



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: August 19, 2025

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, approving a Specific Use Permit to allow for a Boarding House use on approximately 0.403 acres of land, generally located at the southwest corner of the intersection of West Oak Street and Fry Street 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. The Planning and Zoning Commission voted [4-0] to recommend approval of the request. Motion for approval by Commissioner Riggs and second by Commissioner McDuff. (S25-0004a, 1305 Oak Boarding House, Matt Bodine)

<https://dentontx.new.swagit.com/videos/350646>

BACKGROUND

The applicant, Robert Stevens, on behalf of the property owner, Singing Oaks Church of Christ of Denton, is requesting a Specific Use Permit (SUP) to allow for a Boarding House use on a 0.4-acre lot, generally located at the southwest corner of West Oak Street and Fry Street. The Boarding House use is defined as "A building or portion of a building, other than a hotel, motel, or multifamily dwelling wherein non-transient lodging and/or meals are provided for compensation to more than four but fewer than 20 persons. Provision for meals may be made, provided cooking is done in a central kitchen and not in individual rooms or suites."

The Mixed-Use Neighborhood (MN) District permits the Boarding House use only with an approved SUP. The Specific Use Permit process is intended to ensure compatibility with the surrounding area and that adequate mitigation is provided for anticipated impacts. The proposed SUP includes an attached site plan (see Exhibit 5) which details the existing site features, including:

- **Bedrooms:** The site is developed with an existing 6,015 square foot building consisting of nine bedrooms.
- **Parking:** There are a total of 16 vehicular parking spaces provided. Parking may be modified in accordance with the requirements of the DDC and SUP Ordinance.
- **Access:** The site has vehicular access to Fry Street. Pedestrian sidewalks exist along the perimeter of the property on both Oak and Fry Streets and provide connectivity throughout the property and to the building.

The subject property was originally designed and developed as a fraternity chapter house in accordance with a SUP approved in 1999, and currently is utilized as a student- and religious-focused amenity center. As part of this request, the applicant is not proposing to change the existing structure or site features, which

are still in the same general configuration as what was approved with the chapter house's SUP. The applicant will use the Boarding House to house individuals for varying periods of time as they visit Denton for training and development as part of the church's campus ministry.

The subject property is zoned MN District and is developed with an existing building and site improvements. The MN district supports compatibility between higher-intensity mixed-use areas and adjacent residential and commercial areas. This district contributes to a vibrant environment for pedestrians and bicyclists and includes varying densities of residential, neighborhood-serving retail, restaurants, commercial, and office uses. The subject property is also part of the Fry Street Overlay District. The Fry Street Overlay District was established in February 2000 as recommended by the Fry Street Small Area Plan adopted in June 1999. The overlay district is intended to promote the public peace, safety, cleanliness, and general welfare for community members and patrons of the district by regulating off-street and remote parking, the location of solid waste containers, and the regulation of signs, setbacks, and residential and commercial density. The Fry Street Overlay does not provide land use restrictions in this area, so the permitted uses are in accordance with the base zoning of MN.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission voted [4-0] to recommend approval of the request with a motion for approval by Commissioner Riggs and a second by Commissioner McDuff. Two members of the public spoke during the public hearing, a nearby business and property owner and a representative of the applicant. The nearby property owner sought information about who would be admitted to the boarding house, and expectations going forward for the use of the dumpster and the parking lot, which have historically been shared with their business. The representative of the applicant provided additional information about their proposed use of the property, indicating that tenants will be limited to individuals seeking college-centered, minister training. Also, the applicant clarified they will continue to share use of the dumpster, and reserve two parking spaces for an adjacent business. Commissioners expressed appreciation for the request as a means to provide affordable housing and as a better use than previous uses of the property.

A full staff Analysis is provided in Exhibit 2.

OPTIONS

1. Approve as submitted
2. Approve with conditions
3. Deny
4. Postpone consideration

RECOMMENDATION

Staff recommend approval of the request as it complies with the criteria in Section 2.4.5.E of the Denton Development Code (DDC) for approval of all applications, and Section 2.5.2.D of the DDC for approval of a Specific-Use Permit, subject to the following conditions:

1. Development of the site shall substantially comply with the attached Site Plan. Staff shall have the ability to approve administrative changes, provided such changes are permissible per the DDC, do not increase the number of bedrooms to more than nine, and do not decrease the number of parking spaces to less than ten. All other changes shall require a Specific Use Permit amendment in accordance with the DDC.
2. Notwithstanding the limited administrative approvals authorized in condition 1, the City reserves the right to require approval by ordinance of any amendments or alterations to the SUP and the attached site plan including those referenced in condition 1. The attached site plan is incorporated as requirements of the SUP.

3. The zoning map shall reflect the Specific Use Permit on the property consistent with the Post-Decision Action Steps for Specific Use Permits in the 2019 DDC.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

<u>Date</u>	<u>Council, Board, Commission</u>	<u>Request</u>	<u>Action</u>
June 15, 1999	City Council	Resolution to approve the Fry Street Small Area Plan (R99-025)	Approved
June 15, 1999	City Council	SUP for a Fraternity/Chapter House	Approved
February 1, 2000	City Council	Establishment of Fry Street Overlay District (Ord. No. 2000-044)	Approved
February 5, 2002	City Council	Citywide zoning district transition from GR to DC-G zoning district. (Ord. No. 2002-040)	Approved
December 12, 2018	Planning and Zoning Commission	Consideration of the Oak Gateway Area Plan	Recommended Approval
January 15, 2019	City Council	Consideration of the Oak Gateway Area Plan	Approved
October 1, 2019	City Council	Citywide zoning district transition from DC-G to MN zoning district. (DCA18-0009)	Approved
July 23, 2025	Planning and Zoning Commission	Specific Use Permit for the Boarding House use (S25-0004)	Recommended Approval

PUBLIC OUTREACH:

Eleven notices were sent to property owners within 200 feet of the subject property, and 197 postcards were mailed to current residents within 500 feet of the subject property.

A notice was published in the Denton Record Chronicle on July 6 and August 2, 2025.

A notice was published on the City's website on July 3 and 31, 2025.

Two signs were posted on the property on July 1, 2025.

The applicant reached out to neighboring property owners prior to the public hearing.

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. Site Location Map
4. Project Narrative
5. Existing Site Plan
6. Current Zoning Map
7. Future Land Use Map
8. Table of Allowed Uses
9. Financial Impact Summary
10. Public Notification Map
11. Draft Ordinance
12. Staff Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Acting Planning Director

Prepared by:
Matt Bodine
Associate Planner