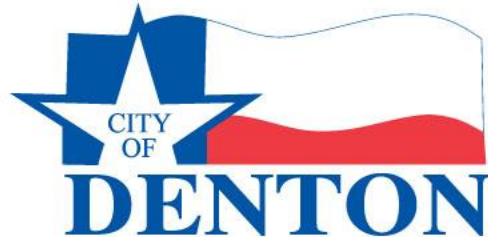


# S25-0004a 1305 Oak Boarding House

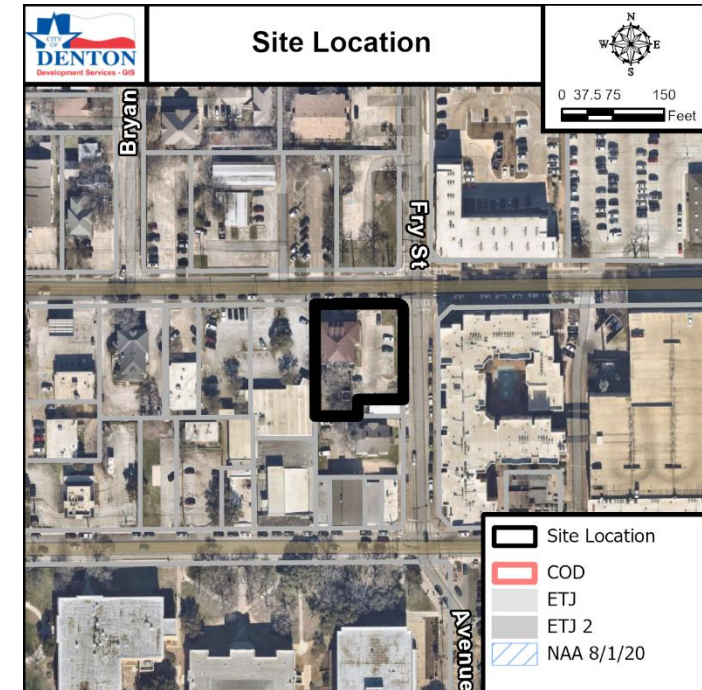
**Matt Bodine**  
**Assistant Planner**  
**8/19/2025**





# Background & Request

- 0.4-acre lot with the following site features:
  - 6,000+ sq ft building with 9 bedrooms
  - 16 parking spaces and vehicle access to Fry St
- **Current Zoning:** Mixed-Use Neighborhood (MN) within Fry Street Overlay
- Surrounded by commercial uses and multifamily dwellings
- **Request:** Specific Use Permit for Boarding House use



# Approval Criteria

## Summary:

- ✓ Consistent with Comprehensive Plan and Applicable Plans
- ✓ Provides Adequate Road Systems and Public Services
- ✓ Compatible with Surrounding Area

### 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

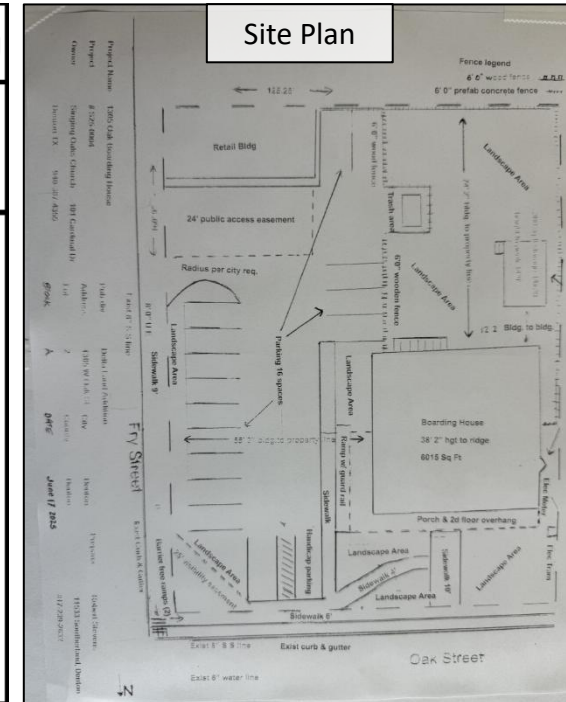
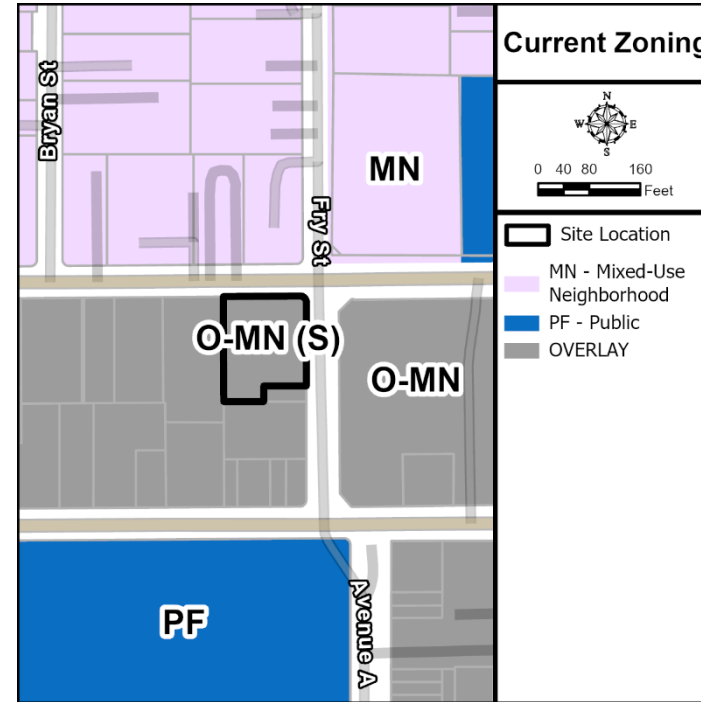
### Specific Use Permit Criteria for Approval (Sec 2.7.2.D)

1. The specific use proposed is compatible with the surrounding area;
2. The specific use proposed has negative impacts on future development of the area; and
3. Any impacts associated with access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, and odor have been adequately mitigated.



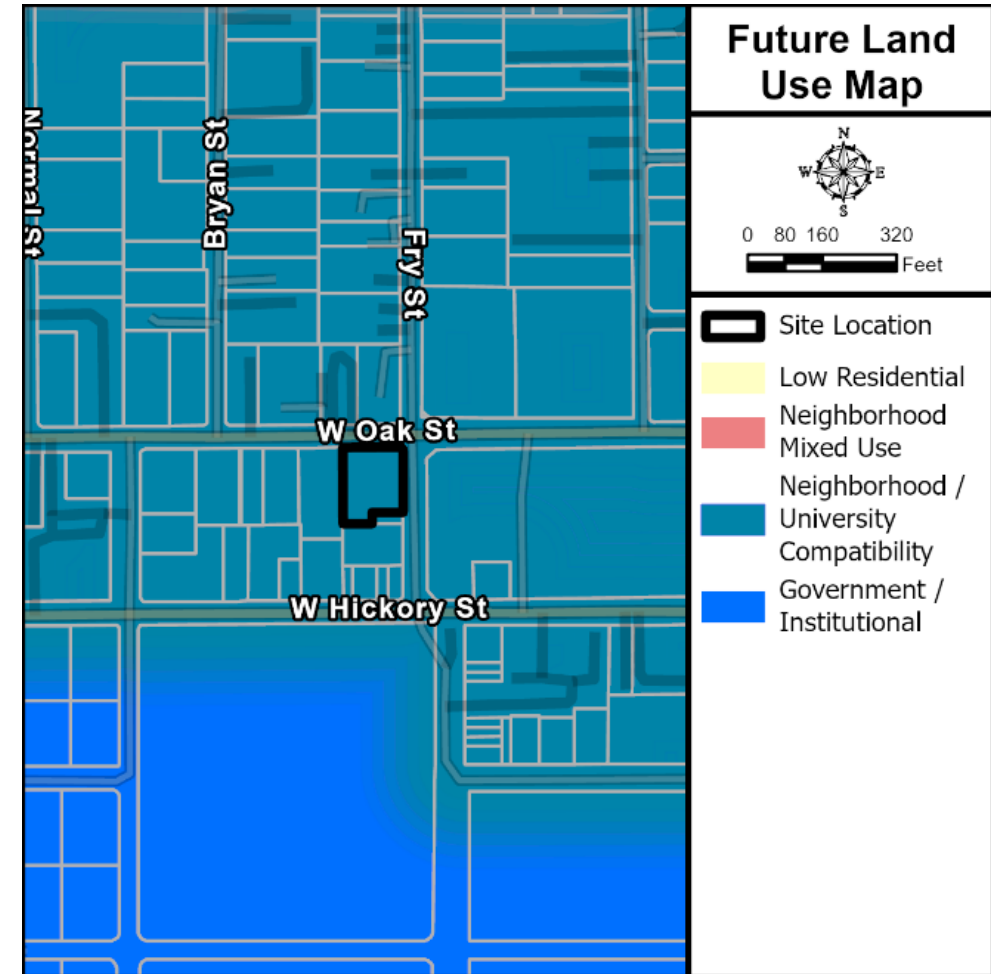
# Specific Use Permit

- **Requesting SUP for Boarding House** use with following conditions:
  - No more than 9 bedrooms
  - No less than 10 parking spaces
  - No substantial changes from the site plan
- **Not proposing any site changes**
- **Boarding House Definition:**
  - Non-transient lodging and/or meals for more than 4 but fewer than 20 persons
  - May provide meals provided cooking is done in a central kitchen and not in individual rooms.
  - Not a hotel, motel, or multifamily dwelling



# Comprehensive Plan

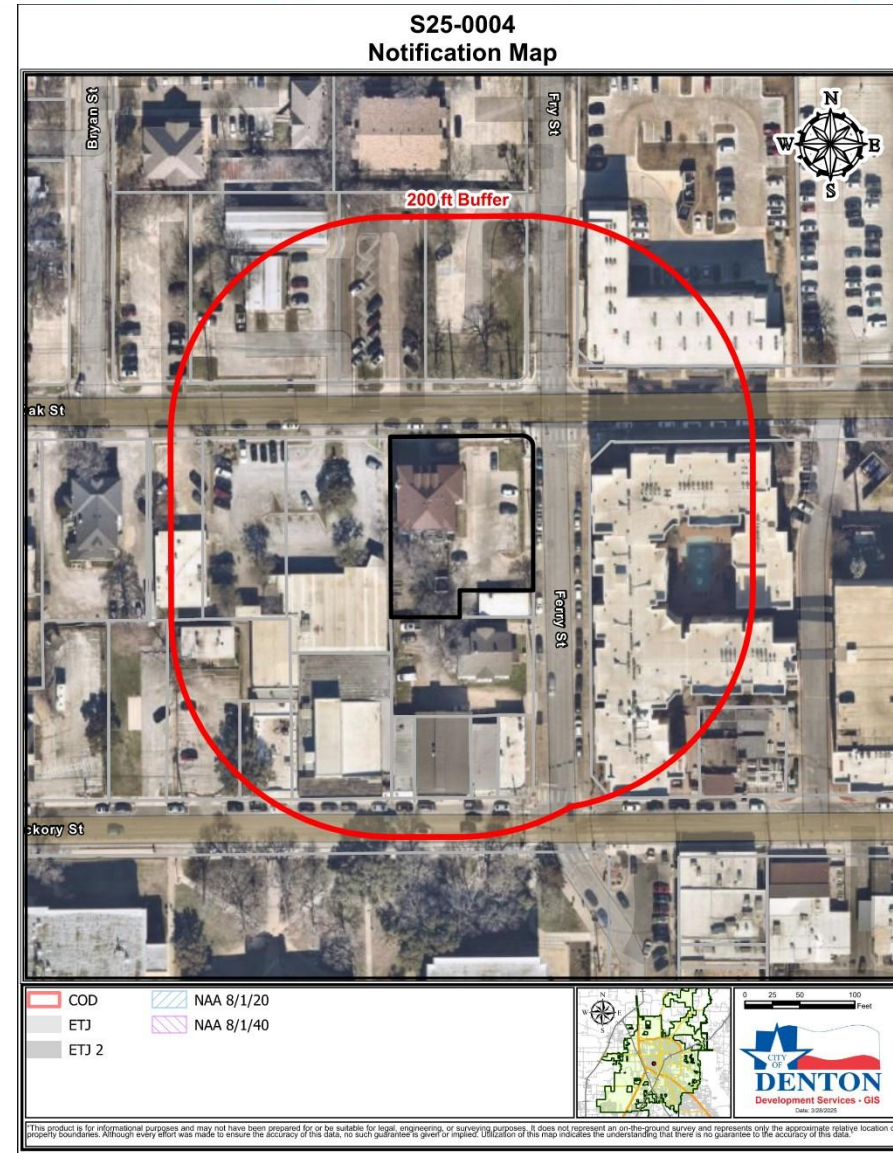
- **FLUM:** Neighborhood/University Compatibility Area
  - Residential and commercial areas adjacent to UNT and TWU
  - Create **compatible form and land uses** for the areas that serve both the established neighborhoods and the universities
- **Land Use Goal 1:** Grow Compactly
  - Achieve **sound, sustainable growth** in compact development patterns with balanced land uses planned in coordination with transportation and infrastructure systems
- Consistent with Fry Street Overlay District and Oak Gateway Plan





# Public Notification

- **Website Notice:** July 3, 2025
- **Newspaper Notice:** July 6, 2025
- **Property Signs Posted:** July 1, 2025
- **Mailed Notices**
  - 200 ft Letters: 11 mailed
  - 500 ft Postcards: 197 mailed
- **Responses**
  - None in opposition or support



# Recommendation

Staff is recommending **approval** of the requested Specific Use Permit because it is compliant with the Criteria for Approval found in the Denton Development Code 2.4.5E and 2.5.2D.

Planning and Zoning Commission **recommended approval** (4-0) of the request at the July 23, 2025 meeting.

# QUESTIONS?

Matt Bodine  
Assistant Planner  
Development Services