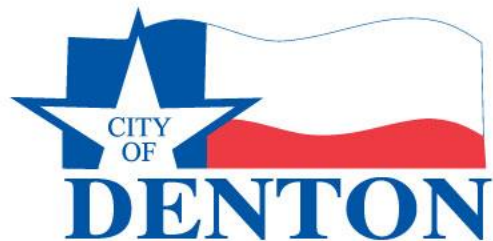


# Z25-0001a

# Sequoia Park— R3 to R6

Erin Stanley  
Assistant Planner  
March 25, 2025



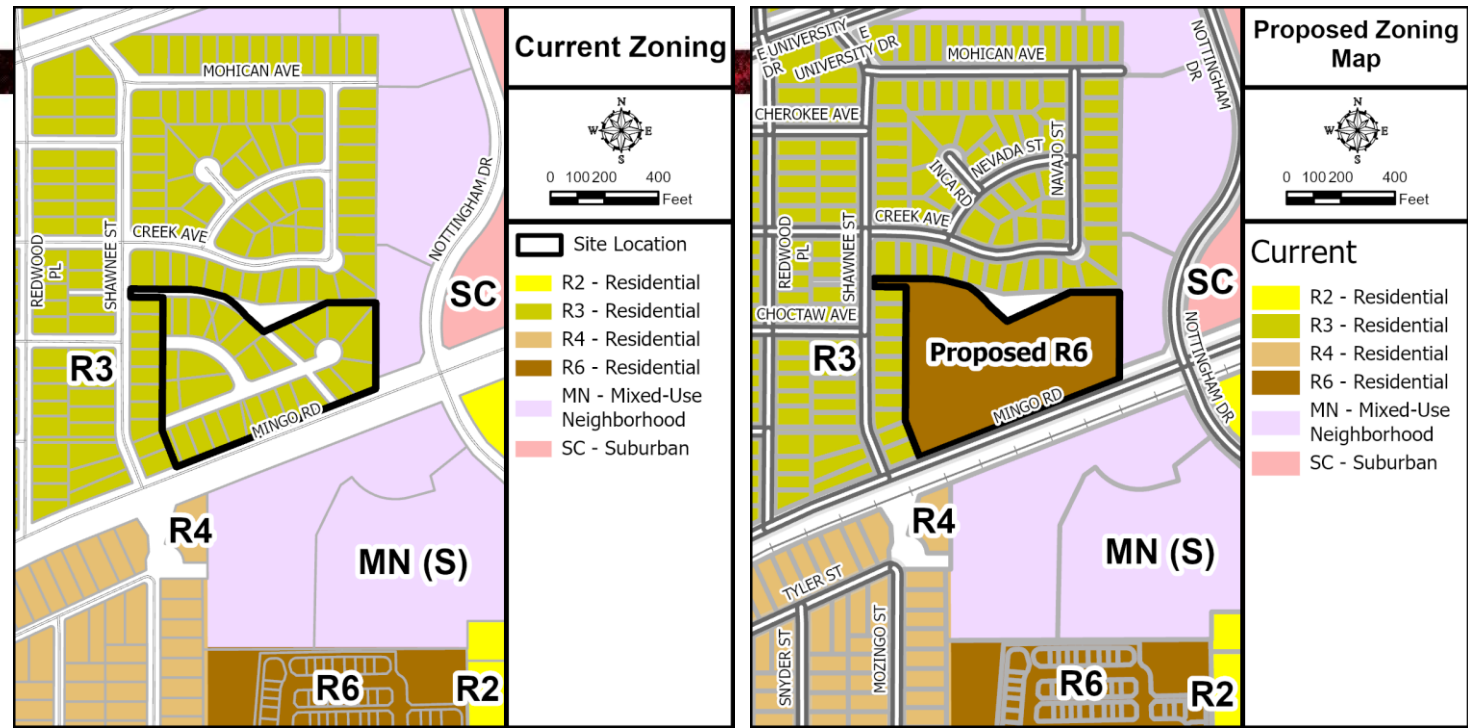
# Request

**Request:** Rezone from Residential 3 (R3) to Residential 6 (R6) District

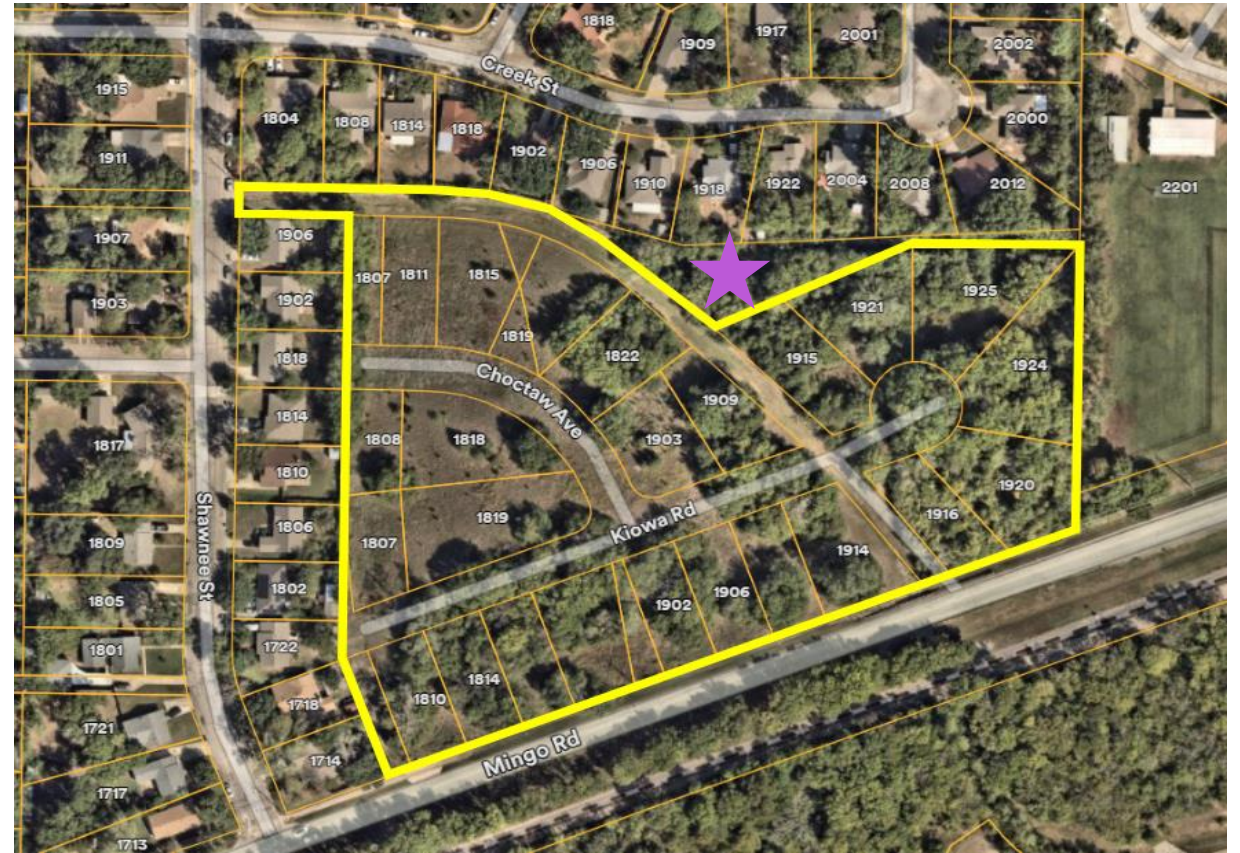
- Approximately 8.47 acres
- Generally located north of Mingo Road, west of Nottingham Drive
- Undeveloped since early 1900s

**Purpose:** Facilitate residential development consistent with R6 standards

Planning and Zoning Commission recommended approval [4-0]



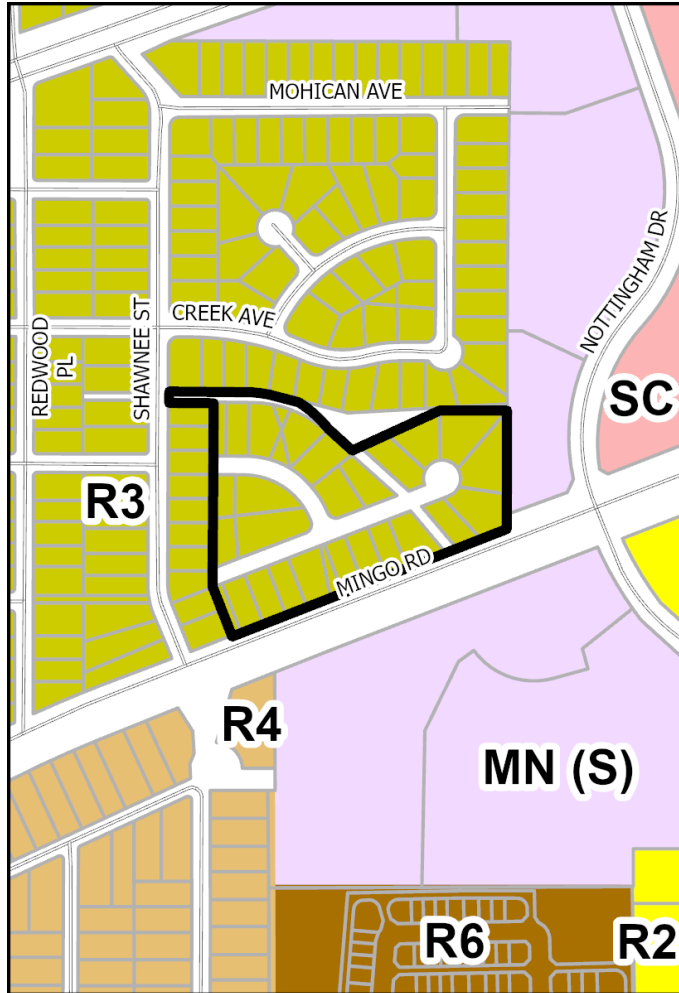
# Plat History



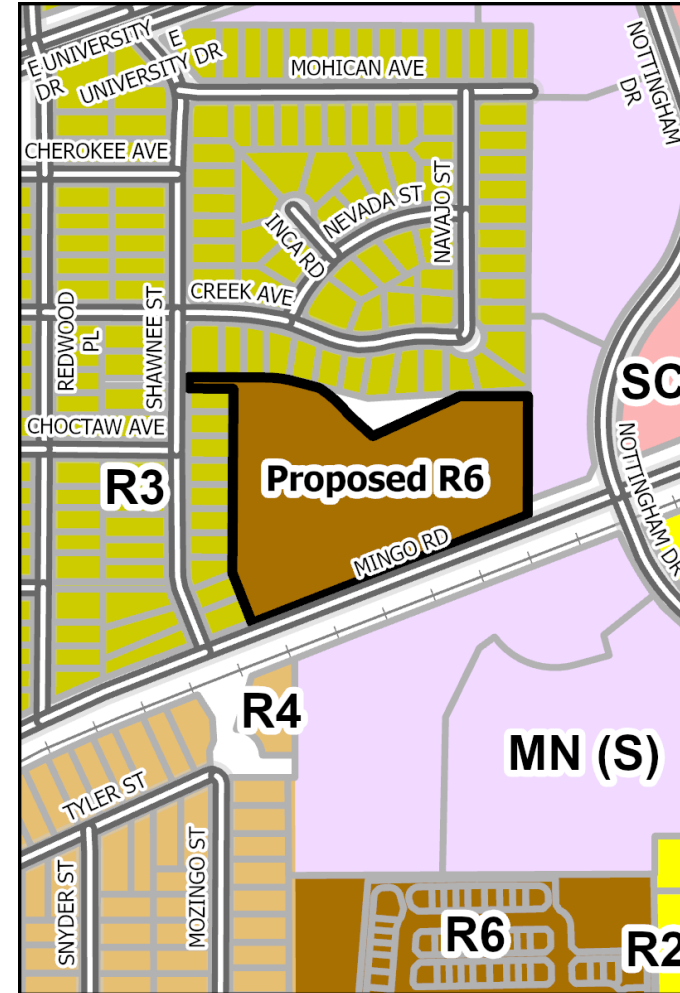
★ Property removed from rezoning request subject to Planning and Zoning Commission action

# Current Zoning

# Requested Zoning



- Single-Family
- 10,000 sq ft lots
- 60 feet wide
- 20-foot front yard setback



- Single-Family Detached Dwelling
- Townhome
- Duplex
- Triplex
- Fourplex
- 6,000 sq ft lots
- 50 feet wide
- 10-foot front yard setback

# Criteria for Approval – Development Code

## Summary:

- ✓ Proposed zoning is consistent with the R6 purpose statement.
- ✓ Proposal is generally consistent with the goals and policies and the Future Land Use Map of the Denton 2040 Comprehensive Plan.
- ✓ Development plans will be required and must comply with all DDC and other criteria.
- ✓ Zoning is not expected to generate significant adverse environmental, infrastructure, or fiscal impacts.

## General Approval Criteria for All Applications (Sec. 2.4.5E)

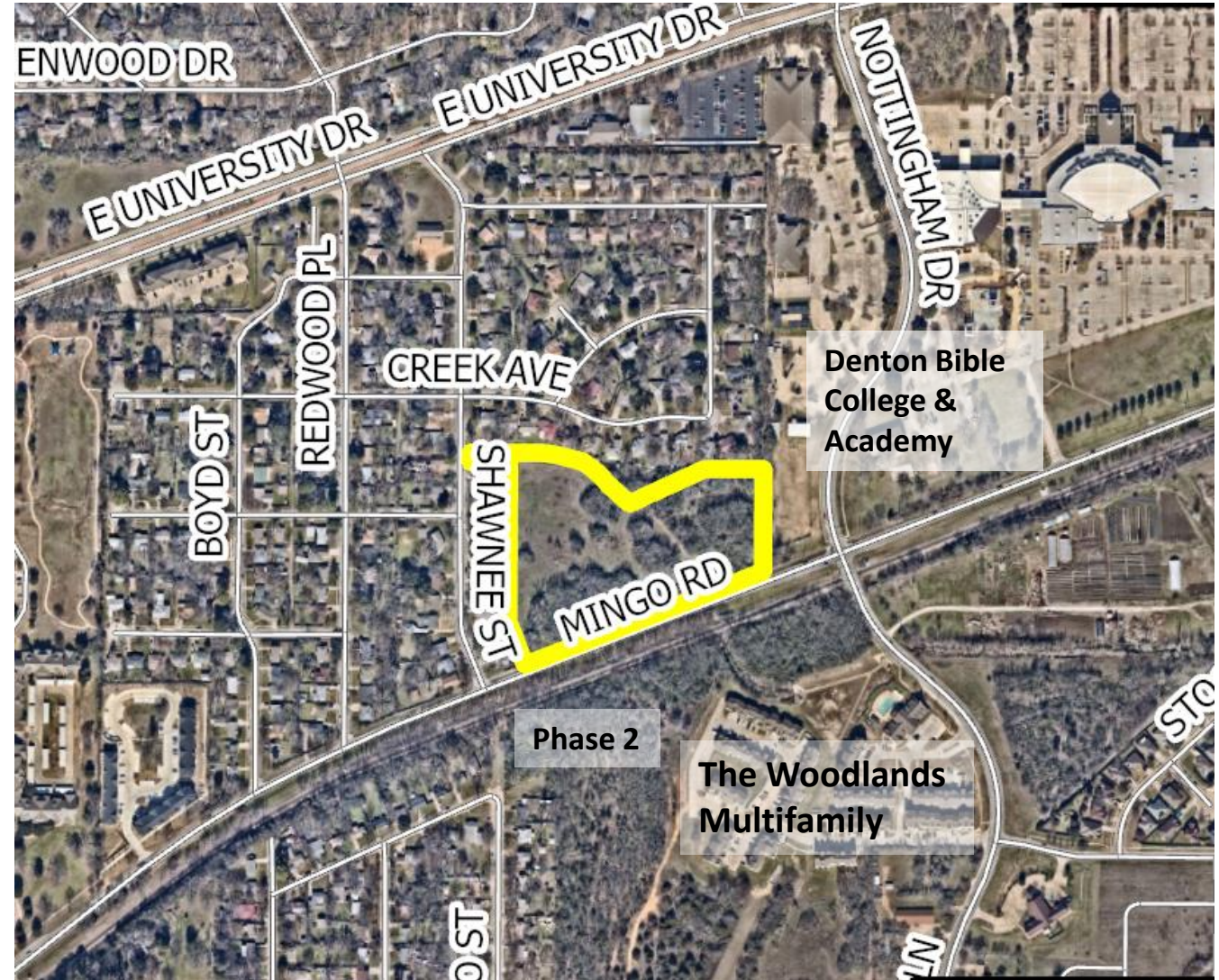
1. General Criteria
2. Prior Approvals
3. **Consistent with the Comprehensive Plan and Other Applicable Plans**
4. Compliance with this DDC
5. Compliance with other regulations
6. Consistent with Interlocal and Development Agreements
7. **Minimizes Adverse Environmental Impacts**
8. **Minimizes Adverse 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.

# Consistency with R6 Purpose Statement

- ✓ Accommodate a variety of housing types
- ✓ Ensure existing neighborhood character is maintained
  - Covered porches, pillars, recessed entries, architectural variety
- ✓ Serve as a transition area between established single-family neighborhoods and mixed-use neighborhoods, commercial areas, and key corridors



# Consistency with the Future Land Use Map

Site is designated **Low Residential**:

- ✘ Predominantly single-family neighborhoods up to 5 units per acre
- ✓ Distinct subdivision development

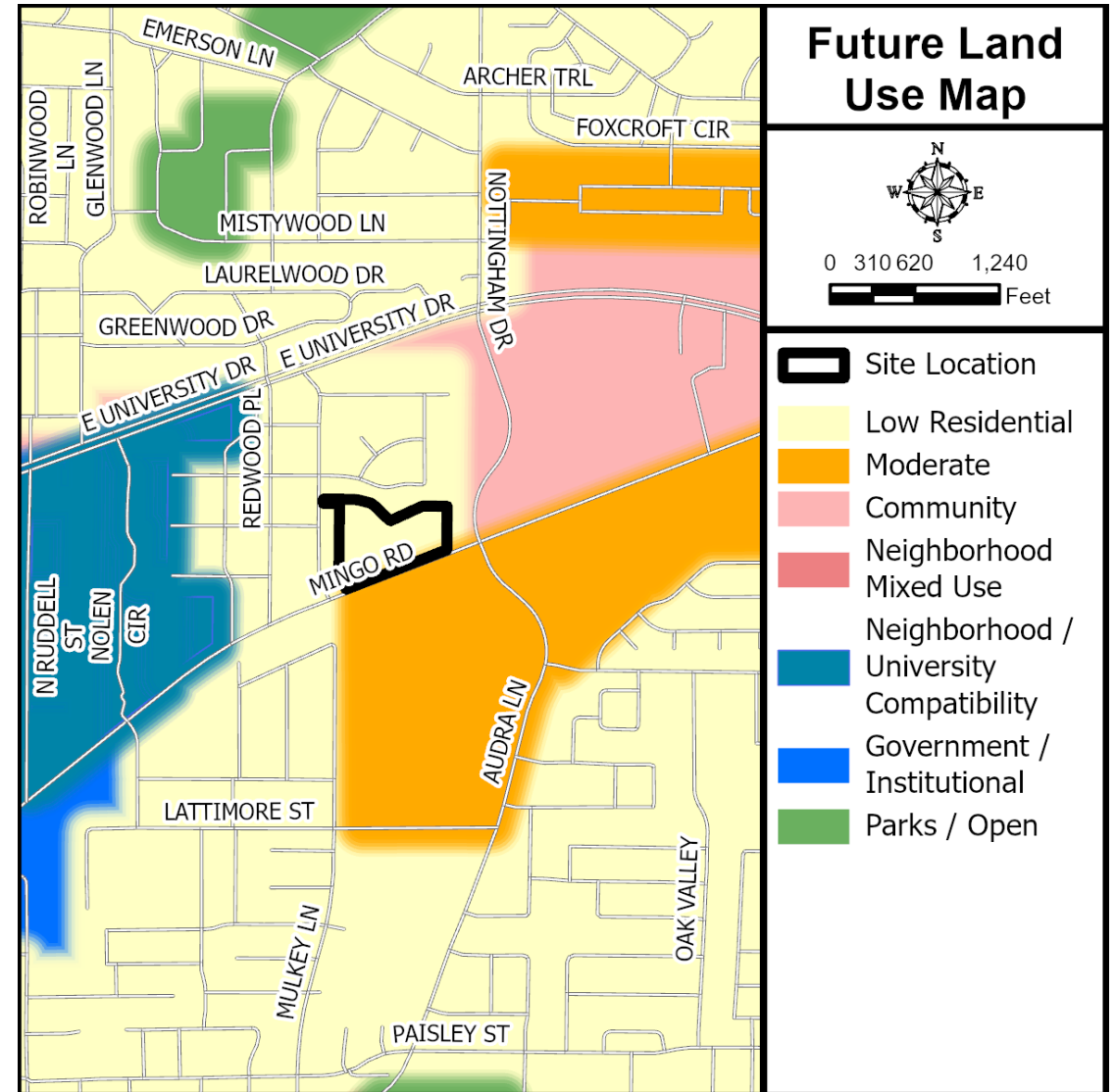
**Moderate Residential:**

- ✓ Transition areas between established single-family neighborhoods and mixed-use or commercial areas

**Community Mixed Use:**

- ✓ Higher density and mixed housing types to complement and embrace existing, viable uses

\*May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation\*



# Notification

**Newspaper posted:** February 9, 2025

**City website posted:** February 6, 2025

**Property posted:** February 14, 2025

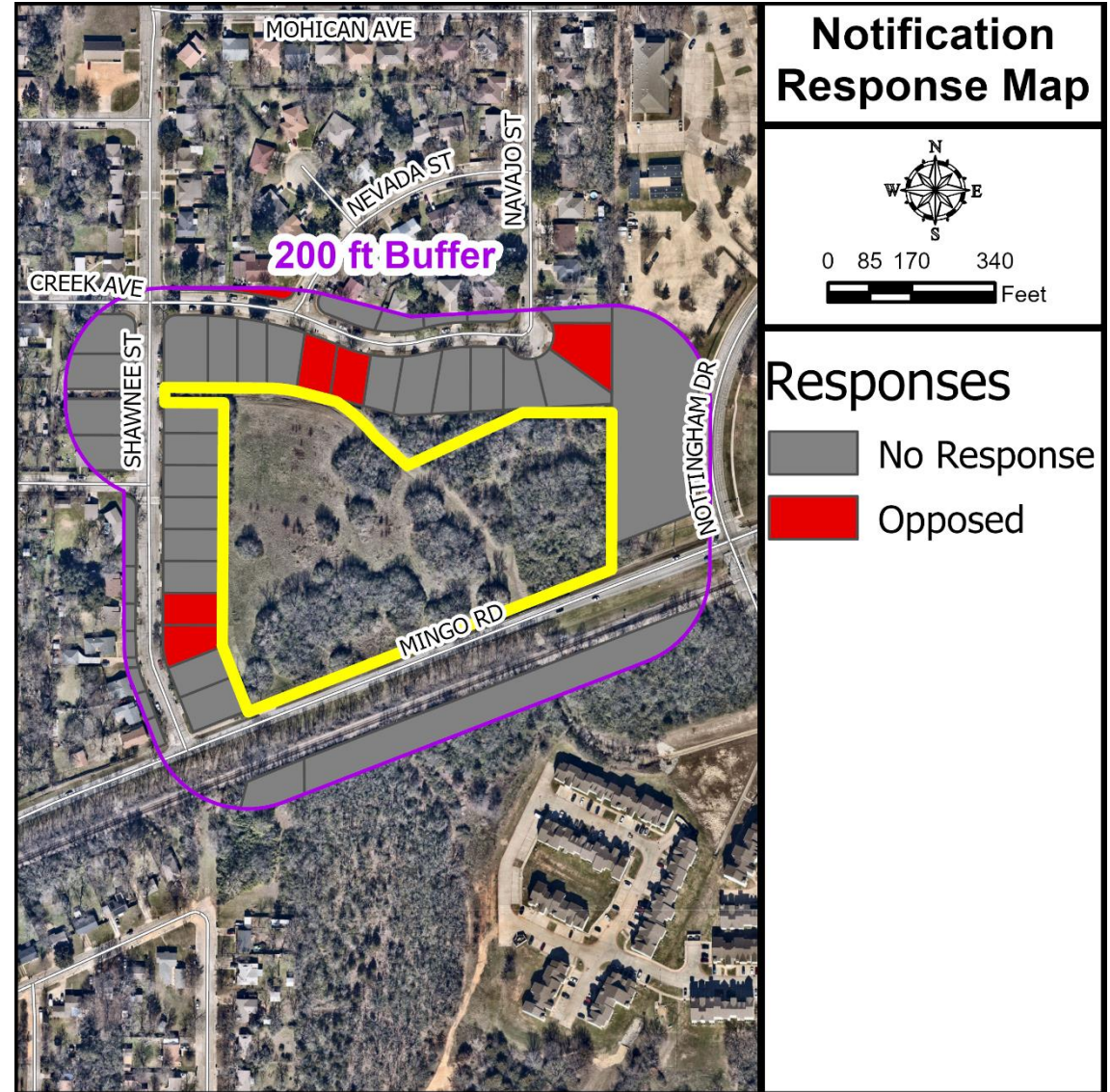
## Mailed notices

- 200 ft. Public Hearing Notices mailed: 60
- 500 ft. Courtesy Notices mailed: 288

## Responses:

- In Opposition: 6 (10.98%)
- In Favor: 13 (0%)
- Neutral: 0

The applicant held a neighborhood meeting on February 19, 2025. Five people attended.





# Recommendation

Staff recommends **approval** of the zoning change request to Residential 6 (R6) 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).

On February 26, 2025, the Planning and Zoning Commission voted to recommend approval [4-0].

# QUESTIONS?

Erin Stanley  
Assistant Planner  
Development Services