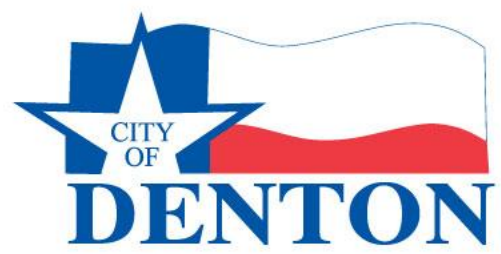


Z25-0018b Denton Duplexes

Angie Manglaris
Assistant Planning Director
July 14, 2026



Request

Request: Rezone 0.74 acres from R3 to R7

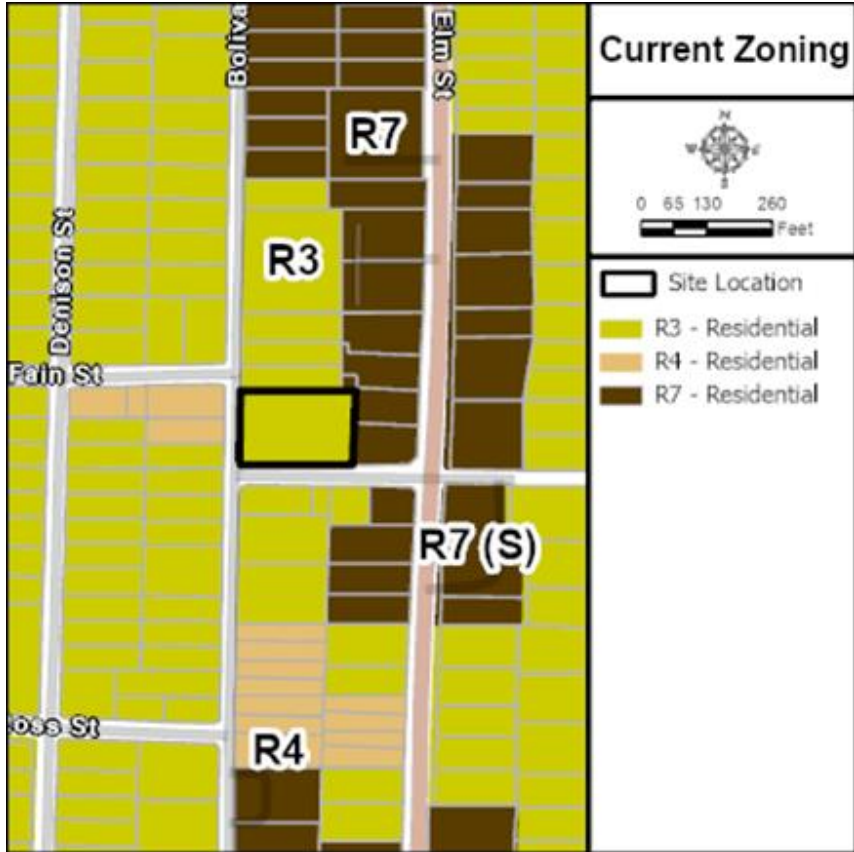
Location: Northeast corner of Bolivar Street and Taliaferro Street

Purpose: Allow for the development of duplexes

Surrounding area: Variety of housing types, religious institution, supporting commercial uses

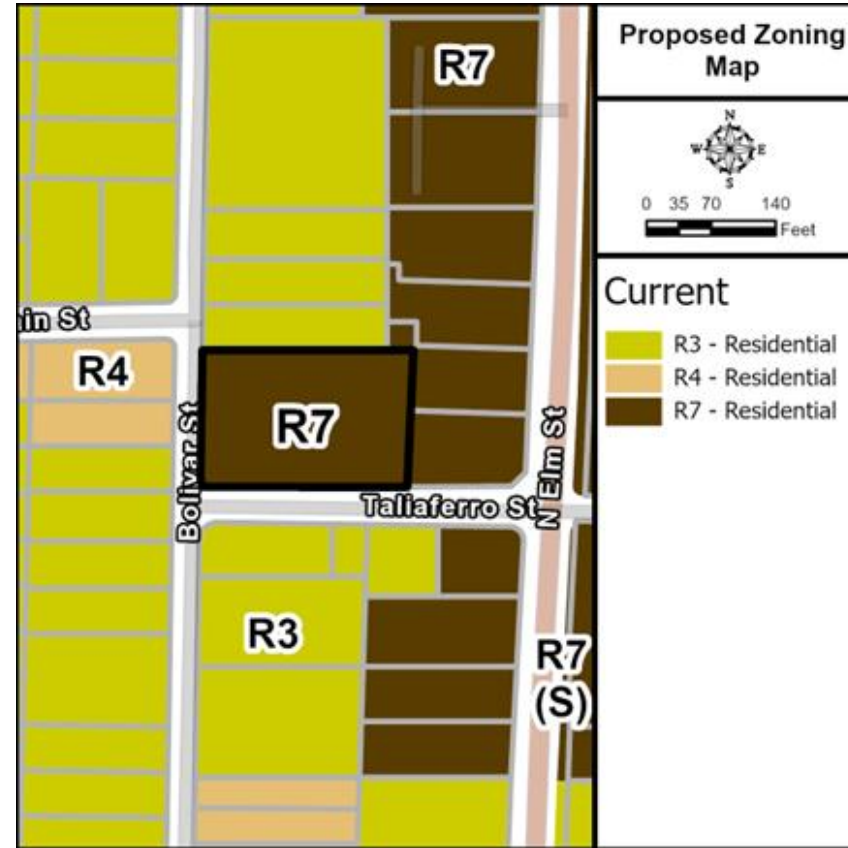


Current Zoning (R3)



- Single family residential
- R3
 - Min. 10,000 sq. ft.
 - 20' front
 - 5' side
 - 10' rear
 - 40' height

Requested Zoning (R7)



- Single family residential
- R7
 - Min. 4,000 sq. ft.
 - 10' front
 - 5' side
 - 10' rear
 - 40' height

Denton 2040 Comprehensive Plan

FLUM: Low Residential

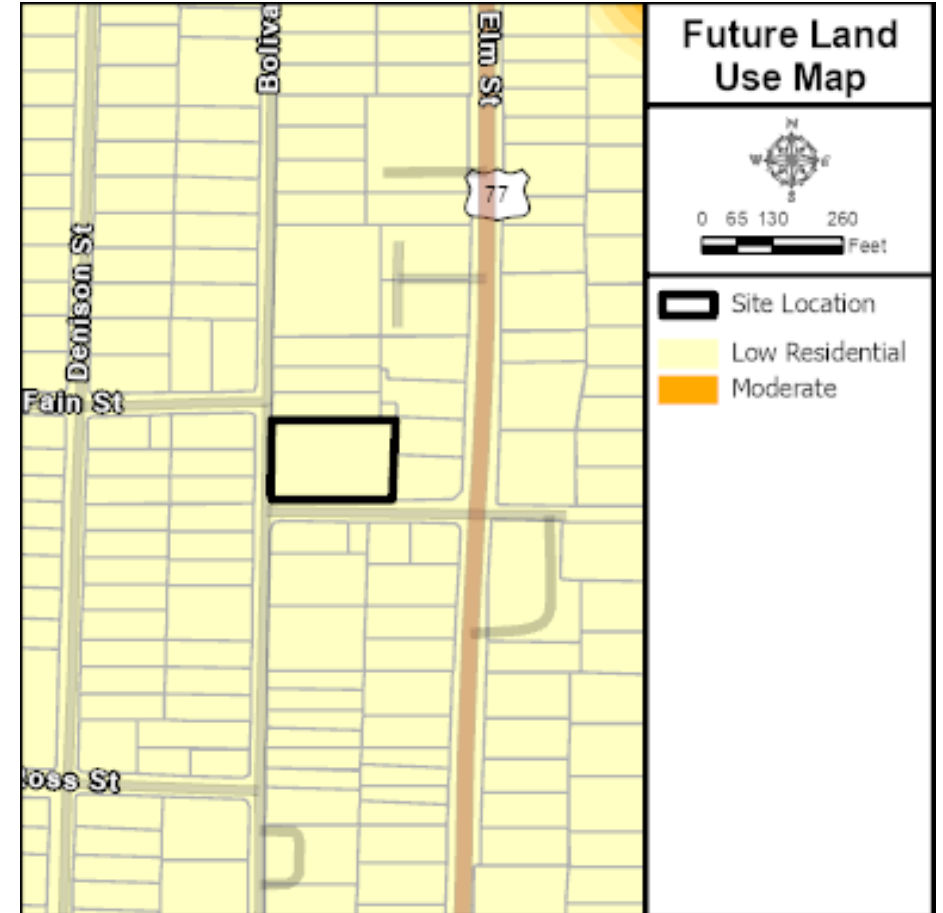
- Denotes areas that are predominantly single-family residential. Supporting uses include appropriately scaled commercial as well as public or quasi-public uses.
- Maximum density of 5 units per acre
 - Request allows for greater density, but maintains consistency with development patterns in the area

Goal LU-1: Grow Compactly: Achieve sound, sustainable growth in compact development patterns with balanced land uses planned in coordination with transportation and infrastructure systems

Goal LU-3: Grow our Assets: Maintain and Strengthen Neighborhoods, Commercial and Employment Areas

Goal HN-1: Develop and maintain a housing stock that meets the needs of all residents with a diverse array of choice in type, cost and location

- ✓ **R7 District conforms** to goals of the Denton 2040 Comprehensive Plan

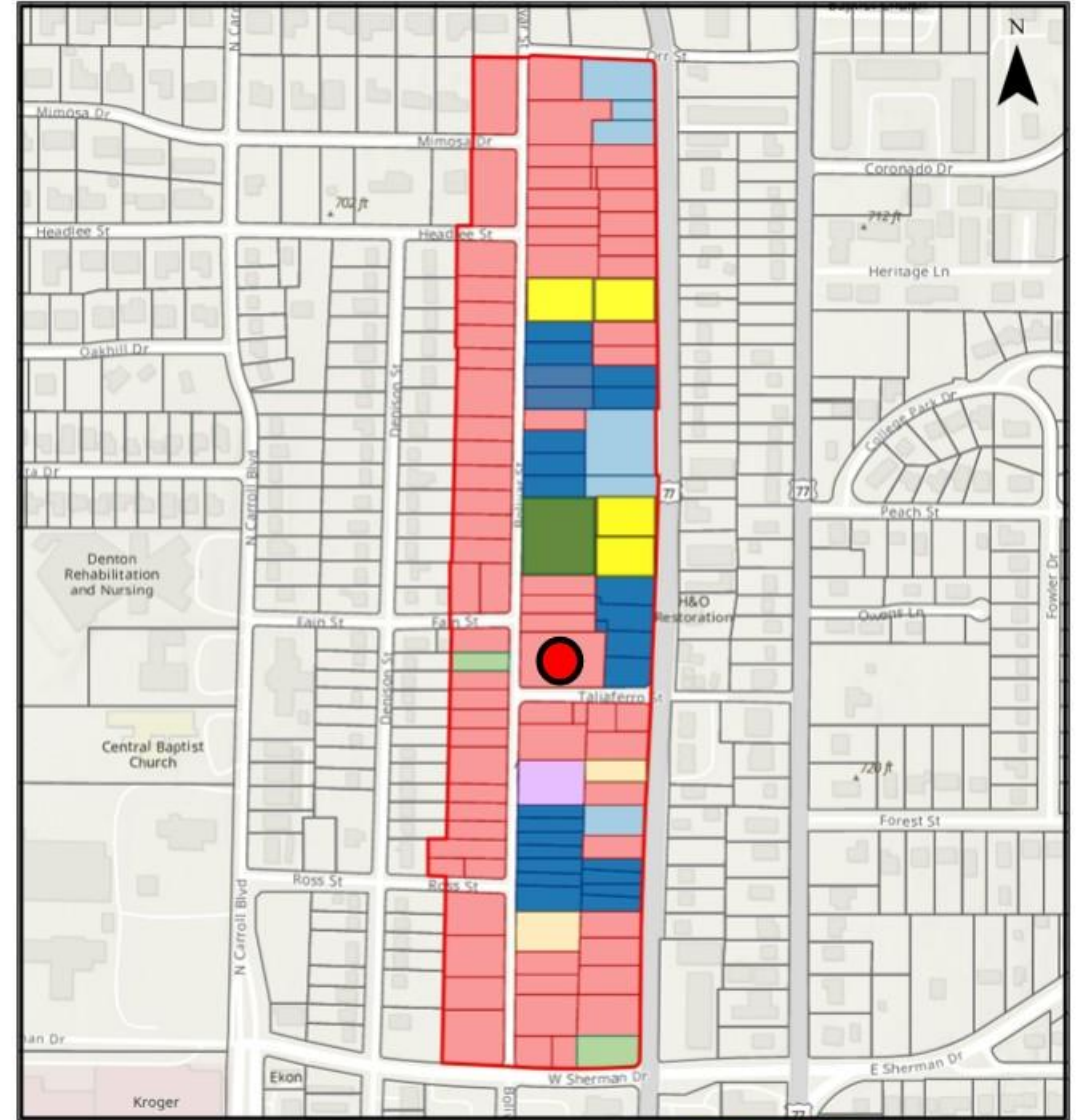


Consistency with R7 Purpose Statement

Per Subsection 3.2.7A, R7 shall:

- Accommodate a variety of housing types
 - Maintain character of the neighborhood
 - Compatibility with existing land uses, patterns, and design standards
-
- ✓ **Maintains the existing character of the neighborhood**
 - ✓ **Addresses the need for missing middle housing**
 - ✓ **Compatible with the surrounding area**

Z25-0018
Housing Density Map



Red outline	Housing Density Boundary	Purple	Religious Assembly (1)
Light Blue	Commercial (6)	Red	Single Family Detached (71)
Blue	Duplex (24)	Green	Vacant (2)
Yellow	MultiFamily (2)	Light Green	Triplex (1)
Light Yellow	Quadplex (4)		

Housing Per Acre 4.53 Per Acre | Housing Per Acre (Without ROW): 4.96 per Acre

CITY OF DENTON
Development Services - GIS
Date: 12/17/2025



7/14/2026

Z25-0018b

Criteria for Approval – DDC 2.4.5E and 2.7.2D

Summary:

- ✓ Proposed zoning is consistent with the R7 purpose statement.
- ✓ Proposal is generally consistent with the goals and policies and the Future Land Use Map of the Denton 2040 Comprehensive Plan.
- ✓ Proposed zoning and development would be compatible with surrounding context in City.
- ✓ 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.

Notification

Newspaper posted: December 26, 2025, April 19, 2026, June 27, 2026

City website posted: December 23, 2025 and April 14, 2026, June 25, 2026

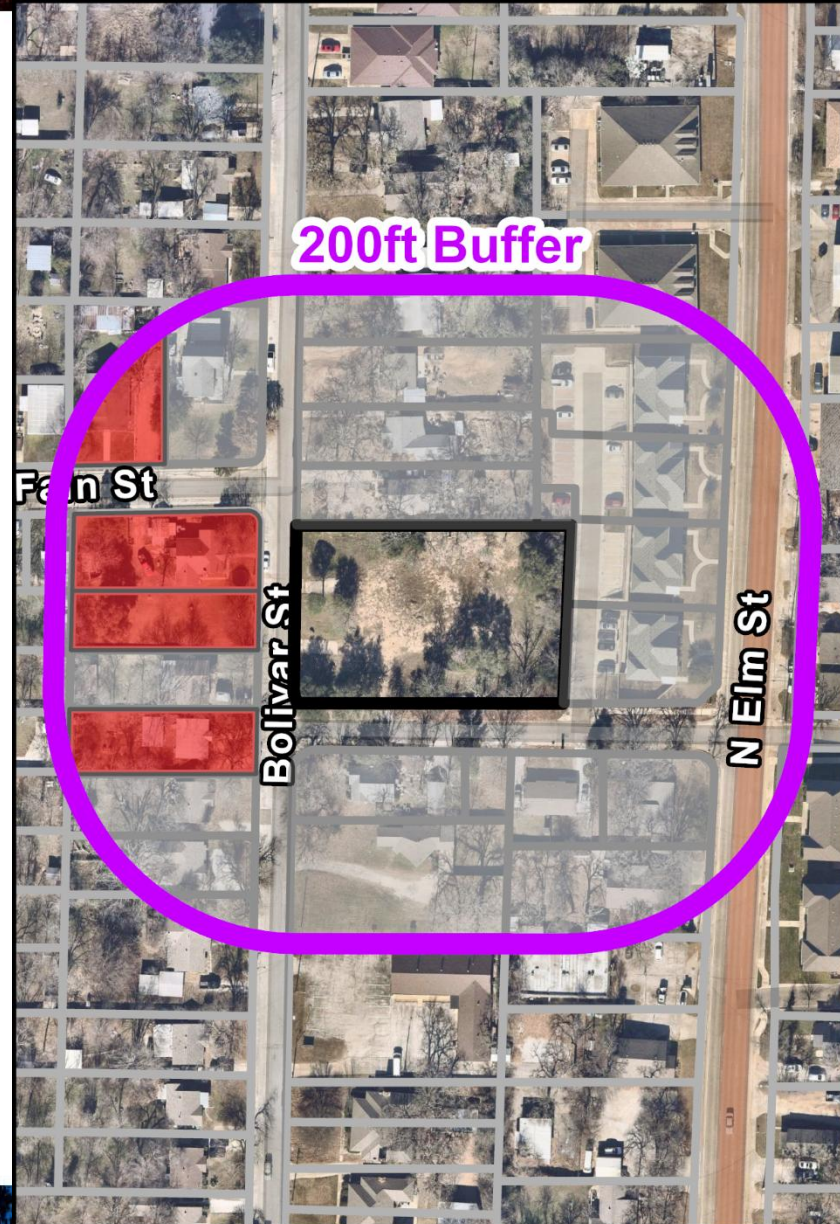
Property posted: December 29, 2025 and June 25, 2026

Mailed notices

- 200 ft. Public Hearing Notices mailed: 38
- 500 ft. Courtesy Notices mailed: 167

Responses:

- In Opposition: 4- 11.8%
- In Favor: 0
- Neutral: 0



Notification Response Map



0 37.5 75 150
Feet

- No Response
- Opposed
- In Favor
- Z25-0018

Recommendation

Staff recommends **approval** of the zoning change requests to the Residential 7 (R7) District as it complies with the criteria in Section 2.4.5E of the Denton Development Code for approval of all applications, and Section 2.7.3.E of the DDC for approval of a Zoning Map Amendment.

On January 14, 2026, the Planning and Zoning Commission **recommend approval (5-1)**.

QUESTIONS?

Angie Manglaris
Assistant Planning Director
Development Services