



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: July 14, 2026

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a change in the zoning district and use classification from Residential 3 (R3) district to Residential 7 (R7) district on approximately 0.74 acres of land generally located on the northeast corner of Bolivar Street and Taliaferro Street, approximately 155 feet west of North Elm 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 a severability clause and an effective date. The Planning and Zoning Commission voted (5-1) to recommend approval. Motion for approval by Chair Pruett and second by Commissioner Riggs (Z25-0018b, Denton Duplexes, Angie Manglaris).

[Jan 14, 2026 Planning and Zoning Commission on 2026-01-14 5:30 PM - Denton, TX](#)

BACKGROUND

The applicant, Candy Whitaker of McAdams Company, has applied to rezone approximately 0.74 acres from Residential 3 (R3) Zoning District to Residential 7 (R7) Zoning District. The site is currently vacant with mature trees scattered throughout the site. There is no Environmentally Sensitive Area or wildlife corridor present on this site.

The subject property was developed as a single-family residence in 1955. After an initial zoning district of One-Family Dwelling District (SF-7) in 1969 the property was transitioned to Neighborhood Residential 3 (NR-3) in 2002. Following the implementation of the 2019 Denton Development Code, the property was reclassified in the Residential 3 (R3) zoning district. In March of 2025, it was determined that the single-family residence and accessory buildings were in a state of disrepair, and the demolition of these buildings was approved by City Staff.

The applicant has submitted a conceptual site plan proposing the subdivision of the subject property into four parcels, each containing a duplex. While the applicant has indicated the intent is to develop the subject property as duplexes, if this change is approved any use permitted in the R7 District could be allowed (see Exhibit 9).

The zoning of surrounding properties is a mixture comprised of Residential 7 (R7) to the east, Residential 3 (R3) to the north, and Residential 4 (R4) to the west. Development in the vicinity is varied and includes single-family residences, duplexes, a religious facility, and multifamily. The Bolivar Street area has developed over time as a mixed residential neighborhood. The area was characterized by single-family homes developed in the 1940's, followed by phases of duplex development in 1971, 1995, and 2018. In

addition to residential uses, a small number of supporting uses such as churches and low-intensity commercial were developed beginning in the 1970's and continuing through 1995.

A full Staff Analysis is provided in Exhibit 2.

PLANNING AND ZONING COMMISSION

On January 14, 2026, the Planning and Zoning Commission held a public hearing and recommended approval of the rezoning request [5-1]. Several members of the community spoke in opposition during the public hearing; citing concerns related to density, parking, traffic, tree preservation, and building orientation.

During the discussion that followed, the Commissioners considered the following:

- The Commission requested confirmation regarding maximum allowed parking for the use and the developer's plan for parking regarding single-car garages. Staff stated that the 16 spaces proposed by the developer are in line with current DDC requirements for duplexes. It was noted that the site plan is not finalized and will be revised upon Staff review at future submittals.
- The Commission requested information from the developer regarding the total number of bedrooms planned. The applicant noted that the project is still in the design phase and no final layout has been decided upon.
- The Commission requested additional detail from Staff related to the development history of the area and the ongoing city-wide parking study. Staff informed the Commission that development of the single-family residences in the area began in the 1940's, with duplexes and quadplexes being developed in the 1970's, 1990's, and 2010's.
- The Commission requested further clarification about allowed uses within the R3 zoning district. Staff referred to the table of allowed uses, stating that R3 district allows for single-family residential and supporting uses such as schools, religious buildings, and agricultural uses.

The applicant stated that they will engage in ongoing neighborhood engagement in order to address concerns. Since the Public Hearing, no neighborhood meetings have been held, but the applicant has talked with individual property owners in order to discuss their concerns. The applicant has indicated that they plan to incorporate changes addressing neighbor concerns into their conceptual plans; this could include things such as adding additional parking spaces and increasing landscape buffers and tree preservation. It should be noted that since this request is for a straight zoning change from R3 to R7, any conceptual plans shown or discussed at the public hearing would not be adopted as part of the zoning ordinance. Changes to the plans intended to address neighborhood concerns could be proposed as part of a future Zoning Compliance Plan, but ultimately any plan that meets the minimum standards of the DDC could be approved.

CITY COUNCIL

On May 5, 2026, the City Council held a public hearing and voted (7-0) to continue the item until such time the applicant could bring back additional information related to the affordability of the project. During the hearing Councilmembers requested information about the estimated rental rate or purchase price of the proposed duplex units, and the applicant indicated that the owners did not have that information at the time. Members of the community spoke in opposition during the public hearing, citing concerns related to density of the development, on-street parking, traffic patterns in the area, and construction activity concerns. Since the May 5, 2026 City Council Meeting, the applicant has held one (1) additional neighborhood meeting. Topics raised during the neighborhood meeting included density and compatibility concerns, alternative zoning districts which may be considered on the property, traffic, and on-street parking in the area. The applicant is prepared to bring back pricing and affordability information at the July 14, 2026 City Council meeting.

OPTIONS

1. Approve
2. Deny
3. Postpone item

RECOMMENDATION

Staff recommends approval of the rezoning of approximately 0.74 acres from Residential 3 (R3) zoning district to a Residential 7 (R7) zoning district as it complies with the criteria in Section 2.4.5.E of the Denton Development Code for approval of all applications, and Section 2.7.2.D of the DDC for approval of a Zoning Map Amendment (Rezoning).

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
1969	City Council	Assigned One-Family Dwelling District (SF-7) zoning	Approved
2002	City Council	Citywide rezoning to Neighborhood Residential 3 (NR-3) zoning	Approved
April 10, 2019	City Council	Citywide rezoning to Residential 3 (R3)	Approved
January 14, 2026	Planning and Zoning Commission	Requested rezoning to R3	Recommended Approval
May 5, 2026	City Council	Requested rezoning to R3	Postponed until additional information could be provided.

PUBLIC OUTREACH:

The following public outreach efforts were done to meet legal notice requirements and to seek feedback from adjacent property owners and residents:

- On December 22, 2025, a total of two hundred and five (205) notices were mailed out to property owners near the subject property. Prior to the Planning and Zoning Commission meeting, Staff received 4 letters in opposition totaling 11.8% of the 200' buffer area.
- A notice was published on the City's website on December 23, 2025, April 14, 2026, and June 25, 2026.
- A notice was published in the Denton Record Chronicle on December 26, 2025, April 19, 2026, and June 27, 2026.
- One sign was posted on the subject property on December 29, 2025.
- The applicant held three neighborhood meetings. Attendance at these meetings varied and concerns were shared by the residents related to on-street parking, density, and compatibility with the overall area.

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

- Exhibit 1 - Agenda Information Sheet
- Exhibit 2 - Staff Analysis
- Exhibit 3 - Applicant's Project Narrative
- Exhibit 4 - Project Site Location
- Exhibit 5 - Future Land Use Map
- Exhibit 6 - Existing Zoning Map
- Exhibit 7 - Proposed Zoning Map
- Exhibit 8 - Financial Impact Analysis
- Exhibit 9 - Table of Allowed Uses
- Exhibit 10 - Notification Map and Responses
- Exhibit 11 - LLC Members list
- Exhibit 12 - Draft Ordinance
- Exhibit 13 - Presentation

Respectfully submitted:
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