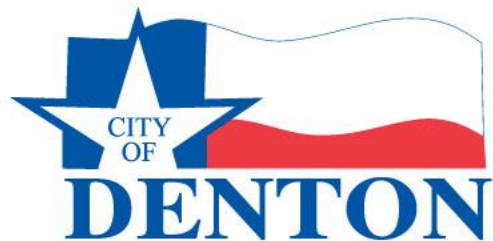


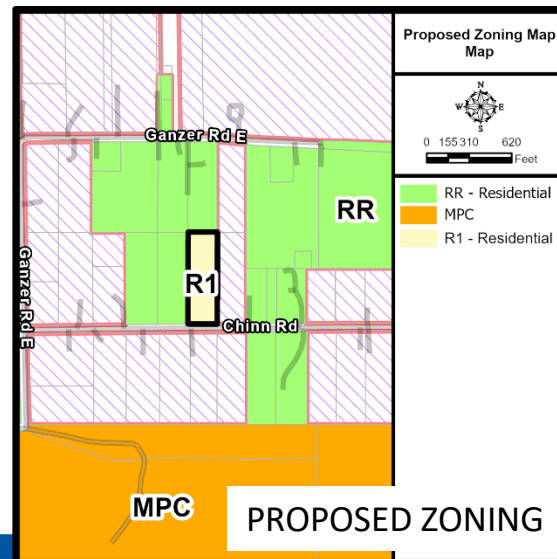
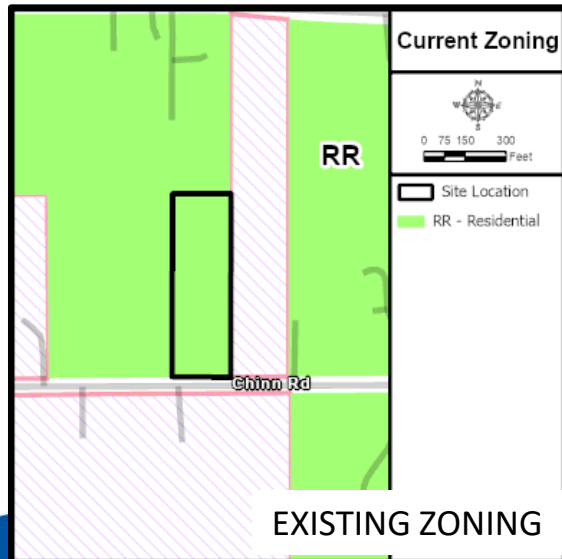
Z26-0004a Chinn Rezoning

Ashley Ekstedt, AICP
Associate Planner
May 19, 2026



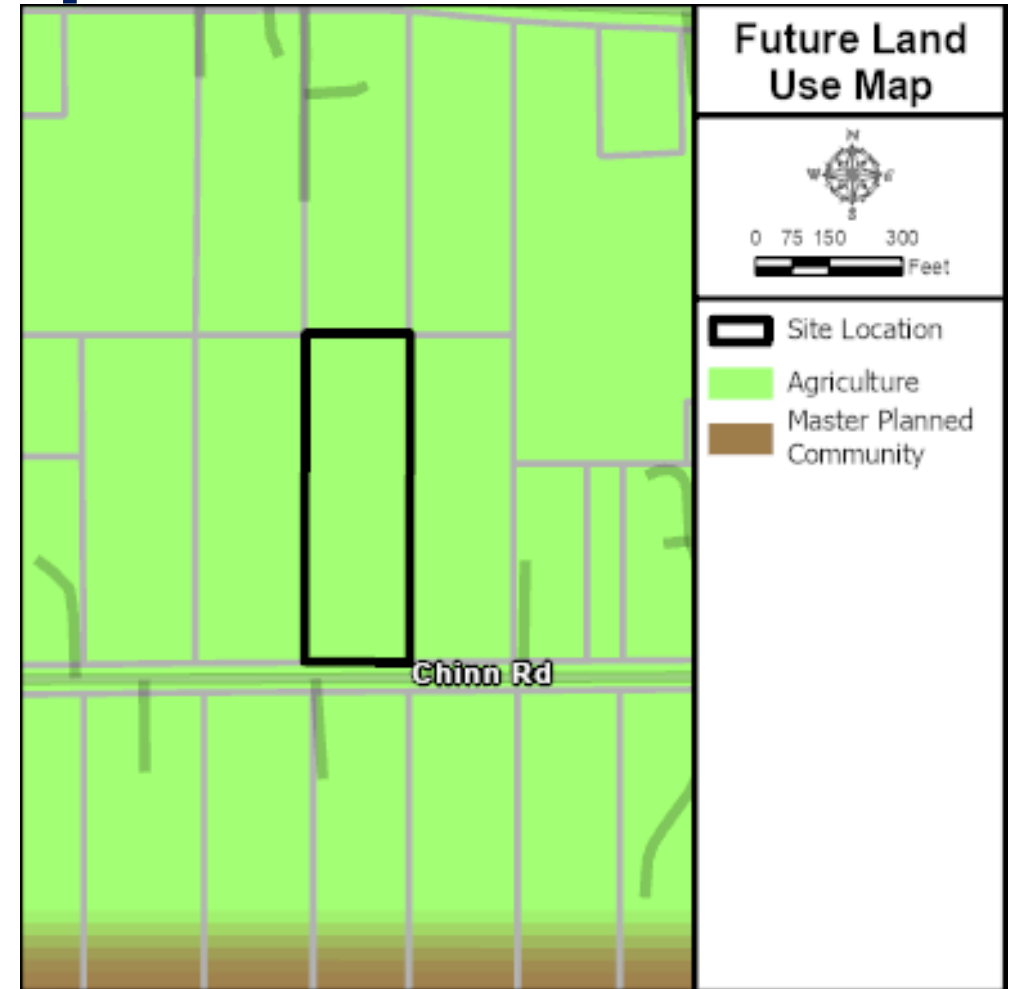
Request

- Rural Residential (RR) Zoning District to a Residential 1 (R1) Zoning District
- Approximately 3.33 acres
- Purpose: Address nonconformity (lot size does not meet the 5-acre minimum in RR)



Future Land Use Map and Zoning Purpose Statement

- **Agriculture Future Land Use designation**
 - This category denotes areas that have large tracts of land in active agriculture uses for preservation, including ranchland, field crops, and other similar agricultural uses.
 - This category may include **large lot residential** (a maximum of one unit per ten acres).
 - Residential development in this future land use category will **continue the present character of the rural and agricultural areas of Denton.**
- The R1 district is intended to **preserve existing single-family neighborhoods** and to ensure that any new development promotes conservation of scenic rural open space and is **compatible with existing land uses, patterns,** and design standards.
- The R1 district can be used as a transitional district between rural development and large lot residential neighborhoods.



Criteria for Approval – Development Code

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)

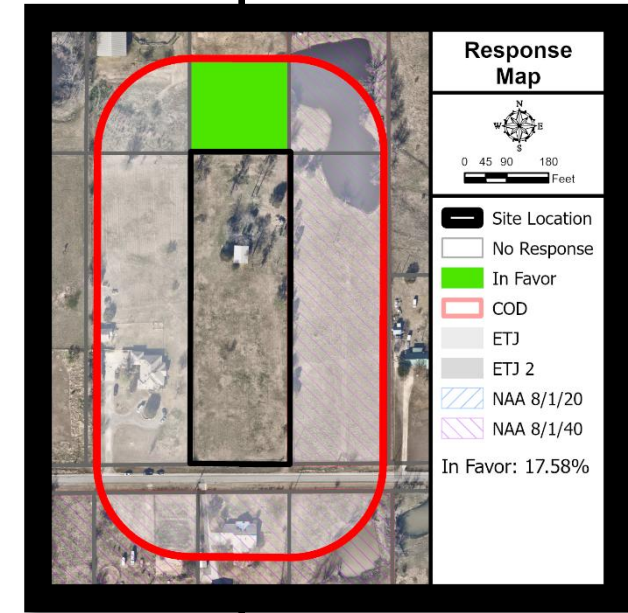
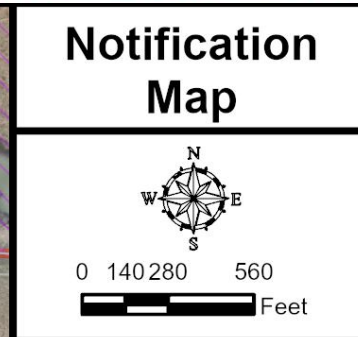
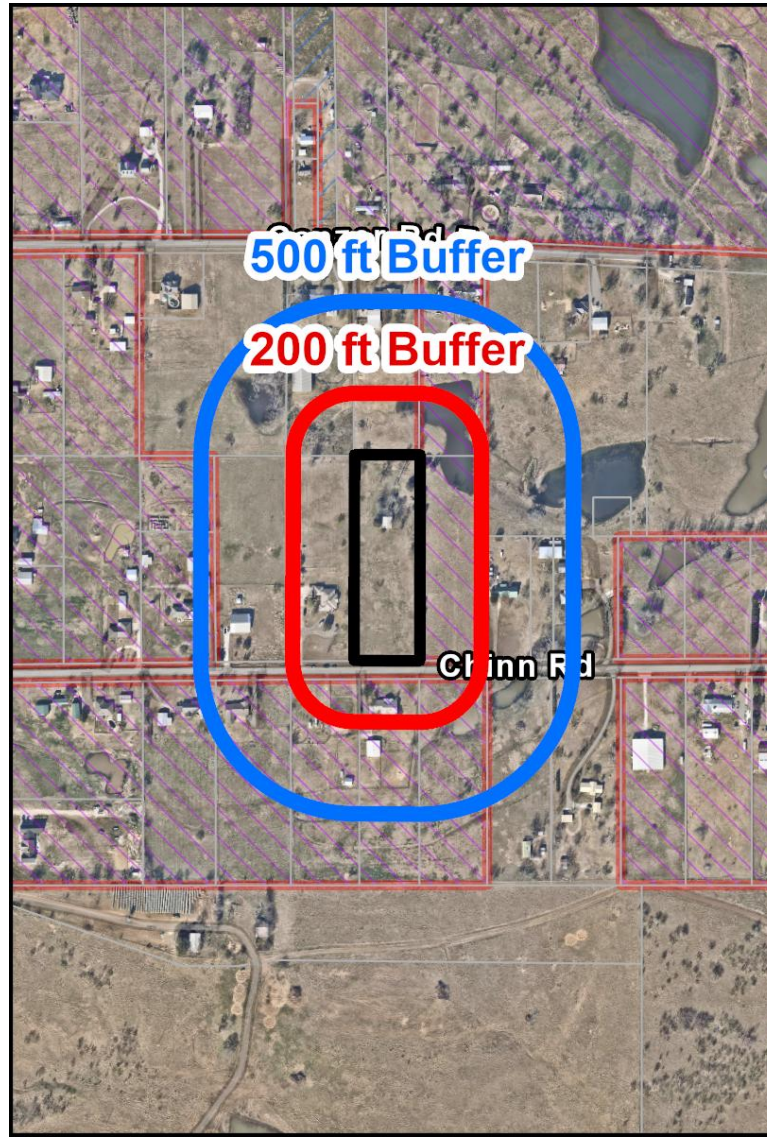
- a. The proposed rezoning is consistent with the Future Land Use Map designation.
- b. The proposed rezoning is consistent with relevant Small Area Plan(s).
- c. The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3, Zoning Districts.
- 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.

Summary:

- ✓ Proposal is consistent with the goals and policies and the Future Land Use Map of the Denton 2040 Comprehensive Plan.
- ✓ Proposal is consistent with R1 Zoning District purpose statement.
- ✓ Zoning is not expected to generate significant adverse environmental, infrastructure, or fiscal impacts.
- ✓ Zoning is not expected to have adverse impacts on surrounding properties.

Notification

- **Newspaper Ad:** April 12 May 2, 2026
- **Website:** April 8 and 29, 2026
- **Property Posted:** April 8, 2026
- **Mailed Notices:**
 - 200 ft. Public Notices mailed: 3
 - 500 ft. Courtesy Notices mailed: 8
- **Responses:**
 - In Opposition: 0
 - In Favor: 1 (17.58%)
 - Neutral: 0



Recommendation

The Planning & Zoning Commission recommended approval (5-0).

Staff recommends **approval** of the zoning change request to a Residential 1 (R1) 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).

QUESTIONS?

Ashley Ekstedt, AICP
Associate Planner
Development Services