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October 7, 2025

City of Denton

601 East Hickory Street

Denton, TX 76205

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RE: Denton Duplexes – Letter of Intent for Rezoning

Please accept this letter, on behalf of Delores and Saul Reyes, as an explanation of the proposed Rezoning Application for 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.

ZONING AND FUTURE LANDUSE

The current zoning on the Denton Duplex property is Residential-3 (R3) with a Future Land Use Designation of Low-Density Residential. The current zoning does not allow for duplexes, therefore a rezoning to Residential-7 is being requested. Based on the discussion with the City of Denton, the Future Land Use designation of Low-Density Residential will remain.

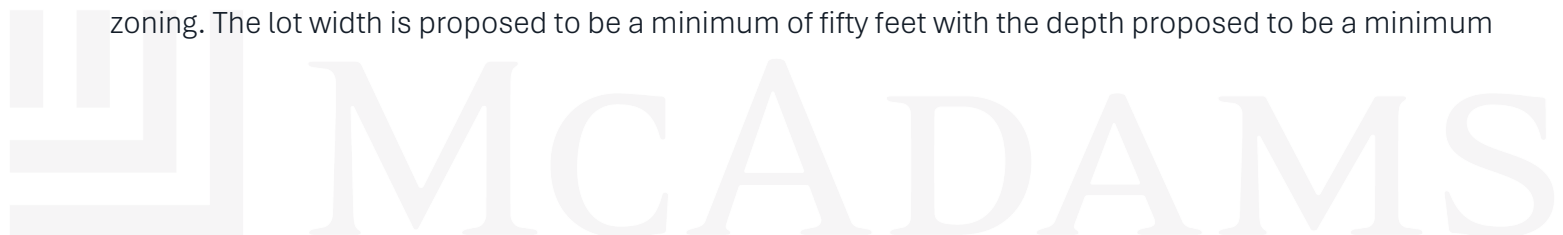
The proposed zoning change is to rezone from R-3 to Residential-7. There is a preliminary concept plan provided with the submittal for visualization purposes only and may not be the final plan. The current property owners wish to rezone to be more aligned with the uses of the surrounding properties.

EXISTING CONDITIONS

The property to the north of the subject property is zoned Residential-3, and is being used as a single-family home. The properties to the west across Bolivar Street are zoned Residential-3 and Residential-4 and are being used as single-family homes. The properties to the south are zoned Residential-3 and Residential-7 and are being used for single-family homes. The property to the east is zoned Residential-7 and is being used for duplex single-family homes.

PROJECT DESCRIPTION

Currently for the Denton Duplex project there are 4 duplexes planned to front onto Taliaferro Street, totaling 8 residential units. Each duplex is planned to be on its own lot, meeting the standards of the R7 zoning. The lot width is proposed to be a minimum of fifty feet with the depth proposed to be a minimum



of eighty feet. The concept plan shows a mutual access easement on the rear side of the property, and each lot meets the parking requirement.

CRITERIA FOR APPROVAL: GENERAL CRITERIA

1. The proposed development is consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.

No prior approvals are in effect.

2. The proposed development is consistent with the Comprehensive Plan and any applicable plans. If development does not match the future land use designation in the Comprehensive Plan, an application may still be approved if it is determined by the approving body to meet the overall goals of the Comprehensive Plan.

While the property's Future Land Use designation is Low-Density Residential, the surrounding development pattern aligns more closely with Moderate-Density uses. Duplexes are currently being constructed directly east of the site, with additional duplex developments located a few properties to the south, as well as both north and south along Elm Street. Although R-7 zoning is not classified as low-density, the presence of duplexes within R-7 is compatible with the existing surrounding land uses.

3. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.

After the zoning is complete, future development shall comply with the DDC.

4. The proposed development shall be consistent with any adopted interlocal and applicable development agreements and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.

N/A

5. The proposed development should be designed to minimize negative environmental impacts and should not cause significant adverse impacts on the natural environment.

There is no proposed development at this time. Floodplain and ESA Regulations will be complied with at the time of development. The natural environment will be considered in the future planning of the development.

6. The proposed development should not cause significant adverse impacts on surrounding properties.

The proposed zoning change is consistent with the development pattern of surrounding properties.

7. The proposed development should not result in significant adverse fiscal impacts on the city.
- The proposed zoning change will open up the opportunity to increase property tax revenue.**

8. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.

The property owner shall comply with all regulatory requirements to obtain permitting and operate legally going forward.

9. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including for emergency services.

The property is at the north east corner of Bolivar and Taliaferro, it can be adequately served by either street. Taliaferro is proposed to include additional right-of-way dedication, bringing the total to 55 feet.

10. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development.

The property can be adequately served by utilities.

CRITERIA FOR APPROVAL: SPECIFIC CRITERIA

1. The proposed rezoning is consistent with the Comprehensive Plan

While the property's Future Land Use designation is Low-Density Residential, the surrounding development pattern aligns more closely with Moderate-Density uses. Duplexes are currently being constructed directly east of the site, with additional duplex developments located a few properties to the south, as well as both north and south along Elm Street. Although R-7 zoning is not classified as low-density, the presence of duplexes within R-7 is compatible with the existing surrounding land uses.

2. The proposed rezoning is consistent with relevant Small Area Plan(s)

N/A

3. The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3: Zoning Districts

The R-7 zoning will act as a transition from the R-3/R-4 zoning to the north to the denser single-family homes and retail to the south. It is also one block north away from the retail corridor along HWY 380.

4. There have been significant changes in the area to warrant a zoning change

The continual development of duplexes and quadplexes in the area warrant the zoning change.

5. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood;

The proposed zoning is consistent with the surrounding land use pattern.

6. Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development; and/or:

Water and Sewer are available to the site and they both have capacity for the proposed zoning.

7. There was an error in establishing the current zoning.

There was no error in establishing the current zoning.

CONCLUSION

We are pleased to bring you this application and respectfully request your support for this rezoning application for Denton Duplexes. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

MCADAMS

A handwritten signature in black ink that reads "Patricia Fant". The signature is written in a cursive, flowing style.

Patricia Fant, AICP
Planning + Entitlements