



Date: July 15, 2025

To: Angie Manglaris, AICP  
Development Review Manager  
401 N. Elm Street, Denton, Texas 76201

Re: Specific Use Permit Extension  
Olivo Apartments (3630 Duchess Drive)

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Dear Angie,

Trumont Group holds the city's vision for growth and community development in the highest regard and remains eager to partner with and make a positive impact in the community.

We respectfully submit this request for a 12-month extension of the Specific Use Permit (SUP) for our multifamily development project, approved by the City Council (SUP23-0005). Despite significant progress, including more than \$4,000,000 investment in land acquisition, design, and planning, unforeseen challenges with HUD financing and a volatile 2025 development market have necessitated additional time to secure alternative debt and equity partners. We remain dedicated to delivering the project as approved, aligning with the city's housing and economic development goals outlined in the 2040 Comprehensive Plan.

Our team is enthusiastic about contributing to the city's future and values the opportunity to work closely with you. The enclosed request details our rationale, ongoing efforts, and commitment to maintaining the property during this period. We appreciate your consideration of this extension to October 24, 2026, and welcome any questions or further discussion.

Respectfully,

A handwritten signature in black ink that reads "Griffin S. Neal".

Griffin S. Neal  
Chief Executive Officer  
Trumont Group