

A full Staff Analysis is provided in Exhibit 2.

OPTIONS

1. Recommend approval
2. Recommend denial
3. Postpone Item

RECOMMENDATION

Staff recommends **approval** of the rezoning of approximately 3.3 acres of land to a Residential 1 (R1) Zoning 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
May 4, 2010	City Council	Annexation	Approved [Ordinance 2010-120]
April 23, 2019	City Council	New Zoning Code and City-wide rezoning district transition	Transitioned from RD-5X to RR District

PUBLIC OUTREACH:

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

- On April 7, 2026, a total of three (3) notices were mailed out to property owners within 200 feet of the subject property, and eight (8) postcards were mailed out to current residents within 500 feet of the subject property. As of the writing of this report, staff has received no written response to the notices.
- A notice was published on the City’s website on April 8, 2026.
- A notice was published in the Denton Record Chronicle on April 12, 2026.
- One sign was posted on the subject property on April 8, 2026.

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

1. Agenda Information Sheet
2. Staff Analysis
3. Applicant Narrative
4. Site Location Map
5. Future Land Use Map
6. Existing Zoning Map
7. Proposed Zoning Map
8. Table of Allowed Uses
9. Notification Map
10. Draft Ordinance

Respectfully submitted:
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