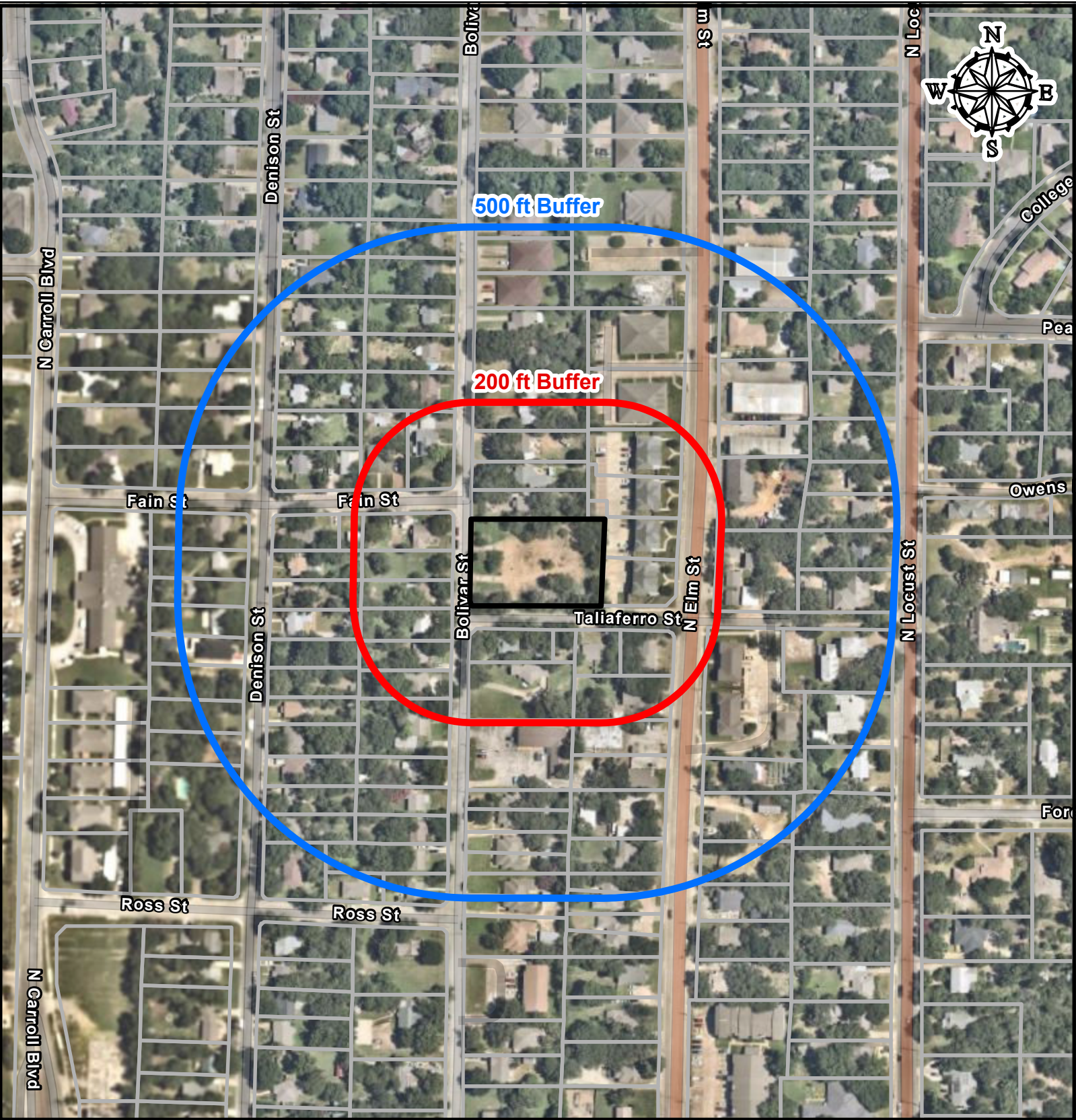
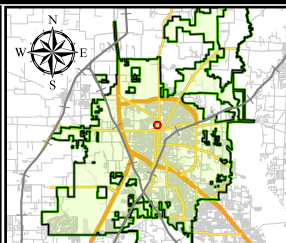


Z25-0018
Notification Map



 **Parcels Standalone**



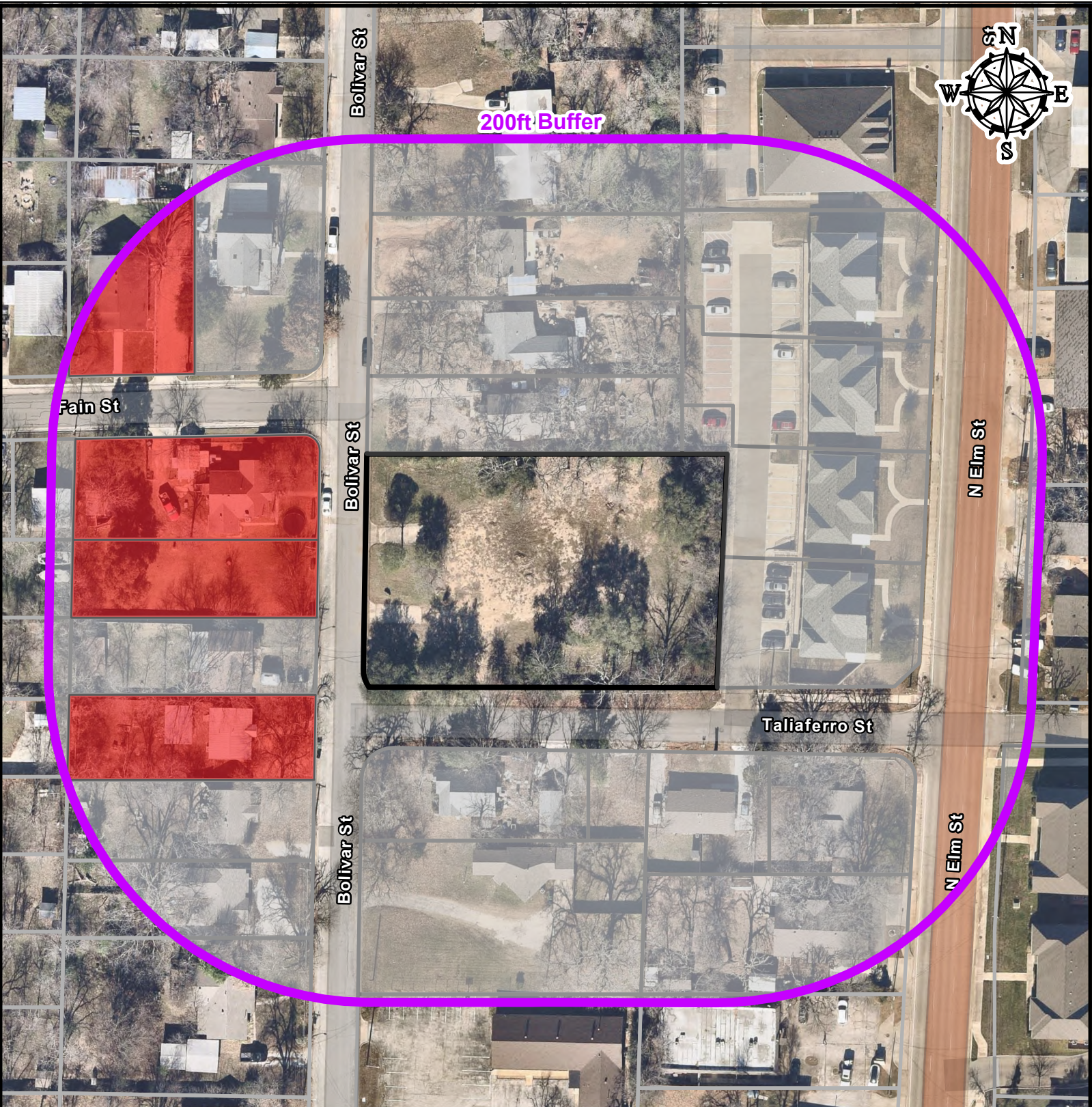
0 65 130 260 Feet



CITY OF DENTON
Development Services • GIS
Date: 10/16/2025

"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied. Utilization of this map indicates the understanding that there is no guarantee to the accuracy of this data."

Z25-0018
Notification Response Map



No Response

Opposed

In Favor

0 25 50 100 Feet

CITY OF DENTON
Development Services • GIS
Date: 4/27/2026

"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied. Utilization of this map indicates the understanding that there is no guarantee to the accuracy of this data."



Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

Project Number Z25-0018
Denton Duplexes

In order for your opinion to be counted, please complete and mail this form to:

City of Denton Development Services
Attn: Bryce Van Arsdale, Project Manager
401 N. Elm St.
Denton, TX 76201

You may also email to Bryce.VanArsdale@cityofdenton.com or call (940) 349-8368. Please note any responses are subject to public information requests including the information provided below.

Project Number: Z25-0018

Meeting Date: January 14, 2026

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

DONT THINK BOLIVAR IS WIDE ENOUGH FOR THE EXTRA
CARS - ONLY 16 PARK SPOTS PROPOSED - ALSO JUST
ADDITIONAL TRAFFIC WOULD BE A LOT.

Signature: [Signature]

Printed Name: JAMES MARS

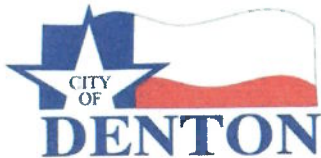
Street Address: 1202 CEAN

City, State and Zip Code: DENTON TX 76201

Phone Number: 940 368-6642

Email Address: MARS.MARC@gmail.com

Physical Address of Property within 200 Feet: 2301 BOLIVAR



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Project Number: Z25-0018

Meeting Date: January 14, 2026

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

Negative impact on Neighborhood
Too much for small lots. All visitors
parked on a street with not enough spaces

Signature:

Printed Name:

Street Address:

City, State and Zip Code:

Phone Number:

Email Address:

Physical Address of Property within 200 Feet:



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Denton, TX 76201

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Project Number: Z25-0018

Meeting Date: January 14, 2026

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

This will bring to many people + cars with not enough parking for visitors for 8 households. Unfair to neighborhood

Signature:

Printed Name:

Street Address:

City, State and Zip Code:

Phone Number:

Email Address:

Physical Address of Property within 200 Feet:

2307 Bot. Van
directly across street



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You may also email to Bryce.VanArsdale@cityofdenton.com or call (940) 349-8368. Please note any responses are subject to public information requests including the information provided below.

Project Number: Z25-0018

Meeting Date: January 14, 2026

Please circle one:

☐ In favor of request

☒ Opposed to request

Comments:

THIS IS NOT WANTED FOR THE
NEIGHBORHOOD. TO MANY PEOPLE.

Signature:

Printed Name:

Street Address:

City, State and Zip Code:

Phone Number:

Email Address:

Physical Address of Property within 200 Feet:



4400 State Highway 121
Suite 800
Lewisville, TX 75056
972. 436. 9712

SPEC25414

April 27, 2026

City of Denton

401 N. Elm Street

Denton, TX 76201

E: Development@cityofdenton.com

P: 940.349.8600

RE: Denton Duplexes – Neighborhood Engagement Summary

Please accept this letter, on behalf of the Denton Duplex project, describing our neighborhood engagement efforts for rezoning approximately 0.74 acres within parcel number 34299, located at the northeast corner of Bolivar Street and Taliaferro Street in the City of Denton, Denton County, Texas.

The Denton Duplex project held two official neighborhood meetings on December 8 and December 9, each of which was attended by one neighboring resident. Several items were discussed during the meeting, including concerns about the amount of traffic along both Bolivar and Taliaferro Streets and the potential impacts of additional development on existing traffic conditions. The neighbors also expressed concerns regarding on-street parking, specifically the possibility of an increase in vehicles parking along the street and how that could affect access and the overall character of the area. In addition, the preservation of existing trees on the property was an important topic of discussion, with emphasis placed on maintaining as many mature trees as possible to help preserve the neighborhood's established landscape.

At the January 14 Planning and Zoning Commission meeting, comments were received from the two individuals who attended the neighborhood meetings, as well as from additional adjacent property owners to the north, Samuel Bunn and Candace Downing, who had not previously participated in the neighborhood meeting process.

Following the Planning and Zoning meeting, Aimee Bissett reached out to Mr. Bunn and Ms. Downing to introduce herself, address any immediate questions, and explore the opportunity for a follow-up discussion regarding the proposed development. On April 8, Aimee Bissett and Patricia Fant of McAdams met with Mr. Bunn and Ms. Downing at their property to discuss the Denton Duplex project in more detail. During this meeting, the site was walked and Mr. Bunn and Ms. Downing shared several conditions they are requesting of the property owner in order to support the proposed development.



CONDITIONS REQUESTED BY THE NEIGHBORS

1. **Lot Reduction:** The neighboring property owners requested a reduction in the number of lots from four to three. Their concern is that the four-lot configuration would allow for up to eight residential units, which they believe would introduce a level of density and population that is inconsistent with the surrounding neighborhood.
2. **Landscape Buffer:** The neighboring property owners requested a 10' wide landscape buffer across the full length of the north property line as shown in the Concept Plan attached to this letter. They also requested all existing quality trees within the buffer area are to be preserved unless removal is desired by the adjacent property owner or the City requirements dictate removal.
3. **Fence Replacement:** The neighboring property owners requested the existing wood fence along the northern boundary line to be replaced, with a new 8' wood fence. They request to use the existing fence infrastructure where possible in order to minimize impacts and avoid damage to existing trees.
4. **Parking Location:** The neighboring property owners requested the parking along the mutual access easement on the Denton Duplex property is oriented to face south toward the duplexes, rather than toward the northern property line, as illustrated on the attached Concept Plan.

CONDITIONS AGREED UPON

5. **Landscape Buffer:** A 10' wide landscape buffer will be provided across the full length of the north property line as shown in the Concept Plan attached to this letter. All existing quality trees within the buffer area will be preserved unless removal is desired by the adjacent property owner or the City requirements dictate removal.
6. **Fence Replacement:** The Reyes Family agrees to replace the existing wood fence along the northern boundary line, with a 8' new wood fence. They plan to use the existing fence infrastructure where possible in order to minimize impacts and avoid damage to existing trees.
7. **Parking Location:** The parking along the mutual access easement on the Denton Duplex property is oriented to face south toward the duplexes, rather than toward the northern property line, as illustrated on the attached Concept Plan.

The Denton Duplex property owners have agreed to three of the four requests made by the neighboring property owners. The only request not agreed to is the reduction in the number of lots from four to three. Under the property's current zoning, three lots are already permitted, with an accessory dwelling unit allowed on each lot. This would result in up to six residential units on the site by right, rendering the proposed rezoning unnecessary.

In order for the duplex development to be economically and functionally viable, the property owners are keeping the four duplex buildings on the concept plan.

Sincerely,

MCADAMS

Patricia Fant, AICP
Planning + Entitlements