



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: September 16, 2025

SUBJECT

Consider adoption of an ordinance of the City of Denton extending the approval period for a Specific Use Permit for a multifamily dwelling use originally approved via Ordinance S23-0005b for approximately 22.81-acres of land, generally located on the south side of Duchess Drive, approximately 742 feet west of Loop 288 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. (S25-0009, Olivo Apartments, Angie Manglaris)

BACKGROUND

The request is to extend the approval period for the Specific Use Permit (SUP) for a Multifamily Dwelling development on approximately 22.81-acres of land, originally approved on October 24, 2023, as Ordinance Number S23-0005b. The SUP was approved with conditions to allow for the development of 262 multifamily residential dwelling units divided among 7 buildings with indoor and outdoor amenities, open space, and associated parking. Amenities consist of active and passive open space and recreational amenities, including a clubhouse, community pool, and dog parks. The site is designed so that buildings frame the Duchess Drive entryways with pedestrian pathways and parking is situated toward the rear of the site. Pedestrian connections are provided throughout the site and link the development to future parkland dedication situated along the southern portion of the property.

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. The applicant for this project has submitted one set of Civil Engineering Plans for review but has not progressed any further in the development process. The applicant has attributed this delay to HUD financing challenges and a volatile 2025 development market (See Exhibit 3).

Sections 2.5.2C.6.b 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. There are no additional criteria for approval that need to be met for this type of request. The developer has provided a letter detailing their request for the extension, which is provided as Exhibit 3.

If approved, the requested extension would be valid through October 24, 2026.

OPTIONS

1. Approve as submitted.
2. Approve subject to conditions.
3. Deny.
4. Postpone item.

RECOMMENDATION

Staff recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
2002	City Council	Citywide rezoning from Commercial (C) District to Community Mixed Use General (CM-G) District	Approved
2019	City Council	Zoning Transition from CM-G-District to Suburban Corridor (SC) District	Approved
October 11, 2023	Planning and Zoning Commission	Specific Use Permit for Multifamily Land Use	Recommended Approval
October 24, 2023	City Council	Specific Use Permit for Multifamily Land Use	Approved

DEVELOPER ENGAGEMENT DISCLOSURES

No developer contact and/or meeting disclosures have been provided to staff as of the issuance of this report.

EXHIBITS

- Exhibit 1 - Agenda Information Sheet
- Exhibit 2 - Ordinance S23-0005b
- Exhibit 3 - Extension Request
- Exhibit 4 - Draft Ordinance
- Exhibit 5 - Presentation