

ORDINANCE NO. _____

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. (Z25-0001a)

WHEREAS, Hayden Houston of Ajle Development, on behalf of the property owner, Nancy Sorrells, requested to rezone approximately 8.47 acres of land from Residential 3 (R3) District to Residential 6 (R6) District, legally described in Exhibit “A”, and depicted in Exhibit “B” attached hereto and incorporated herein by reference (hereinafter, the “Subject Property”); and

WHEREAS, on February 26, 2025, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded full and fair hearings to all property owners interested in this regard, and have recommended approval [4-0] of the request; and

WHEREAS, on March 25, 2025, the City Council likewise conducted a public hearing as required by law, and finds that the request meets and complies with all substantive and procedural standards set forth in Section 2.7.2 of the Denton Development Code, and is consistent with the Denton 2040 Comprehensive Plan and the Denton Development Code; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Denton, in considering the application for establishing a zoning district change for the Property, have determined that the proposed use is in the best interest of the health, safety, morals, and general welfare of the City of Denton, and accordingly, the City Council of the City of Denton is of the opinion and finds that said zoning change is in the public interest and should be granted as set forth herein; NOW THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference and found to be true.

SECTION 2. The zoning district and use classification for the Property is hereby changed to Residential 6 (R6) District.

SECTION 3. The City’s official zoning map is hereby amended to show the established zoning district and use classification.

SECTION 4. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall not affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

SECTION 5. Any person, firm, partnership, or corporation violating any provision of this ordinance shall, upon conviction, be deemed guilty of a misdemeanor and shall be punished by fine in a sum not exceeding \$2,000.00 for each offense. Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense.

SECTION 6. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record-Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

The motion to approve this ordinance was made by _____ and seconded by _____, the ordinance was passed and approved by the following vote [___ - ___]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Paul Meltzer, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2025.

GERARD HUDSPETH, MAYOR

ATTEST:
LAUREN THODEN, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY


BY:  _____

Exhibit A
Legal Description

A TRACT OR PARCEL CONTAINING 8.474 ACRES OR 369,123 SQUARE FEET OF LAND SITUATED IN THE J.D LILLY SURVEY, ABSTRACT NO. 762, CITY OF DENTON, DENTON COUNTY, TEXAS, BEING ALL OF LOTS 8 THROUGH 19, AND A PORTION OF LOTS 7, 20 AND 21, BLOCK 5, AND A PORTION OF BLOCK 5 AND BLOCK 6, SEQUOIA PARK SUBDIVISION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME (VOL.) 2, PAGE (PG.) 104 OF THE PLAT RECORDS DENTON COUNTY, TEXAS (P.R.D.C.T.), SAME BEING ALL OF THAT TRACT OF LAND DESCRIBED TO RANDY SORRELLS AND NANCY SORRELLS IN DEED RECORDED IN DOCUMENT NO. 2016-8080, OFFICIAL RECORDS DENTON COUNTY, TEXAS (O.R.D.C.T.), ALL OF THAT TRACT OF LAND DESCRIBED TO RANDY SORRELLS AND NANCY SORRELLS IN DEED RECORDED IN VOL. 4565, PG. 1656 OF THE DEED RECORDS DENTON COUNTY, TEXAS (D.R.D.C.T.) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, 0.999849393 NOTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 1/2-INCH IRON ROD FOUND ON THE NORTHWEST RIGHT-OF-WAY (ROW) LINE OF MINGO ROAD (CALLED VARIABLE WIDTH ROW), FOR THE SOUTHEAST CORNER OF SAID LOT 12;

THENCE, SOUTH 68 DEG. 36 MIN. 23 SEC. WEST, WITH THE NORTHWEST ROW LINE OF SAID LOT 12, A DISTANCE OF 793.61 FEET TO A 1/2-INCH IRON ROD CAPPED "4153" FOUND FOR THE EAST CORNER OF LOT 1-R, BLOCK 5, SEQUOIA PARK SUBDIVISION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET (CAB.) B, PG. 389, P.R.D.C.T.;

THENCE, NORTH 21 DEG. 23 MIN. 37 SEC. WEST, WITH THE NORTHEAST LINE OF SAID SECOND-REFERENCED BLOCK 5, PASSING AT A DISTANCE OF 140.00 FEET TO A 1/2-INCH IRON ROD CAPPED "4153" FOUND FOR THE SOUTHEAST CORNER OF LOT 3-R AND THE NORTH CORNER OF LOT 2-R, OF SAID SECOND-REFERENCED BLOCK 5, AND CONTINUING FOR A TOTAL DISTANCE OF 144.80 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID LOT 3-R;

THENCE, NORTH 00 DEG. 21 MIN. 33 SEC. EAST, WITH THE EAST LINE OF SAID SECOND-REFERENCED BLOCK 5, A DISTANCE OF 493.60 FEET TO A 1/2-INCH IRON ROD CAPPED "WINDROSE" SET (TYP.) FOR THE NORTHEAST CORNER OF LOT 10-R OF SAID SECOND-REFERENCE BLOCK 5;

THENCE NORTH 89 DEG. 38 MIN. 27 SEC. WEST, WITH THE NORTH LINE OF SAID LOT 10-R, A DISTANCE OF 120.00 FEET TO A 1/2-INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID LOT 10-R, BEING IN THE EAST ROW LINE OF SHAWNEE STREET (CALLED 60-FOOT WIDE ROW);

THENCE NORTH 00 DEG. 21 MIN. 33 SEC. EAST, WITH THE EAST ROW LINE OF SAID SHAWNEE STREET, A DISTANCE OF 30.74 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE SOUTHWEST CORNER OF LOT 25 OF SAID FIRST-REFERENCE BLOCK 5;

THENCE, SOUTH 89 DEG. 34 MIN. 19 SEC. EAST, WITH THE SOUTH LINE OF SAID FIRST-REFERENCED BLOCK 5, A DISTANCE OF 220.26 FEET TO A 1/2-INCH IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, SOUTHEASTERLY, WITH THE CURVING SOUTH LINE OF SAID LOT 28, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 337.85 FEET, A CENTRAL ANGLE OF 08 DEG. 16 MIN. 18 SEC., AN ARC LENGTH OF 48.77 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 86 DEG. 36 MIN. 44 SEC. EAST, - 48.73 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 28 AND THE SOUTHWEST CORNER OF LOT 29-R, BLOCK 5, SEQUOIA PARK SUBDIVISION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CAB. B, PG. 232, P.R.D.C.T.;

THENCE, SOUTH 75 DEG. 20 MIN. 09 SEC. EAST, WITH THE SOUTHWEST LINE OF SAID THIRD-REFERENCED BLOCK 5, A DISTANCE OF 83.72 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE OVER AND ACROSS SAID SORRELLS TRACT THE FOLLOWING CALLS AND DISTANCES:

SOUTHEASTERLY, WITH SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 327.85 FEET, A CENTRAL ANGLE OF 18 DEG. 43 MIN. 38 SEC., AN ARC LENGTH OF 107.16 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 57 DEG. 13 MIN. 26 SEC. EAST – 106.68 FEET, TO A POINT FOR CORNER;

SOUTH 47 DEG. 52 MIN. 20 SEC. EAST, A DISTANCE OF 101.01 FEET TO A POINT FOR CORNER;

NORTH 64 DEG. 57 MIN. 23 SEC. EAST, A DISTANCE OF 235.89 FEET TO A POINT FOR CORNER;

NORTH 89 DEG. 57 MIN. 24 SEC. EAST, A DISTANCE OF 180.83 FEET TO A POINT FOR CORNER BEING THE NORTHEAST CONRER OF THE HEREIN DESCRIBED TRACT AND BEING IN THE WEST LINE OF LOT 4R, BLOCK A OF DENTON BIBLE CHURCH ADDITION, AS RECORDED UNDER DOCUMENT NO. 2014-280, P.R.D.C.T.;

THENCE, SOUTH 00 DEG. 19 MIN. 21 SEC. WEST, WITH THE WEST LINE OF SAID LOT 4R AND THE EAST LINE OF SAID FIRST-REFERENCED BLOCK 5, A DISTANCE OF 319.18 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 8.474 ACRES OR 369,123 SQUARE FEET OF LAND, MORE OR LESS.

