



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** December 16, 2025

### **SUBJECT**

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a request for a Specific Use Permit to allow for a Group Home use on approximately 0.4 acres of land, generally located on the southwest corner of the intersection of Sandpiper Drive and Abbots Lane, 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 for severability; and establishing an effective date. The Planning and Zoning Commission voted (6-0) to recommend approval. Motion for approval by Commissioner Garland and second by McDade. (S25-0010a, Joyful Journey Group Home, Ashley Ekstedt) <https://dentontx.new.swagit.com/videos/361550?ts=14283>

### **BACKGROUND**

The applicant, Trent Huffman with TM Empire Holdings, LLC, is requesting a Specific Use Permit (SUP) to allow for a Group Home use. The subject property is zoned Residential 3 (R3). The subject property is an approximately 0.4-acre site containing a single-family dwelling within a residential neighborhood. The Group Home will be entirely within the existing single-family dwelling, and no exterior alterations are proposed. The proposed use would provide twenty-four-hour residential care for up to six residents in a home-like setting. This care will include meals, personal assistance, personalized care plans, and medication management.

Specifically, this proposed SUP is for a senior assisted living business, which falls within the scope of a Group Home use as defined in the DDC:

**Group Home:** A facility, home, or structure for the protective care of persons, both adult and adolescent, who need protective care and watchful oversight. Residents may, but are not required, to have a disability. Protective care and watchful oversight requires 24-hour supervision and responsibility for the well-being of residents and may include, but not limited to, daily awareness by management of the residents' whereabouts, asking and reminding of residents of their appointments for medical checkups, readiness of management to intervene if a crisis arises for a resident, counseling services, supervision by management in areas of nutrition and medication, and provision of medical, psychiatric, habilitative, rehabilitative, hospice, palliative, and nursing care. This definition does not include Recovery Housing as defined by Texas Health and Safety Code Chapter 469 as amended.

There are several Group Living use types within the Denton Development Code (DDC), which are all closely related and tend to overlap, depending upon how a facility is licensed by the state. The applicant had initially applied for a Certificate of Occupancy (CO) for a Community Home. A Community Home use, defined as a community-based residential home containing not more than six disabled persons, is permitted by right in all of the residential and mixed-use zoning districts with use-specific standards (DDC

5.3.3I). State law also requires that Community Homes be permitted in all residential zoning districts. The use-specific standards require that Community Homes be separated by at least one-half mile from another Community Home. In this case, the immediately adjacent home to the south is an existing Community Home, owned and operated by the applicant. Due to the required separation distances, another Community Home could not be established in this location, and the applicant is instead requesting a Specific Use Permit for an assisted living facility as a subset of the Group Home land use. Unlike a Community Home, a Group Home does not require that the residents have a disability; however, residents of Group Homes do require protective care and 24-hour supervision, which is to be provided at the proposed facility. The use-specific standards for Group Homes require a minimum 600-foot separation distance from other Group Homes. There are no other Group Homes located within 600 feet of the subject property.

Generally, Specific Use Permits run with the land and remain in place after a change of ownership. Per the use-specific standards for Group Homes in DDC 5.3.3J, the Specific Use Permit for a Group Home shall be specific to the person named in the application and shall not be transferred without the prior written consent of the City through the issuance of a new Specific Use Permit. Therefore, if this Specific Use Permit is approved, it will only be in place for this specific applicant, TM Empire Holdings, LLC. If this applicant were to sell the subject property or cease to operate the Group Home, a new public hearing process, and a new Specific Use Permit, would be required for the continued operation of this use at this location.

Staff Analysis is provided as Exhibit 2.

### **PLANNING AND ZONING COMMISSION**

On November 19, 2025, the Planning and Zoning Commission held a public hearing and recommended approval of the Specific Use Permit [6-0] with staff's recommended conditions. There were no questions from the Commission. The applicant spoke and explained that this use allows elderly residents to age in place and the need for this service is growing as the population continues to age.

### **OPTIONS**

1. Approve as submitted
2. Approve subject to conditions
3. Deny
4. Postpone consideration

### **RECOMMENDATION**

Staff recommends **approval** of the SUP request with the following conditions:

1. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.
2. All licensing required by the State must be obtained and submitted to the City prior to issuance of a Certificate of Occupancy.
3. No more than six residents, not including care staff, can live on site at any time.
4. The required staff room cannot be used as a resident room.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

October 23, 1996	Planning & Zoning Commission	Final Plat	Approved
November 19, 2025	Planning & Zoning Commission	Specific Use Permit request for a Group Home use	Recommended Approval

**PUBLIC OUTREACH:**

To comply with the public hearing notice requirements, the following were completed:

- On October 28, 2025 - 14 notices were sent to property owners within 200 feet of the subject property. As of the writing of this report, staff has received two written responses in support of the request.
- On October 28, 2025 - 51 courtesy notices were sent to physical addresses within 500 feet of the subject property.
- A notice was published on the City's website on October 28, 2025, and November 28, 2025.
- A notice was published in the Denton Record Chronicle on November 1, 2025, and November 30, 2025.
- The applicant held neighborhood meetings on October 16, 2025, and October 23, 2025.
- Two signs were posted on the property on October 20, 2025.

The applicant held two neighborhood meetings, one on October 16, 2025, and one on October 23, 2025.

**DEVELOPER ENGAGEMENT DISCLOSURES**

No developer contact and/or meeting disclosures have been provided to staff as of the issuance of this report.

**EXHIBITS**

Exhibit 1 - Agenda Information Sheet  
Exhibit 2 - Staff Analysis  
Exhibit 3 - Site Location Map  
Exhibit 4 - Future Land Use Map  
Exhibit 5 - Zoning Map  
Exhibit 6 - Applicant Project Narrative  
Exhibit 7 - Existing Site Plan  
Exhibit 8 - Fiscal Impact Summary  
Exhibit 9 - Notification Map and Responses  
Exhibit 10 - Draft Ordinance  
Exhibit 11 - LLC Members List  
Exhibit 12 - Staff Presentation

Respectfully submitted:  
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Planning Director

Prepared by:  
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