



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: July 21, 2026

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a request to rezone approximately 9.487 acres of land from a Rural Residential (RR) zoning district to a Residential 1 (R1) zoning district. The subject site is generally located on the south side of FM 2153, approximately 4,646 feet east of the intersection of FM 2153 and Running Bear Road 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 a severability clause and an effective date. The Planning and Zoning Commission voted (6-0) to recommend approval. Motion for approval by Commissioner Riggs and second by Commissioner Garland (Z26-0003b, Rifkin Addition, Sean Jacobson).

[July 1, 2026 Planning and Zoning Commission Meeting](#)

BACKGROUND

The applicant, Aimee Bissett of McAdams, has submitted, on behalf of the property owner, Joel Rifkin, an application to rezone approximately 9.487 acres of land from a Residential Rural (RR) zoning district to a Residential 1 (R1), in order to plat the subject property into two lots, one containing an existing single-family residential dwelling, and one proposed to be developed with a new single-family residential dwelling. The minimum lot size in RR zoning is 5 acres. Only one primary dwelling unit can be permitted on each individual lot. The subject property currently contains a single-family dwelling unit, so creation of a second lot is necessary in order to construct a second single-family dwelling on the property. Due to not having enough property to plat two lots that both meet the RR minimum lot size requirement of 5 acres, the applicant is requesting to rezone to R1, which has a minimum lot size requirement of 32,000sf, which will enable him to plat the second lot and build the proposed second single-family dwelling.

In addition to the existing single-family dwelling previously mentioned, the subject property appears, based on aerials, to be developed with a number of accessory buildings and some outdoor storage.

The subject property was annexed into the City in 2008 along with several other properties in this area of the City. Following annexation, the property was assigned the placeholder zoning designation "RD-5X" under the 2002 Denton Development Code (DDC). The zoning of the property transitioned to RR with the adoption of the 2019 DDC.

The surrounding properties to south and east of the subject property are primarily zoned R1, with the exception of one lot to the east zoned RR. The properties to the north of the subject property, across FM 2153, and to the west of the subject property, are located within the City's Extraterritorial Jurisdiction (ETJ)

and are within the County's Lake Ray Roberts zoning boundaries with designates the properties as Agriculture with a 10-acre minimum lot size.

A full Staff Analysis is provided in Exhibit 2.

PLANNING AND ZONING COMMISSION

On July 1, 2026, the Planning and Zoning Commission held a public hearing and recommended approval of the rezoning request [6-0].

During the public hearing, a Commissioner inquired as to when the zoning application process began and the applicant responded that they believed they had first applied in February.

OPTIONS

1. Approve
2. Deny
3. Postpone Item

RECOMMENDATION

Staff recommends **approval** of the rezoning of approximately 9.487 acres of land to a Residential 1 (R1) Zoning District as it complies with the criteria in Section 2.4.5.E of the Denton Development Code for approval of all applications, and Section 2.7.2.D of the DDC for approval of a Zoning Map Amendment (Rezoning).

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
February 18, 2008	City Council	Annexation	Approved [Ordinance 2008-032]
April 23, 2019	City Council	New Zoning Code and City-wide rezoning district transition	Transitioned from RD-5X to RR District
July 1, 2026	Planning & Zoning Commission	Rezone from RR to R1	Recommend Approval

PUBLIC OUTREACH:

The following public outreach efforts were done to meet legal notice requirements and to seek feedback from adjacent property owners and residents:

- On June 10, 2026, a total of nine (9) notices were mailed out to property owners within 200 feet of the subject property, and two (2) postcards were mailed out to current residents within 500 feet of the subject property. As of the writing of this report, staff has received one written response to the notices which did not indicate either support for, or opposition to, the requested rezoning.
- A notice was published on the City's website on June 30, 2026.
- A notice was published in the Denton Record Chronicle on July 4, 2026.
- One sign was posted on the subject property on May 20, 2026.

DEVELOPER ENGAGEMENT DISCLOSURES

No developer contact disclosures have been provided to staff from members of this body as of the issuance of this report.

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Applicant Narrative
4. Site Location Map
5. Future Land Use Map
6. Current Zoning Map
7. Proposed Zoning Map
8. Table of Allowed Uses
9. Public Notice
10. Draft Ordinance
11. Staff Presentation

Respectfully submitted:
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Planning Director

Prepared by:
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Senior Planner