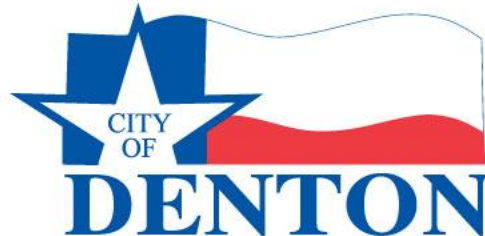


Hickory Grove Multifamily

CA25-0003a / MPA25-0004b / Z25-0014a

Mia Hines, AICP
Senior Planner
January 13, 2026



Overview

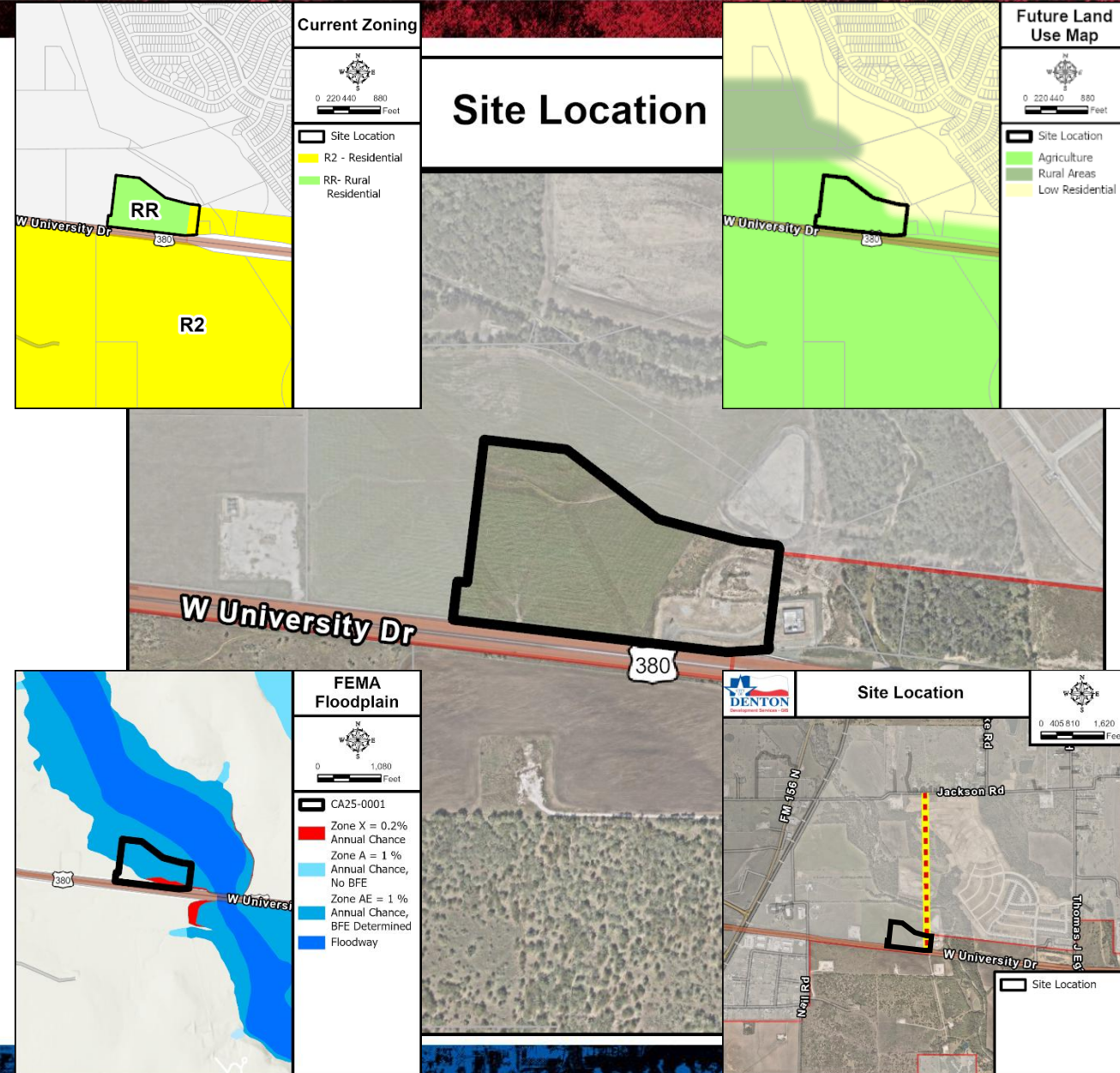
Requests

- Comprehensive Plan Amendment
- Mobility Plan Thoroughfare Map Amendment
- Rezoning

Property

- 16.524 acres
- Existing FLUM: Agriculture
- Proposed FLUM: Mixed Use Regional
- Existing Zoning: Rural Residential (RR) and Residential 2 (R2)
- Proposed Zoning: Mixed-Use Regional

Purpose – to entitle the property for anticipated development

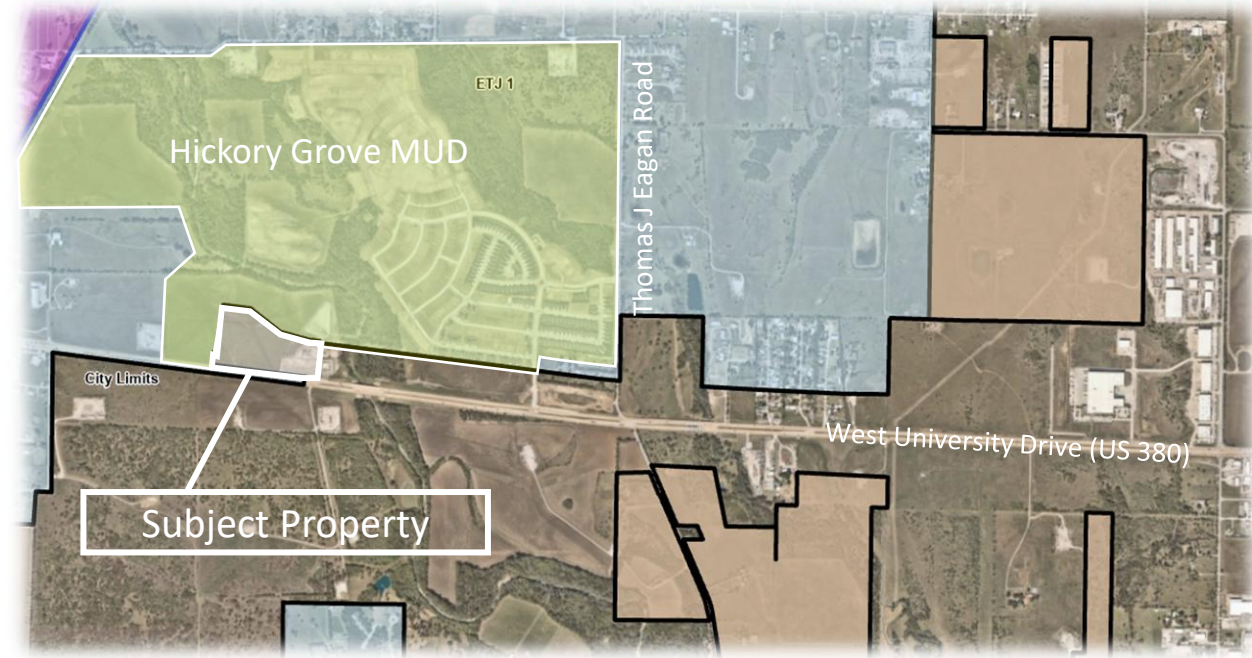


History

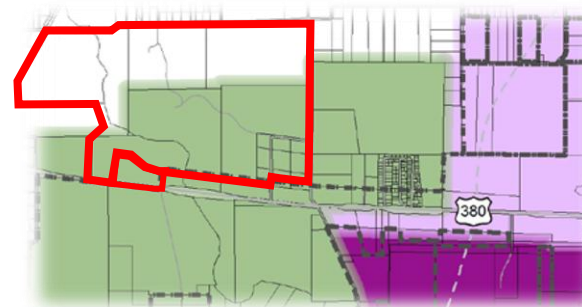
- Existing Land Use: Undeveloped
- Denton Plan 2030 – all Rural Areas
- Denton 2040 (minor update) – Agriculture FLUM
 - (Low Residential FLUM for Hickory Grove SFR)

Hickory Grove Municipal Utility District (MUD)

- *Special-purpose district created to provide essential services such as water, wastewater, and drainage to areas outside city limits.*
- 2022 - Creation of MUD to include 1,551 SFR & 625 MF
- August 2024 - Amendment agreement to include additional multifamily units and partial annexation
- 2025 Annexation in anticipation of multifamily development



Site Location – north of US 380, south of Hickory Grove / Legends Ranch MUD



Denton 2030 - Rural Areas

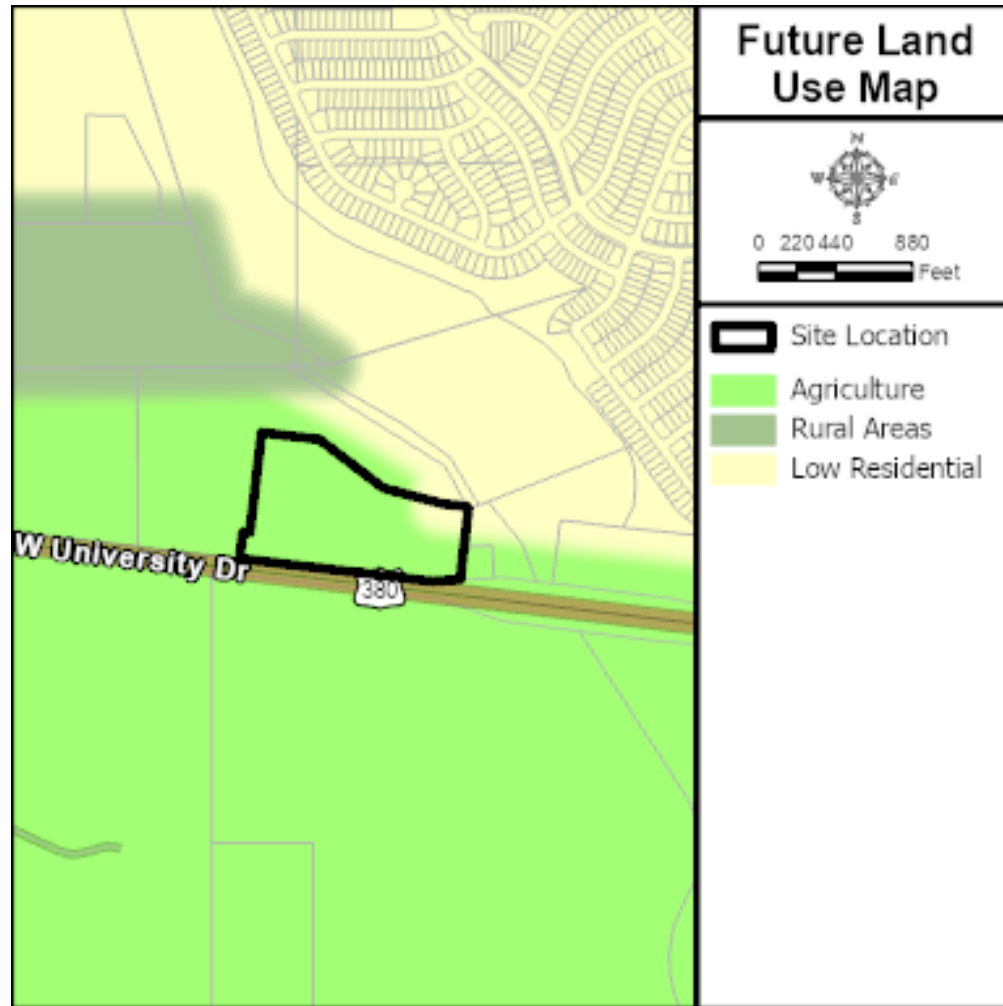


Denton 2040 - Agriculture & Low Residential

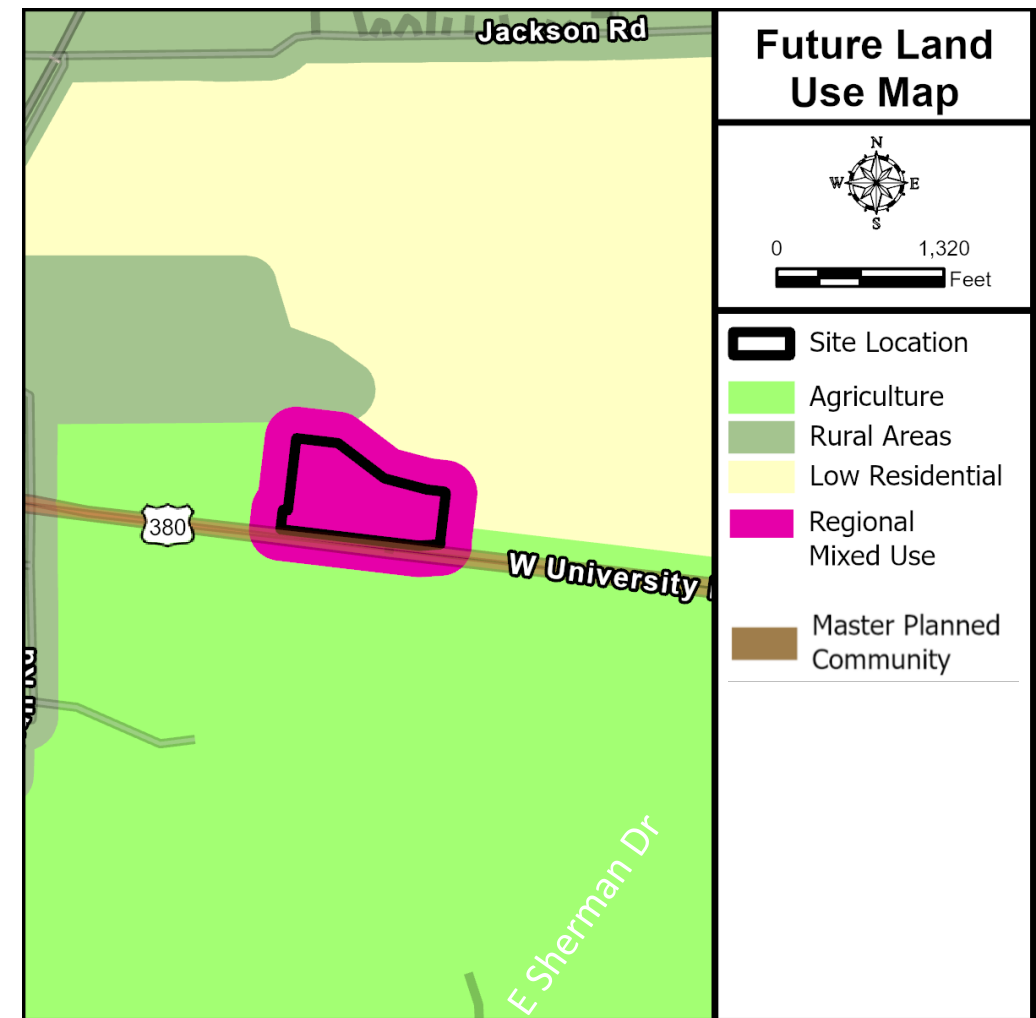
Comprehensive Plan Amendment

(CA25-0003)

Existing FLUM: Agriculture

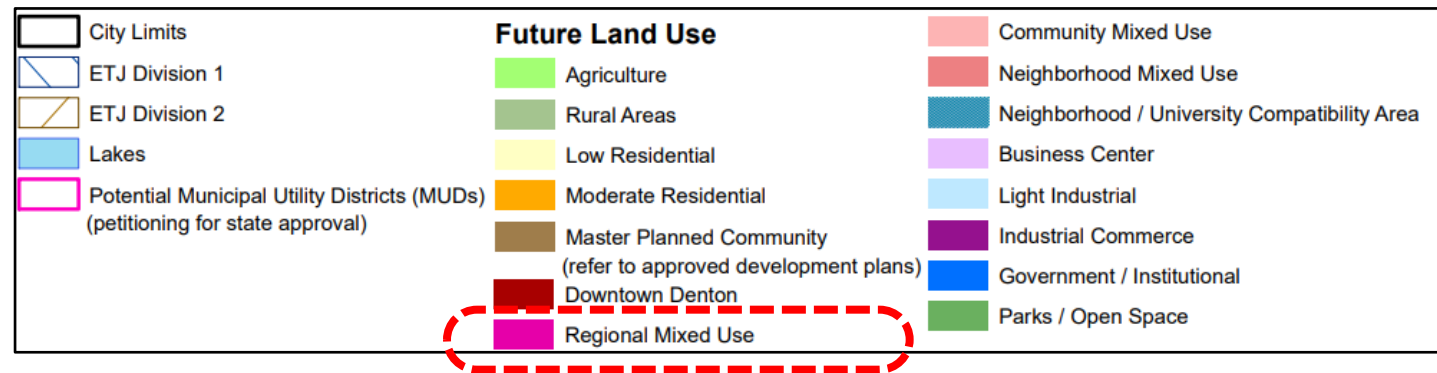
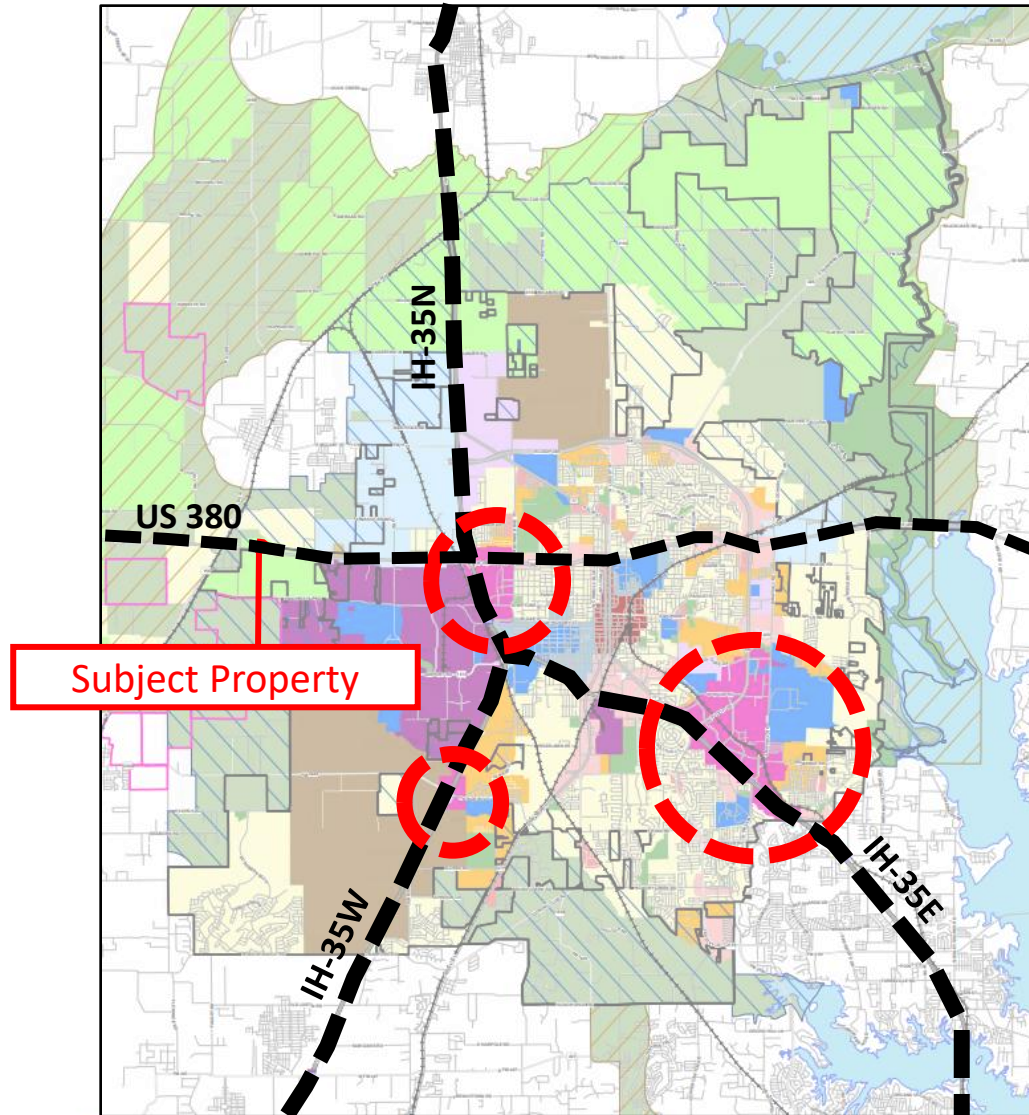


Proposed FLUM: Regional Mixed Use



Regional Mixed Use FLUM

- Applies to areas that serve as regional destinations within Denton
- May include residential, commercial, office, entertainment and other uses except industrial, at the highest levels of scale and density within the city
- Future development in Regional Mixed-use areas will complement and embrace existing, viable uses, and raise the standard of design to increase their regional



Criteria for Approval

Summary:

- ✓ Regional planning & development trends reflect a need to plan for the development of this area beyond agriculture
- ✓ Compatible with existing and proposed development occurring within the City and in the City's ETJ
- ✓ Regional Mixed Use is intended to encourages development at high density along regional corridors, such as US 380

Comprehensive Plan Amendment Approval Criteria (Sec. 2.7.1D1)

1. Is consistent with the overall purpose and intent of the Comprehensive Plan and that any one of the following criteria has been met:
 - a. There was an error in the original Comprehensive Plan adoption;
 - b. The City Council failed to take into account then-existing facts, projections, or trends that were reasonably foreseeable to exist in the future;
 - c. **Events, trends, or facts after adoption of the Comprehensive Plan have changed the City Council's original findings made upon plan adoption**
 - d. **Events, trends, or facts after adoption of the Comprehensive Plan have changed the character or condition of an area so as to make the proposed amendment necessary**

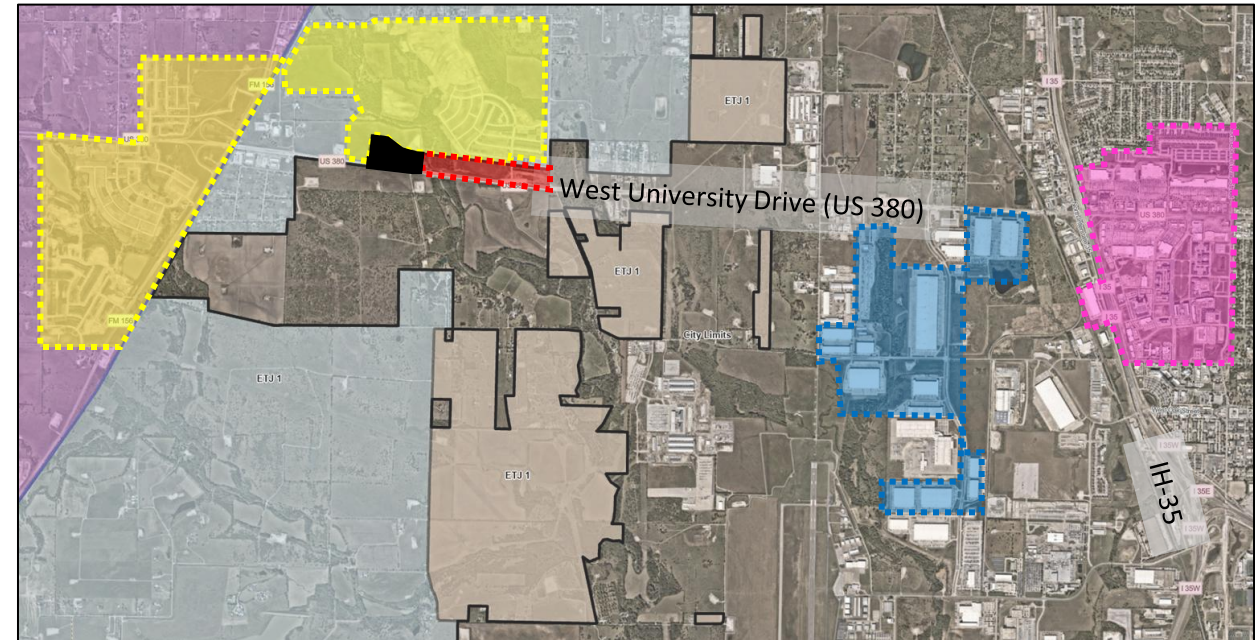
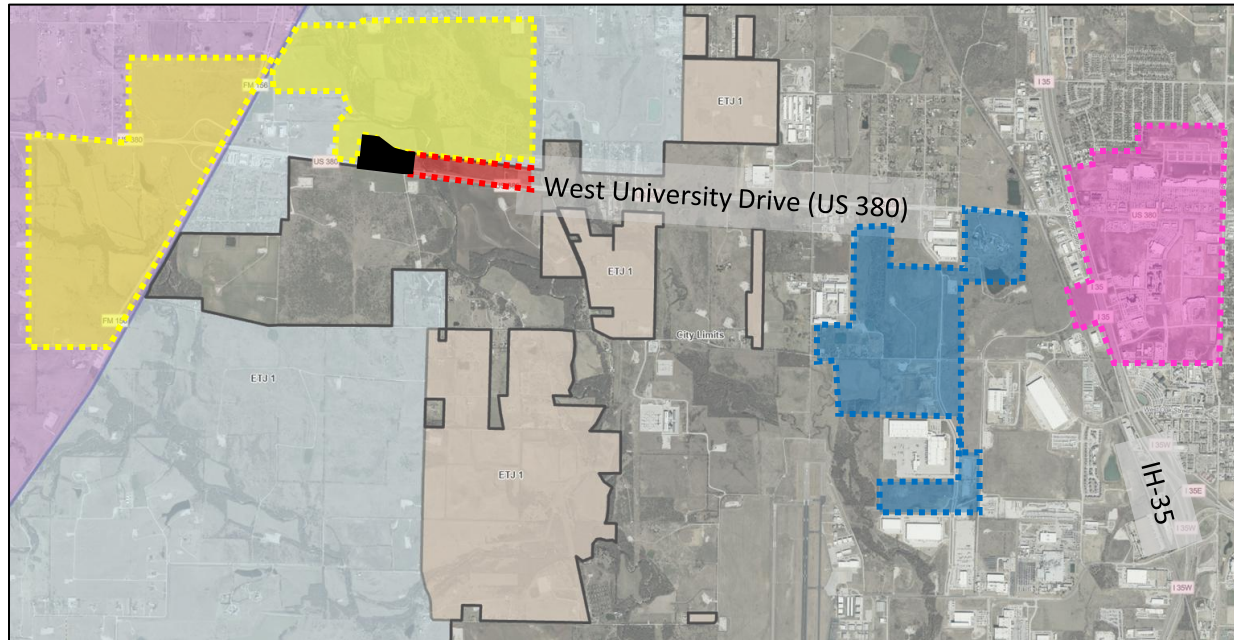
Comprehensive Plan Amendment Approval Criteria (Sec 2.7.1.D2)

- a. That the amendment is not in conflict with any portion of the goals and policies of the plan.
- b. That the amendment constitutes a substantial benefit to the city and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
- c. **The extent to which the proposed amendment and other amendments in the general area are compatible with the land use goals of the plan and that they avoid creation of isolated uses that will cause incompatible community form and a burden on public services and facilities.**
- d. **That the development pattern contained in the existing plan does not provide adequate and appropriate optional sites for the use or change being proposed in the amendment.**
- e. That the impact of the amendment, when considered cumulatively with other applications and development in the general area, will not adversely impact the city or a portion of the city by.
- f. That site conditions, including but not limited to topography, utility corridors/easements, drainage patterns, noise, odors, or environmental contamination, would make development under the current plan designation inappropriate.

Regional Development

2021 Aerial - undeveloped

2025 Aerial - developed



Rayzor Ranch, East of IH-35 – residential, commercial, medical

Industrial & Commercial West of IH-35, south of US 380

MUD residential in ETJ 1 & 2

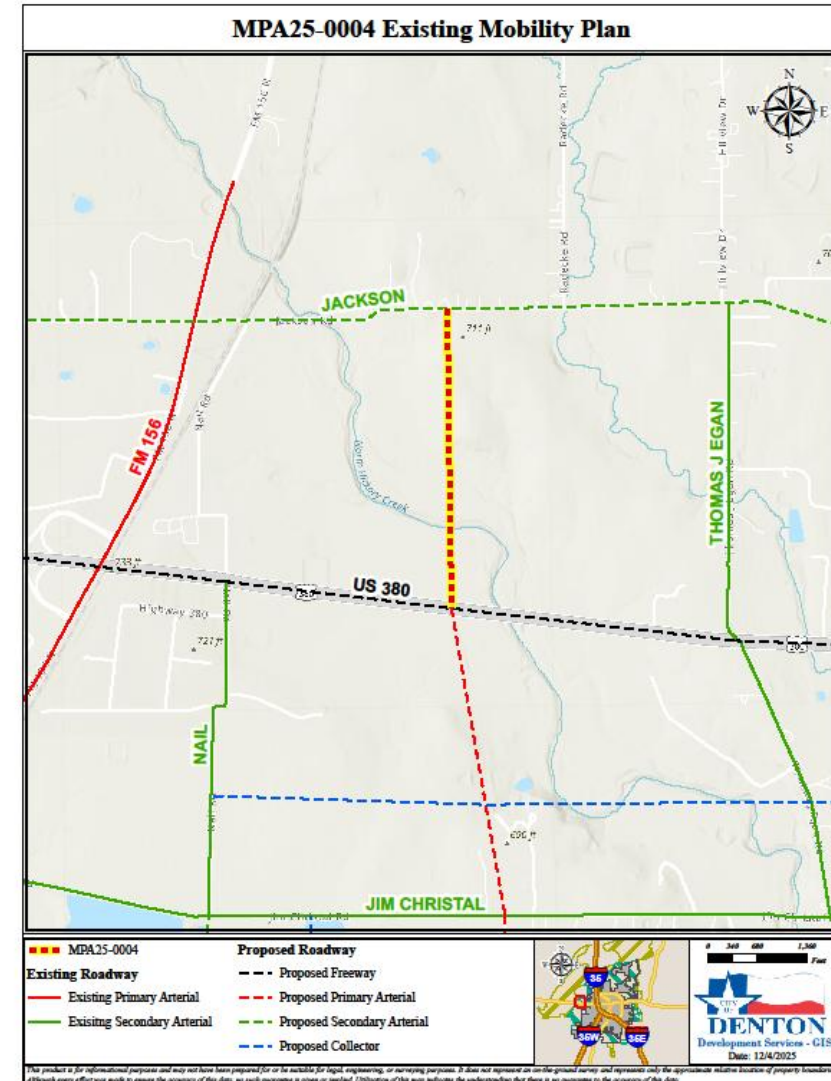
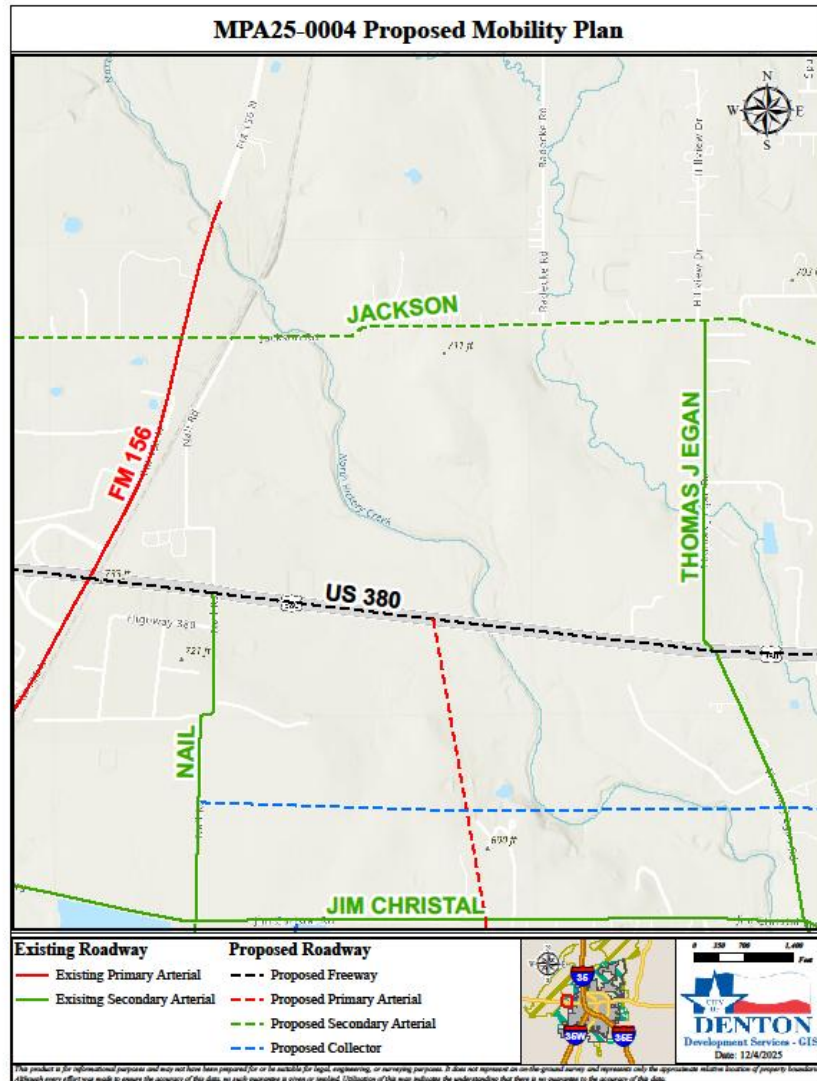
Anticipated commercial north of US 380, South of Hickory Grove / Legends Ranch MUD

Recommendation

The Planning and Zoning Commission recommended **approval** (4-2) of the Comprehensive Plan Amendment request.

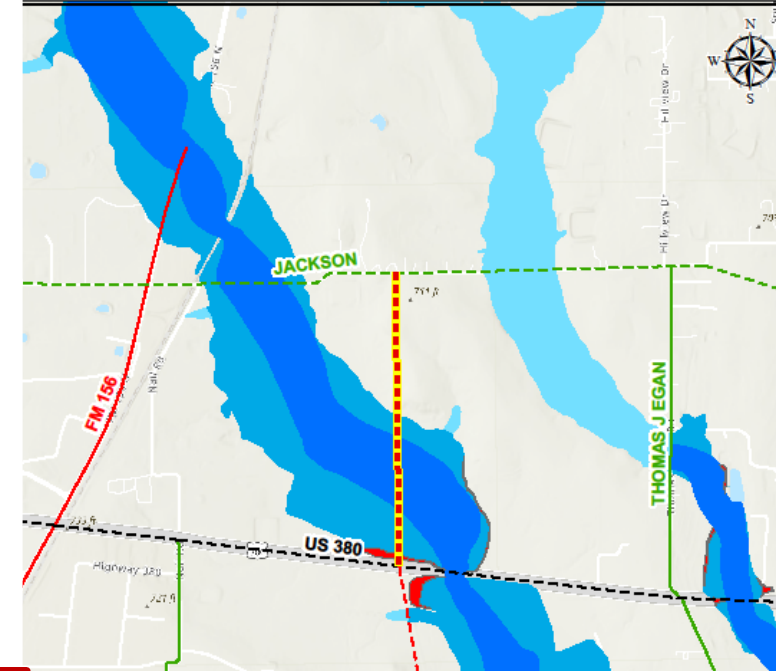
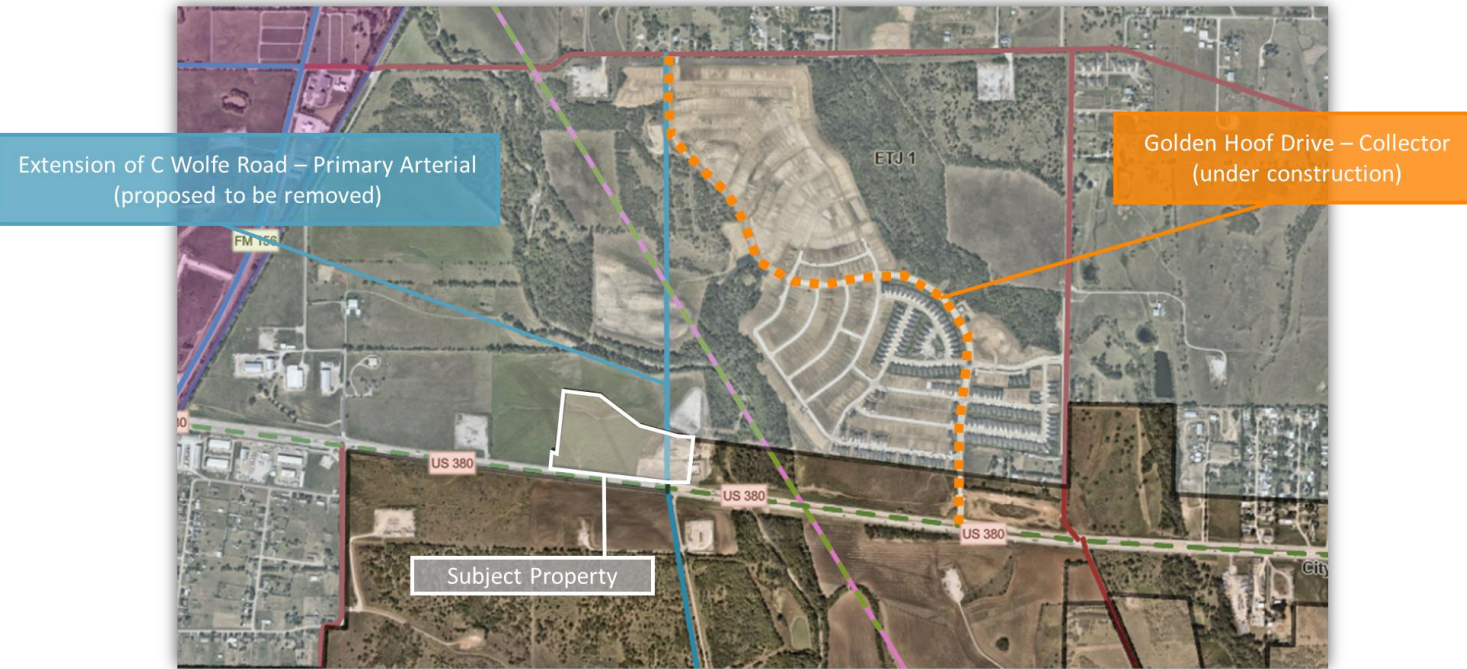
Staff recommends **approval** of the Comprehensive Plan Amendment request as it complies with the criteria in Section 2.4.5E of the Denton Development Code for approval of all applications, and Section 2.7.1D of the DDC for approval of a Comprehensive Plan Amendment.

Mobility Plan Amendment



Mobility Plan Amendment

MPA25-0004 FEMA Exhibit



- ✓ Considers Floodplain & ESA, minimizing the disturbance of these areas
- ✓ Removes redundancy while maintaining provision of sufficient roadway network appropriate for the area

Criteria for Approval

The proposal meets the following criteria for approval:

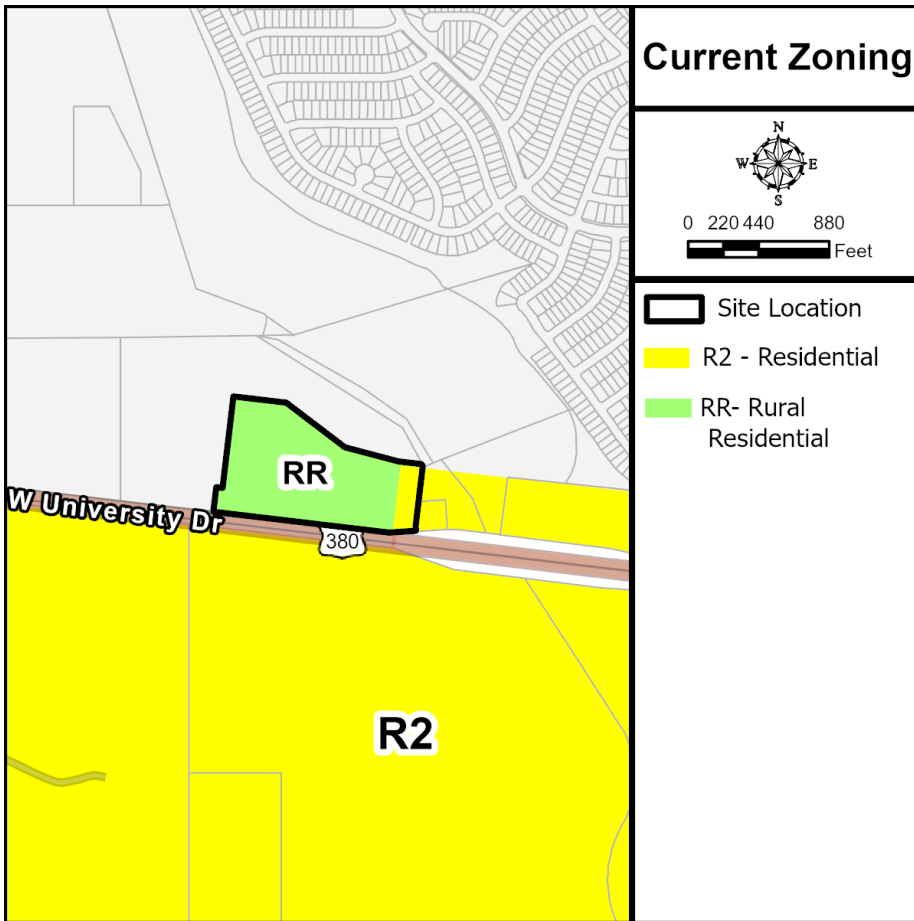
- ✓ **Events, trends, or facts** after adoption of the Comprehensive Plan **have changed the City Council's original findings** made upon plan adoption, and
- ✓ **Events, trends, or facts** after adoption of the Comprehensive Plan **have changed the character or condition of an area** so as to make the proposed amendment necessary
- ✓ **Comprehensive Plan**
 - ✓ Future land use
 - ✓ Mobility Plan

Recommendation

The Planning and Zoning Commission recommended **approval** (6-0) of the Mobility Plan Amendment request

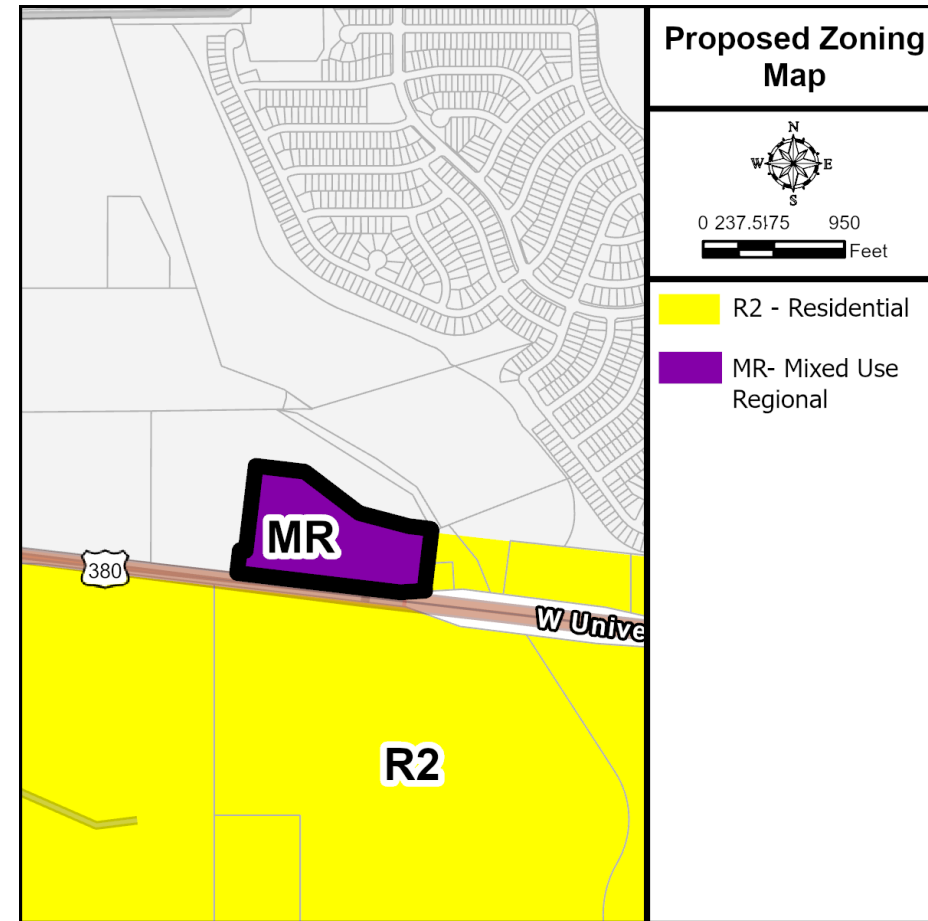
Staff recommends **approval** of the Mobility Plan Amendment request as it complies with the criteria in Section 2.4.5E of the Denton Development Code for approval of all applications, and Section 2.7.1D of the DDC for approval of a Comprehensive Plan Amendment.

Current Zoning (RR & R2)



- Agriculture & Single family residential
- R2
 - Min. 16,000 sf
 - 40' height
- RR
 - Min. 5 ac
 - 65' height

Requested Zoning (MR)



- Residential and commercial w/ Regional Scale
- Max 100' height

Criteria for Approval – DDC 2.4.5E and 2.7.2D

Summary:

- ✓ Proposal intended to allow property to develop according to prior approvals on subject property
- ✓ Proposal intended to allow development compatible with surrounding development in City ETJ
- ✓ Generally consistent with the goals and policies and the proposed Future Land Use Map Amendment
- ✓ Regional growth reflects the need to allow for regional scaled development

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)

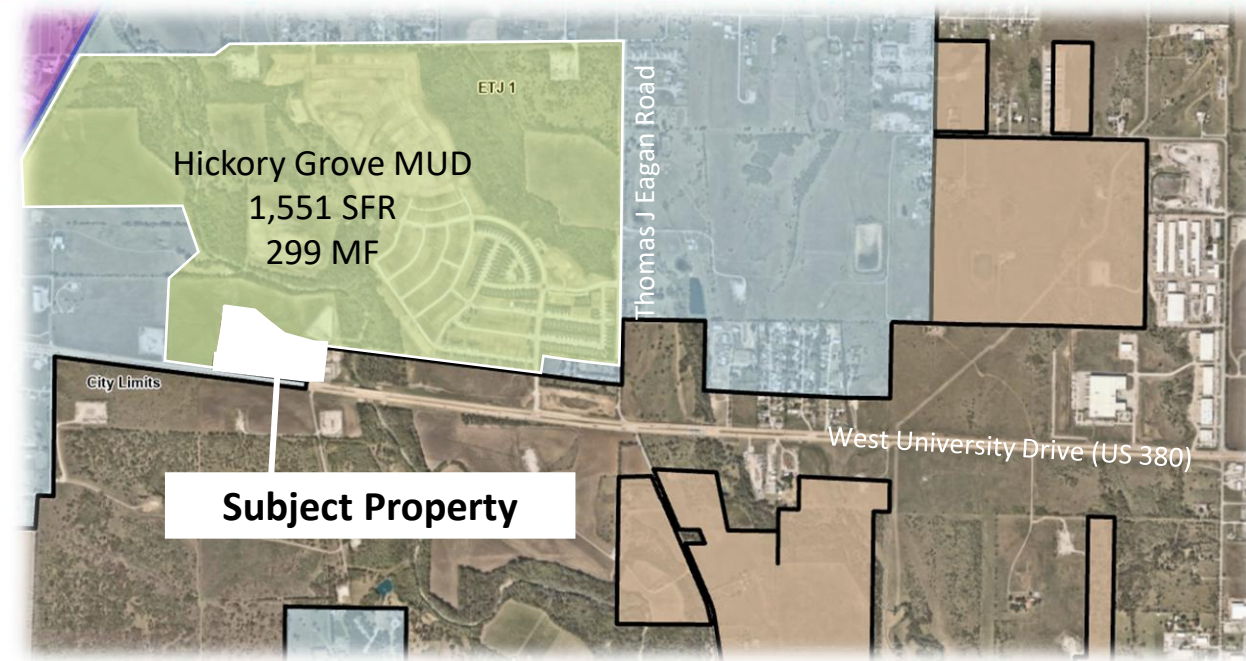
- a. **The proposed rezoning is consistent with the Future Land Use Map designation. [IF APPROVED]**
- b. The proposed rezoning is consistent with relevant Small Area Plan(s).
- c. The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter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

Prior Approvals & Compatibility

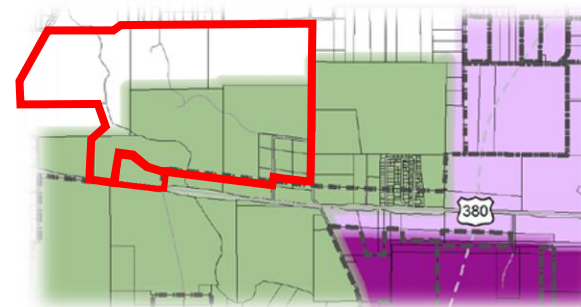
- Denton Plan 2030 – all Rural Areas
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Denton 2030 - Rural Areas

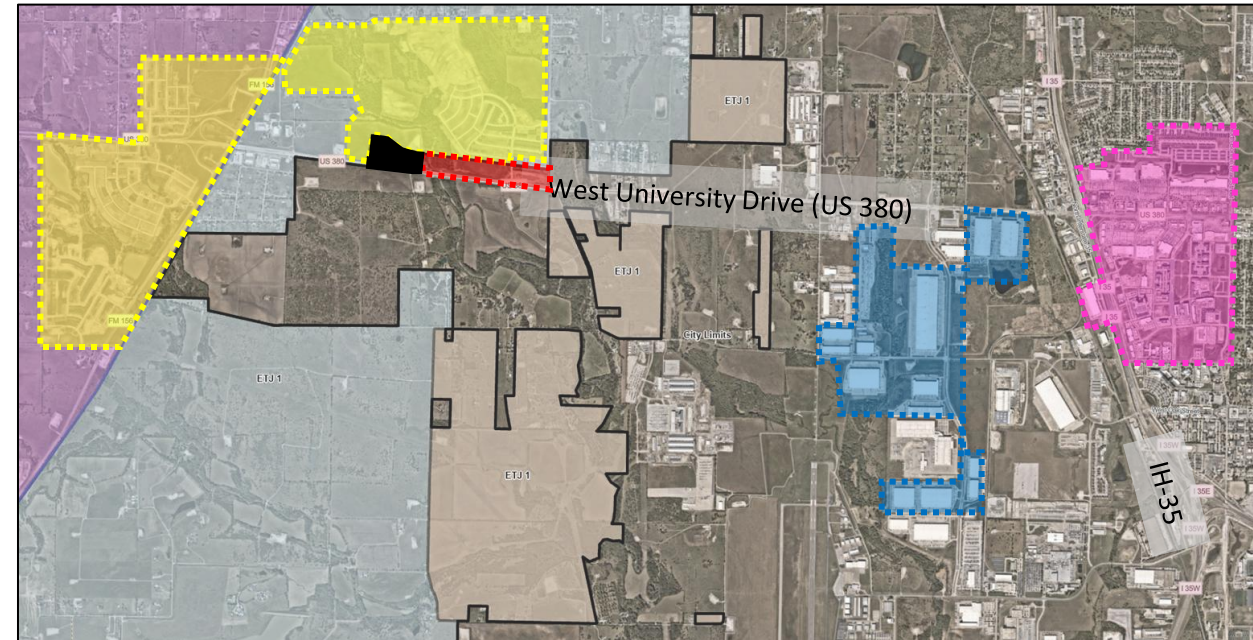
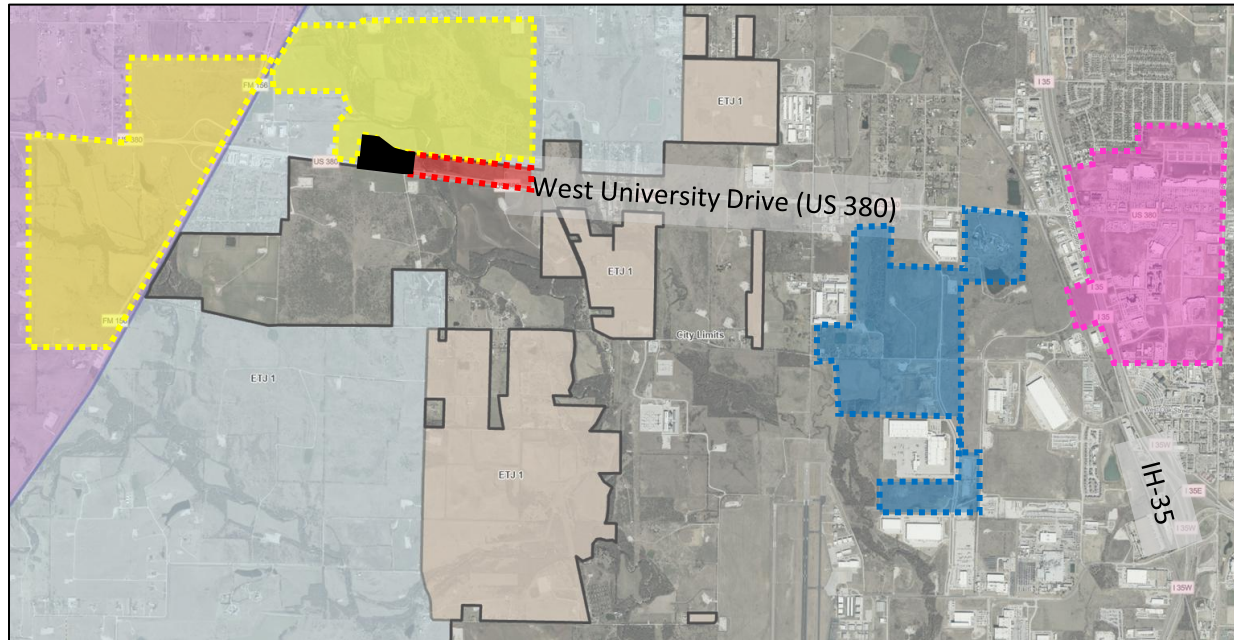


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Industrial West of IH-35, south of US 380

MUD residential in ETJ 1 & 2

Anticipated commercial north of US 380, South of Hickory Grove / Legends Ranch MUD

Notification

City website notice posed: November 26, 2025

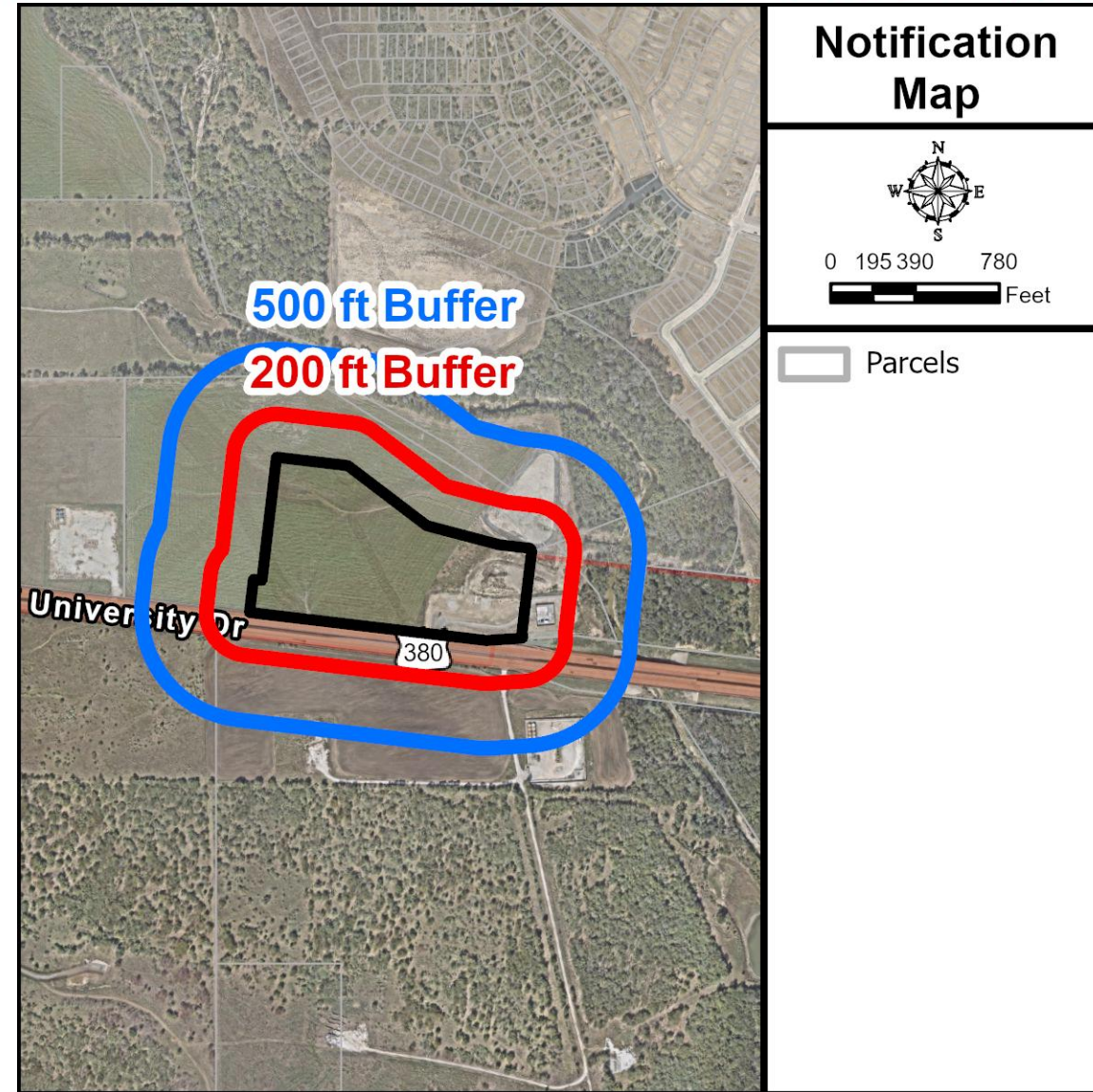
Newspaper notice posted: November 30, 2025

Property notice posted: November 26, 2025

Mailed notices

- 200 ft. Public Hearing Notices mailed: 4
- 500 ft. Courtesy Notices mailed: 3

Staff has received no public responses regarding the requests.



Recommendation

The Planning and Zoning Commission recommended **approval** (5-1) of the Rezoning request.

Staff recommends **approval** of the **Rezoning** request, in conjunction with the Comprehensive Plan Amendment and Mobility Plan Amendment, as it complies with the criteria in Section 2.4.5E of the Denton Development Code for approval of all applications, and Section 2.7.3E of the DDC for approval of a rezone to a Planned Development.

Action Needed

PH-5A. Comprehensive Plan Amendment

- *Agriculture FLUM → Regional Mixed Use FLUM*

PH-5B. Mobility Plan Amendment

- *Remove future extension of C Wolfe Road between US 380 and Jackson Road*

PH-5C. Zoning Change

- *Rural Residential (RR) & Residential 2 (R2) → Mixed Use Regional (MR)*

QUESTIONS?

Mia Hines, AICP
Senior Planner
Development Services