

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING AN AMENDMENT TO PLANNED DEVELOPMENT DISTRICT 139 (PD-139), WITH AMENDMENTS INCLUDING BUT NOT LIMITED TO THE DEVELOPMENT PLAN TO REMOVE A PLANNED HIGH SCHOOL AND ADJUST DESIGN ELEMENTS OF THE REMAINING ELEMENTS OF THE PROJECT, ON APPROXIMATELY 15.375 ACRES OF LAND GENERALLY LOCATED SOUTH OF VINTAGE BOULEVARD, APPROXIMATELY 540 FEET EAST OF THE I-35W VINTAGE BOULEVARD RAMP 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 A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (PDA25-0002a, CHARTER SCHOOL)

WHEREAS, Robert Howman with Glenn Engineering, on behalf of the property owner, Responsive Education Solutions, applied for an amendment to Planned Development District No. 139 (PD 139), The Vintage, to modify the Development Plan on approximately 15.375 acres of land legally described in **Exhibit "A,"** attached hereto and incorporated herein by reference (hereinafter, the "Property") to; and

WHEREAS, on March 5, 1991, the City Council adopted Ordinance No. 91-034, approving a change in zoning for 450.6 acres of land to PD 139 and approving a general concept plan for PD 139, including the Property, as more particularly described therein; and

WHEREAS, on September 7, 1999, the City Council adopted Ordinance No. 99-317, approving an amendment to the concept plan for 401.23 acres of land in PD 139, including the Property, as more particularly described therein; and

WHEREAS, on May 14, 2002, the City Council adopted Ordinance No. 2002-147, approving an amendment to the concept plan for 401 acres of land in PD 139, including the Property, as more particularly described therein; and

WHEREAS, on September 15, 2020, the City Council adopted Ordinance No. PD20-0003a, approving an amendment to the concept plan and a Detailed Plan for 37.3 acres of land in PD 139, including the Property, as more particularly described therein; and

WHEREAS, on October 22, 2025, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and held a public hearing for all property owners interested in this regard, and recommended approval (7-0) of the request; and

WHEREAS, on November 18, 2025, the City Council likewise conducted a public hearing as required by law, and found that the request meets and complies with all substantive and procedural standards for a Detailed Plan set forth in Section 35-154 of the 1991 Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Denton, have determined that the proposed Detailed Plan is in the best interest of the health, safety, morals, and general welfare of the City of Denton and should be granted as set forth herein; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference and found to be true.

SECTION 2. The Development Plan for a phase of PD 139 is hereby approved for the charter school, as shown in **Exhibit “B.”**

SECTION 3. The provisions of this ordinance, as they apply to PD 139 shown in Exhibit A are herein approved and shall govern and control over any conflicting provision of Ordinance Nos. 91-034, 99-317, 2002-147, and PD20-0003a, but all provisions of Ordinance Nos. 91-034, 99-317, and 2002-147 as they apply to that remaining portion of the PD district not herein affected shall continue in force and effect and apply to the remainder of the PD district.

SECTION 4. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall not affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

SECTION 5. Any person, firm, partnership or corporation violating any provision of this ordinance shall, upon conviction, be deemed guilty of a misdemeanor and shall be punished by fine in a sum not exceeding \$2,000.00 for each offense. Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense.

SECTION 6. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record-Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

The motion to approve this ordinance was made by _____ and seconded by _____, the ordinance was passed and approved by the following vote [___ - ___]:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2025.

GERARD HUDSPETH, MAYOR

ATTEST:
INGRID REX, INTERIM CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: Heary McMahon

Exhibit A

LEGAL DESCRIPTION

15.375 ACRE TRACT

BEING a 15.375 acre tract of land situated in the S.A. Pritchett Survey Number 1021, City of Denton, Denton County, Texas and being a portion of the 37.235 acre tract described in the deed from Denton CJW Partners, LTD to Hickory Venture Group recorded in Document Number 2007-110095 of the Real Property Records of Denton County, Texas, the subject tract being more particularly described as follows by Bearing relative to the Texas Coordinate System of 1983 North Central Zone (4202) based on GPS Network ties to Geodetic Control;

COMMENCING at the Northeast corner of the said 37.235 tract at a 1/2 inch iron rod found for the Northeast corner of the said 37.235 acre tract on the South right-of-way line of Vintage Boulevard;

THENCE South 00 Degree 45 Minutes 07 Seconds East with the East line of the 37.235 acre tract passing at a distance of 7.5 feet the Northwest corner of Lot 2, Block A, Public Safety Training Facility as shown by the plat thereof recorded in Document 2009-224 of the Plat Records of Denton County, Texas and continuing generally along the remains of a wire fence and tree line along the same course, in all, a total distance of 863.31 feet to the Southeast corner thereof and the Northeast corner of a call 917.60 acre Tract II described in the deed from Hillwood/McCutchin, LTD to Petrus Investment, LP recorder under Clerk's File Number 98-R00117450 of the said Real Property Records from which a 2 inch metal fence corner post bears South 73 Degrees 17 Minutes 51 Seconds East a distance of 0.44 feet:

Thence South 89 Degrees 32 Minutes 25 Seconds West generally along a wire with the South line of the said 37.235 acre tract a distance of 55.00 feet to the proposed west right-of-way line of John Payne Road feet to a POINT OF BEGINNING;

THENCE continuing along a wire with the South line of the said 37.235 acre tract South 89 Degrees 32 minutes 25 Seconds West a distance of 1392.82 feet to a point at the most southeasterly corner of Lot 1, Block A, Vintage Ranch Addition, according to the Plat recorded in Plat Records 20230519000671;

THENCE North along the easterly line of said Vintage Ranch Addition a distance of 190.66 feet to a point for corner;

THENCE East along the southeasterly line of Said Vintage Ranch Addition a distance of 446.43 feet to a point for corner;

THENCE North along the easterly line of said Vintage Ranch Addition a distance of 518.08 feet to a point for corner;

THENCE East along the southeasterly line of said Vintage Ranch Addition a distance of 334.62 feet to a point for corner;

THENCE North 15 degrees 00 minutes 00 seconds East along the easterly line of said Vintage Ranch Addition a distance of 280.03 feet to a point for corner, said point being in the proposed south right of way line of Vintage Boulevard, said point also being the beginning of a curve to the left have a central angle of 01 Degree 13 Minutes 54 Seconds, a radius of 1567.50 feet, a chord bearing of South 68 Degree 50 Minutes 16 Seconds East and a chord distance of 33.67 feet;

THENCE along said curve to the left an arc length of 33.69 feet along the proposed southerly line of Vintage Boulevard to a point for corner;

THENCE departing the south line of said proposed Vintage Boulevard along the proposed Lot 1, Block A South 15 Deg. 00 Min. 00 Sec. West a distance of 295.37 feet to a point for corner, said point being the beginning of a curve to the left have a central angle of 11 degrees 59 minutes 55 seconds, a radius of 567.50 feet, a chord bearing of South 09 degrees 00 minutes 02 seconds West and a chord distance of 118.63 feet to a point for corner;

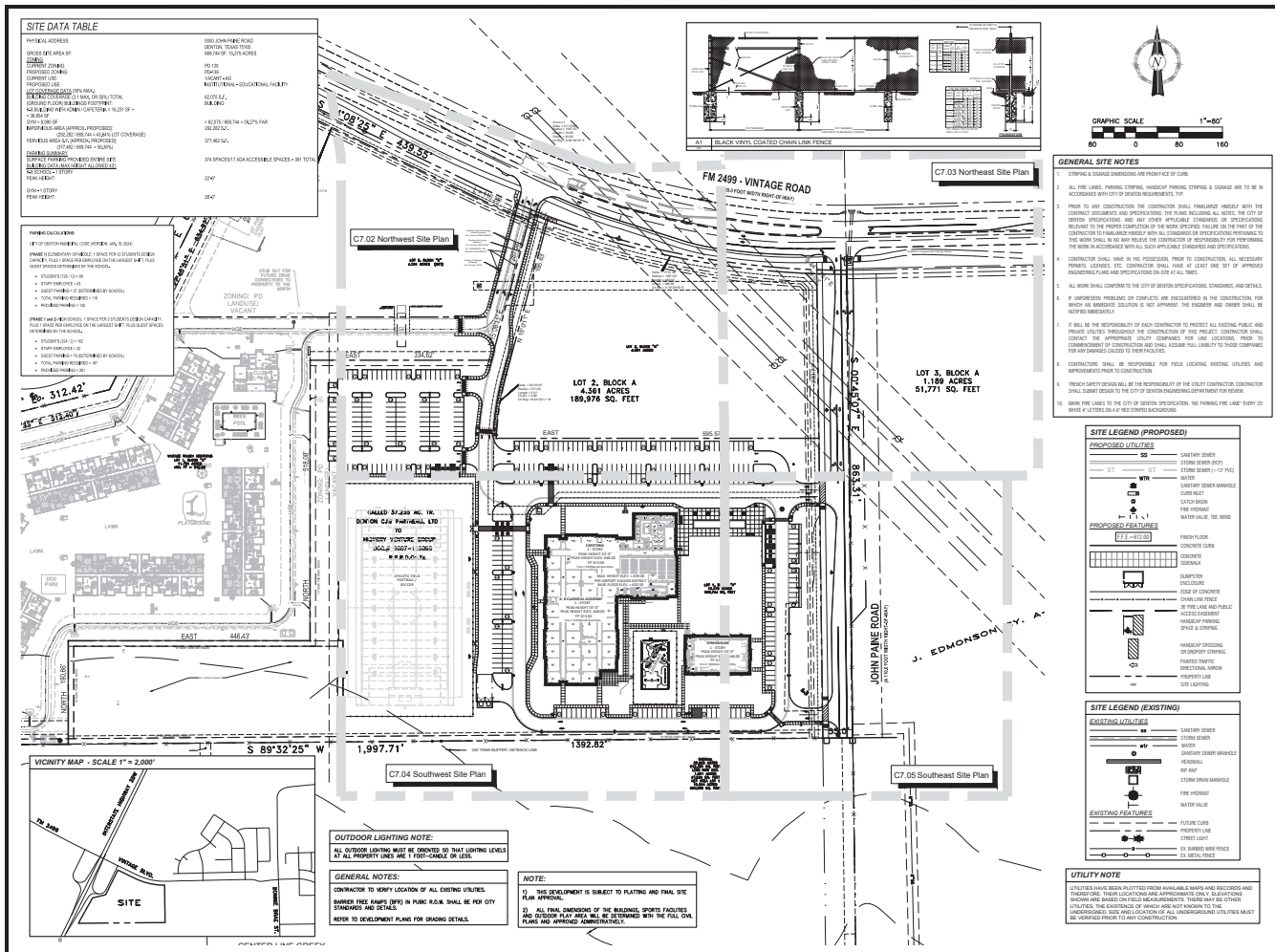
THENCE along said curve to the left an arc distance of 118.24 feet to a point for corner;

THENCE East a distance of 595.57 feet to a point in the proposed west right-of-way line of said John Payne Road;

THENCE along the proposed west right-of-way line of said John Payne Road South 00 degrees 45 minutes 07 seconds East a distance of 553.46 feet to the POINT OF BEGINNING;

Containing a computed area of 669,744 square feet or 15.375 acres of land, more or less.

Exhibit B

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Texas

FOUNDERS
CLASSICAL
ACADEMY OF
DENTON

DENTON, TX

HIDELL
ASSOCIATES
ARCHITECTS

3033 KELLWAY DRIVE, SUITE 120
CARROLLTON, TEXAS 75006 (972) 416-4666
E-MAIL: threes@hideit.com



**ENN
ENGINEERING**

TITLE

CONCEPT SITE PLAN

REVISIONS

JOB NO. 20290

Drawn By: PDP

SHEET NO.

C

C7.00

FINANCIAL CALCULATOR

CHRYSTAL UNIVERSITY: FINANCIAL CODE VERSION JAN. 18, 2024

STUDENTS IN LEARNER/STUDENT MODULE: 1 SPACE PER 2 STUDENTS DESIGN CAPACITY: 1 STUDENT SPACE REQUIRED ON THE LEAST 1/2 PLUS HALF SPACE REQUIRED FOR THE 1/2 SPACE.

- STUDENTS DESIGN = 10
- STUDENT EMPLOYEE = 0
- DESIGN EMPLOYEE = 0 (DETERMINED BY SCHOOL)
- TOTAL SPACE REQUIRED = 10
- FINANCIAL CODE REQUIRED = 10

STUDENTS IN LEARNER/STUDENT MODULE: 1 SPACE PER 2 STUDENTS DESIGN CAPACITY: 1 STUDENT SPACE REQUIRED ON THE LEAST 1/2 PLUS HALF SPACE REQUIRED FOR THE 1/2 SPACE.

- STUDENTS DESIGN = 20
- STUDENT EMPLOYEE = 0
- DESIGN EMPLOYEE = 0 (DETERMINED BY SCHOOL)
- TOTAL SPACE REQUIRED = 20
- FINANCIAL CODE REQUIRED = 20

NOTE:

- 1) THIS DEVELOPMENT IS SUBJECT TO PLATTING AND FINAL SITE PLAN APPROVAL.
- 2) ALL FINAL DIMENSIONS OF THE BUILDINGS, SPORTS FACILITIES AND OUTDOOR PLAY AREA WILL BE DETERMINED WITH THE FULL CIVIL PLANS AND APPROVED ADMINSTRATIVELY.

OUTDOOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.

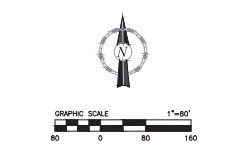
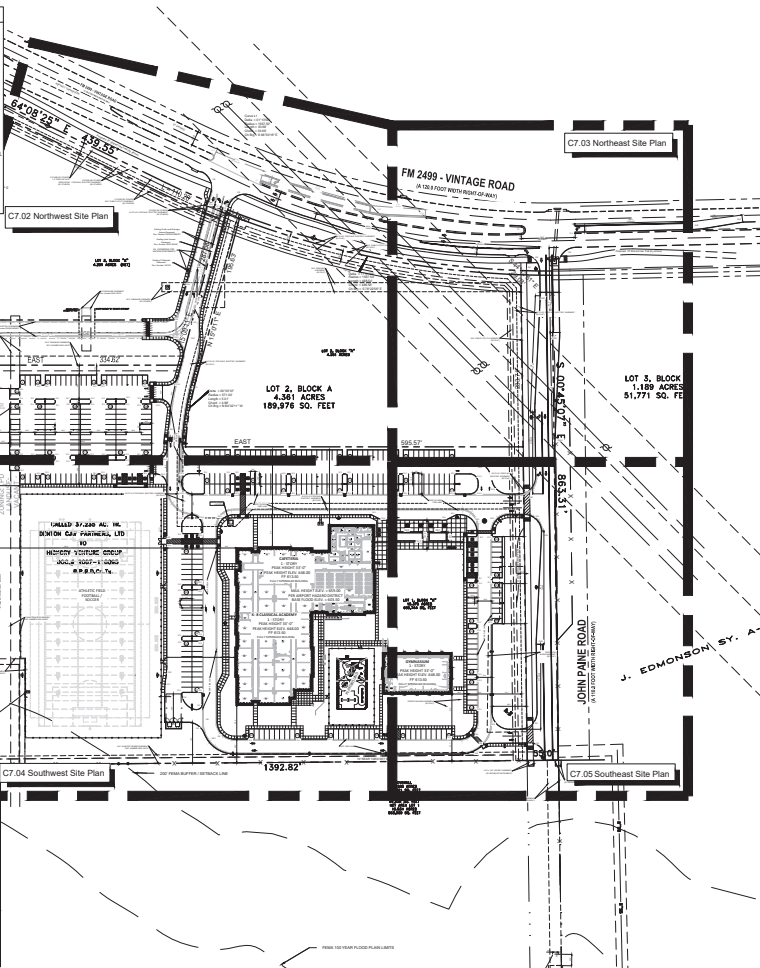
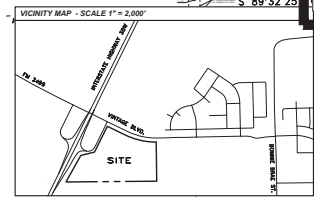
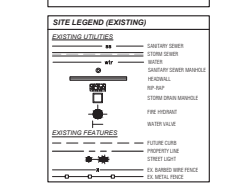
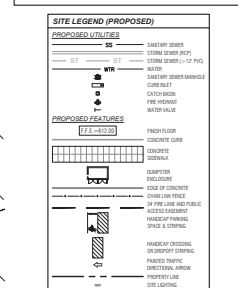
GENERAL NOTES:

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.

BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER STANDARDS AND DETAILS.

REFER TO DEVELOPMENT PLANS FOR GRADING DETAILS.

VICINITY MAP - SCALE 1" = 2,000'

[illegible]

UTILITY NOTE
UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE, THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTILITIES. THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

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ACADEMY OF
DENTON

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ASSOCIATES
ARCHITECTS
3033 KELLWAY DRIVE, SUITE 120
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GLENN ENGINEERING
 TYPE FIRM F-303 HUB #1752575-1932
 4500 FULLER DRIVE, SUITE 200 IRVING, TEXAS 75039
 PHONE: (972) 717-5151

4th PD
Submittal

TITLE

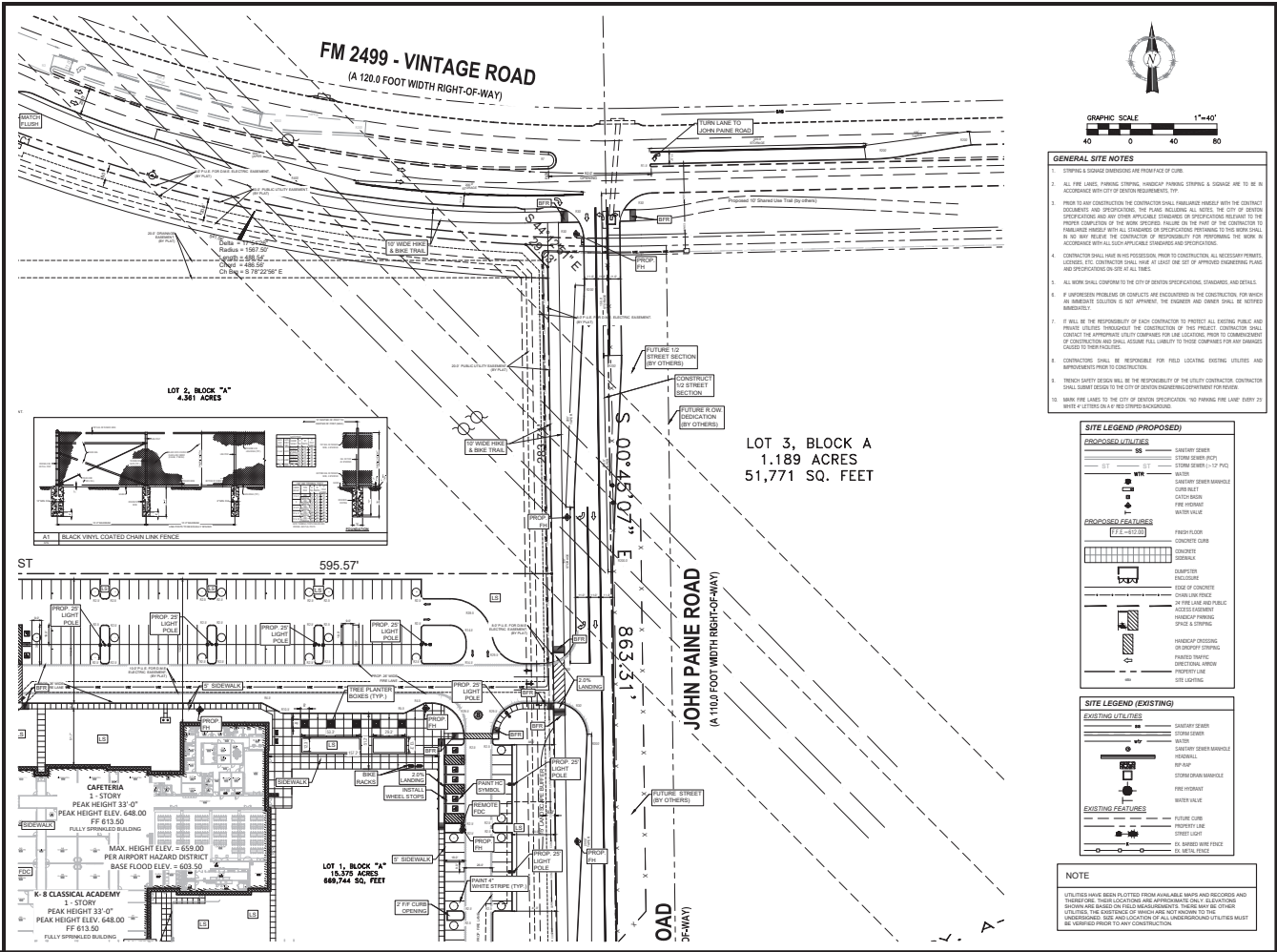
OVERALL DIMENSION CONTROL - SI

DI AN

REVISIONS

JOB NO.	20290
Issue Date:	09.16.2025
Drawn By:	PDP
Checked By:	RAH
SHEET NO.	

C7.01



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FOUNDERS
CLASSICAL
ACADEMY OF
DENTON

DENTON, TX

HIDELL
ASSOCIATES
ARCHITECTS

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GLENN ENGINEERING

4th PD
Submittal

TITLE

CONCEPT SITE PLAN - NORTHEAST

REVISIONS

JOB NO. 20290

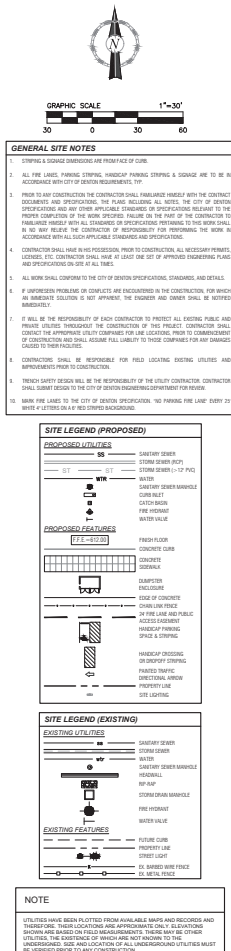
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Drawn By: PDP

Checked By: RAH

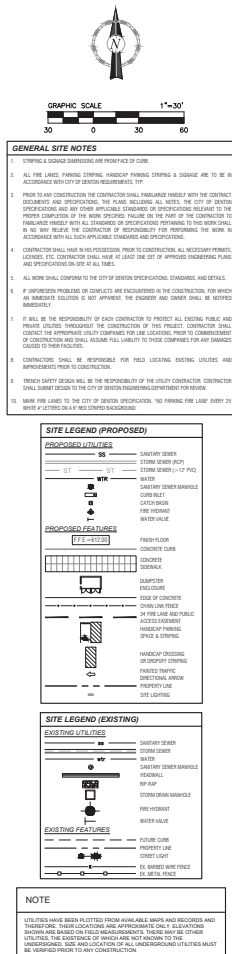
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C7.04



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C7.05