

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON EXTENDING THE APPROVAL PERIOD FOR A SPECIFIC USE PERMIT FOR A MULTIFAMILY USE ORIGINALLY APPROVED VIA ORDINANCE S23-0001a FOR APPROXIMATELY 2.4 ACRES OF LAND, GENERALLY LOCATED ON THE SOUTH SIDE OF NORTH ELM STREET, APPROXIMATELY 560 FEET EAST OF RINEY 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 SEVERABILITY AND AN EFFECTIVE DATE. (S26-0002)

WHEREAS, Travis Pruett of Jacob and Hefner, LLC, on behalf of the property owner, SY3M, LLC, has submitted a request to extend the approval period for the Specific Use Permit ("SUP") for a Multifamily use on approximately 2.4 acres within the Residential 7 (R7) zoning district, originally approved on September 17, 2024, as Ordinance Number S23-0001a, legally described in Exhibit "A" attached hereto and incorporated herein by reference (hereinafter, the "Property"); and

WHEREAS, Section 2.5.2C.6.b of the Denton Development Code provides for the expiration of a Specific Use Permit if the authorized use or construction is not substantially underway within 24 months after the date of approval unless an extension is granted; and

WHEREAS, Sections 2.5.2 and 2.4.8D of the Denton Development Code authorize the City Council, being the original approval body, to grant an extension of the approval period for a SUP for a period of up to one year for good cause; and

WHEREAS, on June 2, 2026, the City Council conducted a public meeting, and finds that the request meets and complies with all substantive and procedural standards set forth in the Denton Development Code, and is consistent with the Denton Plan 2040; and

WHEREAS, the City Council of the City of Denton, in considering the request for an extension of the SUP previously approved for the Property, has determined that there is good cause to authorize the extension of the approval period for one year and that the requested extension is in the best interest of the health, safety, 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 extension 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 approval period for the SUP originally approved as Ordinance S23-0001a is hereby extended until September 17, 2027, which is a period of one year from the date of original expiration, September 17, 2026.

SECTION 3. 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 4. 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 5. 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 [___ - ___]:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Jordan Villarreal, District 1:	_____	_____	_____	_____
Nick Stevens, District 2:	_____	_____	_____	_____
Suzi Rumohr, 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 _____, 2026.

GERARD HUDSPETH, MAYOR

ATTEST:
KRISTI FOGLE, INTERIM CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY


BY:  _____

Exhibit A

Lot 1, Block 1, Denton Living Addition No. 2