

ORDINANCE NO. _____

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. (Z26-0003b, Rifkin Addition)

WHEREAS, Aimee Bissett of McAdams, on behalf of the property owner, Joel Rifkin, requested to rezone approximately 9.487 acres of land from Residential Rural (RR) District to Residential 1 (R1) District, legally described in **Exhibit "A"**, attached hereto and depicted as **Exhibit "B"** and incorporated herein by reference (hereinafter, the "Property"); and

WHEREAS, on July 1, 2026, 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/denial (0-0) of the request; and

WHEREAS, on July 21, 2026, 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 1 (R1) 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 Chris Watts:	_____	_____	_____	_____
Jordan Villarreal, District 1:	_____	_____	_____	_____
Nick Stevens, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
George Ferrie, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2026.

CHRIS WATTS, MAYOR

ATTEST:
KRISTI FOGLE, INTERIM CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

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**Exhibit A
Legal Description**

**METES AND BOUNDS
9.487 ACRES**

BEING all that certain lot, tract, or parcel of land, situated In the W. A. Thompson Survey, Abstract Number 1238, City of Denton ETJ, Denton county, Texas, and being all of that certain tract of land, described by deed to Joel Ira Rifkin, recorded in Document Number 2025-42617, Deed Records, Denton County, Texas, and being all of that certain tract of land, described by deed to Joel Rifkin, recorded in Document Number 2024-121338, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at the northwest corner of said Joel Ira Rifkin tract, same being the northeast corner of that certain tract of land, described deed to Dan & Elizabeth Reding, recorded in Document Number 2011-92590, Deed Records, Denton County, Texas, and being in the south line of FM 2153;

THENCE with the westerly north line of said Joel Ira Rifkin tract, and the south line of FM 2153 the following three (3) calls:

Northeasterly, with the arc of a curve to the left, having a radius of 4112.40 feet, a central angle of 3°46'50", and an arc length of 271.35 feet, whose chord bears N 84°53'53" E, 271.30 feet;

N 83°00'27" E, a distance of 45.60 feet;

Northeasterly, with the arc of a curve to the right, having a radius of 1973.07 feet, a central angle of 5°26'06", and an arc length of 187.16 feet, whose chord bears N 85°43'30" E, 187.09 feet to the westerly northeast corner of said Joel Ira Rifkin tract, same being the northwest corner of that certain tract of land, described by deed to Tammie Sue McCool, recorded in Document Number 2017-10881, Deed Records, Denton County, Texas;

THENCE S 00°40'54" E, with the northerly east line of said Joel Ira Rifkin tract, and the west line of said McCool tract, a distance of 139.93 feet to the southwest corner thereof, same being an inner ell corner of said Joel Ira Rifkin tract;

THENCE N 88°54'22" E, with the easterly north line of said Joel Ira Rifkin tract, and the south line of said McCool tract, a distance of 57.44 feet to the easterly northeast corner of said Joel Ira Rifkin tract, same being the westerly northwest corner of that certain tract of land, described by deed to Run Well Ranches, LLC, recorded in Document Number 2025-119158, Deed Records, Denton County, Texas;

THENCE S 01°01'04" W, with the southerly east line of said Joel Ira Rifkin tract, and the west line of said Run Well Ranches tract, a distance of 444.79 feet to the southeast corner of said Joel Ira Rifkin tract, same being the northeast corner of said Joel Rifkin tract;

THENCE S 00°57'09" W, with the west line of said Run Well Ranches tract, and the east line of said Joel Rifkin tract, a distance of 187.52 feet to the southeast corner thereof, same being an inner ell corner of said Run Well Ranches tract;

THENCE S 87°05'31" W, with the south line of said Joel Rifkin tract, and the westernmost north line of said Run Well Ranches tract, a distance of 538.32 feet to the most southerly northwest corner thereof, same being the southwest corner of said Joel Rifkin tract, and being in the east line of said Reding tract;

THENCE N 00°56'33" W, with the east line of said Reding tract, and the west line of said Joel Rifkin tract, a distance of 253.59 feet to the northwest corner thereof, same being the southwest corner of said Joel Ira Rifkin tract;

THENCE N 00°57'09" W, with the east line of said Reding tract, and the west line of said Joel Ira Rifkin tract, a distance of 501.24 feet to the **POINT OF BEGINNING** and containing approximately 9.487 acres of land.

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Exhibit B

Site Location Map

