City of Denton

Meeting Agenda

Planning and Zoning Commission

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Wednesday, July 23, 2025 **5:00 PM** **Council Work Session Room & Council Chambers**

WORK SESSION BEGINS AT 5:00 P.M. IN THE COUNCIL WORK SESSION ROOM

REGULAR MEETING BEGINS AT 6:30 P.M. IN THE COUNCIL CHAMBERS

REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION

Individuals may speak during a Planning and Zoning Commission meeting under one of the following categories:

Comments on Agenda Items:

Public comments can be given for any item considered by the Planning and Zoning Commission, EXCEPT work session reports or closed meetings. Individuals are only able to comment one time per agenda item and cannot use more than one method to comment on a single agenda item. Public comments are limited to three (3) minutes per citizen.

Public Hearing Items:

Individuals are limited to four (4) minutes per public hearing item.

Individuals may participate by using one of the following methods:

1. **In Person for Regular or Consent Agenda Items:**

   To provide in-person comments for regular or consent agenda items (excluding public hearing items), Individuals must be present at the meeting and submit a speaker card (available at the meeting location) to the Secretary prior to the item being called.

2. **In Person for Public Hearing Items:**

   For public hearing items, speaker cards are encouraged but not required.

3. **eComment:**

   The agenda is posted online at https://tx-denton.civicplus.com/242/Public-Meetings-Agendas. Once the agenda is posted, a link to make virtual comments using the eComment module will be made available next to the meeting listing on the Upcoming Events Calendar. Using eComment, Individuals may indicate support or opposition and submit a brief comment about a specific agenda item. eComments may be submitted up until the start of the meeting at which time the ability to make an eComment will be closed. eComments will be sent directly to members of the Planning and Zoning Commission immediately upon submission and recorded by the Secretary into the Minutes of the Meeting.

After determining that a quorum is present, the Planning and Zoning Commission of the City of Denton, Texas will convene in a Work Session on Wednesday, July 23, 2025, at 5:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

WORK SESSION

1. Citizen Comments on Consent Agenda Items

This section of the agenda allows citizens to speak on any item listed on the Consent Agenda prior to its consideration. Each speaker will be given a total of three (3) minutes to address any item(s). Any person who wishes to address the Planning and Zoning Commission regarding these items may do so by utilizing the "By Phone" registration process as referenced under the REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION detailed at the beginning of this agenda. Registration is required prior to the time the Planning and Zoning Commission considers this item. Registrants may call in and remain on hold or receive a call back at the time the Work Session is called to Order and are encouraged to ensure they remain accessible to accept the call.

2. Clarification of agenda items listed on the agenda for this meeting

This is an opportunity for Commissioners to ask questions of staff on the Consent and Regular Agenda items, which may include a full briefing on an item in the order it appears on the regular session agenda. Any such briefing will be repeated in regular session.

3. Work Session Reports

A. PZ25-146 Receive a report, hold a discussion, and give Staff direction regarding the expansion of Mixed-Use Downtown (MD) zoning into an area south of the Square currently zoned Mixed-Use Neighborhood (MN), as recommended by the Design Downtown Denton plan. This area encompasses approximately 64 acres, generally located south of Mulberry Street and Sycamore Street, west of Bell Avenue, North of Eagle Drive and Smith Street, and east of Carroll Boulevard. (PZ25-146, Expanding Opportunity in Southern Downtown, Sean Jacobson).

Attachments:
Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Current & Proposed Zoning Map
Exhibit 3 - Current Land Use Map
Exhibit 4 - Floodplain Removal Map
Exhibit 5 - Comparison of Allowed Uses
Exhibit 6 - Neighborhood Meeting Feedback Results & Map

B. PZ25-147 Receive a report and hold a discussion regarding bills recently passed during the 89th State Legislative Session that may impact the City's development processes and regulations.

Attachments: Exhibit 1 - Agenda Information Sheet
Exhibit 2 - 89th Legislative Session Program
Exhibit 3 - TML List of Bills Passed Affecting Cities
Exhibit 4 - Special Session of the 89th Legislature Proclamation

In the event that the Planning and Zoning Commission does not finish their work session prior to 6:30 p.m., the Commission may return to the work session agenda after adjourning the regular meeting.

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, July 23, 2025, at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas at which time the following items will be considered:

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag
B. Texas Flag

"Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible."

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FOR:

A. PZ25-012 Consider approval of the June 25, 2025, Capital Improvement Advisory Committee, and the June 25, 2025, Planning and Zoning meeting minutes.

Attachments: June 25, 2025 CIAC
June 25, 2025 P&Z

3. CONSENT AGENDA

Staff recommends approval of the following items because they meet the requirements of the Denton Development Code. Approval of the Consent Agenda includes staff recommendations for approvals and authorizes staff to proceed. The Planning and Zoning Commission has reviewed the applications and has had an opportunity to raise questions regarding the items prior to consideration.

A. FR25-0017a Consider a request by Chase Carrick of Traverse Land Surveying on behalf of Red Bird Ridge LLC for a Final Replat of Red Bird Ridge Addition. The 25.978-acre site is generally located south of Country Club Road, north of Oak Ridge Lane, and west of Fincher Trail, in City of Denton's ETJ Division 1, Denton County, Texas. (FR25-0017a, Red Bird Ridge Addition, Erin Stanley).

Attachments: Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Site Location Map
Exhibit 4 - Final Replat
Exhibit 5 - LLC Members List

B. FP25-0021a Consider a request by Chase Carrick of Traverse Land Surveying on behalf of Cana

Capital Series 9 LLC, for a Final Plat of Red Bird Ridge Addition Phase 2. The 8.247-acre site is generally located south of Country Club Road, north of Oak Ridge Lane, and west of Fincher Trail, in City of Denton's ETJ Division 1, Denton County, Texas. (FP25-0021a, Red Bird Ridge Addition Phase 2, Erin Stanley).

Attachments:
Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Site Location Map
Exhibit 4 - Final Plat
Exhibit 5 - LLC Members List

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. FP25-0020a Consider a request by Animas Civil Engineering LLC, on behalf of Luxury Storage Condominiums LLC for approval of a Final Plat of Lot 1 Block A Luxury Storage Condominiums. The 9.405-acre tract is approximately located on the south side of Hickory Creek Road, and approximately 610 feet west of Teasley Lane (F.M. 2181) in the City of Denton, Denton County, Texas. (FP25-0020a, Luxury Storage Condominiums, Matt Bodine)

Attachments:
Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Site Location Map
Exhibit 4 - Final Plat
Exhibit 5 - Plat Extension Request Letter
Exhibit 6 - LLC Members List

B. ZCP25-0013 Consider a request by Lifepoint Health for approval of a Site Plan for hospital services within the Rayzor Ranch Overlay District, South Campus - South Mixed-Use District - 1 (SMUUD-1) subarea, located on Lot 21, Block A of Rayzor Ranch Town Center. The approximately 3.099-acre subject property is generally located west of Heritage Trail, approximately 265 feet north of Panhandle Street in the City of Denton, Denton County, Texas. (ZCP25-0013, Life Point Rehabilitation, Mia Hines).

Attachments:
Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Site Location Map
Exhibit 4 - Proposed Site Plan
Exhibit 5 - Proposed Landscape Plan & Open Space Plan
Exhibit 6 - Proposed Conceptual Building Elevations
Exhibit 7 - RROD Exhibit C-2
Exhibit 8 - RROD Exhibit D-2

5. PUBLIC HEARINGS

This notice authorizes the Planning and Zoning Commission to recommend and City Council to approve a

different zoning district which is equivalent to or more restrictive than that which is requested by the applicant, as the different district may not have a maximum structure height, floor area ratio, or density that is higher than the one requested or be nonresidential when the request is for a residential use or vice versa. The different zoning district must be deemed consistent with the Comprehensive Plan and the Future Land Use Plan.

A. AESA25-0001a — Hold a public hearing and consider making a recommendation to the City Council regarding a request to approve an Alternative Environmentally Sensitive Area Plan to offset the removal of 0.21 acres of Environmentally Sensitive Areas (ESAs) on approximately 53.89 acres of land located north of Spencer Road and approximately 1,200 feet west of the intersection of Spencer Road and Loop 288 in the City of Denton, Denton County, Texas. STAFF IS REQUESTING THIS PUBLIC HEARING BE POSTPONED TO THE AUGUST 13, 2025 PLANNING AND ZONING MEETING. (AESA25-0001a, Spencer Road Industrial, Christi Upton).

Attachments: Exhibit 1 - Agenda Information Sheet

B. Z25-0004 — Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 21.800 acres of land from Rural Residential (RR) District to Heavy Industrial (HI) District generally located at the southwest corner of Spring Side Road and Corbin Road in the City of Denton, Denton County, Texas. (Z25-0004, Spring Side Road Industrial, Matt Bodine)

Attachments: Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis final
Exhibit 3 - Site Location Map
Exhibit 4 - Project Narrative
Exhibit 5 - LLC Members List
Exhibit 6 - Current Zoning Map
Exhibit 7 - Proposed Zoning Map
Exhibit 8 - Future Land Use Map
Exhibit 9 - Table of Allowed Uses
Exhibit 10 - Mobility Plan Map
Exhibit 11 - Notification Map & Responses
Exhibit 12 - Fiscal Impact Summary
Exhibit 13 - Draft Ordinance

C. S25-0004 — Hold a public hearing and consider making a recommendation to City Council regarding a request by Robert Stevens, on behalf of the property owner, for a Specific Use Permit to allow for a Boarding House use on approximately 0.403 acres of land, generally located at the southwest corner of West Oak Street and Fry Street in the City of Denton, Denton County, Texas. (S25-0004, 1305 Oak Boarding House, Matt Bodine)

Attachments: Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Site Location Map
Exhibit 4 - Project Narrative
Exhibit 5 - Proposed Site Plan
Exhibit 6 - Existing Zoning Map
Exhibit 7 - Future Land Use Map
Exhibit 8 - Table of Allowed Uses
Exhibit 9 - Financial Impact Summary
Exhibit 10 - Notification Map
Exhibit 11 - Draft Ordinance

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. PZ25-024 Hold a discussion regarding the Planning and Zoning Project Matrix.

Attachments: Matrix

7. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Planning & Zoning Commission or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Planning and Zoning Commission reserves the right to adjourn into a Closed Meeting on any item on its Work Session or Regular Session agenda consistent with Chapter 551 of the Texas Government Code, as amended, including without limitation, Sections 551.071-551.086 of the Texas Open Meetings Act.

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (https://tx-denton.civicplus.com/242/Public-Meetings-Agendas) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on July 18, 2025, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

_____
OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.

File #: PZ25-146, **Version:** 1

AGENDA CAPTION

Receive a report, hold a discussion, and give Staff direction regarding the expansion of Mixed-Use Downtown (MD) zoning into an area south of the Square currently zoned Mixed-Use Neighborhood (MN), as recommended by the Design Downtown Denton plan. This area encompasses approximately 64 acres, generally located south of Mulberry Street and Sycamore Street, west of Bell Avenue, North of Eagle Drive and Smith Street, and east of Carroll Boulevard. (PZ25-146, Expanding Opportunity in Southern Downtown, Sean Jacobson).

City of Denton

City Hall
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Denton, Texas
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AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

DCM: Cassey Ogden

DATE: July 23, 2025

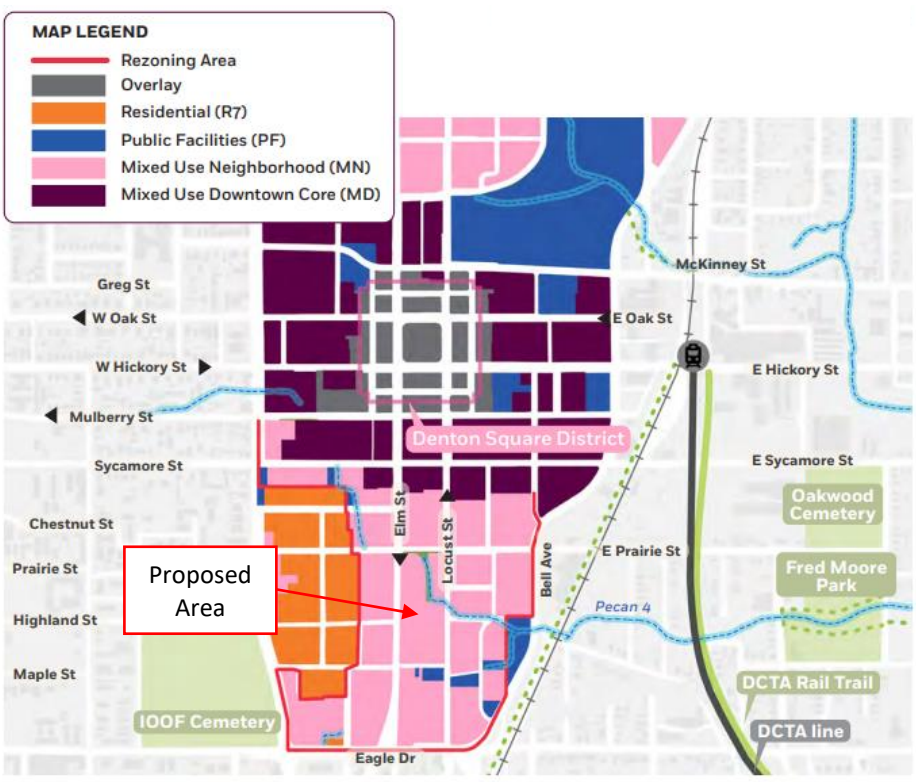
SUBJECT

Receive a report, hold a discussion, and give Staff direction regarding the expansion of Mixed-Use Downtown (MD) zoning into an area south of the Square currently zoned Mixed-Use Neighborhood (MN), as recommended by the Design Downtown Denton plan. This area encompasses approximately 64 acres, generally located south of Mulberry Street and Sycamore Street, west of Bell Avenue, North of Eagle Drive and Smith Street, and east of Carroll Boulevard. (PZ25-146, Expanding Opportunity in Southern Downtown, Sean Jacobson).

BACKGROUND

The purpose of this work session is to discuss and receive feedback from the Planning and Zoning Commission regarding a proposed expansion of the Mixed-Use Downtown (MD) zoning into Southern Downtown south of the Square, as recommended by the Design Downtown Denton (DDD) plan.

The DDD plan was adopted by City Council on September 17, 2024. The inset map to the right is an excerpt from the DDD plan that shows the study area proposed for rezoning (the pink MN area outlined in red).



During the DDD plan public engagement, residents and business owners expressed a desire for more businesses and more focus on revitalization in the area of Downtown south of the Square. In response, as a first step to facilitate future development, the DDD proposed Recommendation 3A, that Southern Downtown be redeveloped with new housing, shops, and restaurants, centered around a new park.

Prior to the adoption of the 2019 Denton Development Code (DDC), much of this study area was zoned Downtown Commercial-General (DC-G), indicating that there had previously been a long-term vision for downtown-style development in this area. In addition to the Square area and study area, the DC-G zoning also applied to other areas extending out as far as I-35E to the south and University Drive to the north. Therefore, at the time of the City-wide zoning transition in 2019, there was a desire to scale back the use of Downtown zoning to focus only on the area that was part of the Downtown Implementation Plan (DTIP) rather than applying the MD designation to all areas previously zoned DC-G. As such, the area south of the Square (the study area) was rezoned from DC-G to Mixed-Use Neighborhood (MN) zoning with the 2019 DDC adoption thereby further limiting Downtown-style development in this area. Based on more recent analysis and outreach done with the DDD plan, it has been determined that MD zoning is appropriate for this study area today.

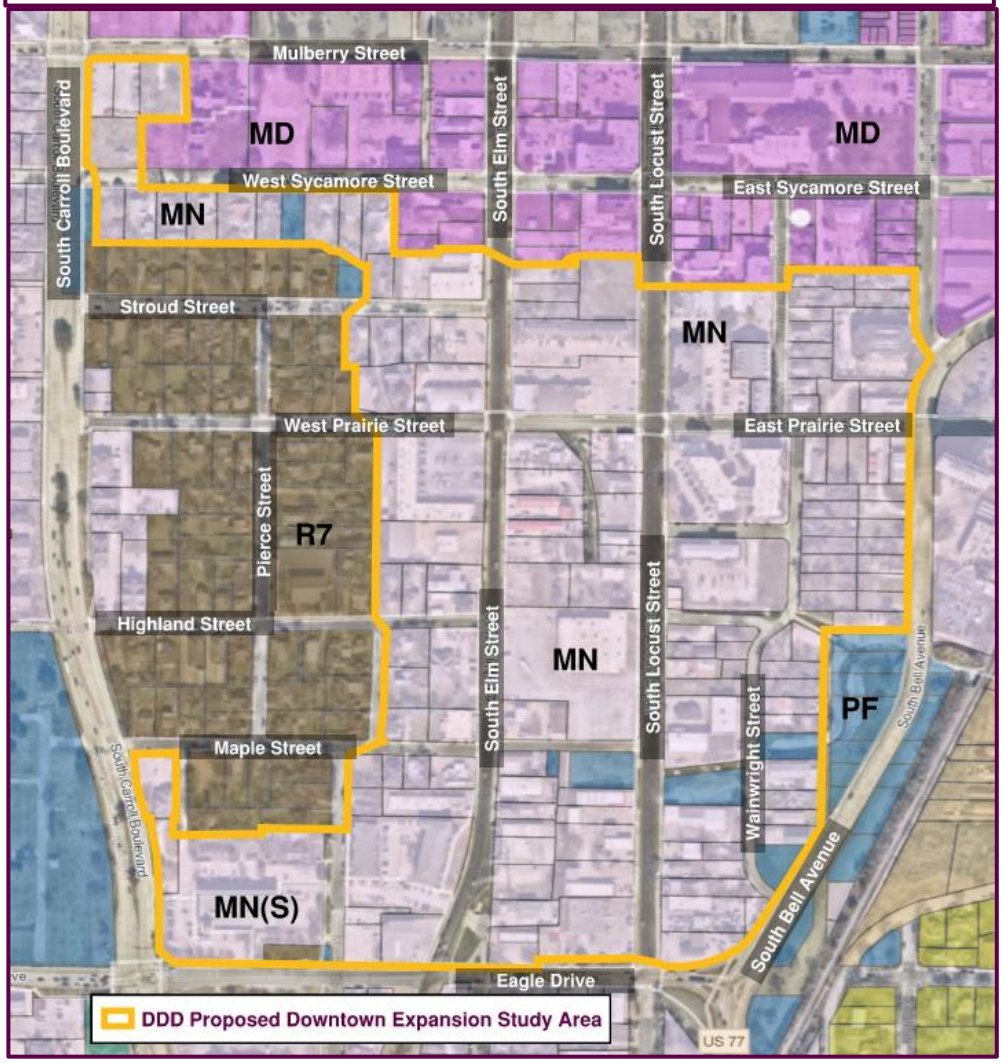
More recently, a key roadblock to the vision for redeveloping Southern Downtown was removed when the majority of this Southern Downtown area was taken out of the floodplain by the City's PEC-4 project, creating a unique opportunity for growth and redevelopment.

Therefore, in order to realize the vision of a future Southern Downtown, the adopted DDD plan recommended:

- **Proposed Action**: Examine rezoning the MN parcels south of the square to MD to stimulate development south of Downtown.

Study Area:
The area proposed for an expansion of the MD zoning district, outlined in gold on the map to the right, is approximately 64 acres, consisting of the MN-zoned properties in an area generally bounded by Bell Avenue on the east, Eagle Drive on the south, Mulberry Street and Sycamore Street on the north, and, on the west, by Carroll Boulevard and the R7-zoned Stroud neighborhood east of Carroll Boulevard. The majority of the lots are developed with commercial or multifamily uses, with clusters of single-family development along the edges of the area, and a significant number of vacant lots scattered throughout (see Exhibit 3 – Current Land Use Map). It should be noted that there are parcels within the study area that are currently zoned Public Facilities (PF). At this time staff is not proposing to change the PF zoning on those parcels, which are primarily utilized for drainage and other public infrastructure.

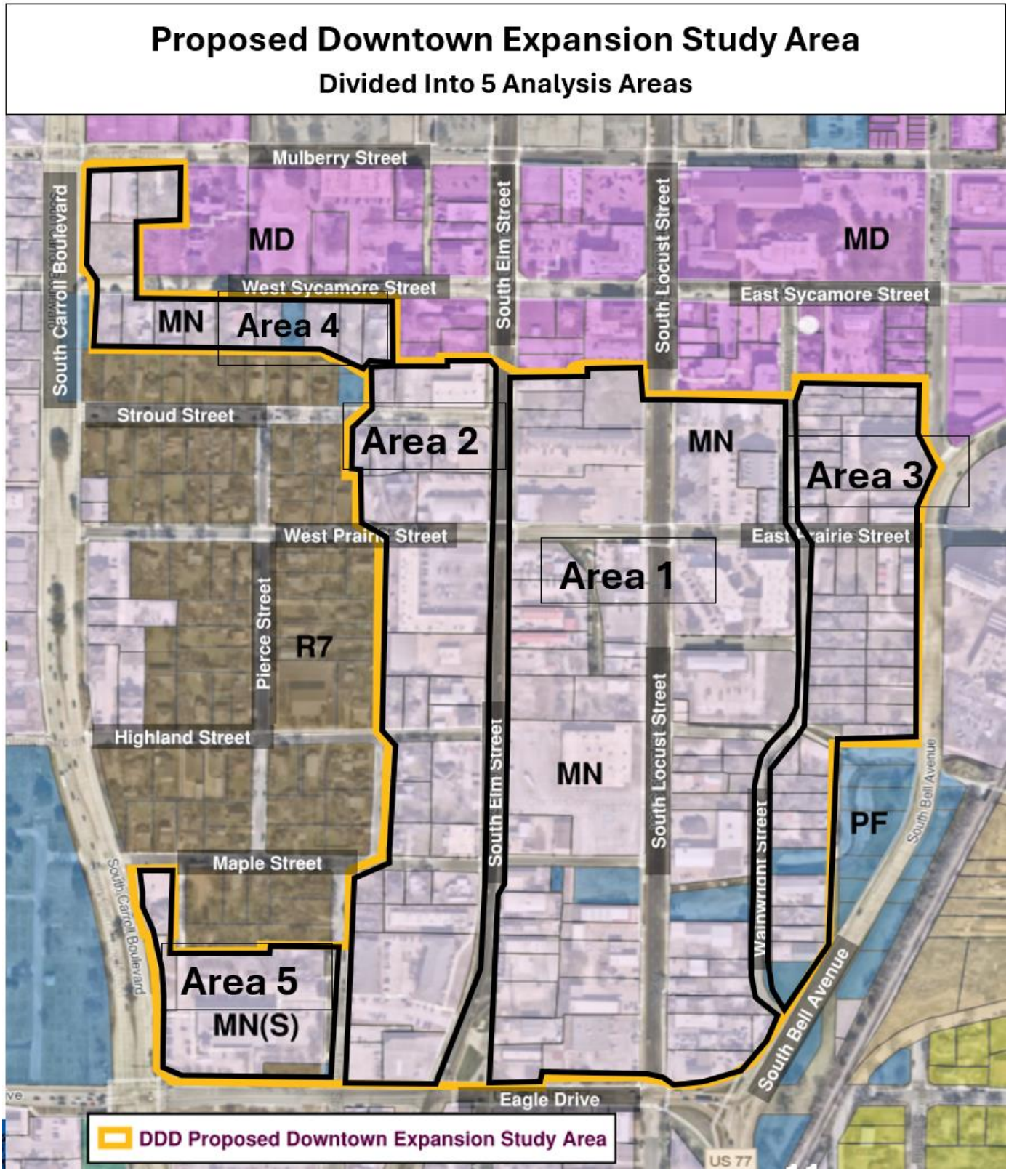
DDD-Proposed Downtown Extension Study Area



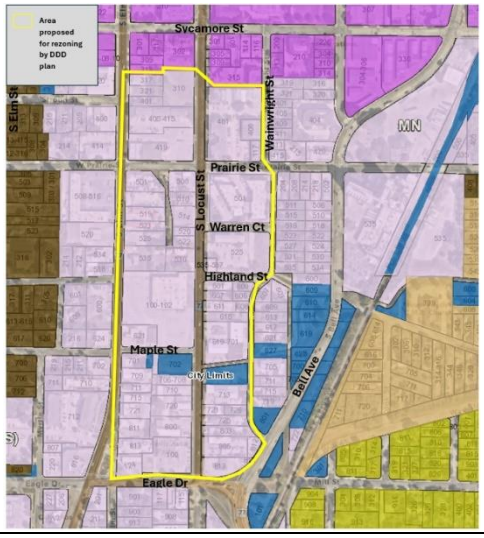
ANALYSIS AND RECOMMENDATION:

Analysis by Area

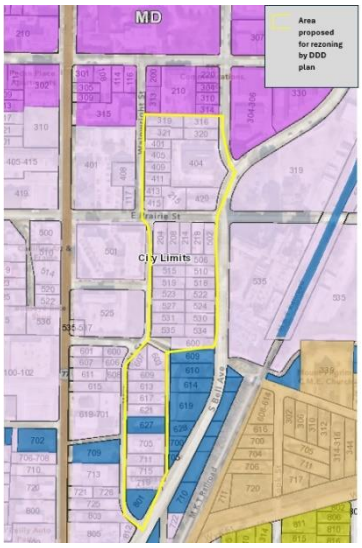
In order to facilitate analysis, staff divided the area proposed for expansion of the MD zoning into 5 Analysis

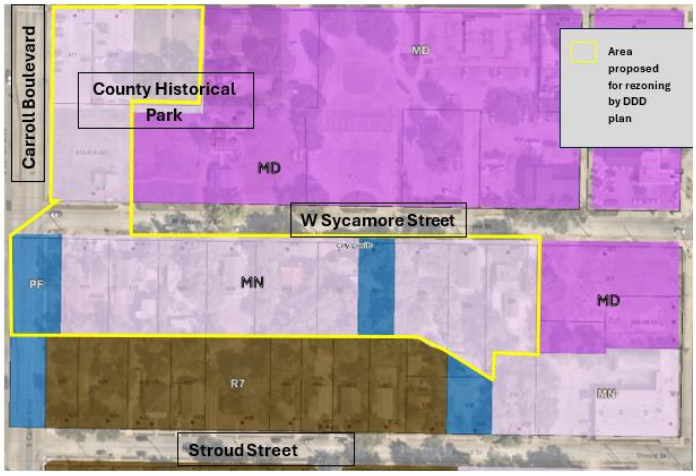


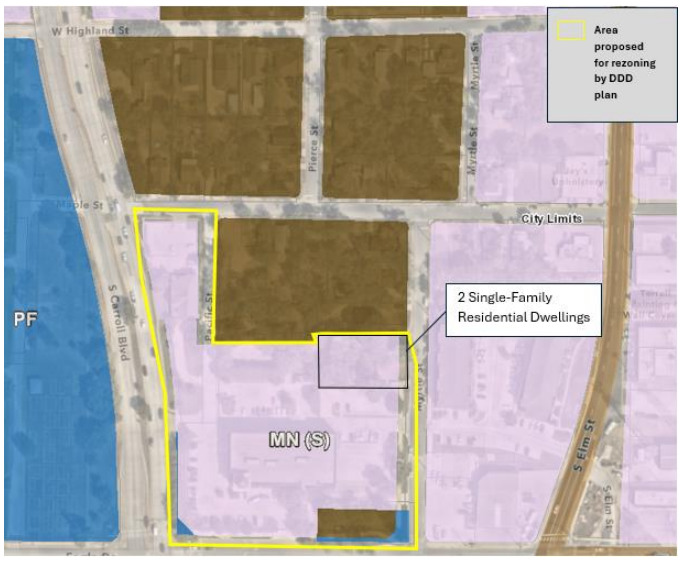
Areas, as shown in the map above. A table summarizing analysis points for each of the five areas follows.

	Area 1: South of Sycamore between Elm and Wainwright Streets
	
Area:	~14 acres
Lots:	60 lots
Lot Breakdown by Use:	• 46 Commercial Lots • 9 Vacant Lots • 5 Multifamily Lots
Current Zoning:	MN
Pre-2019 Zoning:	DC-G
Proposed Zoning:	MD
Analysis Summary:	• Area consists of multifamily and aging commercial uses and vacant lots. • Expanding MD zoning would create more flexibility for reuse of existing buildings and opportunities for redevelopment. • MD allows more lot coverage and permits more downtown-type uses such as bars and craft breweries, by right, does not require minimum parking for commercial uses and multifamily uses under 10 units, and does not set a minimum open space for multifamily development. • Greater flexibility to pursue Downtown-style development may encourage adaptive reuse and redevelopment in line with the Denton 2040 Comprehensive Plan and the DDD Plan, which both call for denser and more walkable infill development, supporting vibrant daytime and nighttime activity Downtown, and increasing housing options Downtown.
Floodplain Removed?	Yes – majority of lots. See Exhibit 4.
Potential Negative Impacts Anticipated from expanding MD?	No – properties were previously zoned Downtown Commercial-General, properties are not adjacent to single-family residential uses, and street and utility infrastructure were recently upgraded.
Recommendation:	Expand MD zoning to all MN lots within Area 1.

	Area 2: South of Sycamore – West of Elm
	
Area:	~10 acres
Lots:	29 lots
Lot Breakdown by Use:	• 12 Commercial Lots • 4 Duplex/Triplex/Fourplex Lots • 9 Single-Family Residential Lots (5 owner-occupied) • 2 Multifamily Lots • 2 Vacant Lots
Current Zoning:	MN
Pre-2019 Zoning:	DC-G; Downtown Residential 2 (DR-2, 1 Lot)
Proposed Zoning:	MD
Analysis Summary:	• Area is a mix of aging commercial lots fronting on South Elm Street, single-family residences and duplexes behind the commercial lots, and a large multifamily development to the south at the intersection of South Elm Street and Eagle Drive. • Expanding MD provides more opportunities to property owners to redevelop the area as a denser, more walkable mixed-use area, with more buildings fronting the street and less large parking lots. • Providing a consistent depth of MD zoning along South Elm Street removes a potential challenge for the future creation of larger, higher-quality multifamily and mixed-use developments, as well as smaller infill developments, both of which the DDD Plan envisions for this area. • Existing DDC buffer standards help mitigate potential negative impacts on existing single-family lots adjacent to the area proposed for expansion of MD zoning. Concerns about single-family residential uses within the area becoming non-conforming can be addressed by ordinance language.
Floodplain Removed?	Yes – 8 of 29 lots. See Exhibit 4.
Potential Negative Impacts Anticipated from expanding MD?	Potential visual impacts on adjacent single-family lots within the Stroud neighborhood due to higher permitted height in MD. MD zoning does not permit the single-family residential use, so this change would make existing single-family residential uses within the area non-conforming.
Solution for Negative Impacts:	The DDC provides both general buffer requirements for development adjacent to single-family residential lots, as well as height transition buffer requirements which limit the height of buildings on lots abutting a single-family use or residentially zoned lot. Ordinance expanding MD zoning into the area can be written to state that single-family uses will remain conforming, as was written into the 2019 DDC for all single-family uses existing at the time of adoption.
Recommendation:	Expand MD zoning to all MN lots within Area 2, with ordinance language which keeps single-family uses within the area of expansion conforming.

	Area 3: South of Sycamore – East of Wainwright
	
Area:	~10.5 acres
Lots:	45 lots
Lot Breakdown by Use:	• 17 single-family residential (3 owner-occupied) • 17 Vacant lots • 1 Infrastructure lots • 1 Institutional • 7 Commercial lots • 2 Multifamily lots
Current Zoning:	MN
Pre-2019 Zoning:	DC-G
Proposed Zoning:	MD
Analysis Summary:	• Area is a mix of commercial, residential, and multifamily uses, and it has the highest number of vacant lots of any of the areas studied. It is bifurcated by many streets, drainage channels, and city-owned drainage lots which limit available real estate. • Area of opportunity for adaptive reuse and redevelopment, given its proximity to the Square, many vacant lots, limited sidewalks, and aging residential and commercial buildings. • Available land for redevelopment is limited by the right-of-way and infrastructure cutting through the area, and by the large number of trees. MD provides more flexible standards than MN, which are likely needed to enable townhome, multifamily, and mixed-use development in this area. • Concerns about single-family residential uses within the area becoming non-conforming can be addressed by ordinance language.
Floodplain Removed?	Yes – majority of lots. See Exhibit 4.
Potential Negative Impacts Anticipated from expanding MD?	MD zoning does not permit the single-family residential use, so this change would make existing single-family residential uses within the area of expansion non-conforming.
Solution for Negative Impacts:	Ordinance expanding MD zoning into the area can be written to state that single-family uses will remain conforming.
Recommendation:	Expand MD zoning to all MN lots in Area 3, with ordinance language keeping single-family uses within the area of expansion conforming.

	Area 4: Sycamore Street Properties
	
Area:	~ 4.1 acres
Lots:	15 lots
Lot Breakdown by Use:	• 5 Single-Family lots – 3 owner-occupied • 5 Institutional (4 county lots, one daycare) • 2 Infrastructure lots • 2 Duplex/Triplex/Fourplex lots • 1 Commercial lot
Current Zoning:	MN
Pre-2019 Zoning:	DR-2 – 12 Lots DC-G – 3 Lots
Proposed Zoning:	MD
Analysis Summary:	• The area includes 4 County Historic Park lots north of W Sycamore Street, and a row of primarily residential lots south of West Sycamore Street, which form the northern boundary of Stroud neighborhood. • The area is already an established and functional low-rise, mixed-use area, separated from the main Southern Downtown corridors of Elm Street and Locust Street, making significant redevelopment in the near future less likely than in other analysis areas. • Most of these MN-zoned lots were not zoned DC-G prior to 2019, and none have been removed from the floodplain, making it difficult to suggest that they meet the criteria for rezoning. • Denton County's use of the Historical Park lots is permitted under the current zoning, and that use is not anticipated to change in the near future.
Floodplain Removed?	No. See Exhibit 4.
Potential Negative Impacts Anticipated from expanding MD?	Existing homes are an uninterrupted part of the Stroud neighborhood. Expanding MD zoning here could lead to the loss of the buffer that this row of properties currently provides between the Stroud neighborhood and the more intensive commercial and multifamily uses to the north. MD zoning does not permit single-family residential use, so would make existing single-family residential uses within the area of expansion non-conforming.
Solution for Negative Impacts:	Ordinance expanding MD can be written to state that single-family uses will remain conforming.
Recommendation:	Maintain current MN zoning in Area 4.

	Area 5: Carroll-Eagle Lots
	
Area:	~ 4.09 acres
Lots:	4 lots
Lot Breakdown by Use:	• 3 Commercial lots • 1 Mixed-Use lot
Current Zoning:	MN with Specific Use Permit (SUP) – 3 Lots R7 – 1 Lot
Pre-2019 Zoning:	DC-G – 3 Lots Downtown Residential 1 (DR-1) – 1 Lot
Proposed Zoning:	MD
Analysis Summary:	• Area is fully developed with a mix of uses, including a building containing a bank and various other offices, a financial services office building, and two single-family residential dwellings. • Given that the commercial and mixed-uses developed recently, and that expansion of the existing uses beyond what is permitted by the current Specific Use Permit (SUP) would require an SUP amendment, significant redevelopment or expansion in the near future does not appear likely. • Significant recent changes, which could justify a rezoning, have not occurred in the area. • These lots are outside the area where the DDD plan proposes new residential and mixed-use development, redevelopment, and adaptive reuse. • Overall, it is difficult to make a case for the value and necessity of a city-initiated rezoning in this area at this time.
Floodplain Removed?	No. Floodplain does not extend to this area. See Exhibit 4.
Potential Negative Impacts Anticipated from expanding MD?	No significant negative impacts anticipated.
Recommendation:	Maintain current MN and R7 zoning in Area 5.

Additional Public Engagement/Feedback:

In May 2025, staff held two neighborhood meetings to present the initial results of staff's analysis of the DDD-recommended zoning change to residents, property owners, and business owners within and around the area proposed for rezoning. Postcards were mailed to 261 addresses within the area and within 500 feet of the area proposed for rezoning. The meetings were attended by 18 community members, including residents, property owners or managers, a business owner, and tenants from both within and around the proposed rezoning area. See Exhibit 6 for a map showing which parcels were represented by meeting attendees.

Attendees heard a presentation on the proposed expansion of MD zoning, which included identification of potential negative impacts and ways those could be mitigated. Attendees then had the opportunity to discuss and give feedback on staff's recommendations and express any concerns they have. Residents did raise concerns about parking, the potential for superblock development, current tenants possibly having to relocate, and the impact of increased height and density. However, they also expressed support for potential benefits of the MD expansion, including incentivizing more development, reducing parking requirements, limiting automotive businesses, and the opportunity for new development and redevelopment to bring more landscaping and sidewalks. In the end, attendees unanimously supported all of staff's recommendations for areas to rezone (Areas 1-3), areas to not rezone (Areas 4-5), and ordinance language to keep single-family residences conforming. Notes from these meetings are provided in Exhibit 6.

Overall Staff Recommendation:

- Staff recommends expanding MD zoning to the MN-zoned lots in Areas 1-3.
- Staff recommends that the current MN zoning be maintained in Areas 4 and 5.
- Staff recommends that the proposed expansion of MD zoning shall include ordinance language keeping existing single-family residential dwellings in the rezoned areas as conforming.

FEEDBACK REQUESTED:

Staff is seeking the Planning and Zoning Commission's feedback on the following questions related to the proposed expansion of MD zoning into Southern Downtown:

1. Does the Commission concur with staff's recommendation to expand MD zoning into Areas 1-3 of Southern Downtown?
2. Does the Commission concur with staff's recommendation to maintain the current MN in Areas 4-5 of Southern Downtown?
3. Does the Commission concur with staff's recommendation that the proposed expansion of MD zoning shall include ordinance language keeping existing single-family residential dwellings conforming?
4. Does the Commission have any additional specific thoughts or concerns about the proposed expansion of MD zoning?

EXHIBITS

1. Agenda Information Sheet
2. Current & Proposed Zoning Map
3. Current Land Use Map
4. Floodplain Removal Map
5. Comparison of Allowed Uses
6. Neighborhood Meeting Feedback Results & Map

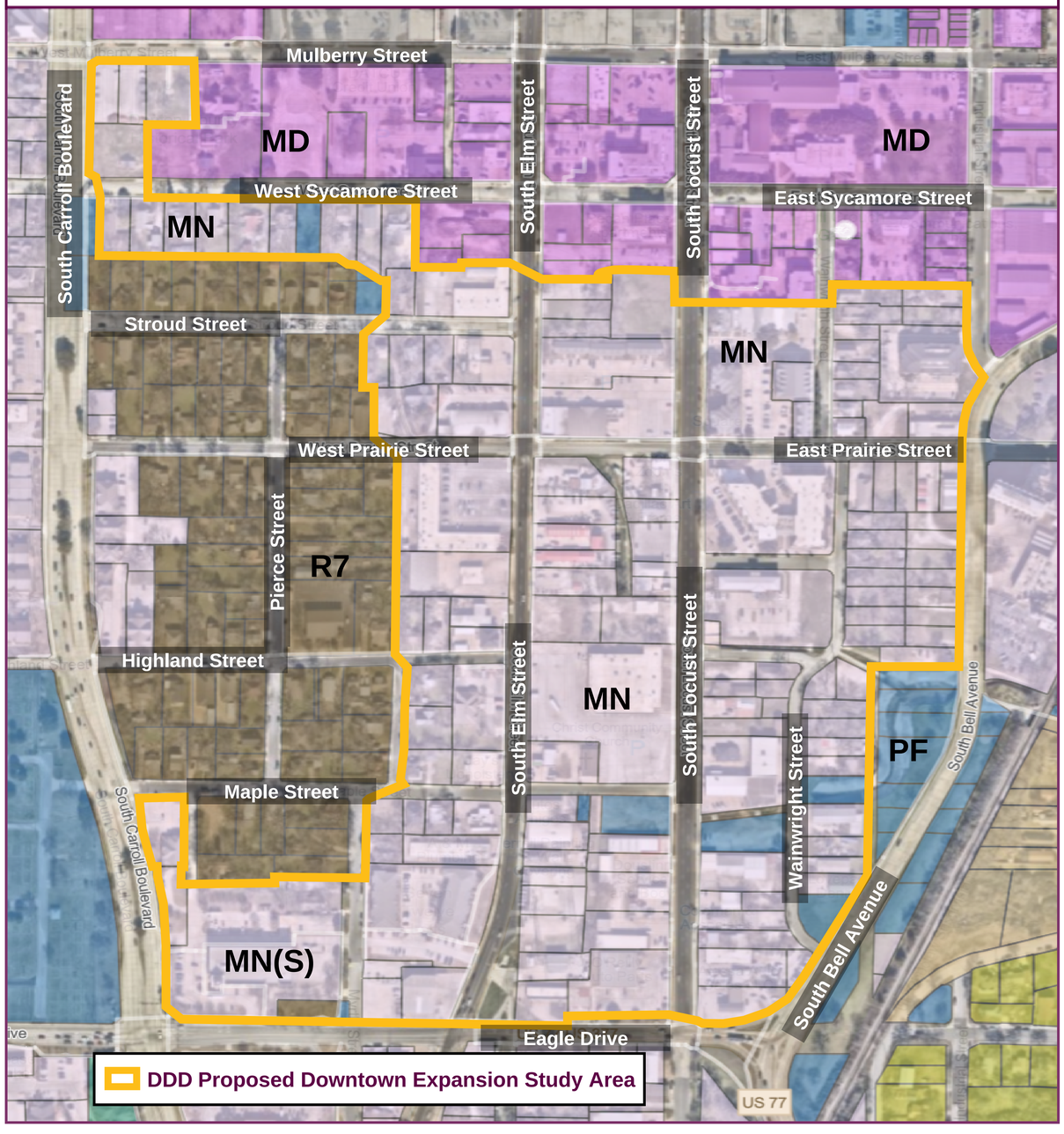
Respectfully submitted:

Tina Firgens, AICP
Deputy Director of Development Services/Planning Director

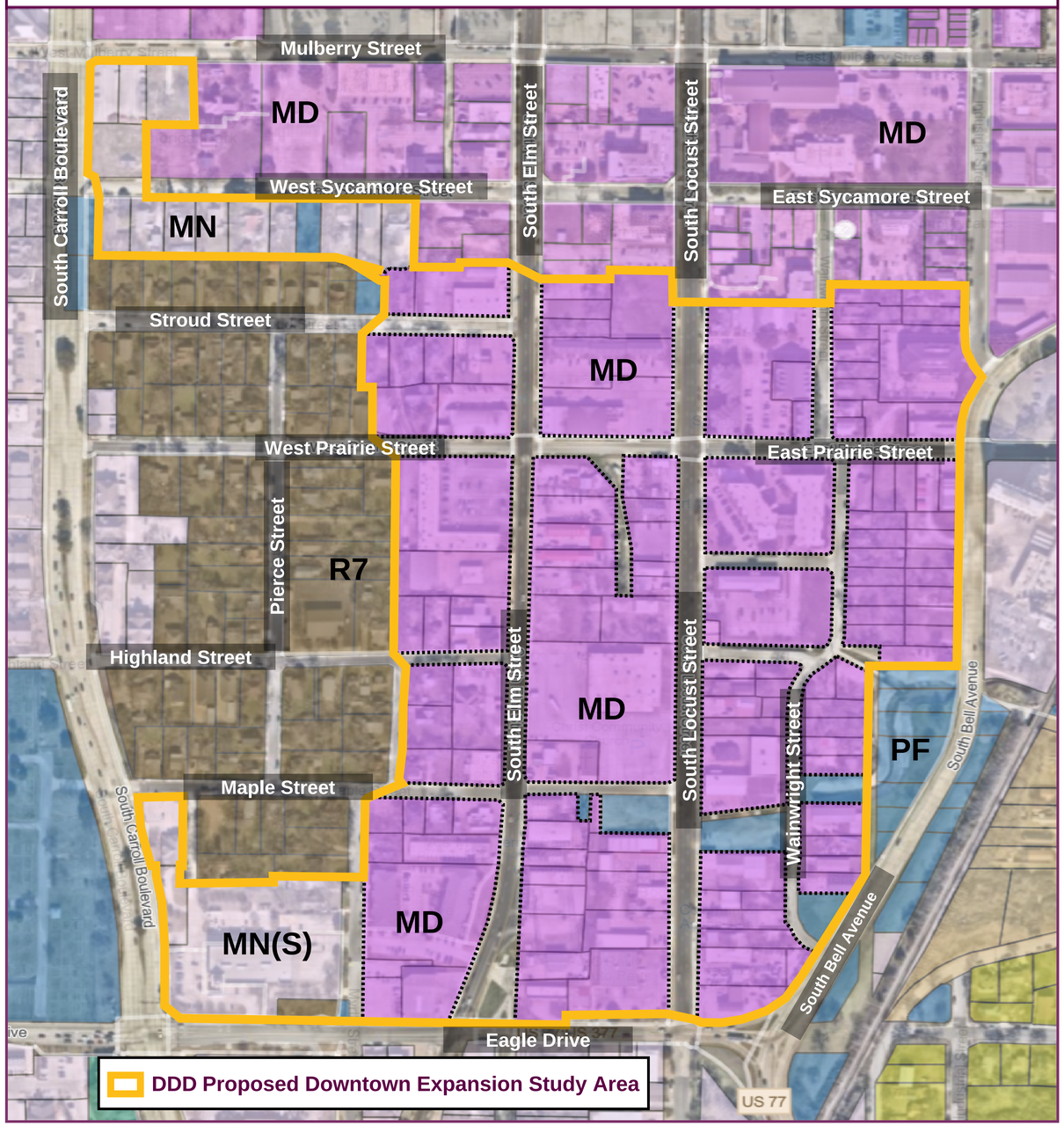
Prepared by:
Sean Jacobson
Associate Planner

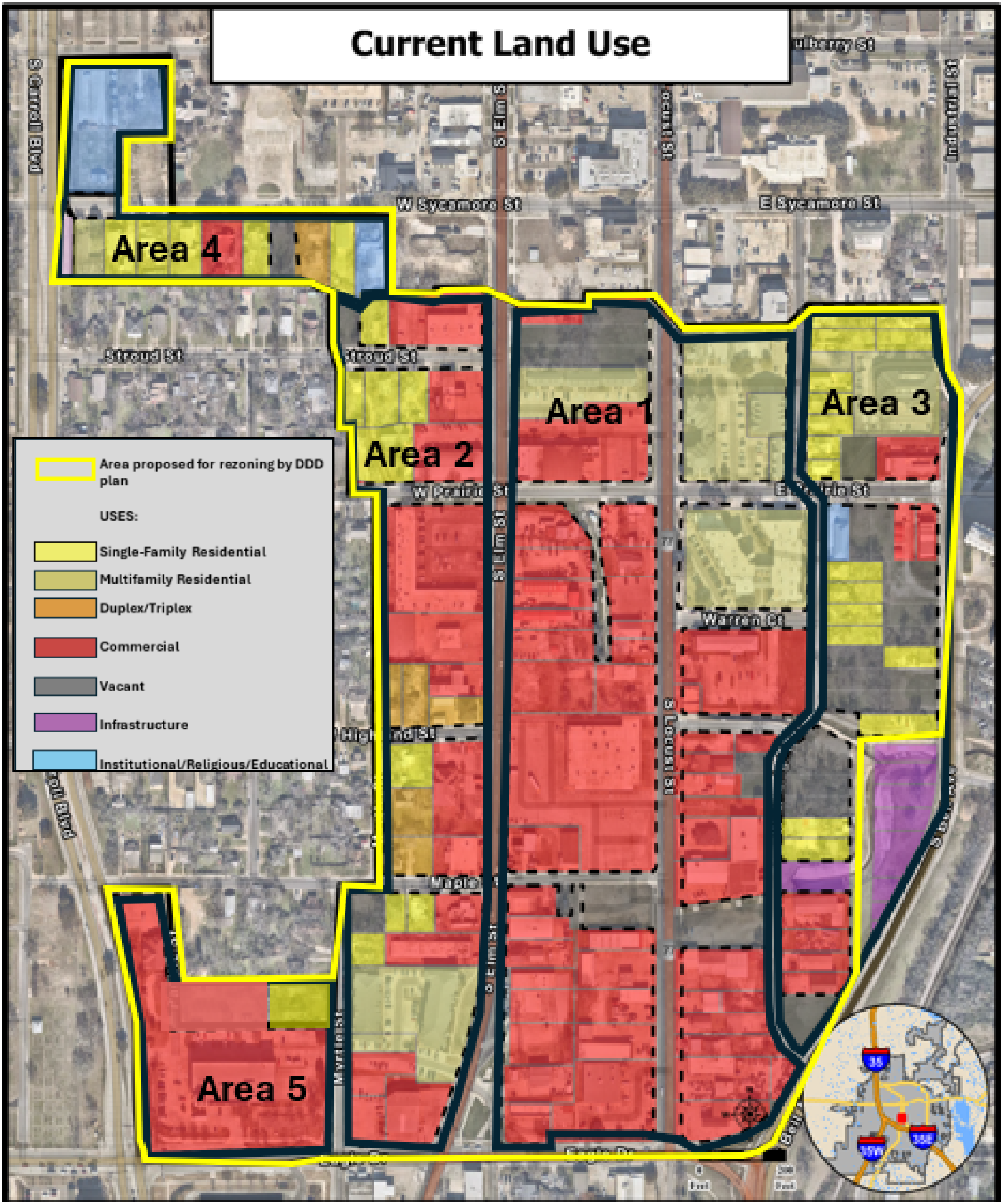
Expanding Opportunities for South Downtown
Mixed-Use Neighborhood (MN) to Mixed-Use Downtown (MD)

Current Zoning



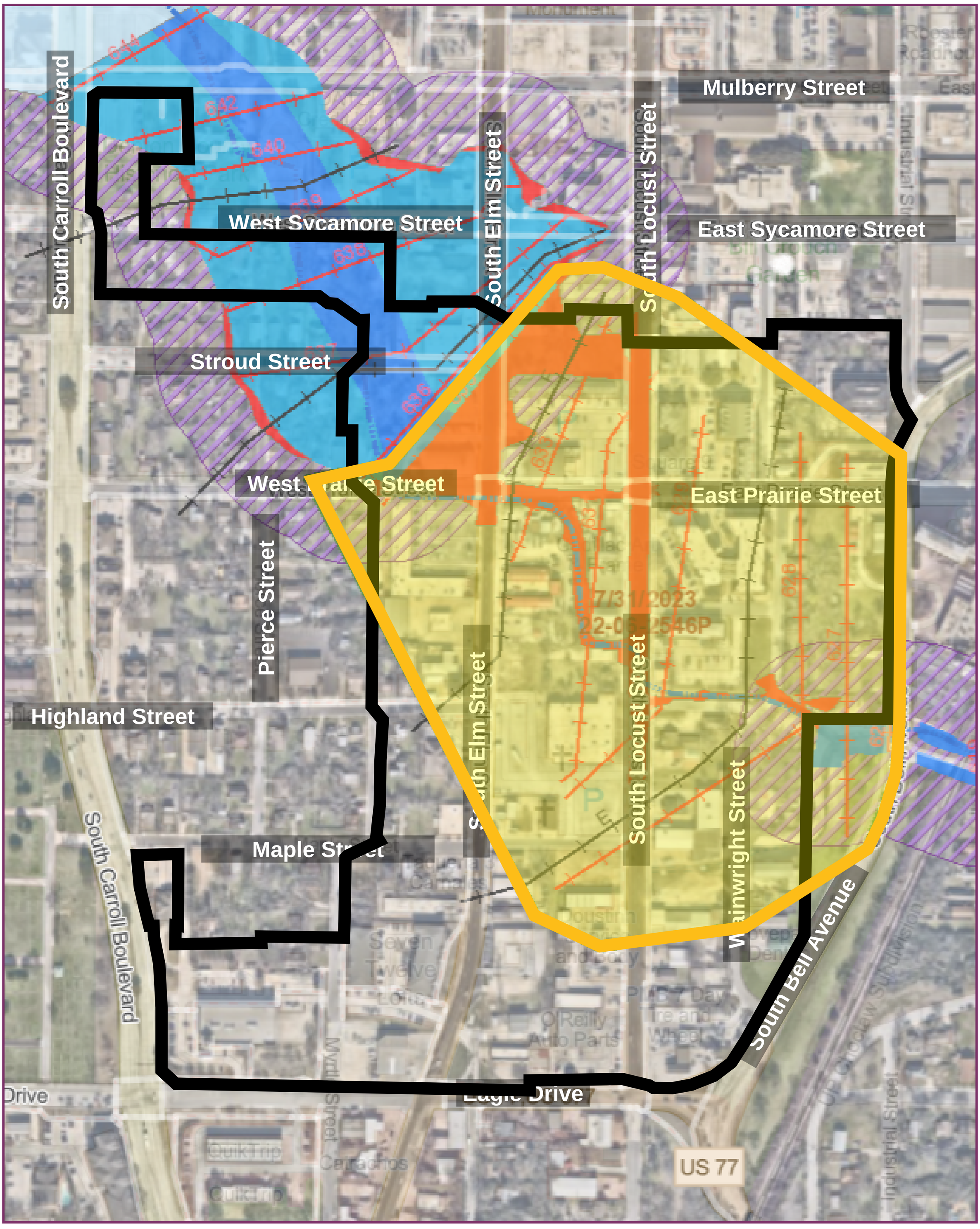
Proposed Zoning




Current Land Use
Area 4
Area 1
Area 2
Area 3
Area 5
Area proposed for rezoning by DDD plan
USES:
Single-Family Residential
Multifamily Residential
Duplex/Triplex
Commercial
Vacant
Infrastructure
Institutional/Religious/Educational
S Elm St
S Locust St
W Sycamore St
E Sycamore St
Stroud St
Warren St
S Carroll Blvd

Expanding Opportunities for South Downtown

Floodplain Removal Map



Approximate Area of 100-year Floodplain

Subject Area

Approximate Area Removed from 100-year Floodplain

Approximate Area of 500-year Floodplain

Comparison of Allowed Uses

Mixed-Use Neighborhood (MN) vs. Mixed-Use Downtown (MD)

Table of Allowed Uses – Where MD & MN Vary		
P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply		
	Mixed-Use	
	MN	**MD**
Single-Family Detached Dwelling	P+	
Chapter House	S	
Dormitory	S	P
Club or Lodge	P+	P
Funeral and Internment Facility		S
College or University		P
Veterinary Clinic	P	P+
Bar, Tavern, or Lounge	S+	P
Smoke Shop		P
Boarding or Rooming House	S	P
Automotive Repair Shop, Minor	S+	
Parking Lot as a Principal Use		P
Craft Alcohol Production	S	P+
Manufacturing, Low-Impact		S+

(Uses which are treated the same in MN and MD not shown)

Expanding Opportunities in Southern Downtown

May 2025 Neighborhood Meeting Notes:

Meeting 1 – May 7:

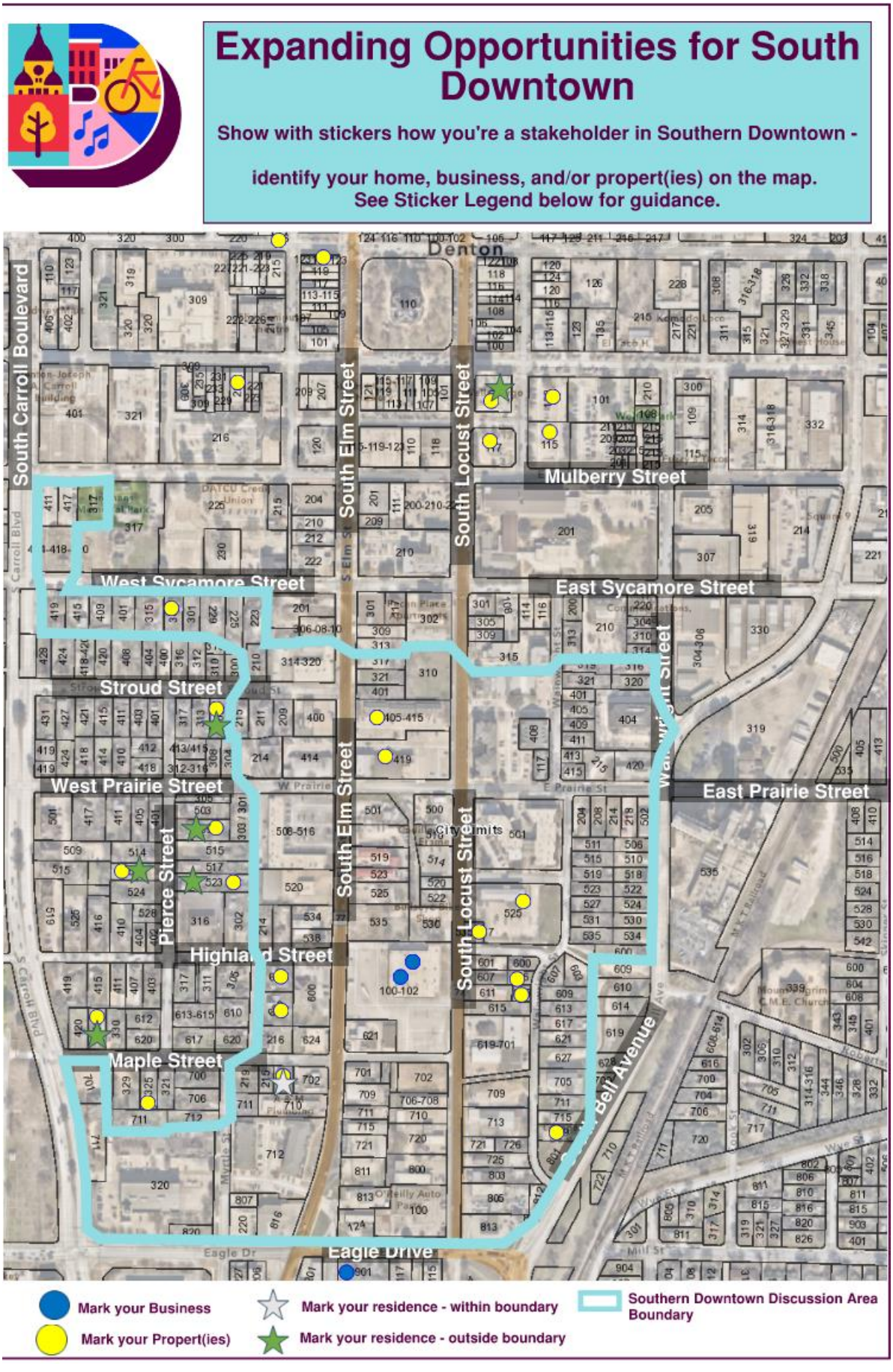
- Attendees: 8
- Discussion Topics:
    - Can Single- Family uses stay?
    - Will this bring in Vape shops or gambling?
    - Parking
    - Height concern
    - Need Grocery
    - Historic designations would be nice
    - Density concern
    - Want to make sure there are buffer requirements
    - Building heights - how high could buildings go
    - Owners should have the rights they had when they purchased the property (DC-G)
- Overall Response: Support for Staff Recommendations

Meeting 1 – May 7:

- Attendees: 11 (one repeat from first meeting)
- Discussion Topics:
    - Need to incentivize people to come in and develop this area
    - Parks make sense
    - Construction challenges
    - Speeding is an issue
    - Less parking required is good
    - Question of where parking will be provided
    - Likes idea of change
    - Likes that more auto businesses won't be allowed
    - Protect the trees

- More street trees, landscaping, and sidewalks are good
- No concern with leaving Areas 4-5 as MN
- Loves Downtown activities and design
- Totally fine with rezoning Areas 1-3
- Some concern about property their church leases being sold, due to the investment they made in the building
- Prefer not to have superblocks of multifamily, prefer more townhomes

Neighborhood Attendee Map – Showing Attendee Sticker Responses:



File #: PZ25-147, **Version:** 1

AGENDA CAPTION

Receive a report and hold a discussion regarding bills recently passed during the 89th State Legislative Session that may impact the City's development processes and regulations.

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: July 23, 2025

SUBJECT

Receive a report and hold a discussion regarding bills recently passed during the 89th State Legislative Session that may impact the City's development processes and regulations.

BACKGROUND

The State of Texas 89th Legislative Session began on January 10, 2025 and concluded after its constitutionally mandated 140-day term on June 2, 2025. As a political subdivision of the State, the City of Denton has a vested interest in actions taken by the State Legislature. Throughout the legislative session, City staff monitored developing legislation and advocated on behalf of the City, using the Council-adopted Legislative Program (Exhibit 2) for policy direction.

The purpose of this work session item is to provide a brief recap of the regular session and highlight some of the more significant legislation impacting development processes and regulations. The overview below is based upon the information presented to the City Council at their July 17, 2025 work session.

Overview of the 89th Regular Session

Across the regular session, more than 8,700 bills were filed, with over 700 specifically being tracked by the City of Denton due to potential municipal impacts. This session saw the highest number of bills filed since 1991, but with only 1,208 passed and/or sent to the Governor the session also saw the lowest passage rate of bills (13.8%) since 1991.

Ahead of the Regular Session, Governor Abbott published his list of legislative priorities and emergency items, which included property tax relief, investment in Texas' water supply, increasing teacher pay and career training, bail reform, and protecting infrastructure from cyber threats. While these priorities are often a bellwether of important issues during the session, many other issues took up a substantial amount of time, including THC products, immigration, oversight of the lottery, and a variety of topics affecting local governments, including housing and land use regulations, employee severance pay, and limitations on impact fees. Property tax relief legislation is expected to be taken up again in an upcoming special session, as well as legislation related to reducing impact fees for builders who include water conservation and efficiency measures (refer to Exhibit 4).

Next Steps

With the conclusion of the Regular Session, staff identified over 260 bills that passed the legislature which, in general, affect cities and may directly or indirectly impact the City of Denton. Many of these bills are not likely to have a significant impact on the City of Denton while a portion may impact the City only under

certain conditions or require minor changes/updates to policies, processes, programs, and documents. Refer to Exhibit 3 for a complete list of bills passed affecting cities.

Staff identified approximately 12 adopted bills that may impact the City's development processes and regulations. Staff is currently analyzing those legislative bills and will make necessary changes/updates by the required timeframes set out in each bill, as applicable. Should there be a need for a formal recommendation by the Planning and Zoning Commission and action by City Council, such as Code amendments, staff will bring those for discussion and consideration as soon as possible. During the work session presentation staff will highlight only those pieces of legislation that have been identified as having an impact on the City's development processes and regulations, including the following which have been organized by topic:

Notification:

- H.B. 1522: Relating to notice of a meeting held under the open meetings law.
- H.B. 24: Relating to notification procedures and protest thresholds for changes to a zoning regulation or district boundary.
- H.B. 4506: Relating to electronic delivery of notice for certain municipal zoning changes.
- S.B. 617: Relating to hearing and public notice requirements regarding the conversion by a municipality of certain properties to house homeless individuals.

Land Use:

- S.B. 1567: Relating to the authority of home-rule municipalities to regulate the occupancy of dwelling units.
- H.B. 2464: Relating to the authority of a municipality to regulate a home-based business.
- H.B. 2844: Relating to the regulation of food service establishments, including retail food stores and mobile food vendors; requiring an occupational license; imposing fees; authorizing an administrative penalty.
- S.B. 1883: Relating to the approval of land use assumptions, capital improvement plans, and impact fees.

Housing:

- S.B. 785: Relating to the regulation of new HUD-code manufactured housing.
- S.B. 15: Relating to size and density requirements for residential lots in certain municipalities; authorizing a fee.
- S.B. 840: Relating to certain municipal regulation of certain mixed-use and multifamily residential development projects and conversion of certain commercial buildings to mixed-use and multifamily residential occupancy.
- S.B. 2477: Relating to certain municipal regulation of conversion of certain office buildings to mixed-use and multifamily residential occupancy.

EXHIBITS

1. Agenda Information Sheet
2. 89th Legislative Session Program
3. TML List of Bills Passed Affecting Cities

4. Special Session of the 89th Legislature Proclamation

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/
Planning Director

Prepared by:
Hayley Zagurski, AICP
Assistant Planning Director

Community Focus

The City of Denton values strong partnerships with key community organizations—including Denton ISD, Denton County, Denton County Transportation Authority (DCTA), North Central Texas College (NCTC), Texas Woman's University (TWU), and the University of North Texas (UNT). To advance legislation that addresses shared priorities and enhances the well-being of the entire Denton area, the City supports the following initiatives:

- Expand access to affordable mental health care through legislation and funding.
- Support legislation and funding for community-based services for individuals experiencing homelessness.
- Protect the autonomy of local officials to make decisions in the best interest of their communities.
    - Oppose restrictions on cities' ability to contract with registered lobbyists for legislative services. If restrictions are imposed, allow cities to maintain contracts for non-lobbying legislative services, such as bill analysis and tracking.
- Support legislation that enhances the City's vibrant community and economy including affordable housing, economic development agreements, environmental sustainability, public and higher education funding, public safety, and tourism.

City Services

- Support legislation that designates essential city employees, like solid waste, utilities, and animal control officers, as first responders.
- Support legislation mandating that retail pet stores only sell animals acquired from animal control agencies, shelters, or rescue organizations, and require stores to maintain records of the animals' origins.
- Support legislation that restores a city's ability to regulate retail pet stores.
- Support legislation and funding for the Texas Parks and Wildlife Department's Local Parks Grant Program.
- Oppose legislation that limits franchise fee authority for solid waste services.
- Oppose legislation that restricts libraries' authority to make decisions regarding materials, implements a state-issued rating system for purchases, or prohibits libraries from hosting community events.

Land Use & Development

- Support legislation that protects and clarifies the City's role in requests for removal from their extraterritorial jurisdictions (ETJ).
- Support legislation that preserves the City's authority to establish lot sizes, parking requirements, density, and accessory dwelling unit (ADU) requirements within city limits.
- Oppose legislation that restricts a city's authority over development issues, including annexation, eminent domain, zoning, regulatory takings, building codes, tree preservation, short-term rentals, and manufactured housing.
- Oppose legislation that diminishes the City's authority to manage and control its rights-of-way, including limitations on requiring dedications or studies as part of plat submissions.

Municipal Court

- Support legislation that amends extended-term protective orders to include offenses against pregnant individuals and those involving strangulation.
- Support legislation that creates a nominal court fee to provide need-based funding for court-appointed attorneys in Class C misdemeanor cases.
- Support legislation that improves virtual or remote access for defendants in municipal court.
- Oppose legislation that eliminates the option of issuing warrants for Class C misdemeanors.

Taxation & Financial Strategies

- Support legislation allowing municipalities to issue debt and protecting debt issuances.
- Support increasing the competitive bidding threshold to reflect rising costs and inflation.
- Oppose legislation limiting a city's ability to issue Certificates of Obligation (COs) and levy necessary fees.

Transportation & Aviation

- Support legislation that invests in the State's multimodal transportation systems and increases funding for growing urban areas.
- Support legislation that provides cities with greater flexibility to fund local transportation projects.
- Support legislation that invests in the State's aviation program capital improvement.

Utilities

- Support legislation that increases state grant funding to the Texas Water Development Board, in alignment with the priorities outlined in the State Water Plan.
- Support legislation that promotes direct potable reuse water, and other water conservation initiatives.
- Support legislation that clearly defines technology resources capable of meeting the goals of the Dispatchable Reliability Reserve Service.
- Support legislation that classifies electric power generation units as critical infrastructure, giving them the same priority protections as entities with priority access to natural gas during emergencies.
- Oppose any legislation that restricts large load interconnections to the distribution systems of Municipal-Owned Utilities (MOUs).
- Oppose legislation that creates unfunded mandates on Municipal-Owned Utilities.

CITY OF DENTON

TML LEGISLATIVE UPDATE

June 13, 2025
Number 23

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City Engagement Leads to Promising Outcomes in 89th Legislative Session

For cities, the 89th Legislature may be remembered as one of unprecedented engagement by city officials across the state. From the beginning of the bill filing period in November, through the committee hearing process, and to the final day of the session last week on June 2nd, city leaders were in constant communication with their state legislators about the impact of proposed legislation on their cities. This level of widespread participation in the legislative process was invaluable in defeating harmful legislation, amending bills in beneficial ways, and pushing city priorities across the finish line.

City participation in the legislative process was vital this session, given the historic number of bills filed. All told there were 9,014 bills and joint resolutions filed this session, an all-time record. The League tracked nearly a quarter of that total as bills that impact cities in some form or fashion. By the time both chambers adjourned the session, they sent a total of 1,231 bills and joint resolutions to the governor for his signature. Roughly 260 of those will have a direct impact on Texas cities and are summarized in the pages that follow.

Included among them are bills that make important changes to Texas law to assist cities in various ways. For instance, TML priority legislation passed in the form of S.B. 1173, which moves the competitive bidding threshold amount for cities from $50,000, where it has remained for nearly 20 years, up to $100,000 to assist cities with the rising costs of goods and services. H.B. 21 restricts the operation of so-called "travelling housing finance corporations" that grant property tax exemptions without city council consent in locations far from the originating jurisdiction of the corporation. And S.B. 7 and H.J.R. 7 would appropriate $1 billion per year for the next 20 years for funding local water supply and infrastructure projects across the state. All of these bills passed with strong support from city leaders.

For some bills that passed, city efforts were critical in improving the bills dramatically from their as-filed form. For instance, S.B. 1844, as it was filed, would have authorized disannexation of any area from a city if the city did not provide full municipal services. City officials were successful in working with the bill author and others to limit the final version of that bill to applying only to certain areas adjacent to navigable waterways that do not receive city water and sewer services. City input greatly improved legislation like S.B. 15 relating to lowering minimum lot sizes in city zoning codes. In its final form, S.B. 15 would limit minimum lot sizes to 3,000 square feet, but only for certain new developments located on unplatted land in larger cities. Cities, legislators, and other stakeholders were able to improve the bill to promote the development of affordable housing, but not in a way that overrides the concerns of existing homeowners. Similar kinds of collaborations improved dozens of bills that ultimately passed.

Other bills passed that will push city officials to potentially rethink some city practices. H.B. 1522, for example, changes the long-standing requirement of 72 hours' notice of a meeting in the Texas Open Meetings Act to a three-business-day standard. S.B. 1851 imposes financial penalties on cities for failure to conduct an annual audit. And H.B. 762 and S.B. 2237 restrict severance payments to local government employees and contractors to 20 weeks of pay.

Perhaps most critical were the efforts by city officials to voice their opposition to legislation that would significantly restrict city authority to respond to local needs and effectively represent city residents. City leaders helped defeat many detrimental bills, including legislation that would:

- Prevent cities from hiring advocates or joining associations that advocate for their issues at the Capitol;
- Effectively eliminate city issuance of various types of debt;
- Preempt local authority broadly and authorize the attorney general enforce the law by taking away city sales tax revenue;
- Place strict limitations on city council authority over property tax rates and budget expenditures;
- Allow accessory dwelling units to be located in any residential area by right;
- Allow developers to bypass the city development review and inspection process and use a private-third party for the job;
- Eliminate the concept of the extraterritorial jurisdiction (ETJ);
- Eliminate the May uniform election date; and
- Require cities to pay for private utilities' relocation costs.

All of these bills failed to make it to the governor's desk, and that's in no small part due to city officials taking the time from their already busy schedules to make calls, write emails, set up meetings, and testify in committee to make their voices heard.

Of course, this is a two-way street and credit should also be given to state legislators, who seemed to be more responsive to city feedback this session as compared with other sessions in the recent past. The 89th legislative session was not a perfect one for Texas cities, but city officials should be encouraged by the results and motivated to continue building towards a better partnership with state legislators headed into 2027.

All city-related bills that passed during the 89th Regular Session are summarized in this edition of the *Legislative Update*. In the coming weeks, the League will provide more detailed analyses of the major legislation impacting cities in "Post Session Update" articles on specific topics.

City-Related Bills Passed

(Editor's Note: A master list of all city-related bills filed and passed this session can be found online here.)

Land Use

H.B. 21 (Gates/Bettencourt) – Housing Finance Corporations: provides, among other things, that:

1. meetings of housing finance corporations (HFCs) are subject to the Public Information Act and Open Meetings Act;

2. the area in which an HFC may exercise its power is limited to: (a) the jurisdictional boundaries of a sponsoring city; (b) the boundaries of a sponsoring county; or (c) for an HFC sponsored by more than one local government, the combined area of each sponsoring city and county;

3. an HFC may exercise its power outside the area described in (2), above, if a resolution or order approving that exercise of power in the outside area is adopted by the governing body of: (a) each sponsoring local government; (b) each city or county that contains any part of the outside area in which the HFC proposes to operate; and (c) any HFC sponsored by a city or county described in (a) or (b), above;

4. bonds issued by an HFC may be issued only to finance or support residential developments or homes that are located inside the boundaries of: (a) the sponsoring local government; or (b) outside the boundaries of the HFC's sponsoring local governments, if a resolution or order, as applicable, approving the issuance of bonds is adopted by the governing body of: (i) each city that contains any part of the residential development or home; and (ii) for a residential development or home located in the unincorporated area of a county, each county that contains any part of the residential development or home;

5. a property-based tax exemption for a multifamily residential development developed by an HFC is available only if, among other things: (a) certain income-based occupancy requirements are met; (b) the income-restricted residential units are comparable to non-income-restricted units; (c) unit rental rates are limited by income and family size; and (d) the HFC does not discriminate against potential tenants who participate in housing voucher programs;

6. an HFC receiving a property-based tax exemption must submit certain annual audit reports exhibiting compliance with applicable laws to the Texas Department of Housing and Community Affairs and the chief appraiser of the appraisal district in which the development is located;

7. an HFC development may lose its property-based tax exemption due to noncompliance;

8. property owned by an HFC and the income derived therefrom, are exempt from license fees, recording fees, and other taxes imposed by the state or any political subdivision of the state only if: (a) all applicable audit requirements are satisfied; (b) the property is located in the area where the HFC is authorized to exercise its power; (c) a certain underwriting assessment is completed and made public; and (d) if property tax exemption is claimed, the appropriate one-time exemption application has been submitted.

(Effective immediately.)

H.B. 24 (Orr/Hughes) – Zoning Amendments and Protests: provides, among other things, that:

1. a protest of a proposed change to a zoning regulation or district boundary must be written and signed by the owners of: (a) at least 20 percent of the area of the lots or land covered by the proposed change; (b) except as provided by (c), below, at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area; or (c) at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change: (i) has the effect of allowing more residential development than the existing zoning regulation or district boundary; and (ii) does not have the effect of allowing additional commercial or industrial uses, unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development;

2. in computing the percentage of land under Number 1, above: (a) the area of streets and alleys shall be included; and (b) the land area is not calculated individually for each tract of land subject to the proposed change but in the aggregate for all tracts of land subject to the change;

3. for a proposed change to a zoning regulation or district boundary that is protested under Number 1, above, the proposed change must receive, in order to take effect, the affirmative vote of at least: (a) three-fourths of all members of the governing body for a protest

described by Number 1(a) or (b), above; or (b) a majority of all members of the governing body for a protest described by Number 1(c), above;

4. for a proposed zoning change, before the 15th day before the date of a required public hearing, notice of the time and place of the public hearing must be published: (a) in an official newspaper or a newspaper of general circulation in the city; and (b) on the city's internet website, if the city maintains one;

5. the term "proposed comprehensive zoning change" means a city proposal to: (a) change an existing zoning regulation that: (i) will have the effect of allowing more residential development than previously; and (ii) will apply uniformly to each parcel in one or more zoning districts; (b) adopt a new zoning code or zoning map that will apply to the entire city; or (c) adopt a zoning overlay district that: (i) will have the effect of allowing more residential development than previously; and (ii) will include an area along a major roadway, highway, or transit corridor;

6. only certain statutory notice provisions are required for a proposed comprehensive zoning change;

7. a zoning change that has the effect of making residential development less restrictive than the previous regulation is conclusively presumed valid and to have occurred in accordance with all applicable statutes and ordinances if an action to annul or invalidate the change has not been filed before the 60th day after the effective date of the change; and

8. for a proposed change in zoning classification that does not apply to the whole city: (a) the zoning commission of a home-rule city shall post a notice sign not later than the 10th day before the date the zoning commission holds a hearing on a proposed change until the date of a final determination on the proposed change by the city's governing body; (b) the sign must be at least 24 inches long by 48 inches wide and located either on: (i) the property affected by the change; or (ii) a public right-of-way for a change initiated by the city that affects multiple properties; and (c) the zoning commission may elect to provide, maintain, and pay for a notice sign under this section or require an applicant for a change in zoning classification to provide, maintain, and pay for the sign.

(Effective September 1, 2025.)

H.B. 517 (Harris Davila/Schwertner) – Property Owners' Association Fines: prohibits a property owners' association from assessing a fine against a property owner related to the planting or maintenance of green turf or vegetation while the property is subject to residential watering restrictions mandated by a city, water utility, or other water supplier, and for at least 60 days following the lifting of the watering restrictions. (Effective September 1, 2025.)

H.B. 2025 (Tepper/Hughes) – Tax Receipts on Plats: provides that a person seeking to record a plat, replat, or amended plat or replat of real property or a condominium after September 1 of a year no longer must have attached to it a certain tax receipt indicating that the taxes imposed by

the applicable taxing units for the current year have either been paid or not been calculated. (Effective September 1, 2025.)

H.B. 2512 (Geren/King) – Extraterritorial Jurisdiction Release: provides, among other things, that: (1) a resident may only file a petition for release of an area from the extraterritorial jurisdiction (ETJ) if the resident resides in the area subject to the release; (2) if a city receives a petition for release, the city shall provide notice of the petition to the residents and landowners of the area described by the petition not later than the seventh business day after the date of receipt; (3) before an area is released from a city's ETJ by election, a landowner in the area to be released must be provided the opportunity to have their property remain within the city's ETJ; and (4) a city's written consent is not required to reduce the city's ETJ as necessary to comply with release by petition or election. (Effective September 1, 2025.)

H.B. 2464 (Hefner/Middleton) – **Home-Based Businesses**: among other things: (1) defines a "home-based business" (HBB) as a business that is operated: (a) from a residential property; (b) by the owner or tenant of the property; and (c) for the purpose of manufacturing, providing, or selling a lawful good or providing a lawful service; (2) defines a "no-impact-home-based-business" (NIHBB) as a HBB that: (a) has at any time on the property where the business is operated a total number of employees and clients or patrons of the business that does not exceed the city's occupancy limit for the property; (b) does not generate on-street parking or a substantial increase in traffic through the area; (c) operates in a manner in which none of its activities are visible from a street; and (d) does not substantially increase noise in the area or violate a municipal noise ordinance, regulation, or rule; (3) provides that a city council may not adopt or enforce an ordinance, regulation, or other measure that: (a) prohibits the operation of a NIHBB; (b) requires a person that owns or operates a NIHBB to obtain a license, permit, or other approval to operate; or (c) requires a person that owns or operates an HBB to rezone the property for a non-residential use or install a fire sprinkler protection system if the residence where the business is operated consists only of a single-family detached residential structure or a multi-family residential structure with not more than two residential units; (4) provides that, subject to (2), above, a city may: (a) require that a HBB comply with federal, state, and local law, including a city fire and building code or city regulation related to health and sanitation, transportation or traffic control, solid or hazardous waste, or pollution and noise control; (b) require that a HBB be compatible with the residential use of the property where the business is located; (c) require that a HBB be secondary to the use of the property as a residential dwelling; and (d) limit or prohibit the operation of a HBB that sells alcohol or illegal drugs, is a structure sober living home, or is a sexually oriented business; (5) provides that a person is not prohibited from enforcing a rule or deed restriction imposed by a homeowners' association or by other private agreement; and (6) provides that a municipality is not prohibited from adopting or enforcing an ordinance regulating the operation of a short-term rental unit. (Effective immediately.)

H.B. 2559 (Patterson/Bettencourt) – Development Moratoria: provides that, with regard to a development moratorium adopted by a city: (1) not later than the 30th day before a public hearing on a moratorium, the city must: (a) publish notice of the time and place of the hearing in the newspaper; and (b) send notice of the hearing by certified mail to any person who has given certain written notice to the city secretary within the prior two years; (2) the city council must hold two public hearings on the moratorium, but may not hold the second public hearing before the 30th

day after the date of the first public hearing; (3) not later than the 12th day after the date of the second public hearing, the city council must begin a final determination on the imposition of a moratorium by giving the ordinance adopting a moratorium at least two readings that are not less than 28 days apart; (4) the moratorium ordinance must receive the affirmative vote of at least three-fourths of all members of the city council on final reading in order to take effect; (5) a moratorium expires on the 90th day after its adoption unless it is extended by the city council; (6) a moratorium may not exceed an aggregate length of greater than 180 days; and (7) a city may not adopt a moratorium before the second anniversary of the expiration date of a previous moratorium if the subsequent moratorium addresses the same harm, affects the same type of property, or affects the same geographical area identified by the previous moratorium. (Effective September 1, 2025.)

H.B. 2844 (Landgraf/Kolkhorst) – Mobile Food Vendor Regulation Preemption: this bill, among other things:

1. preempts a city, county, or public health district from requiring certain small-scale food businesses or their employees to obtain a permit or pay a permitting fee to operate a food service establishment, temporary food service establishment, retail food establishment, temporary retail food establishment, or retail food store if the business: (a) holds a permit issued by the Texas Department of State Health Services (DSHS) for that purpose; or (b) is licensed as a food manufacturer;

2. preempt a city's authority to prohibit or regulate mobile food vending in a manner that conflicts with state law;

3. empowers the executive commissioner of the Health and Human Services Commission to adopt narrowly tailored rules for mobile food vendors to address demonstrable health and safety risks;

4. provides that the rules adopted under Number 3, above, may not: (a) limit the number of mobile food vending licenses the department may issue; (b) address the hours of operation for mobile food vendors; (c) restrict a mobile food vendor's propane capacity below the capacity state law allows for commercial vehicles; or (d) require a mobile food vendor to: (i) operate a specific distance from the perimeter of a commercial establishment or restaurant; (ii) enter into any agreement with a commercial establishment or restaurant in order to operate; (iii) have a handwashing sink in the vehicle of a mobile food vendor who sells only prepackaged food; (iv) associate with a commissary if the mobile food vendor's food vending vehicle carries the equipment necessary to comply with state law and properly disposes of grease and other cooking waste; (v) provide the vendor's fingerprints as a condition of holding a mobile food vendor license; (vi) install a global positioning system tracking device on the mobile food vendor's food vending vehicle; (vii) keep the mobile food vendor's food vending vehicle in constant motion except when serving customers; submit to an additional fire inspection a vehicle the vendor demonstrates has passed a state or local fire inspection within the preceding 12 months; or (viii) submit to health inspections other than an inspection DSHS, or a local authority under a collaborative agreement, conducts unless DSHS is investigating a reported foodborne illness;

5. requires a mobile food vendor to obtain a mobile food vending license from the state for each food vending vehicle and have each of their mobile food vehicles undergo a health inspection within 14 days of applying for a license;

6. provides that the inspection required in Number 5, above, shall ensure that: (a) an applicant's food vending vehicle is safe for preparing, handling, and selling food; and (b) an applicant is in compliance with all applicable laws and rules;

7. prohibits a city from barring a mobile food vendor from operating in its jurisdiction if: (a) the mobile food vendor holds a mobile food vending license; and (b) complies with all other state and local laws;

8. permits DSHS to charge fees related to the licensing and inspection processes;

9. requires a person who drives a food vending vehicle to hold a commercial driver's license;

10. requires a mobile food vendor to: (a) submit to and pass any required health inspection; (b) display the mobile food vendor's license and health inspection certificate in a conspicuous location for public view; (c) comply with all laws and rules regarding food safety, including any food safety and food manager certifications; and (d) comply with all state and local laws in the jurisdiction in which the mobile food vendor operates, including all fire codes, location restrictions, and zoning codes.

11. permits a local authority, on its request, to enter a collaborative agreement with the department to allow the local authority to conduct required health inspections and reclassify vendors in accordance with rules adopted by DSHS;

12. requires DSHS to reimburse the local authority acting under a collaborative agreement for the cost of conducting a health inspection using money collected for health inspection fees;

13. authorizes a city to investigate a mobile food vendor on reasonable suspicion the vendor is violating the law or on receipt of a health or safety complaint; and

14. requires a city to report suspected violations of state law to DSHS.

(The provisions described in Number 4, above, are effective September 1, 2025; the remaining provisions are effective July 1, 2026.)

H.B. 3234 (Cortez/Menéndez) – **Regulating County-Owned Buildings**: prohibits a political subdivision in a county with a population greater than one million from requiring a county to notify the political subdivision or obtain a building permit for any new construction or any renovation of a county-owned building or facility if the construction or renovation work is supervised and inspected by a state-licensed engineer or architect. (Effective September 1, 2025.)

H.B. 3866 (Landgraf/Sparks) – Outdoor Storage Containers at Commercial Facilities: among other things: (1) prohibits a person from installing or operating an intermediate bulk container

recycling facility within 2,000 feet of a private residence; (2) requires the owner to register the container with the Texas Commission on Environmental Quality (TCEQ); (3) authorizes TCEQ to conduct inspections of the containers; (4) exempts facilities from these regulations if they do not stage, store, or process more than 50 intermediate bulk containers at any time; and (5) allows a city to adopt an ordinance prohibiting the installation or operation of an outdoor storage container in a location more than 2,000 feet from a private residence. (Effective September 1, 2025.)

H.B. 4163 (Guillen/Perry) – **Agricultural Operations**: provides that a city may not impose a governmental requirement that directly or indirectly requires the owner or lessee of an agricultural operation to mow, bale, shred, or hoe material on the right-of-way of a portion of a public road that is adjacent to an agricultural operation. (Effective September 1, 2025.)

H.B. 4506 (Bonnen/Hagenbuch) – Electronic Notice for Zoning Changes: this bill: (1) authorizes the electronic delivery of zoning notices by e-mail or text message if: (a) the recipient elects to receive notice electronically; and (b) the city establishes an online portal on the city's website through which a notice recipient may elect to receive notice electronically and manage their preferences; and (2) requires a city to deliver notice as otherwise provided if the recipient does not acknowledge receipt of the electronic notice. (Effective immediately.)

S.B. 15 (Bettencourt/Gates) – Single-Family Residential Density: with respect to a tract of land that has no recorded plat, that will be platted and located in an area zoned for single-family homes, and is five acres or more in a city with a population above 150,000 located wholly or partly in a county with a population of more than 300,000, provides that:

1. a city may not adopt or enforce an ordinance or other measure that requires: (a) a residential lot to be: (i) larger than 3,000 square feet; (ii) wider than 30 feet; or (iii) deeper than 75 feet; or (b) a ratio of dwelling units per acre that prevents a single-family home from being built on a residential lot that is at least 3,000 square feet, if regulating the density of dwelling units on a residential lot;

2. with respect to a residential lot that is 4,000 square feet or less: (a) a city may not adopt or enforce an ordinance or other measure that requires a lot to have: (i) any setback or building plane greater than: (A) 15 feet from the front or ten feet from the back of the property; or (B) five feet from the side of the property; (ii) covered parking; (iii) more than one parking space per unit; (iv) off-site parking; (v) more than 30 percent open space or permeable surface; (vi) fewer than three full stories not exceeding ten feet in height measured from the interior floor to ceiling; (vii) a maximum building bulk; (viii) a wall articulation requirement; or (ix) any other zoning restriction that imposes restrictions inconsistent with this section Number 2, above, including restrictions through contiguous or overlapping zoning districts; and (b) a city may require: (i) the sharing of a driveway with another lot; (ii) permitting fees equivalent to the permitting fees charged for the development of a lot the use of which is restricted to a single-family residence; or (iii) impact fees; and (iv) a setback related to environmental features, erosion, or waterways, to the extent authorized by federal or other state law.

3. a city is not prohibited from imposing restrictions that are applicable to all similarly situated lots or subdivisions, including requiring all subdivisions or all small lots to fully mitigate stormwater runoff;

4. property owners associations are not prohibited from enforcing rules or deed restrictions;

5. a person adversely affected or aggrieved, or a housing organization, may bring an action against a city or an officer or employee of the city in their official capacity for an alleged violation;

6. in an action brought under Number 5, above: (a) a court may: (i) enter a declaratory judgment; (ii) issue a writ of mandamus compelling a defendant officer or employee to comply; and (iii) issue an injunction preventing the defendant from further violations; and (b) a court shall award reasonable attorney's fees and court costs incurred in bringing an action to a prevailing claimant; and

7. Numbers 1 – 6, above, do not: (a) affect requirements directly related to: (i) the use and occupancy of residential units leased for a term of less than 30 days; or (ii) flooding, sewer facilities, or well water located on an individual residential lot and serving only that lot; or (b) apply to an area located within: (i) one mile of a campus of the perimeter of a law enforcement training center in a county that has a population of 2,600,000 or more; (ii) 3,000 feet of an airport or military base; or (iii) 15,000 feet of the boundary of certain military facilities.

(Effective September 1, 2025.)

S.B. 250 (Flores/Hickland) – Annexation of Connecting Railroad Right-of-Way: among other things, provides that a city that is annexing an area may also annex an additional area if: (1) the area is adjacent to a right-of-way of a railway line, spur, or other railroad property that is contiguous and runs parallel to the city's boundaries and contiguous to the area being annexed; and (2) each owner of the area agrees to the annexation by the city. (Effective immediately.)

S.B. 783 (Menéndez/Hernandez) – Building Materials Exemptions: provides, among other things, for additional exemptions to the current building materials preemption related to: (1) an energy code adopted by the State Energy Conservation Office for building energy efficiency performance standards; (2) an energy and water conservation design standard established by the State Energy Conservation Office; and (3) a high-performance building standard approved by a board of regents relating to the construction of a building, structure, or other facility owned by an institution of higher education. (Effective September 1, 2025.)

S.B. 785 (Flores/Guillen) – Manufactured Homes: this bill: (1) prohibits a city from requiring a specific use permit or other similar permit for a new HUD-code manufactured home if: (a) the home has been constructed in accordance with state and federal law; and (b) the city does not require a specific use permit for other residential property in the same zoning classification; (2) requires a city with zoning regulations or zoning district boundaries to: (a) permit the installation, by right, of a new HUD-code manufactured home for use as a dwelling within the city limits under

at least one: (i) residential zoning classification; (ii) type of residential zoning district; or (iii) dedicated zoning classification for residential HUD-code manufactured homes; and (b) ensure at least one of the zoning classifications or districts has been adopted and applies to an area within the city; (3) requires cities with a comprehensive zoning classification map to indicate on the map the areas within the city that comply with (2), above; (4) provides that (2) and (3), above, do not: (a) limit a city's historic preservation authority; (b) affect deed restrictions in place before January 2, 2025; or (c) apply to a city: (i) in which all areas zoned for residential use have deed restrictions on September 1, 2025, prohibiting the placement of manufactured homes; or (ii) that does not have any areas or districts zoned for business or industrial use. (Effective September 1, 2026.)

S.B. 840 (Hughes/Hefner) – Mixed Use and Multifamily Development: among other things, provides that for a city with a population over 150,000 located in a county with a population over 300,000:

1. "Multifamily residential" means the use or development of a site for three or more dwelling units within one or more buildings, including a residential condominium;

2. "Mixed-use residential" means the use or development of a site consisting of residential and nonresidential uses in which the residential uses are at least 65 percent of the total square footage of the development;

3. a city shall allow mixed-use residential use and development or multifamily residential use and development in a zoning classification that allows office, commercial, retail, warehouse, or mixed-use use or development as an allowed use under the classification;

4. a city may not require the change of land use classification or regulation or approval of an amendment, exception, or variance to a land use classification or regulation, special exception, zoning variance, conditional use approval, special use permit, or comprehensive plan amendment prior to allowing a mixed-use residential use or development or multifamily residential use or development in an area covered by a zoning classification described by Number 3, above;

5. the provisions of Numbers 3 and 4, above, do not apply to a building proposed to be converted that is located: (a) in an area that allows heavy industrial use; (b) within 1,000 feet of an existing heavy industrial use; (c) within 3,000 feet of an airport or military base; or (d) in an area designated by a city as a clear zone or accident potential zone;

6. a city may not adopt or enforce an ordinance, order, zoning restriction, or other regulation that: (a) imposes on a mixed-use residential or multifamily residential development: (i) a limit on density that is more restrictive than the greater of: (A) the highest residential density allowed in the city; or (B) 36 units per acre; (ii) a limit on building height that is more restrictive than the greater of: (A) the highest height that would apply to an office, commercial, retail, or warehouse development constructed on the site; or (B) 45 feet; or (iii) a setback or buffer requirement that is more restrictive than the lesser of: (A) a setback or buffer requirement that would apply to an office, commercial, retail, or warehouse development constructed on the site; or (B) 25 feet; (b) requires a mixed-use residential or

multifamily residential development to provide: (i) more than one parking space per dwelling unit; or (ii) a multi-level parking structure; (c) restricts the ratio of the total building floor area of a mixed-use residential or multifamily residential development in relation to the lot area of the development; or (d) requires a multifamily residential development not located in an area zoned for mixed-use residential use to contain nonresidential uses.

7. if the city authority responsible for approving a building permit or other authorization required for the construction of a mixed-use residential or multifamily residential development determines that a proposed development meets city land development regulations, the authority shall administratively approve the permit or other authorization and may not require further action by the governing body of the city for the approval to take effect;

8. for a building or the structural components of a building that is being used for office, retail, or warehouse use, that is proposed to be converted from nonresidential occupancy to mixed-use residential or multifamily residential occupancy for at least 65 percent of the building and at least 65 percent of each floor of the building that is fit for occupancy, and was constructed at least five years before the proposed date to start the conversion, in connection with the use, development, construction, or occupancy of a building proposed to be converted to mixed-use residential or multifamily residential use, a city may not: (a) require: (i) the preparation of a traffic impact analysis or other study relating to the effect the proposed converted building would have on traffic or traffic operations; (ii) the construction of improvements or payment of a fee in connection with mitigating traffic effects related to the proposed converted building; (iii) the provision of additional parking spaces, other than the parking spaces that already exist on the site; (iv) the extension, upgrade, replacement, or oversizing of a utility facility except as necessary to provide the minimum capacity needed to serve the proposed converted building; or (v) a design requirement, including a requirement related to the exterior, windows, internal environment of a building, or interior space dimensions of an apartment, that is more restrictive than the applicable minimum standard under the International Building Code; or (b) impose an impact fee on land where a building has been converted to mixed-use residential or multifamily residential use unless the land on which the building is located was already subject to an impact fee before a building permit related to the conversion was filed with the city;

9. a person adversely affected or aggrieved, and a housing organization, may bring an action against a city for declaratory or injunctive relief relating to alleged violations; and

10. for an action brought under Number 9, above: (a) a claimant who prevails in the action is entitled to recover: (i) declaratory and injunctive relief; and (ii) court costs and reasonable attorney's fees; and (b) the Fifteenth Court of Appeals has exclusive intermediate appellate jurisdiction.

(Effective September 1, 2025.)

S.B. 1035 **(Sparks/Spiller)** – **Agricultural Operations**: allows a person aggrieved by a political subdivision's enforcement of a nuisance action or other governmental requirement on certain agricultural operations to bring an action against the political subdivision to obtain declaratory or injunctive relief to block the enforcement of the government requirement and allow for the recovery of court costs and reasonable attorney's fees if they prevail. (Effective immediately.)

S.B. 1106 **(Parker/Harris) – Public Improvement Districts**: requires a city to: (1) post a copy of a public improvement district (PID) service plan and certain other information on the city's website within seven days of approving, amending, or updating the plan; (2) submit an assessment roll for each city PID to each appraisal district in which property subject to assessment is located within seven days of levying the assessment; and (3) post on its website certain information about city PIDs. (Effective January 1, 2026.)

S.B. 1252 **(Schwertner/King) – Residential Energy Backup Systems**: this bill: (1) defines "residential energy backup system" to mean a backup energy system installed at a residential property that is: (a) capable of providing no more than 50 kilowatts of electricity to the residence; or (b) has a storage capacity of no more than 100 kilowatt hours; (2) prohibits a city from adopting or enforcing: (a) an amendment to the National Electrical Code that would regulate the installation or inspection of a residential energy backup system; or (b) an ordinance, rule, or other measure that would regulate the installation or inspection of a residential energy backup system; and (3) clarifies that the authority of a municipally owned utility to regulate the installation or inspection of a residential energy backup system within the utility's service area is not limited by these regulations. (Effective September 1, 2025.)

VETOED S.B. 1253 **(Perry/C. Bell) – Impact Fee Credits**: provides that: (1) a political subdivision shall provide a credit against water and wastewater impact fees otherwise assessed to a development to a builder or developer for the construction, contribution, or dedication of an eligible facility, system, or product that results in water reuse, conservation, or savings; (2) a facility, system, or product eligible for a credit under (1), above, includes a facility, system, or product that: (a) reduces per service unit water consumption, supply requirements, or necessary treatment and distribution infrastructure per service unit; (b) decreases the need of wastewater collection and treatment facilities per service unit; (c) diminishes the demand for stormwater and drainage facilities per service unit; or (d) integrates practices or technologies that achieve water efficiency, reuse, or conservation performance that exceed standard compliance requirements; and (3) a political subdivision that provides a credit under the bill shall establish procedures for: (a) calculating and applying the credits in a fair and consistent manner; and (b) reviewing and approving credits. (Effective September 1, 2025.)

S.B. 1341 **(Hancock/McQueeney) – Manufactured Homes**: amends the definition of "manufactured home" to the statutory citation for the definition of manufactured home under federal law. (Effective September 1, 2025.)

S.B. 1566 **(Bettencourt/Darby) – City Utilities in the Extraterritorial Jurisdiction**: permits a city that holds a certificate of convenience and necessity to serve a tract of land that has been released from the city's extraterritorial jurisdiction by petition or election. (Effective immediately.)

S.B. 1567 **(Bettencourt/Vasut) – Occupancy of Dwelling Units**: for certain home rule cities with a population of less than 250,000 which either contain or are adjacent to the campus of an institution of higher education with a student enrollment of more than 20,000: (1) prohibits a city from adopting or enforcing a zoning ordinance, rule, or other regulation that limits the number of people who may occupy a dwelling unit based on: (a) age; (b) familial status; (c) occupation; (d) relationship status; or (e) whether the occupants are related to each other by a certain degree of affinity or consanguinity; (2) for zoning purposes, defines "dwelling unit" to: (a) include a house, an apartment unit, or any unit in a multiunit residential structure; and (b) exclude a unit in a hotel, motel, or other establishment in which more than half of the units are intended to be used for transient accommodations; (3) authorizes a city to impose a limit on the number of occupants of a dwelling unit that is not more restrictive than: (a) one occupant per sleeping room with a minimum floor area of 70 square feet; and (b) on additional occupant for each additional 50 square feet of floor area in the same sleeping room; (4) otherwise allows a city to impose a limit on the number of people who may occupy a dwelling unit based on health and safety standards contained in: (a) a building code; (b) a fire code; (c) standards adopted by the Department of State Health Services; or (d) local, state, or federal affordable housing program guidelines; (5) prohibits a city from requiring a real estate agent, broker, or third party fiduciary to provide access to a lease or other document to determine the number of unrelated occupants of a dwelling unit for the purpose of enforcing a dwelling unit occupancy requirement; and (6) authorizes a claimant in a city to bring an action against the city for a declaratory judgment, mandamus or other equitable relief due to an alleged violation of these rules and authorizes a court to award a prevailing claimant reasonable attorney's fees and costs. (Effective September 1, 2025.)

S.B. 1844 **(Paxton/Craddick) – Disannexation for Failure to Provide Services**: provides, among other things, that: (1) a majority of the property owners of an area of a city, including one or more tracts, lots, or parcels, or portions thereof, may petition to disannex the area if the city fails or refuses to provide or cause to be provided certain services to the area: (a) pursuant to a statutory requirement or adopted service plan, as applicable; (b) pursuant to a written services agreement or resolution, as applicable; or (c) if any part of the area is located adjacent to a navigable waterway and the area did not become part of the municipality under the statutory provisions applicable to a non-consent annexation; (2) if a valid petition is received under (1), above, a city must disannex the area within 60 days; (3) if a city fails to disannex the area within 60 days, the signers of the petition may bring a court action to order the disannexation; (4) the court shall order the disannexation and award attorney's fees and costs if the court finds that a valid petition was filed with the city and that the city failed to: (a) perform its obligations pursuant to an applicable service plan, written services agreement, or resolution authorizing annexation; (b) perform in good faith; or (c) if the petition for disannexation covers an area described by (1)(c), above, connect a majority of the properties in the area, regardless of whether the area was annexed, to the city's water and wastewater systems, if any other area in the city is connected to the city's water and wastewater systems; (5) if an area described by (1)(c), above, is disannexed, the landowners of that area are not eligible for a refund of taxes or fees; and (6) these provisions do not apply to an area located in an area previously designated as an industrial district. (Effective September 1, 2025.)

S.B. 1883 **(Bettencourt/Buckley) – Impact Fees**: provides, among other things, that:

1. at least 60 days before the date of the first publication of the notice of a required hearing on the land use assumptions and capital improvements plan related to an impact fee, the city shall make available to the public its land use assumptions, the time period of the projections, and a description of the capital improvement facilities that may be proposed;

2. approval of the imposition of an impact fee by a city requires an affirmative vote of two-thirds of the members of the governing body;

3. a city may not increase the amount of an impact fee for three years from the later of the date the fee was adopted or most recently increased;

4. nothing in Number 3, above, prohibits a city from implementing an impact fee collection schedule that allows less than the maximum adopted impact fee to be collected or phased in up to the maximum adopted impact fee for a period not to exceed ten years;

5. a city council shall, within 120 days after the date it receives the update of the land use assumptions and the capital improvements plan, adopt an order setting a public hearing to discuss and review the update and determine whether to amend the plan;

6. at least 60 days before the date of the first publication of the notice of the hearing on proposed amendments to land use assumptions, a capital improvements plan, or an impact fee, the city shall make available to the public the land use assumptions and the capital improvements plan, and any amount of any proposed amended impact fee per service unit;

7. not less than 50 percent of the members of the impact fee advisory committee must be representatives of the real estate, development, or building industries who are not employees or officials of a governmental entity;

8. a city may not use the existing planning and zoning commission as the impact fee advisory committee;

9. before a city may increase an existing impact fee or adopt a new impact fee for a service area where an impact fee had previously been adopted, the city must conduct an independent financial audit and hold a hearing on the results of the audit;

10. the independent financial audit under Number 9, above, must: (a) be conducted by an independent auditor who: (i) is a certified public accountant or licensed public accountant; and (ii) has not been under contract to provide any service to the city during the 12 months preceding the commencement of the audit; and (b) provide, if applicable, a detailed accounting of: (i) the amount of funds collected from any impact fee imposed by the city; (ii) the amount of interest accumulated on collected impact fees; (iii) any proposed capital improvements or facility expansions to be financed from an impact fee in the service area that were not constructed; (iv) the amount of funds collected from impact fees by the city that have not been spent; (v) each impact fee collected by the city in the service area; (vi) the allocation of each impact fee made to the city; (vii) any waived impact fees in the

service area; (viii) any requested refunds of impact fees; (ix) any refunded impact fees in the service area; and (x) any errors or omissions of credits in impact fee calculations;

11. the city shall make the audit available to the public on the city's website at least 30 days before: (a) the publication of notice for the hearing on the land use assumptions and capital improvements plan; and (b) adoption of the order setting said hearing;

12. a city may use impact fee revenue to conduct the required audit; and

13. the attorney general may bring an action on behalf of a property owner to: (a) contest an impact fee; or (b) recover a refund; and (10) strict compliance with notice requirements is required.

(Effective September 1, 2025.)

S.B. 1948 (Perry/Ashby) – Agricultural Facility Regulation: prohibits a city from adopting or enforcing an ordinance or other measure that requires the installation of a fire protection sprinkler system in: (1) an agricultural pole barn; (2) a nonresidential farm building; (3) a cotton gin; (4) a cottonseed storage building; (5) a grain storage facility; (6) a livestock market; or (7) a commercial feed mill. (Effective September 1, 2025.)

S.B. 2419 (Paxton/Dean) – Disannexation of Limited Special Districts: provides that a limited district may exercise all powers and duties granted to a former special district by law in the portion of a disannexed area located in the district if the district: (1) was created by the conversion of a special district under a strategic partnership agreement; and (2) is located in and serves an area that has been disannexed from a city following an election for that purpose. (Effective immediately.)

S.B. 2477 (Bettencourt/Patterson) – Building Conversions to Mixed Use and Multifamily Use: among other things, for a city with a population over 150,000 located in a county with a population over 300,000, provides that:

1. "Multifamily residential" means the use or development of a site for three or more dwelling units within one or more buildings, including a residential condominium;

2. "Mixed-use residential" means the use or development of a site consisting of residential and nonresidential uses in which the residential uses are at least 65 percent of the total square footage of the development;

3. if the city authority responsible for approving a building permit or other authorization required for the conversion of a building to mixed-use residential or multifamily residential use determines that a proposed development meets city land development regulations the authority shall administratively approve the permit or other authorization and may not require further action by the governing body of the city for the approval to take effect;

4. for a building or the structural components of a building that is being used primarily for office use, is proposed to be converted from primarily office use to mixed use residential

or multifamily residential occupancy for at least 65 percent of the building and at least 65 percent of each floor of the building that is fit for occupancy, and was constructed at least five years before the proposed date to start the conversion, provides that a city may not: (a) in connection with the use, development, construction, or occupancy of a building proposed to be converted to mixed-use residential or multifamily residential use, require: (i) the preparation of a traffic impact analysis or other study relating to the effect the proposed converted building would have on traffic or traffic operations; (ii) the construction of improvements or payment of a fee in connection with mitigating traffic effects related to the proposed converted building; (iii) the provision of additional parking spaces, other than the spaces that already exist on the site of the proposed converted building; (iv) the extension, upgrade, replacement, or oversizing of a utility facility except as necessary to provide the minimum capacity needed to serve the proposed converted building; (v) a limit on density that is more restrictive than: (A) the highest residential density allowed in the city; or (B) 36 units per acre; (vi) a building proposed to be converted to multifamily residential occupancy not located in an area zoned for mixed-use residential use to contain nonresidential uses; (vii) a design requirement, including a requirement related to the exterior, windows, internal environment of a building, or interior space dimensions of an apartment, that is more restrictive than the applicable minimum standard under the International Building Code; (viii) the change of a zoning district or land use classification or regulation or approval of an amendment, exception, or variance to a land use classification or regulation, special exception, zoning variance, conditional use approval, special use permit, or comprehensive plan amendment prior to allowing conversion of a building to mixed-use residential use or development or multifamily residential use; (ix) a floor-to-area ratio that is less than the greater of: (A) 120 percent of the existing floor-to-area ratio of the building, if the proposed conversion does not increase the existing height or site coverage of the building; or (B) the highest floor-to-area ratio allowed for a building on the site; (x) a limit on impervious cover or site coverage that is less than the existing impervious cover or site coverage of the building or site; or (xi) an additional drainage, detention, or water quality requirement, if the proposed conversion does not increase the amount of impervious cover on the building site; and (b) impose an impact fee on land where a building has been converted to mixed-use residential or multifamily residential use unless: (i) the land on which the building is located was already subject to an impact fee before a building permit related to the conversion was filed with the city; and (ii) for an impact fee related to water and wastewater facilities, the conversion increases the demand for those services for the building;

5. the provisions of Numbers 3 and 4, above, do not apply to a building proposed to be converted that is located: (a) in an area that allows heavy industrial use; (b) within 1,000 feet of an existing heavy industrial use; (c) within 3,000 feet of an airport or military base; or (d) within 15,000 feet of the boundary of certain military facilities;

6. a person adversely affected or aggrieved, certain Texas nonprofit organizations, and housing organizations may bring an action against a city for declaratory or injunctive relief relating to a violation of Numbers 3 and 4, above;

7. for an action brought under Number 6, above: (a) a claimant who prevails in the action is entitled to recover injunctive relief and court costs and reasonable attorney's fees; and (b) the Fifteenth Court of Appeals has exclusive intermediate appellate jurisdiction.

(Effective September 1, 2025.)

S.B. 2835 (Johnson/Talarico) – Single-Stairway Regulations: provides that a city may allow apartment buildings to be served by a single stairway regardless of the city's adoption of the International Building Code if the building meets certain conditions, including having: (1) no more than six stories above grade and which is not a high-rise; (2) no more than four dwelling units on any floor; (3) automatic sprinkler locations in interior exit stairways; (4) an exterior stairway or an interior exit stairway is provided with doors in a certain configuration; (5) limited openings to the interior exit stairway enclosure; (6) interior exit stairway enclosures with: (a) a fire-resistance rating of not less than two hours; and (b) no elevator opening; (7) a minimum one hour fire-resistance rated corridors in certain areas; (8) no more than 20 feet of travel distance between the exit stairway from the door of any dwelling unit; (9) exit access travel that does not exceed 125 feet; (10) an exit serving certain units that does not discharge through any other occupancy, including an accessory parking garage; (11) an exit that does not terminate in an egress court where the court depth exceeds the court width; (12) no openings within ten feet of openings into the stairway other than required exit doors having an one-hour fire-resistance rating; (13) emergency escape and rescue openings on all floors served by the single exit; (14) no electrical receptacles in an interior exit stairway; and (15) an automatic smoke and fire detection system that activates the occupant notification system in: (a) common spaces outside of dwelling units; (b) laundry rooms, mechanical equipment rooms, and storage rooms; (c) all interior corridors serving dwelling units; and (d) all main floor landings or interior and exterior exit stairways. (Effective September 1, 2025.)

S.B. 2965 (Creighton/C. Bell) – Removal of Territory from Emergency Services District Following Annexation: among other things, provides that: (1) if a city annexes territory located in an emergency services district, intends to remove the territory from the district, and is capable of being the sole provider of emergency services to the territory, the city shall send written notice of those facts, and the completed service plan, if applicable, to the district's board not later than the 30th day after completing the annexation; (2) the territory remains part of the district and does not become part of the city until the secretary of the board receives the notice and the district's board of directors disannexes the territory from the district; (3) if the board determines that the city services planned to be provided in the territory will meet or exceed the level provided by the district in the territory at the time of disannexation, the board shall disannex the territory; (4) if the board determines that the city services planned to be provided in the territory will not meet or exceed the level provided by the district, the board: (a) shall adopt that determination by resolution; (b) must send a copy of the resolution to the city not later than the 30th day after the date of adoption; and (c) may not disannex the territory; (5) a district is considered to have approved a disannexation if the board fails to provide a resolution disapproving the disannexation before the 30th day after the date the board receives the notice from (1), above; (6) if the city disagrees with the board's determination that the city's services will not meet or exceed the level of service provided by the district, the city may adopt a resolution stating the grounds for the disagreement and requesting arbitration; (7) if the city adopts a resolution under (6), above, the city and the district shall resolve

the dispute using binding arbitration; and (8) the request for binding arbitration must be in writing and may not be made before the 60th day after the date the city receives, as applicable: (a) a resolution from the district under (4), above; or (b) notice from the district regarding the amount of compensation required following the annexation. (Effective September 1, 2025.)

Public Safety and Emergency Management

H.B. 33 (McLaughlin/Flores) – Uvalde Strong Act: provides, among other things, that:

1. no later than December 1, 2025, the Advanced Law Enforcement Rapid Response Training Center at Texas State University – San Marcos shall create a template for use by a local law enforcement agency or emergency medical services provider in evaluating and reporting on the agency's or provider's response to an active shooter incident at a primary or secondary school facility;

2. the center may collaborate with the Texas Division of Emergency Management (TDEM), the Department of Public Safety (DPS), the Sheriff's Association of Texas, or the Texas Police Chiefs Association to develop the template;

3. the template must include: (a) prompts for reporting on the following items: (i) a brief description and outcome of the active shooter incident; (ii) a statement of personnel and equipment deployed during the incident; (iii) a cost analysis, including salaries, equipment, and incidentals; (iv) a copy of appropriate incident logs and reports; (v) any maps, forms, or related documentation used in responding to or evaluating the agency's or provider's response to the incident; (vi) a summary of any deaths or injuries that occurred as a result of the incident; (v) any information relating to the status of criminal investigations and subsequent prosecutions arising out of the incident; (vi) a final evaluation including conclusions relating to the agency's or provider's response to the incident; (vii) problems encountered during the response regarding personnel, equipment, resources, or multiagency response; (viii) suggestions for revising policy, such as improving training and equipment; and (ix) any additional considerations that would improve the agency's or provider's response to active shooter incidents at primary or secondary school facilities in the future; and (b) any other content the center considers appropriate;

4. the center shall develop a training program for peace officers and emergency medical services personnel for responding to active shooter incidents at primary and secondary school facilities;

5. in developing the training program, the center: (a) shall incorporate the findings of at least one final report submitted in Number 3, above, regarding a local law enforcement agency's or EMS's response to an active shooter incident at a primary or secondary school facility; and (b) may collaborate with TDEM, the Texas Commission on Law Enforcement (TCOLE), DPS, or the Department of State Health Services (DSHS);

6. each city police department shall employ or appoint a public information officer who must obtain certification in emergency communications from TDEM, and complete continuing education on emergency communications;

7. the chief administrative officer of an agency may be appointed or employed as a public information officer;

8. TDEM in coordination with the Emergency Management Council shall: (a) develop a guide in collaboration with DPS on preparing for and responding to an active shooter incident at a primary or secondary school facility for civic, volunteer, and community organizations; (b) post the guide on its website for public use and must provide a comprehensive approach to preparing for and responding to active shooter incidents at primary and secondary school facilities;

9. each local law enforcement agency and emergency medical services provider that responds to an active shooter event by providing law enforcement services or emergency medical services, or both, shall: (a) not later than the 45th day after the date of the event, initiate an evaluation of the agency's or provider's response to the event and submit a preliminary report to TDEM, DPS, and the center regarding, at minimum, the items required in the template created under Number 1, above; and (b) not later than the 90th day after the date of the event, or as soon as practicable thereafter, finalize and submit the report to TDEM, DPS, and the center;

10. a local law enforcement agency or emergency medical services provider that complies with Number 9, above, regarding an active shooter event is not required to conduct a post disaster evaluation or report;

11. information obtained or created by TDEM or DPS in carrying out their obligations are confidential and are not subject to disclosure under the Public Information Act, and any meetings between a law enforcement agency or emergency medical services provider and TDEM or DPS are not subject to open meetings requirements under the Open Meetings Act;

12. TDEM by rule shall require the peace officers of each local law enforcement agency to complete a training program for responding to active shooter incidents at primary and secondary school facilities developed by the center;

13. TDEM by rule shall require emergency medical services personnel of each emergency medical services provider developed by TDEM that involves reviewing at least one final evaluation and report required by Number 9, above;

14. a public information officer in Number 6, above, shall: (a) obtain certification from TDEM in emergency communications not later than the first anniversary of the date the public information officer was hired or appointed; and (b) complete a continuing education program on emergency communications approved by TDEM once during each 12-month period beginning on the date the public information officer obtained certification;

15. TDEM shall establish minimum education and training requirements for initial certification and continuing education by designating courses approved by FEMA, and the minimum requirements must include courses on: (a) the National Incident Management System; (b) the Incident Command System; and (c) the basic skills and principles necessary to fulfill the role of a public information officer with respect to emergency communications;

16. each entity shall: (a) maintain records that demonstrate the compliance of each public information officer employed or appointed by that entity with the certification and continuing education requirements; and (b) submit to TDEM the compliance records required to be maintained;

17. to prepare for complex response to and investigations of emergencies that require mutual aid and support from more than one governmental entity, DPS shall consult with the sheriff of each county in which a primary or secondary school facility is located to determine which governmental entities that employ a first responder are reasonably likely, in the sheriff's opinion, to respond to an active shooter incident at one of those facilities;

18. DPS, each sheriff, and each governmental entity identified by the sheriff shall collectively participate in: (a) multiagency tabletop exercises at least once each odd-numbered year; and (b) an in-person drill at least once each even-numbered year;

19. DPS and each governmental entity identified by a sheriff shall collectively enter into a mutual aid agreement not later than January 1, 2026, that establishes the procedures for the provision of resources, personnel, facilities, equipment, and supplies in responses to critical incidents in a vertically integrated fashion;

20. in establishing the procedures, DPS and local law enforcement agencies shall: (a) give priority to establishing the interoperability of communications equipment among the parties to the agreement; (b) establish procedures for interagency coordination in activities arising from critical incidents, including evidence collection; (c) set jurisdictional boundaries; and (d) determine the capabilities, process, and expectations among the parties to the agreement;

21. each council of governments shall develop a mental health resources plan to address the mental health needs of first responders following a critical incident and provide the plan to each local emergency management director in the state;

22. DPS and each local law enforcement agency located wholly or partly within the geographic boundaries of a council of governments shall collectively enter into a mutual aid agreement that establishes the procedures for the provision of resources, personnel, facilities, equipment, and supplies in responses to critical incidents in a vertically integrated fashion;

23. a political subdivision that elects, appoints, or employs first responders shall develop a resilient emergency management system to coordinate the political subdivision's response to an emergency, and the system must provide for the establishment of: (a) a shared

emergency response plan across each department or agency of the political subdivision with a first responder; and (b) a multi-department and agency coordination group to support resource prioritization and allocation for the political subdivision during an emergency;

24. the governing body of a political subdivision by official action must approve the resilient emergency management system for the political subdivision;

25. each political subdivision and interjurisdictional agency with an operations plan for emergency response shall adopt and implement measures for the prompt recovery of services provided by the political subdivision or agency after an active shooter emergency;

26. a law enforcement agency shall make available for use by the agency's peace officers sufficient tactical equipment to allow the peace officers to effectively respond to a critical incident and may satisfy this requirement by providing tactical equipment to equip the greater of: (a) at least 20 percent of the agency's peace officers; or (b) five of the agency's peace officers;

27. a law enforcement agency may enter into a mutual aid agreement with a law enforcement agency with overlapping or adjacent jurisdiction to share tactical equipment during a critical incident in the quantity that allows the agency to meet the equipment requirement;

28. each council of governments shall develop a mental health resources plan to address the mental health needs of a first responder following a critical incident that occurs within the territory of the council;

29. a plan: (a) must identify and provide for Education and training to a first responder prior to a critical incident on topics including the potential psychological impact that being involved in an accident may have on the first responder and resources available to the first responder to address the psychological impact of an incident, including mental health counseling, peer support programs, and stress management practices or a list of recommended providers located within the territory of the council of governments who can provide the education and training; (b) may recommend that an employer of a first responder create a process to conduct a critical incident stress debriefing following an incident and create a peer support program to support the first responder following an incident; and (c) may include any other recommendation the council of governments considers appropriate to address the mental health needs of a first responder following a critical incident;

30. each political subdivision that receives a plan shall implement the plan and share the plan with each council of governments that has jurisdiction over the political subdivision to ensure regional plan integration and awareness;

31. TCOLE, with input from an advisory committee, shall by rule establish minimum standards with respect to the creation or continued operation of a law enforcement agency based on the function, size, and jurisdiction of the agency including: (a) the physical resources available to officers, including access to at least one breaching tool and one ballistic shield;

and (b) the policies of the agency including policies on active shooters, including a detailed written policy based on current best practices for responding to an active shooter incident at a primary or secondary school facility and a recommendation for the frequency at which simulated emergency drills should be conducted;

32. a law enforcement agency may enter into a mutual aid agreement with a law enforcement agency with overlapping or adjacent jurisdiction to share protective equipment during a critical incident to meet the requirements related to the physical resources available to officers;

33. as part of the minimum curriculum requirements, TCOLE shall require a peace officer to complete, as part of the minimum curriculum requirements, the following emergency response management training courses, or a substantially similar successor course as determined by TCOLE, in collaboration with TDEM: (a) Introduction to Incident Command System; and (b) National Incident Management, An Introduction; and

34. TCOLE shall require a peace officer whose duties involve the supervision of officers in an incident response to complete, as part of the continuing education programs, an advanced incident response and command course, in collaboration with TDEM as determined by TCOLE rule.

(Effective September 1, 2025.)

H.B. 75 (Smithee/Alders) – Bail Determinations: provides that not later than 24 hours after the time a magistrate determines that no probable cause exists to believe that a person committed the offense for which the person was arrested, the magistrate shall enter in the record written findings to support that finding. (Effective September 1, 2025.)

H.B. 121 (King/Nichols) – School Safety Measures: provides, among other things, that: (a) a fire marshal or any officer, inspector, or investigator of a city who holds a permanent peace officer license is added to the definition of a peace officer under state law; and (b) the sheriff of a county with a total population of less than 350,000 in which a school district or open-enrollment charter school is located shall call and conduct a school safety meeting at least twice each calendar year, not less than three months apart, with certain school district employees and law enforcement personnel, including the police chief of a city police department in the county or the police chief's designee. (Effective immediately.)

H.B. 163 (Cortez/Blanco) – Epinephrine Delivery Systems: provides that an entity in this state, including a governmental entity, may adopt a policy regarding the maintenance, administration, and disposal of epinephrine delivery systems. (Effective September 1, 2025.)

H.B. 742 (Thompson/Parker) – Human Trafficking Training: provides, among other things, that: (1) a first responder, within the time prescribed by the Health and Human Services Commission (HHSC) rule, shall successfully complete a training course approved by the executive commissioner on identifying, assisting, and reporting victims of human trafficking; and (2) the HHSC executive commissioner shall approve training courses on human trafficking prevention,

including at least one course available without charge, and post a list of the approved training courses on HHSC's Internet website. (Effective September 1, 2025.)

H.B. 908 (Spiller/Zaffirini) – Missing Child: requires a law enforcement agency to: (1) immediately, but not later than two hours after the agency receives the report of a missing child, enter applicable information into the National Center for Missing and Exploited Children (NCMEC) system, among others; and (2) inform the person who filed the report that the information in (1), above, will be entered into the NCMEC system, among others. (Effective September 1, 2025.)

H.B. 1024 (Shaheen/Hagenbuch) – Warrants: requires a law enforcement agency to execute, as soon as practicable, a warrant that is directed to the agency and issued for the return of a releasee in the super-intensive supervision program based on a violation of a condition of parole or mandatory release supervision related to the electronic monitoring of the releasee. (Effective September 1, 2025.)

H.B. 1105 (Cole/Eckhardt) – Paramedics Tuition Exemption: provides, among other things, that an institution of higher education shall exempt from the payment of tuition and laboratory fees any student who is enrolled in one or more courses offered as part of an emergency medical services curriculum and is employed as a paramedic by a city. (Effective September 1, 2025.)

H.B. 1261 (Cunningham/Flores) – Disposition of Abandoned or Unclaimed Personal Property: provides, among other things, that: (1) for purposes of any unclaimed or abandoned personal property, a person designated by the city to dispose of the property may, instead of sending a notice to the last known address of the owner of the property by certified mail, place a one-time notice on the internet website and social networking website of the law enforcement agency that seized the property; and (2) the notice described in (1), above, shall state that if the owner does not claim the property before the 90th day after the date of the notice, the property shall be disposed of, and the proceeds placed in the city treasury. (Effective September 1, 2025.)

H.B. 1593 (Campos/Middleton) – Firefighter Suicide Prevention Study: provides, among other things, that: (1) Texas Commission on Fire Protection (TCFP) shall establish an advisory committee to study the need to implement suicide prevention and peer support programs in fire departments in this state; and (2) not later than September 1, 2026, the advisory committee shall prepare and submit a report to the governor and the legislature which must: (a) provide an overview of suicide prevention and peer support groups in fire departments; (b) address possible licensing requirements and any confidentiality concerns; and (c) provide recommendations on: (i) the need for legislation to implement suicide and peer support groups in fire departments; (ii) whether to encourage local governments to develop local suicide prevention and peer support groups in fire departments; and (iii) specific programs to be implemented in this state. (Effective September 1, 2025.)

H.B. 1639 (Patterson/Alvarado) – Female Firefighter Cancer Study: directs the Texas Department of State Health Services, in collaboration with the Texas Commission on Fire Protection, to: (1) conduct a study on the increased incidence of cancer in female firefighters, focusing on cancers specific to women, including ovarian and breast cancer; and (2) prepare and

submit a report regarding (1), above, to the legislature not later than September 1, 2026. (Effective September 1, 2025.)

H.B. 1871 (Dyson/Schwertner) – Attempted Capital Murder of a Peace Officer: provides, among other things, that the offense of attempted capital murder of a peace officer is a felony of the first degree, punishable by imprisonment for life or for any term of not more than 99 years or less than 25 years, and that an inmate under a sentence for such offense is not eligible for release on parole. (Effective September 1, 2025.)

H.B. 2128 (Spiller/Hagenbuch) – Rural Firefighting Study: requires that: (1) the Texas A&M Engineering Extension Service conduct a study of rural firefighting and technical rescue service capabilities and compare those capabilities with those of urban cities; (2) the study consider disparities in: (a) available funding for personnel and equipment; (b) the number of qualified candidates to fill new or vacant firefighting and rescue personnel positions; (c) opportunities for affordable training for firefighting and rescue personnel; and (d) any other factor. (Effective immediately.)

H.B. 2217 (Wharton/Hagenbuch) – Bullet-Resistant Vehicle Components Grant: provides, among other things, that: (1) the governor's Criminal Justice Division shall establish and administer a grant program to provide financial assistance to a law enforcement agency to purchase and install motor vehicles used by peace officers of the law enforcement agency in discharging the officers' official duties with bullet-resistant windshields, side windows, rear windows, and door panels; and (2) a law enforcement agency receiving a grant must, as soon as practicable after spending the grant money, provide to the criminal justice division proof of purchase and installation, as applicable, of bullet-resistant windshields, side windows, rear windows, or door panels. (Effective September 1, 2025.)

H.B. 2282 (J. Lopez/Perry) – Warrant Reimbursements: increases the reimbursement fee that a defendant convicted of a felony or a misdemeanor must pay to defray the costs of a peace officer for executing or processing an issued arrest warrant, capias, or capias pro fine, with the fee imposed for the services of the law enforcement agency that processed or executed the warrant. (Effective September 1, 2025.)

H.B. 3000 (King/Perry) – Ambulance Service Providers Grant: provides, among other things, that: (1) the comptroller shall establish and administer the rural ambulance service grant program to support the state purpose of ensuring adequate ground ambulance services by providing financial assistance to qualified rural ambulance service providers in qualified counties; (2) not later than the 30th day after the first day of a qualified county's fiscal year, the county, on behalf of a qualified rural ambulance service provider, may submit a grant application to the comptroller; (3) a county may only submit one application each fiscal year; (4) if a county is awarded a grant under the program, the provider is ineligible to receive additional grant funds under the program from another qualified county in the same fiscal year; (5) a qualified county awarded a grant may use or authorize the use of the grant money only to purchase ambulances, including necessary accessories and modifications, as provided by comptroller rule; and (6) a qualified county awarded a grant may not reduce the budget of the qualified rural ambulance service provider for the county's next fiscal year following the fiscal year of the grant award. (Effective September 1, 2025.)

H.B. 3053 **(Virdell/Hall)** – **Local Gun Buyback Programs**: prohibits a city or county from adopting or enforcing an ordinance, order, or other measure in which the city or county organizes, sponsors, or participates in a program that purchases or offers to purchase firearms with the intent to remove firearms from circulation, reduce the number of firearms owned by civilians, or allow individuals to sell firearms without fear of criminal prosecution. (Effective September 1, 2025.)

H.B. 3425 **(Capriglione/Zaffirini) – Criminal Offense**: among other things, provides that a person commits an offense if the person discloses through an electronic communication the residence address or telephone number of an individual the actor knows is a public servant or a member of a public servant's family or household: (1) with the intent to cause harm or a threat of harm to the individual or a member of the individual's family or household in retaliation for or on account of the service or status of the individual as a public servant; or (2) with the intent to cause harm or a threat of harm to the individual or a member of the individual's family or household. (Effective September 1, 2025.)

H.B. 3595 **(Barry/Perry)** – **Assisted Living Facilities**: among other things: (1) provides that an assisted living facility must adopt and implement an emergency preparedness and contingency operations plan that requires that the facility provide: (a) each resident a climate-controlled area of refuge with at least 15 square feet per resident; (b) that the area of refuge maintain a temperature between 68 and 82 degrees Fahrenheit; and (c) notice to the Texas Department of Health and Human Services (HHS) of any unplanned electricity interruption or outage for more than 12 hours, in the event of an emergency; (2) provides that an assisted living facility's emergency preparedness and contingency operations plan must include information about building equipment, including the location of any on-site generator equipment or backup power sources and residents, including residents who are medically-dependent on electrically powered equipment; and (3) directs HHS to establish construction and licensure standards for assisted living facilities constructed after September 1, 2026, including standards the integration of backup power systems or a connection point for a backup power system and the evacuation of residents in emergencies to other buildings on the same premises with a backup power system or a connection point for a backup power system or portable backup power system. (Effective September 1, 2025.)

H.B. 3732 **(A. Martinez/Alvarado) – Fire Department Standards**: provides that: (1) a fire department may request an extension from the Texas Commission on Fire Protection (TCFP) to comply with minimum standards related to protective clothing, self-contained breathing apparatuses, personal alert safety systems, incident management systems, personnel accountability systems, and fire protection personnel operating procedures; (2) TCFP shall grant a request for an extension if the fire department provides evidence TCFP finds sufficient to justify the extension; (3) TCFP must adopt rules necessary to implement (2), above; and (4) this extension authority expires on September 1, 2027. (Effective immediately.)

H.B. 4765 **(Phelan/Zaffirini)** – **Code Enforcement Officers**: among other things, provides that: (1) a city may only engage in code enforcement without employing an individual registered as a code enforcement official if the individual engaging in code enforcement is exempt from state registration requirements; and (2) that an individual is not required to be registered as a code enforcement officer if the individual is required to be licensed or is registered under another state

law and engages in code enforcement under that license or registration. (Effective September 1, 2025.)

H.B. 4264 (Hefner/J. Hinojosa) – Peace Officer Grant Program: provides that: (1) the governor's Criminal Justice Division may establish a grant program for the public purpose of fostering the professional development of peace officers employed in this state; (2) to be eligible for a grant, a person must: (a) hold a master proficiency certificate issued by the Texas Commission on Law Enforcement (TCOLE); (b) be employed on a full-time basis as a peace officer by a law enforcement agency; and (c) meet any other eligibility criteria established by the criminal justice division; (3) only the following persons may apply for a grant: (a) a law enforcement agency on behalf of an employee of the agency who meets the eligibility criteria for a grant; or (b) a person who meets the eligibility criteria for a grant with the consent of the person's employing law enforcement agency; (4) the criminal justice division may award a grant only to a law enforcement agency, and the law enforcement agency may use the money only to increase the compensation of the employee who applied for the grant or for whom the agency applied for the grant; (5) if the grant program is established, the criminal justice division shall establish procedures for: (a) processing grant applications in addition to any other application procedures; (b) evaluating grant applications; and (c) monitoring the use of a grant awarded under the program and ensuring compliance with any condition of a grant; (6) the criminal justice division shall award grants in an amount equal to $6,500 for each award; and (7) a grant may not be awarded to the same person more than one time. (Effective September 1, 2025.)

H.B. 4464 (M. González/Schwertner) – Emergency Management Workers' Compensation: provides, among other things, that: (1) service with Texas Task Force 1, an intrastate fire mutual aid system team, or a regional incident management team by a local government employee member who is activated is considered to be in the course and scope of the employee's regular employment with the political subdivision; (2) the average weekly wage computation for members of state military forces does not apply to Texas Task Force 1 members, intrastate fire mutual aid system team members, and regional incident management team members; and (3) for purposes of workers' compensation coverage, service with Texas Task Force 1, an intrastate fire mutual aid system team, or a regional incident management team, as applicable, by an employee is: (a) considered to be in the course and scope of the employee's regular employment; and (b) included in workers' compensation coverage provided for employees of political subdivisions as opposed to coverage as a state employee. (Effective September 1, 2025.)

H.B. 5238 (R. Lopez/J. Hinojosa) – Disrupting a Meeting: creates a criminal offense for obstructing or interfering with a public meeting, procession, or gathering by electronic disturbance, including hacking, of any virtual component of the meeting, procession, or gathering. (Effective September 1, 2025.)

H.B. 5424 (Bonnen/Middleton) – Volunteer Firefighter Compensation: provides that a fire department may not, in a calendar year, compensate, reimburse, or provide benefits to an individual designated as a volunteer or auxiliary firefighter that exceeds 20 percent of the highest total compensation paid to full-time fire protection personnel by a local government: (1) in the county in which the department is located; or (2) if the county does not have a local government that pays

compensation to full-time fire protection personnel, in adjacent county to the county in which the department is located. (Effective September 1, 2026.)

H.B. 5509 (Bumgarner/Paxton) – Human Trafficking: provides that: (1) the governing body of a city may suspend or revoke a certificate of occupancy for a hotel located in the city if: (a) a law enforcement agency provides an affidavit of probable cause swearing that criminal human trafficking activity is occurring in the hotel; (b) a court with criminal jurisdiction in the county in which the hotel is located issues an order stating the court's finding of probable cause that human trafficking activity is occurring at the hotel; and (c) the city follows the procedures in (2), below, before suspending or revoking the certificate of occupancy; (2) a city that seeks to suspend or revoke a certificate of occupancy for a hotel shall follow procedures that are consistent with the suspension or revocation of a certificate of occupancy for any other type of business or use of land within the city; and (3) the authority in (1), above: (a) does not limit a hotel owner's or operator's right to a public hearing and to present evidence at a proceeding regarding the suspension or revocation of a certificate of occupancy; and (b) may not be construed to create a private cause of action. (Effective September 1, 2025.)

VETOED S.B. 3 (Perry/King) – Consumable Hemp: among other things, creates criminal offenses for the: (1) manufacture, delivery, or possession with intent to deliver certain consumable hemp products; (2) possession of certain consumable hemp products; (3) sale or distribution of certain consumable hemp products to persons younger than 21 years of age; (4) manufacture, distribution, or sale of consumable hemp products for smoking; (5) sale or delivery of certain consumable hemp products near a school; and (6) the provision of certain consumable hemp product by courier, delivery, or mail service. (Effective September 1, 2025.)

S.B. 9 (Huffman/Smithee) – Bail Determinations: provides, among other things, that:

1. as soon as practicable but not later than the tenth business day after the date a defendant enters a pretrial intervention program, the attorney representing the state, or the attorney's designee who is responsible for monitoring the defendant's compliance with the conditions of the program, shall enter information relating to the conditions of the program into the appropriate database of the statewide law enforcement information system maintained by the Department of Public Safety (DPS) or modify or remove information, as appropriate;

2. the public safety report system must provide, in summary form, the criminal history of the defendant, including information regarding: (a) whether the defendant is currently on community supervision, parole, or mandatory supervision for an offense; (b) whether the defendant is currently released on bail or participating in a pretrial intervention program and any conditions of that release or participation; (c) outstanding warrants for the defendant's arrest that have been entered into the National Crime Information Center database or the Texas Crime Information System, including a warrant issued; and (d) any current protective orders for which the defendant is subject;

3. the public safety report system must be configured to allow a county or city to integrate the jail records management system and case management systems used by the county with the public safety report system;

4. the Office of Court Administration may provide grants to reimburse counties and cities for costs related to integrating their systems but is not required to provide a grant unless the office is appropriated money for that purpose;

5. a magistrate may order, prepare, or consider a public safety report in setting bail for a defendant who is not in custody at the time the report is ordered, prepared, or considered;

6. if a defendant is taken before a magistrate for committing an offense punishable as a felony while released on bail for another offense punishable as a felony, the court before which the case for the previous offense is pending shall consider whether to revoke or modify the terms of the previous bond or to otherwise reevaluate the previous bail decision;

7. a magistrate may not release on bail a defendant who: (a) is charged with committing an offense punishable as a felony if the defendant: (i) was released on bail, parole, or community supervision for an offense punishable as a felony at the time of the instant offense; (ii) has previously been finally convicted of two or more offenses punishable as a felony and for which the defendant was imprisoned in the Texas Department of Criminal Justice; or (iii) is subject to an immigration detainer issued by United States Immigration and Customs Enforcement; or (b) is charged with committing certain violent offenses;

8. an order granting bail signed by a magistrate must include the names of each individual who appointed the magistrate and state that the magistrate was appointed by those individuals; (8) certain magistrates, including mayors and municipal court judges, may not modify the amount or conditions of bond set by the judge of a district court, including the judge of a district court in another county; and

9. the state is entitled to appeal an order of a court in a criminal case if the order grants bail, in an amount considered insufficient by the prosecuting attorney, to a defendant who is charged with certain violent crimes or an offense punishable as a felony and has previously been granted bail for a pending offense punishable as a felony.

(The provisions described in Numbers 1, 3-5, and 7, above, are effective January 1, 2026; the provisions described in Numbers 2 and 6, above, are effective April 1, 2026; and the remaining provisions are effective on September 1, 2025.)

S.B. 34 (Sparks/King) – Wildfires: provides, among other things, that: (1) the Texas A&M Forest Service and West Texas A&M University shall jointly conduct a study to determine the status and condition of fuel loading in wildfire risk zones in this state and the corresponding risk of wildfire to the residents, homes, businesses, and ecology of this state; (2) the Texas A&M Forest Service shall create and maintain a comprehensive database that shows in real time the statewide inventory of firefighting equipment available for use in responding to wildfires; (3) the database must: (a) include a description of the type of firefighting equipment each fire department in this state has available for use in responding to wildfires; (b) include contact information for the fire department with the equipment; (c) be searchable by location and equipment type; and (d) be accessible by all fire departments in this state and allow each fire department to update the database information

regarding the fire department's available equipment; and (4) at least ten percent of appropriations for a state fiscal year from the fund for the purpose of providing assistance to volunteer fire departments under the program is allocated for volunteer fire departments located in areas of this state the service determines are at high risk for large wildfires. (Effective September 1, 2025.)

S.B. 36 (Parker/Hefner) – Homeland Security Division: this bill, among other things:

1. establishes the Homeland Security Division (HSD) in the Texas Department of Public Safety (DPS) to lead multi-agency, multi-jurisdictional, and public-private efforts to enhance law enforcement initiatives and operations in support of homeland security objectives in this state;

2. requires HSD, in collaboration with any other person who by law performs similar duties, to: (a) provide the strategic and operational planning for state border security operations for the state; and (b) support the border security operations of this state by coordinating the law enforcement efforts of federal and state agencies, local governments, and private organizations and by ensuring clarity and alignment on the law enforcement priorities and responsibilities of each stakeholder;

3. requires HSD to coordinate the collection, dissemination, and analysis of intelligence for this state's border security operations and operate intelligence centers dedicated to this purpose;

4. requires HSD to establish policies and procedures relating to the collection and management of intelligence, including establishing intelligence collection priorities and assignment management responsibilities for state agencies, local governments, and private organizations participating in border security operations;

5. requires HSD, in collaboration with any other person who by law performs similar duties, to: (a) regularly develop a comprehensive state homeland security strategic plan; (b) plan and facilitate homeland security exercises in coordination with the Texas Division of Emergency Management (TDEM) and other state agencies, federal agencies, local governments, and any participating private organizations; (c) develop operational and tactical plans for significant law enforcement agencies or contingencies, including assisting each department region with developing plans specific to the needs of that region; (d) conduct assessments of the risks and hazards posed to this state by criminal actors and organizations and the capabilities of state and local stakeholders to respond to the occurrence of those risks and hazards, including by coordinating the annual completion of the following federal assessments: (i) the Threat and Hazard Identification and Risk Assessment; and (ii) the Stakeholder Preparedness Review; (e) establish programs for regular outreach to and information sharing among public and private organizations regarding threats by criminal actors and organizations, including: (i) coordinating the Bomb-Making Materials Awareness Program and similar programs; and (ii) ensuring private industry organizations are aware of criminal threats to critical infrastructure and best practices and resources available to protect and respond to threats to critical

infrastructure; and (f) assist state agencies and local governments in complying with restrictions under federal law on commerce with certain prohibited or restricted entities;

6. requires HSD to coordinate multi-agency, multi-jurisdictional, and public-private efforts to protect critical infrastructure in the state from criminal actors and organizations, specifically prioritizing the protection of critical energy, communications, transportation systems, and water and wastewater systems;

7. requires HSD to conduct exercises to enhance public-private coordination in protecting critical infrastructure of this state from criminal actors and organizations;

8. permits HSD to establish and appoint members to one or more work groups composed of representatives from state and federal agencies, local governments, and private organizations, to: (a) study any issue related to HSD's duties or the law enforcement initiatives or operations of this state; and (b) advise or produce written reports on an issue studied;

9. requires HSD, in collaboration with any person who by law performs similar duties, to establish or operate work groups to study methods or technologies to enhance border security operations and the security of the critical infrastructure of this state, including any task force established to survey the vulnerabilities of state government, local governments, and critical infrastructure;

10. requires HSD, upon request, to provide subject matter expertise and counsel to state agencies and local governments regarding the state's border security operations and critical infrastructure protection or resilience initiatives, including related grant programs, legislation, risk management assessment, and other related initiatives;

11. requires HSD to maintain a publicly accessibly Internet website and publish assessments and other HSD reports that are not confidential and not excepted from disclosure under the Public Information Act (PIA); and

12. provides that if in performing any duty or exercising any authority, HSD or a workgroup or task force of HSD is provided information by a private organization that the private organization considers highly sensitive, proprietary, or otherwise confidential and the private organization notifies in writing of that fact: (a) the information is not public information and is excepted from the requirements under the PIA; and (b) HSD or the applicable work group or task force shall secure the information in the same manner as the private organization secures the information and may not further disclose the information without the consent of the private organization.

(Effective September 1, 2025.)

S.B. 40 (Huffman/Smithee) – Bail Bonds: provides that: (1) a political subdivision, including a city, is prohibited from spending public funds to pay a nonprofit organization that accepts and uses donations from the public to deposit money with a court in the amount of a defendant's bail bond;

(2) if a political subdivision engages in an activity prohibited by (1), above, a taxpayer or resident of the political subdivision is entitled to appropriate injunctive relief to prevent further prohibited activity and further payment of public funds related to that activity; and (3) a party who prevails in an action in (2), above, is entitled to recover the party's reasonable attorney's fees and costs. (Effective September 1, 2025.)

S.B. 305 (Perry/King) – **Unlawful Vehicle Passing**: creates a criminal offense for unlawfully passing a vehicle operated by: (1) an animal control officer or other individual for the purpose of removing an animal or animal carcass from a roadway and using certain prescribed visual signals; or (2) an employee of a local authority for the purpose of issuing a parking citation and using certain prescribed visual signals. (Effective September 1, 2025.)

S.B. 412 (Middleton/Patterson) – Harmful Materials Regulation: provides that: (1) it is an affirmative defense to prosecution for the sale, distribution, or display of harmful materials to a minor that at the time of the offense the actor was a judicial or law enforcement officer discharging the officer's official duties; (2) it is an affirmative defense to a prosecution for sexual performance by a child that at the time of the offense the actor was a judicial officer discharging the officer's official duties; and (3) the affirmative defense to prosecution for the sale, distribution, or display of harmful materials to a minor if the person had a scientific, educational, governmental, or other similar justification is repealed. (Effective September 1, 2025.)

S.B. 528 (Schwertner/Harris Davila) – **Restoring Competency**: among other things, requires each facility that contracts with the Texas Health and Human Services Commission to provide inpatient competency restoration services for an individual to stand trial to enter into a memorandum of understanding with the county and city in which the facility is located and each local mental health authority and local behavioral health authority that operates in the county or city to outline the respective powers and duties of the parties with respect to inpatient competency restoration services. (Effective September 1, 2025.)

S.B. 761 (J. Hinojosa/Thompson) – Crime Victims' Rights: provides, among other things, that:

1. before accepting a plea of guilty or a plea of nolo contendere, the court shall, as applicable in the case inquire as to whether the attorney representing the state has conferred with the victim guardian of a victim, or close relative of a deceased victim regarding the disposition of the case;

2. a victim, guardian of a victim, or a close relative of a deceased victim is entitled to, among other things, the right to be informed by the attorney representing the state of relevant court proceedings, including appellate proceedings, at least five business days before the date of each proceeding or otherwise as soon as reasonably practicable, and to be informed as soon as possible if those proceedings have been canceled or rescheduled before the event;

3. a victim, guardian of a victim, or close relative of a deceased victim may assert the rights either orally or in writing, individually or through an attorney;

4. an individual or entity, including a health care facility, that is required to offer a victim the opportunity to have an advocate from a sexual assault program be present with the victim during the forensic medical examination shall document: (a) whether the offer was extended to the victim; (b) whether the advocate was available at the time of the examination; and (c) if the offer was not extended to the victim, the reason the offer was not extended to the victim;

5. before conducting a law enforcement investigative interview with a victim reporting a sexual assault, other than a victim who is a minor, the peace officer or other individual conducting the interview shall offer the victim the opportunity to have an advocate from a sexual assault program be present with the victim during the interview;

6. a crime victim has the right to have an attorney present during an investigative interview with the victim, but the attorney may not unreasonably delay or otherwise impede the interview process;

7. the attorney representing the state shall give to each victim of the offense a written notice containing, among other things: (a) a statement that the attorney representing the state does not represent the victim, guardian of the victim, or close relative of a deceased victim; and (b) the right of a victim, guardian of a victim, or close relative of a deceased victim to assert the rights granted to crime victims either orally or in writing, individually or through an attorney;

8. if requested by the victim, the attorney representing the state, at least five days before the date of the court proceeding or the filing of the continuance request or otherwise as soon as reasonably practicable, shall give the victim notice of any scheduled court proceedings and the filing of a request for continuance of trial setting; and

9. if requested by the victim, the attorney representing the state shall give the victim notice of any changes in scheduled court proceedings as soon as possible.

(Effective September 1, 2025.)

S.B. 767 (Sparks/Fairly) – Firefighting Equipment Database: requires: (1) the Texas A&M Forest Service (TFS) to create and maintain a comprehensive database that shows in real time the statewide inventory of firefighting equipment available for use in responding to wildfires; (2) the database to: (a) include a description of the type of firefighting equipment each fire department in the state has available for use in responding to wildfires; (b) include contact information for the fire department that has the equipment; (c) be searchable by location and equipment type; and (d) be accessible by all fire departments in the state and allow each fire department to update the information in the database regarding the equipment the fire department has available; (3) TFS to assist fire departments that provide equipment information to the database annually or as soon as practicable after any change in the availability of the department's firefighting equipment; and (4) TFS to use an electronic notification system to remind fire departments, at least once each calendar year, to update the availability of the department's firefighting equipment. (Effective September 1, 2025.)

S.B. 836 **(Paxton/Hull) – Confidentiality of Sexual Offense-Related Material**: provides, among other things, that: (1) a peace officer who investigates an incident involving sexual assault or who responds to a disturbance call that may involve sexual assault shall provide to the victim written notice containing information about the rights and procedures relating to confidentiality of identifying information and medical records, including procedures to request a pseudonym to be used instead of the person's name in all public files and records concerning the offense; (2) a victim who elects to use a pseudonym must complete a pseudonym form and return the form to the law enforcement agency investigating the offense or to the office of the attorney representing the state prosecuting the offense; (3) a law enforcement agency or an office of the attorney representing the state receiving a pseudonym form shall send a copy of the form to each other agency or office investigating or prosecuting the offense; and (4) a court is prohibited from allowing the electronic transmission or broadcasting of certain court proceedings in which evidence or testimony is offered that depicts or describes acts of a sexual nature unless the court provides notice to and receives express consent for the transmission or broadcasting from the victim or the parent, conservator, or guardian of the victim, as applicable, the attorney representing the state, and the defendant. (Effective September 1, 2025.)

S.B. 857 **(Schwertner/Louderback)** – **Removing Motor Vehicles**: allows a peace officer or a licensed inspector of the Texas Department of Public Safety to remove or require the operator or a person in charge of a vehicle to move the vehicle from a highway if the person is in violation of driving without a license, driving while their license is invalid, operating a motor vehicle without vehicle liability insurance, or a minor operating a motor vehicle without a license. (Effective September 1, 2025.)

S.B. 868 **(Sparks/King) – Volunteer Fire Department Assistance Program**: provides that: (1) at least ten percent of appropriations for a state fiscal year from the Volunteer Fire Department Assistance Program fund is allocated for the purposes of providing assistance to volunteer fire departments in areas of the state defined as high risk for large wildfires by the Texas A&M Forest Service; and (2) if the amount of the assistance requested in a state fiscal year by eligible departments is less than the amount allocated, the remaining amount may be used for other types of requests for assistance. (Effective September 1, 2025.)

S.B. 1120 **(J. Hinojosa/Johnson) – Crime Victims' Rights**: among other things: (1) adds to the definition of "victim" for purposes of crime victims' rights, a person who is a victim of: (a) the offense of family violence or stalking; or (b) an offense relating to a violation of a condition of bond set in a family violence, sexual assault or abuse, indecent assault, stalking, or trafficking case, regardless of the relationship or association with the defendant; (2) provides additional rights to crime victims, including the right to be informed, on request, of: (a) the defendant's release on parole for the offense involving the victim, including the county in which the defendant is required to reside, and the nonconfidential conditions of the defendant's parole, including any condition prohibiting the defendant from going near the victim's home or work or requiring the defendant to complete a battering intervention and prevention program; (b) any offense in which the defendant is charged while released on parole for the offense involving the victim, if the department is aware of the offense; (c) the issuance of any warrant for the return of the defendant; and (d) any revocation of the defendant's parole for the offense involving the victim; (3) entitles an advocate

for a victim to obtain on behalf of the victim the information in (2), above; (4) provides additional rights to victims of certain offenses involving family violence, stalking, or a violation of protective orders or conditions of bond, including: (a) the right to a disclosure of information regarding any evidence that was collected during the investigation of the offense, unless disclosing the information would interfere with the investigation or prosecution of the offense, in which event the victim, guardian, or relative shall be informed of the estimated date on which that information is expected to be disclosed, and the status of any analysis being performed on any evidence; (b) the right to be notified at the time a request is submitted to a crime laboratory to process and analyze any evidence that was collected during the investigation of the offense; (c) the right to be informed about, and confer with the attorney representing the state regarding, the disposition of the offense, including sharing the victim's, guardian's, or relative's views regarding: (i) a decision not to file charges; (ii) the dismissal of charges; (iii) the use of a pretrial intervention program; or (iv) a plea bargain agreement; and (d) the right to be notified that the attorney representing the state does not represent the victim, guardian of a victim, or close relative of a deceased victim; and (5) requires a victim, guardian of a victim, or close relative of a deceased victim who requests to be notified or receive information under (4), above, to: (a) provide a current address and phone number to the attorney representing the state and the law enforcement agency that is investigating the offense; (b) inform the attorney representing the state and the law enforcement agency of any change in the address or phone number; and (c) if the victim, guardian, or relative chooses to receive notifications by e-mail, provide an e-mail address and update any change in that e-mail address. (Effective September 1, 2025.)

S.B. 1164 (Zaffirini/Moody) – Emergency Detention: provides, among other things, that: (1) for purposes of an emergency detention, a peace officer, without a warrant, may take a person into custody, regardless of the age of the person, if the officer has reason to believe and does believe that: (a) the person is a person with mental illness and because of that mental illness: (i) there is a substantial risk of serious harm to that person or to others; (ii) the person evidences severe emotional distress and deterioration in the person's mental condition; or (iii) the person evidences an inability to recognize symptoms or appreciate the risks and benefits of treatment; (b) the person is likely without immediate detention to suffer serious risk of harm or to inflict serious harm on another person; and (c) there is not sufficient time to obtain a warrant before taking the person into custody; (2) the notification of emergency detention form completed by a peace officer must also include, among other information: (a) the person's date of birth, race, gender, phone number, and address; (b) whether the person was physically restrained and, if so, the reason for the physical restraint; (c) where the call originated at; (d) if a person is a child 17 years of age or younger, whether notice was provided to the child's parents or guardians; and (e) additional observations and history of the person; and (3) a peace officer or emergency medical services provider who transports an apprehended person to a mental health facility: (a) is not required to remain at the facility while the apprehended person is medically screened or treated or while the person's insurance coverage is verified; and (b) may leave the facility immediately after the person is taken into custody by appropriate facility staff and the notification of emergency detention form is provided to the facility. (Effective September 1, 2025.)

S.B. 1177 (Alvarado/Leach) – Fire Safety Inspections: provides that: (1) a fire safety inspection of a public or private school, including an open-enrollment charter school, required by a state or local law, rule, regulation, or ordinance must include an examination of each automated external

defibrillator (AED) on the school campus to determine whether the AED is fully functional, which must include verifying that the AED's pads and battery have not expired and that the AED's status indicator light indicates that the device is ready for use; (2) a person who conducts a fire safety inspection must: (a) provide a written report of the inspection and any relevant paperwork pertaining to the findings of the inspection to: (i) the principal of the school and the superintendent of the applicable school district if the inspection is of a public school; or (ii) the director of the school if the inspection is of a private school; and (b) at the time the person provides the report, indicate on the report the method by which, and the time and date on which, the person provided the report to the appropriate person; (3) the report must be filed at the school campus to which the report relates and according to the year in which the inspection occurred; and (4) the minimum curriculum requirements established by the Texas Commission on Fire Protection must require training on conducting a fire safety inspection at a public or private school. (Effective September 1, 2025.)

S.B. 1271 (Hancock/Frank) – Military Installations: provides, among other things, that: (1) on written application of an authorized representative of the United States to the governor, the governor, in the name and on behalf of this state, may accept the establishment of concurrent jurisdiction of this state with the United States over land in this state owned or acquired by the United States for a military purpose; (2) on the establishment of concurrent jurisdiction over land, a state agency or political subdivision, including a city, may enter into a memorandum of understanding with any officer or agency of the United States for the purpose of coordinating and assigning duties with respect to the concurrent jurisdiction; and (3) a state agency, a political subdivision of this state, and any officer, employee, or agent of the state agency or political subdivision is not liable for acts or omissions occurring on land over which concurrent jurisdiction is established. (Effective immediately.)

S.B. 1349 (Hughes/J. Lopez) – Transnational Repression Training Program: provides, among other things, that: (1) a person commits an offense of transnational repression if: (a) the person commits or conspires to commit an offense including human trafficking, assault, aggravated assault, harassment, stalking, or compelled prostitution with the intent to: (i) cause another person to act on behalf of a foreign government or a foreign terrorist organization; (ii) cause another person to leave or be confined in the United States; (iii) discourage another person from engaging in protected conduct; or (iv) retaliate against another person for engaging in protected conduct; and (b) the person commits or conspires to commit that offense as an agent of a foreign government or foreign terrorist organization; (2) a person commits an offense of unauthorized enforcement of foreign law if, as an agent of a foreign government or foreign terrorist organization, the person, without the approval of this state or the United States: (a) prevents another person in this state from violating the laws of a foreign government; or (b) detects, investigates, monitors, or surveilles another person in this state for the purpose of preventing the other person from violating the laws of a foreign government; (3) the Department of Public Safety (DPS) shall develop a training program for peace officers regarding transnational repression not later than April 1, 2026; (4) the training program must: (a) prepare peace officers to: (i) identify transnational repression; (ii) develop practices for preventing, reporting, and responding to transnational repression; and (iii) recognize communities targeted by transnational repression and misinformation that may be perpetuated by an agent of a foreign government or foreign terrorist organization; and (b) include information about foreign governments and foreign terrorist organizations that are frequently

involved in transnational repression and the methods those governments and organizations use; and (5) DPS shall regularly update the training to address emerging threats and new transnational repression methods used by agents of a foreign government or foreign terrorist organization. (Effective September 1, 2025.)

S.B. 1362 (Hughes/Hefner) – Anti-Red Flag Act: provides, among other things, that: (1) the governing body of a city or an officer, employee, or other body that is part of a city may not adopt or enforce a rule, ordinance, order, policy, or other similar measure relating to an extreme risk protective order unless state law specifically authorizes the adoption and enforcement of such a rule, ordinance, order, policy, or measure; (2) a federal statute, order, rule, or regulation purporting to implement or enforce an extreme risk protective order against a person in this state that infringes on the person's right of due process, keeping and bearing arms, or free speech protected by the United States Constitution or the Texas Constitution is unenforceable as against the public policy of this state and shall have no effect; (3) cities may not accept federal grant funds for the implementation, service, or enforcement of a federal statute, order, rule, or regulation purporting to implement or enforce an extreme risk protective order against a person in this state; (4) any person who serves or enforces or attempts to serve or enforce an extreme risk protective order against a person in this state, unless the order was issued under the laws of this state, commits a state jail felony criminal offense; and (5) the Anti-Red Flag Act does not apply to a protective order issued under Texas laws or to a protective order issued under the laws of another state that is recognized or enforceable under Texas laws. (Effective September 1, 2025.)

S.B. 1376 (Hughes/VanDeaver) – **Code Enforcement Officers**: provides that a code enforcement officer in training may engage in code enforcement without supervision if the employer of the code enforcement officer does not also employ a registered code enforcement officer. (Effectively immediately.)

S.B. 1497 (Nichols/M. Perez) – **Searching Wireless Devices**: provides that a skimmer capable of unlawfully intercepting electronic communications or data to perpetrate fraud is not considered a wireless device for purposes of the prohibition against a peace officer searching a person's cellular telephone or other wireless communication device pursuant to a lawful arrest without obtaining a warrant. (Effective September 1, 2025.)

S.B. 1498 (Nichols/M. Perez) – **Asset Forfeiture**: among other things: (1) provides that an attorney for the state may file for a judgment in the amount of the proceeds for property that is a digital currency, non-fungible token, stablecoin, or wallet not connected to an exchange or network, in: (a) the county in which the proceeds were seized; (b) the county in which the law enforcement agency that initiated the seizure of property is located; or (c) Travis County; and (2) requires that, not later than 72 hours after a law enforcement officer seizes property subject to potential forfeiture that is a digital currency, non-fungible token, stablecoin, the law enforcement agency employing the office shall transfer the property to a wallet that is not connected to an exchange or network, and only accessibly by the law enforcement agency or the attorney representing the state. (Effective immediately.)

S.B. 1598 (Hagenbuch/Curry) – Collision Reports: provides, among other things, that: (1) for written reports of a collision made by a law enforcement officer or compiled by the Texas

Department of Transportation (TxDOT), the information is privileged and for the confidential use of TxDOT and the agency of the United States, this state, or a local government of this state that has use for the information for purposes of collision prevention or a criminal investigation conducted by a law enforcement agency; (2) in addition to the information required to be released in certain instances, the governmental entity may release a vehicle identification number and specific collision information relating to the vehicle to a peace officer who investigated the collision or a person acting on behalf of the law enforcement agency who is authorized by contract to obtain the information; and (3) TxDOT or the governmental entity when releasing information may not release personal information and shall withhold or redact certain information related to the persons involved in the collision. (Effective September 1, 2025.)

S.B. 1637 (King/Hefner) – Deadly Conduct: provides: (1) for an exception to the offense of deadly conduct for a peace officer if, at the time of the offense, the officer: (a) was engaged in the actual discharge of the officer's official duties; and (b) reasonably believed the discharge of the officer's firearm was justified; and (2) the recklessness and danger presumption that an actor who knowingly pointed a firearm at or in the direction of another whether or not the actor believed the firearm was loaded does not apply to a peace officer engaged in the lawful discharge of the officer's official duties. (Effective September 1, 2025.)

S.B. 1646 (King/Hefner) – Sale of Copper and Brass: provides, among other things, that: (1) a city may not: (a) with respect to copper or brass material, restrict the purchase, acquisition, sale, transfer, or possession of the material by a metal recycling entity from certain persons and businesses or (b) alter or add to the recordkeeping requirements of metal recycling entities; (2) the prohibition in (1), above, does not affect: (a) the authority of a city to issue a license or permit or to inspect a record; and (b) a city ordinance in effect on March 1, 2025, to the extent the ordinance requires a metal recycling entity to submit records to a searchable online database that is used by law enforcement to identify and locate damaged or stolen property and any individuals who may be associated with the damaged or stolen property; (3) on request, a metal recycling entity shall permit a peace officer or a city representative that issues a license or permit to, during the entity's usual business hours: (a) enter the premises of the entity; and (b) inspect a record required to be maintained by the metal recycling entity; (4) the offense of criminal mischief is a felony of the third degree if the actor committed the offense by damaging or destroying a copper or brass component of a critical infrastructure facility, including a system that enables interoperable communications between emergency services personnel during an emergency or disaster, or of equipment appurtenant to the facility or on which the facility depends to properly function, and the damage or destruction causes, wholly or partly, the impairment or interruption of the facility or that equipment; (5) the punishment for an offense of theft is increased to the next higher category of offense if it is shown on the trial of the offense that: (a) the property stolen was copper or brass; and (b) the actor committed the offense by unlawfully appropriating the property from a critical infrastructure facility or from equipment or communication wires appurtenant to or connected to the facility or on which the facility depends to properly function, regardless of whether the equipment or communication wires are enclosed by a fence or other barrier; (6) a person commits an offense of unauthorized possession of certain copper or brass material if the person: (a) intentionally or knowingly possesses copper or brass material; and (b) is not a person who is authorized to possess the copper or brass material; and (7) the offense of engaging in organized criminal activity includes criminal mischief involving certain damage to copper or brass

components of a critical infrastructure facility and unauthorized possession of certain copper or brass material. (Effective immediately.)

S.B. 1660 (Huffman/Cook) – Toxicological Evidence: provides, among other things, that: (1) a crime laboratory that is in possession of toxicological evidence for an alleged intoxication offense shall annually: (a) notify the prosecutor's office in the county in which the alleged offense occurred that the laboratory is in possession of toxicological evidence for an alleged offense that occurred in the county; and (b) provide to the prosecutor's office the date on which the laboratory received the evidence; and (2) if a prosecutor's office does not provide a written denial of a request to destroy toxicological evidence before the 90th day after the date the request is made by hand delivery, certified mail, or e-mail to an address designated by the prosecutor's office, the entity or individual charged with storing the toxicological evidence may destroy the evidence if the retention period for that evidence has expired. (Effective September 1, 2025.)

S.B. 1886 (Sparks/Louderback) – Blood Search Warrant: provides that, notwithstanding any other law, a warrant to collect a blood specimen from a person suspected of committing an intoxication offense may be executed by any peace officer in any county adjacent to the county in which the warrant was issued. (Effective September 1, 2025.)

S.B. 1896 (Huffman/Cook) – Emergency Protection Orders: provides that: (1) a person making a complaint alleging a family violated-related offense or certain other offenses must include the information necessary for the issuance of a magistrate's order for emergency protection; (2) failure to include the information described in (1), above, does not affect the sufficiency of the complaint; (3) the person making the arrest or the having custody of a person arrested for family violence or certain other offenses, on presentation of the arrested person, must provide the magistrate with information regarding the arrested person that is necessary for or will aid the magistrate in issuing an order for emergency protection; and (4) failure to provide the magistrate with the information described in (3), above, does not negate the magistrate's authority or duty to issue an order for emergency protection. (Effective September 1, 2025.)

S.B. 1957 (Hagenbuch/Hickland) – Civilian Oversight Board: provides that a person is not eligible to serve on a civilian oversight board in a civil service city if the person has been convicted of or placed on deferred adjudication community supervision for a felony offense. (Effective September 1, 2025.)

S.B. 2001 (King/Craddick) – Peace Officers with Disabilities: provides, among other things, that: (1) a toll project discount program must include free or discounted use of the entity's toll project by an electronic toll collection customer whose account relates to a vehicle registered to a disabled peace officer; (2) a person who is disabled as a result of an injury suffered during the course and scope of the person's employment as a peace officer is entitled to register, for the person's own use, one vehicle without payment of any fee paid for or at the time of registration except the fee for the license plates if the motor vehicle is owned by the person and has a gross vehicle weight of 18,000 pounds or less or is a motor home; (3) the initial application for license plates must be accompanied by: (a) a written statement from a physician who is licensed to practice medicine in this state; (b) a written statement completed by the chief law enforcement officer of the law enforcement agency that employed the person, certifying that the person is disabled as a

result of an injury suffered during the course and scope of the person's employment as a peace officer; and (c) any other information required for an application; (4) the license plates in (2), above, must include: (a) the letters "DPO" on the plate if the plate is issued for a vehicle other than a motorcycle; and (b) the words "Disabled Police Officer" at the bottom of each license plate; (5) a person who receives license plates in (2), above may receive a disabled parking placard for each set of license plates; (6) if a vehicle displays special license plates issued in (2), above, and is being operated by or for the transportation of the person whom the plates were issued the vehicle: (a) may be parked for an unlimited period in a parking space or area that is designated specifically for persons with physical disabilities; and (b) is exempt from the payment of a parking fee collected through a parking meter charged by a governmental authority other than a branch of the federal government; and (7) parking spaces or areas designated for the exclusive use of vehicles transporting persons with disabilities may be used by vehicles displaying license plates issued in (2), above. (Effective September 1, 2025.)

S.B. 2177 (Hagenbuch/Little) – Law Enforcement Grant: provides, among other things, that: (1) the governor's criminal justice division shall establish and administer a grant program through which a law enforcement agency may apply for a grant designed to improve clearance rates for violent and sexual offenses; (2) grant money awarded may be used to pay for: (a) hiring, training, and retaining personnel to: (i) investigate violent and sexual offenses; (ii) collect, process, and forensically test evidence; or (iii) analyze violent and sexual offenses, including temporal and geographical trends; (b) acquiring, upgrading, or replacing technology or equipment related to evidence collection, evidence processing, or forensic testing; and (c) upgrading record management systems to achieve compliance with the reporting requirements; (4) a law enforcement agency that receives a grant under the program annually shall report: (a) the clearance rate and the percentage of the clearance rate that is clearance by arrest and the percentage that is clearance by exception for: (i) violent offenses; (ii) sexual offenses; and (iii) offenses including indecency with a child, sexual assault, aggravated sexual assault, murder, capital murder, aggravated kidnapping, aggravated assault with a deadly weapon, or aggravated robbery; (b) the average duration between the date of the offense and the date of clearance; and (c) the percentage of the grant amount used for each authorized use; (5) the criminal justice division shall periodically evaluate the practices employed by grant recipients to identify policies and procedures that have successfully improved clearance rates for violent and sexual offenses; and (6) a governmental entity may not reduce the amount of funds provided to a law enforcement agency because the agency received a grant. (Effective immediately.)

S.B. 2180 (Hagenbuch/Isaac) – Polygraph Examinations: provides that: (1) the Texas Commission of Law Enforcement (TCOLE) by rule may establish minimum requirements for the training, testing, and certification of peace officers to conduct polygraph examinations for the purpose of: (a) a preemployment examination of a candidate applying for a position that requires a license; or (b) a criminal investigation; (2) TCOLE shall adopt rules prohibiting a peace officer from conducting a polygraph examination unless the officer: (a) completes a training course approved by TCOLE; and (b) passes an examination administered by TCOLE that is designed to test the officer's knowledge of investigative polygraphy; and (3) TCOLE shall issue a certification to conduct polygraph examinations to a peace officer who applies for the certification, completes the required training, and passes the required examination. (Effective September 1, 2025.)

S.B. 2284 **(A. Hinojosa/J. Lopez)** – **Regulating Archery Equipment**: among other things: (1) provides that city may not adopt or enforce regulations that relate to the transfer, possession, wearing, carrying, ownership, storage, transportation, licensing, or registration of archery equipment, commerce in archery equipment, and the discharge of a firearm or archery equipment at a sport shooting range; (2) requires archery equipment owners to obtain liability insurance coverage for certain damages involving the use of the archery equipment; and (3) provides that the restrictions described in (1) and (2), above do not affect a city's authority to regulate the discharge of archery equipment within city limits other than at a sport shooting range and the carrying of archery equipment at a public park, public meeting of a governmental body, political rally, meeting, or parade, or a nonfirearms-related school, college, or professional athletic event. (Effective September 1, 2025.)

S.B. 2371 **(Nichols/M. Perez) – Skimmers**: provides, among other things, that: (1) if a merchant discovers a skimmer in or on an electronic terminal or is notified of the presence of a skimmer, the merchant shall, in the manner prescribed by Financial Crimes Intelligence Center (FCIC) rule: (a) disable, or cause to be disabled, the electronic terminal on which the skimmer was discovered; (b) notify a law enforcement agency and FCIC that a skimmer has been detected; and (c) take appropriate measures to protect the electronic terminal from tampering until FCIC or the law enforcement agency arrives and the skimmer is removed; (2) FCIC shall cooperate with law enforcement agencies in conducting an investigation of the report; (3) if the skimmer is reported to be located on an electronic terminal, FCIC may inspect, in coordination with a law enforcement agency, the electronic terminal that is the subject of the report and any other electronic terminal located at the same place of business; (4) a merchant shall cooperate with FCIC or the law enforcement agency during an investigation of a skimmer discovered or reported at the merchant's place of business and allow the inspection and alteration of an electronic terminal at the place of business as necessary; (5) except as otherwise provided, information is confidential and not subject to disclosure under the Public Information Act (PIA), if the information is from a report received by FCIC or prepared or compiled by FCIC in connection with the report or an investigation; (6) information may be disclosed to: (a) an institution of higher education; (b) a law enforcement agency; (c) a payment card issuer, a financial institution that is not a payment card issuer, or a payment card network that may be impacted by the use of a skimmer on an electronic terminal; (d) another person if the disclosure of the information is authorized or required by other law or court order; (e) a trade association representing a financial institution; (f) a center contractor or other agent; or (g) the Texas Department of Banking; (7) a law enforcement agency or FCIC: (a) may disclose the public information if the law enforcement agency or the chief intelligence coordinator for FCIC determines the disclosure of the information furthers a law enforcement purpose; and (b) may not disclose to the public the identity of a person who submits a report of a suspected skimmer to FCIC; and (8) a person commits: (a) a Class C misdemeanor offense if the person refuses to allow an inspection of an electronic terminal at the merchant's place of business; (b) a Class B misdemeanor offense if the person negligently or recklessly disposes of a skimmer that was installed on an electronic terminal by another person; and (c) a felony of the third degree if knowing that an investigation is ongoing or that a criminal proceeding has been commenced and is pending, the person disposes of a skimmer installed on an electronic terminal by another person. (Effective immediately.)

S.B. 2514 (Hughes/Hefner) – Hostile Foreign Adversaries Unit: provides, among other things, that: (1) the hostile foreign adversaries unit is established in the Department of Public Safety (DPS) to support DPS's duty to: (a) prevent the harassment and coercion of this state's residents from foreign adversary operations; (b) strengthen state agencies against foreign adversary operations; and (c) protect this state's critical infrastructure against threats foreign adversary operations pose; (2) not later than December 1 of each even-numbered year, the unit shall submit to the governor and the legislature a written report that assesses the threat foreign adversary operations posed to this state, including to this state's residents and governmental units, during the preceding two years; (3) on request by the unit, a state agency or a local law enforcement agency shall provide information relating to any foreign adversary operation that the agency has researched or investigated or otherwise holds relevant information on; (4) the unit shall provide for the secure storage of sensitive information obtained or produced as part of the report, and information determined as sensitive is not subject to disclosure under the Public Information Act; (5) with the approval of the director, the unit may share sensitive information with another federal, state, or local law enforcement agency; (6) an employee or volunteer of a state agency or a political subdivision of this state may not: (a) accept transportation to or lodging in a country that is a foreign adversary and that is paid for by the foreign adversary because of the employee's or volunteer's position with the state or political subdivision; or (b) accept a gift or item of value from a person representing a foreign adversary for any purpose, including to pay for travel expenses or as reimbursement for the costs of attending a conference or other event in a country that is a foreign adversary or that is hosted on behalf of a foreign adversary or a principal of a foreign adversary; (7) an employee or volunteer of a state agency or a political subdivision of this state shall report to the Texas Ethics Commission (TEC), in the form and manner TEC requires, each interaction, communication, or meeting the employee or volunteer has with a person acting on behalf of a foreign adversary not later than the 30th day after the date of the interaction, communication, or meeting; and (8) in addition to the requirements for certification, a cybersecurity training program that occurs on or after May 1, 2026, must include education on: (a) the threat of foreign adversaries and other hostile foreign actors, including the United Front Work Department of the Central Committee of the Chinese Communist Party and other coordinated foreign influence operations; (b) known efforts by foreign adversaries to target and influence subnational governments, including efforts made by the United Front Work Department; (c) identifying and recognizing suspected foreign influence operations; (d) informational resources promulgated by federal, state, and nongovernmental organizations on United Front Work Department activities in this state and adjacent states; and (e) reporting to the Texas Ethics Commission as required by (7), above, and to law enforcement agencies suspected foreign influence operations and other interactions with persons acting on behalf of a foreign adversary. (Effective September 1, 2025.)

S.B. 2570 (Flores/Guillen) – Less-Lethal Force Weapons: provides that a guard employed by a correctional facility or a peace officer who is engaged in the discharge of the guard's or officer's official duties is justified in using force with a less-lethal force weapon against another when and to the degree the person reasonably believes the force was necessary to accomplish the person's official duties as a guard or officer and if the person's use of the weapon is in substantial compliance with the person's training. (Effective immediately.)

S.B. 2786 (Creighton/Lambert) – Texas Success Initiative: provides that the following are exempt from an assessment by an institution of higher education to assess readiness to enroll in

freshman-level academic coursework: (1) a student who is certified as an emergency medical technician by the Texas Department of State Health Services and who is employed by a political subdivision; (2) a student who is certified as a firefighter; or (3) a student who is an individual elected, appointed, or employed to serve as a peace officer for a governmental entity. (Effective immediately.)

Property Tax

H.B. 9 (Meyer/Bettencourt) – Personal Property Tax: provides, among other things: (1) that a person is entitled to an exemption from taxation of $125,000 of the appraised value of income-producing tangible personal property; and (2) that a person is required to file a rendition statement concerning tangible personal property only if, in the person's opinion, the aggregate market value of the property in at least one taxing unit is greater than the amount exempted under (1), above. (Effective January 1, 2026, but only if **H.J.R. 1** is approved at the election on November 4, 2025.)

H.B. 22 (Noble/A. Hinojosa) – Property Tax Exemption: exempts from the property tax all intangible personal property. (Effective January 1, 2026.)

H.B. 30 (Troxclair/Bettencourt) – Property Taxes Following a Disaster: among other things: (1) repeals the provision authorizing cities to adopt a property tax rate that exceeds the voter-approval tax rate without holding an election in the year following the year in which a disaster occurs; and (2) provides that if any part of a taxing unit is located in an area declared to be a disaster area by the governor or the president of the United States and at least one person is granted a property tax exemption for qualified property damaged by a disaster, the governing body of a taxing unit other than a school district or a special taxing unit may direct the designated officer or employee to calculate the voter-approval tax rate of the taxing unit as the lesser of: (a) the voter-approval tax rate calculated in the manner provided for a special taxing unit; or (b) the voter-approval tax rate calculated according to a specific formula using a "disaster relief rate" that accounts for the total amount of a taxing unit's share of the costs associated with certain services provided during a disaster, including debris or wreckage removal and essential assistance efforts. (Effective January 1, 2026.)

H.B. 148 (Turner/Bettencourt) – Appraisal District Boards: among other things: (1) requires a member of the board of directors of an appraisal district established for a county with a population of 75,000 or more to complete a training program before the beginning of each term the member serves; (2) requires the training described in (1), above, to be not less than eight hours for a member of the board of directors of an appraisal district that has contracted to perform duties relating to the assessment or collection of taxes; (2) requires the training described in (1), above, to be provided by an accredited institution of higher education; (3) provides that the term "incompetency" includes the failure to complete the training described in (1), above, for purposes of removal from office; and (4) requires each candidate for an elective position or appointee on an appraisal district board of directors to sign an acknowledgement of director's duties and submit the signed acknowledgement to the chief appraiser. (Effective September 1, 2025.)

H.B. 247 (Guillen/Middleton) – Property Tax Exemption: provides an exemption from taxation of the amount of appraised value of real property that arises from the installation or construction

on the property of an improvement that is installed or constructed pursuant to a border security infrastructure agreement between the property owner and this state or the United States. (Effective January 1, 2026, but only if **H.J.R. 34** is approved at the election on November 4, 2025.)

H.B. 1244 (Guillen/Bettencourt) – Agricultural Appraisal: this bill: (1) provides that land that was eligible for agricultural appraisal remains eligible after a change in ownership if the new owner uses the land in materially the same way it was used in the preceding year and the use is conducted by the same individuals who conducted the use in the preceding year; and (2) requires the chief appraiser to accept an application for agricultural appraisal after the deadline if the land was appraised as agricultural land in the preceding year, the new owner uses the land in materially the same way as the former owner, and the application is received not later than the later of: (a) the delinquency date for the taxes on the land for the year for which the application is filed; or (b) the first anniversary of the date ownership of the land was transferred. (Effective January 1, 2026.)

H.B. 1399 (Harris/Nichols) – Property Tax Exemption: exempts from the property tax tangible personal property consisting of animal feed that is exempt from the sales tax if the property is held by the owner for sale at retail. (Effective January 1, 2026, but only if **H.J.R. 99** is approved at the election on November 4, 2026.)

H.B. 2508 (Turner/Hughes) – Property Tax Exemption: this bill: (1) exempts from property tax the total appraised value of the residence homestead of the surviving spouse of a veteran of the armed services of the United States who died as a result of a condition or disease that is presumed under federal law to have been service-connected if the surviving spouse has not remarried; and (2) provides that a surviving spouse who receives an exemption under (1), above, is entitled to an exemption from taxation of a property the surviving spouse subsequently qualifies as a residence homestead equal to the dollar amount of the exemption the surviving spouse received on the first property in the last year the spouse received the exemption. (Effective January 1, 2026, but only if **H.J.R. 133** is approved at the election on November 4, 2026.)

H.B. 2525 (Darby/Paxton) – Property Tax Exemption: expands the charitable property tax exemption to be available if: (1) an organization provides charitable housing and services in an amount that is not less than four percent of the charitable organization's net resident revenue; (2) the property is used to provide: (a) permanent housing and related services to certain residents aged 62 years of age or older; or (b) housing and related services to persons who are 62 years of age or older in a retirement community, if the retirement community provides certain related services; and (3) the organization performing the charitable function described in (1) or (2), above, has been in existence for at least 20 years and or is under common control of an organization that has been in existence for at least 20 years and performs a charitable function that entitles the organization to a property tax exemption. (Effective January 1, 2026.)

H.B. 2723 (Cunningham/West) – Cemetery Tax Exemption: this bill: (1) requires the chief appraiser to grant an exemption for property used exclusively for human burial that is not held for profit if: (a) the person does not apply for the exemption; (b) the chief appraiser knows or should know based on a reasonable inspection of the property that the property is used exclusively for human burial; and (c) the owner is not identifiable; and (2) authorizes the chief appraiser to request

the assistance of a city or other entity to help determine whether a property is a property described in (1), above. (Effective January 1, 2026.)

H.B. 2894 (Hickland/Flores) – Disabled Veteran Grants: provides, among other things, that a city is entitled to an assistance grant from the state for governments disproportionately affected by the granting of property tax relief to disabled veterans if the amount of property tax revenue lost due to that relief is equal to or greater than: (1) two percent of the local government's general fund if it is a city located adjacent to a United States military installation or a county in which a United States military installation is wholly or partly located; and (2) ten percent of the local government's general fund if it is a city located in a county: (a) in which a military installation is located that has a population of: (i) more than 370,000 but not more than 380,000; (ii) more than 83,000 but not more than 84,000; or (iii) less than 25,000 if the county is adjacent to two counties that contain the same United States Army installation, neither of which has a population greater than 400,000. (Effective September 1, 2025.)

H.B. 3424 (Capriglione/Bettencourt) – Heavy Equipment Held For Sale or Lease: among other things: (1) requires that an owner of heavy equipment inventory shall deposit the property tax assigned to the heavy equipment to the collector once every calendar quarter rather than once every month; (2) requires a tax collector to provide annual written notice to each owner for whom the collector maintains a property tax escrow account for property tax on heavy equipment held for lease notifying the owner of the unit property tax factor the following year for each location in which the owner's heavy equipment inventory is located; and (3) authorizes a person who acquires the business or assets of an owner of heavy equipment to use the same unit property tax factor that the owner who owes the current year tax would use when paying the current year tax. (Effective January 1, 2026.)

H.B. 4809 (Meyer/West) – Appraisal of Historic Property: provides that a property owner may protest: (1) the appraised value of a historic structure or archaeological site; (2) the appraised value of the land necessary to access the structure or site; and (3) the allocation of appraised value between the structure or archeological site and the land. (Effective immediately.)

H.J.R. 1 (Meyer/Bettencourt) – Personal Property Tax: amends the Texas Constitution to authorize the legislature to exempt from the property tax $125,000 of the market value of tangible personal property that is held or used for the production of income. (Effective if approved at the election on November 4, 2025.)

H.J.R. 34 (Guillen/Middleton) – Property Tax Exemption: amends the Texas Constitution to authorize the legislature to exempt from property tax the portion of the value of a person's property that is attributable to the installation or construction in or on the property of border security infrastructure in a county that borders the United Mexican States. (Effective if approved at the election on November 4, 2025.)

H.J.R. 99 (Harris/Nichols) – Property Tax Exemption: amends the Texas Constitution to authorize the legislature to exempt from property tax tangible personal property consisting of animal feed that is held by the owner for sale at retail. (Effective if approved at the election on November 4, 2025.)

H.J.R. 133 **(Turner/Hughes) – Property Tax Exemption**: amends the Texas Constitution to authorize the legislature to provide: (1) an exemption from property tax of all or part of the market value of the residence homestead of the surviving spouse of a veteran of the armed services of the United States who died as a result of a condition or disease that is presumed under federal law to have been service-connected if the surviving spouse has not remarried; and (2) an exemption from taxation of a property the surviving spouse subsequently qualifies as a residence homestead equal to the dollar amount of the exemption the surviving spouse received on the first property in the last year the spouse received the exemption (Effective if approved at the election on November 4, 2025.)

S.B. 467 **(Paxton/Hefner) – Temporary Property Tax Exemption**: provides an exemption from taxation for a habitable dwelling that is completely destroyed by a fire and remains uninhabitable for at least 30 days after the fire for the tax year in which the fire occurs. (Effective January 1, 2026, but only if **S.J.R. 84** is approved at the election on November 4, 2025.)

S.B. 850 **(Middleton/Bonnen) – Property Tax Refunds**: among other things: (1) provides that a person may, but is not required to, apply for a refund of property taxes if the amount of the refund is at least $20; (2) requires that most property tax refunds due to a taxpayer must be paid in 60 days; (3) provides that most refunds not paid by the due date accrue interest at a rate of 12 percent; (4) authorizes a property owner to waive the interest due on a refund after a judicial appeal is finally determined to decrease tax liability; (5) prohibits a final judgement in a judicial property tax appeal from requiring a property owner to file a form with Internal Revenue Service as a prerequisite to the issuance of a refund unless the form is required under federal law. (Effective September 1, 2025.)

S.B. 1023 **(Bettencourt/Troxclair) – Property Tax Rate Calculation**: requires: (1) the tax rate calculation forms prescribed by the comptroller to be capable of including for each entry other than a mathematical calculation a hyperlink to a document that evidences the accuracy of the entry; and (2) a taxing unit to calculate adjustments made to the value of taxable property due to tax revenue the taxing unit pays into a tax increment reinvestment zone fund separately for each reinvestment zone in which the taxing unit participates. (Effective January 1, 2026.)

S.B. 1352 **(A. Hinojosa/Capriglione) – Property Tax Deadlines**: this bill: (1) provides that if the chief appraiser extends the deadline for a property owner to file a rendition statement to May 15, the chief appraiser shall also extend the deadline for the property owner to file an application for an exemption for freeport goods; (2) authorizes the chief appraiser to further extend the deadline described in (1), above, for a period not to exceed 60 days; (3) limits the penalty for a late application for an exemption for freeport goods to the lesser of: (a) ten percent of the difference between the amount of tax imposed by the taxing unit on the inventory or property, a portion of which consists of freeport goods, and the amount that would otherwise have been imposed; or (b) ten percent of the amount of tax imposed by the taxing unit on the inventory or property, a portion of which consists of freeport goods; (4) provides that if the chief appraiser extends the deadline for a property owner to file a rendition statement to May 15, the chief appraiser shall also extend the deadline for the property owner to file an application for allocation; (5) authorizes the chief appraiser to further extend the deadline described in (4), above, for a period not to exceed 60 days;

and (6) limits the penalty for a late application for allocation to the lesser of: (a) ten percent of the difference between the amount of tax imposed by the taxing unit on the property without the allocation and the amount of tax imposed on the property with the allocation; and (b) ten percent of the amount of tax imposed by the taxing unit on the property with the allocation. (Effective September 1, 2025.)

S.B. 1453 (Bettencourt/Meyer) – Tax Rate Calculation: among other things: (1) defines "current debt service" for purposes of tax rate calculation to mean the minimum dollar amount required to be expended for debt service in the current year; and (2) permits the governing body of a taxing unit, including a city council, to adopt a debt service tax rate that exceeds the debt service tax rate calculated with the current debt service described in (1), above, only if the rate is proposed by a motion that: (a) states the calculated debt service tax rate; (b) states the proposed debt service tax rate; (c) states the difference between the proposed rate and the calculated debt service tax rate; (d) describes the purpose for which the excess debt revenue collected will be used; and (e) is approved by at least 60 percent of the members of the governing body. (Effective January 1, 2026.)

S.B. 2173 (Parker/Darby) – Tax Liens: provides that: (1) if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties, or interest are due, the tax lien securing the payment of any delinquent taxes, penalties, or interest that are subsequently determined to be due the taxing unit on the property because a residence homestead exemption was erroneously allowed for the property and was subsequently canceled is extinguished; and (2) a tax lien described in (1), above, is not extinguished if the chief appraiser or tax collector determines that the transfer occurred between: (a) two individuals who are related within the first degree of consanguinity; (b) an employer and an employee; (c) a parent company and subsidiary company; or (d) a trust and a beneficiary of that trust. (Effective September 1, 2025.)

Sales Tax

H.B. 135 (Button/Campbell) – Sales Tax Exemption: exempts from the sales tax game animals and exotic animals. (Effective immediately.)

S.B. 2206 (Bettencourt/Geren) – Repeal of Sales Tax Exemption: would, among other things, repeal the sales tax exemption for certain property used in research and development activities. (Effective January 1, 2026.)

Open Government

H.B. 132 (R. Lopez/Hughes) – Confidential Information: provides that the following information is confidential: (1) information that is collected, assembled, or maintained by or for a governmental entity for the purpose of preventing, detecting, responding to, or investigating a hostile act by a foreign adversary of the United States and: (a) relates to the staffing requirements of an emergency response provider, including a law enforcement agency, a fire-fighting agency, or an emergency services agency; (b) relates to a tactical plan of the provider; or (c) consists of a list or compilation of pager or telephone numbers, including mobile and cellular telephone numbers, of the provider; (2) information collected, assembled, or maintained by or for a

governmental entity for the purpose of preventing, detecting or investigating a hostile act by a foreign adversary of the United States and relates to an assessment by or for a governmental entity, or an assessment that is maintained by a governmental entity, of the risk or vulnerability of persons or property, including critical infrastructure, to an act of terrorism or related criminal activity; (3) information collected, assembled, or maintained by or for a governmental entity for the purpose of preventing, detecting or investigating a hostile act by a foreign adversary of the United States and relates to the details of the encryption codes or security keys for a public communications system; (4) information, other than financial information, in the possession of a governmental entity that: (a) is part of a report to an agency of the United States; (b) relates to a hostile act by a foreign adversary of the United States; and (c) is specifically required to be kept confidential because of a federal law, to participate in a state-federal information sharing agreement or to obtain federal funds; (5) documents or portions of documents in the possession of a governmental entity if they identify the technical details of particular vulnerabilities of critical infrastructure to a hostile act by a foreign adversary of the United States; and (6) information, including access codes and passwords, in the possession of a governmental entity if the information relates to the specifications, operating procedures, or location of a security system used to protect public or private property from a hostile act by a foreign adversary of the United States. (Effective immediately.)

H.B. 1522 (Gerdes/Kolkhorst) – Open Meetings Notice: among other things, provides that, with the exception of a notice of an emergency meeting: (1) the notice of a meeting of a governmental body must be posted in a place readily accessible to the general public at all times for at least three business days before the scheduled date of the meeting; and (2) the notice of the meeting required under (1), above, at which a governmental body will discuss or adopt a budget for the governmental body must include: (a) a physical copy of the proposed budget unless the governmental body has made the proposed budget clearly accessible on the home page of the governmental body's Internet website; and (b) a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year if the proposed budget is adopted and a balanced budget funded at the no-new-revenue tax rate is adopted. (Effective September 1, 2025.)

H.B. 1893 (Cook/King) – License Plate Numbers: provides that: (1) the license plate number of a motor vehicle captured visually or audibly in a video recording obtained or maintained by a law enforcement agency is not confidential and may be included in a video recording disclosed under the Public Information Act (PIA); (2) the provision in (1), above, does not preclude a law enforcement agency from asserting other exceptions to disclosure of information under the PIA; and (3) a law enforcement agency may release a video recording obtained or maintained by the law enforcement agency that includes the license plate number of a motor vehicle captured visually or audibly in the video in response to a request for public information under the PIA, and the agency is not required to redact any license plate numbers before releasing the video. (Effective September 1, 2025.)

H.B. 2355 (Fairly/Parker) – Crime Victims Compensation: provides that information provided by a law enforcement agency to the attorney general to allow the attorney general to determine whether a claimant or victim qualifies for an award under the crime victims' compensation fund

and the extent of the qualification shall not be releasable under the Public Information Act. (Effective September 1, 2025.)

VETOED **H.B. 2520** **(Johnson/Middleton) – Notice of Meetings**: among other things, provides that: (1) the notice of each meeting of a governmental body must include an agenda for the meeting that is the subject of the notice that: (a) is sufficiently specific to inform the public of each subject to be considered in the open portion of the meeting, including any matter: (i) that is special or unusual; or (ii) in which the public may have a particular interest; and (b) describes any subject to be considered in the closed portion of the meeting, if applicable; (2) a governmental body may meet in a closed meeting under the personnel exception to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a specific public officer or employee; and (3) a governmental body may not meet in a closed meeting under the personnel exception if the governmental body's deliberations concern operational issues that generally impact a class or group of employees, including changes in the duties or compensation of a class or group of employees. (Effective September 1, 2025.)

H.B. 2788 **(Button/Johnson) – Unemployment Compensation**: provides that any information, including risk assessments, reports, data, protocols, technology specifications, manuals, instructions, investigative materials, crossmatches, mental impressions, and communications that may reveal the methods or means by which the Texas Workforce Commission prevents, detects, investigates, or evaluates fraud in the administration of unemployment compensation benefits and the unemployment compensation tax programs is not public information under the Public Information Act. (Effective immediately.)

H.B. 3112 **(Tepper/Perry) – Cybersecurity Measures**: provides that: (1) a governmental body is not required to conduct an open meeting to deliberate a cybersecurity measure, policy or contract solely intended to protected a critical infrastructure facility located in the jurisdiction of the governmental body; (2) information is excepted from public disclosure under the Public Information Act if it is information that relates to: (a) a cybersecurity measure, policy, or contract solely intended to protect a critical infrastructure facility located in the jurisdiction of the governmental body; (b) coverage limits and deductible amounts for insurance or other risk mitigation coverages acquired for the protection of information technology systems, critical infrastructure, operational technology systems, or data of a governmental body or the amount of money set aside by a governmental body to self-insure against those risks; (c) cybersecurity incident information reported pursuant to state law; and (d) network schematics, hardware and software configurations, or encryption information or information that identifies the detection, investigation, or response practices for suspected or confirmed cybersecurity incidents if the disclosure of such information would facilitate unauthorized access to: (i) data or information, whether physical or virtual; or (ii) information technology resources, including a governmental body's existing or proposed information technology system; (3) a governmental body may disclose information made confidential by (2), above, to comply with applicable state or federal law or a court order; and (4) a governmental body that discloses information under (3), above, must provide notice of the required disclosure to the person or third party who owns the critical infrastructure facility or, not later than the fifth business day before the information is required to be disclosed, or in the event immediate disclosure is required, notifying in writing the person or third party as soon as practicable but not later than the fifth business day after the information is disclosed, and

retain all existing labeling on the information being disclosed describing such information as confidential or privileged. (Effective immediately.)

H.B. 3711 (Capriglione/Sparks) – **Open Meetings Act Offenses**: among other things, provides that: (1) a law enforcement agency that submits a report stating there is probable cause to believe someone has committed an Open Meetings Act (OMA) violation shall simultaneously submit the report to the open records division of the Office of the Attorney General (OAG); (2) on request of the OAG, a law enforcement entity shall provide all requested information that has not been made publicly available regarding an OMA violation investigation to the open records division of the OAG; and (3) if a district attorney, criminal district attorney, or county attorney who receives a report under (1), above, or represents the state in the prosecution of a criminal offense of an OMA violation, decides not to prosecute or to terminate the investigation of a case regarding an OMA offense, the attorney shall publish notice of the attorney's decision to not prosecute or to terminate the investigation of the case, and the attorney's reason for not prosecuting and terminating the investigation of the case, on any Internet website maintained by the attorney's office for a period of not less than one year. (Effective September 1, 2025.)

H.B. 3803 (Lambert/Zaffirini) – Confidentiality of Cemetery Financial Records: provides, among other things, that: (1) information retained by the Banking Department of Texas that relates to the financial condition of a perpetual care cemetery or perpetual care trust fund is confidential; and (2) the banking commissioner may disclose information described by (1), above, to an agency, department, or instrumentality of this or another state or the United States if the commissioner determines disclosure is in the best interest of the public and necessary or proper to enforce the laws of this or another state or the United States. (Effective immediately.)

H.B. 4214 (Curry/Middleton) – Public Information Act: provides that: (1) on or before October 1 of each year, a governmental body subject to the Public Information Act must notify the attorney general of the mailing address and electronic mail address designated by the governmental body for receiving written requests for public information; and (2) the attorney general shall create and maintain on its public website a publicly accessible database of the mailing address and electronic mail address provided by each governmental body for receiving written requests for public information. (Effective immediately.)

H.B. 4219 (Capriglione/Zaffirini) – Public Information: provides that: (1) if a governmental body determines it has no information responsive to a request for information, the officer for public information shall notify the requestor in writing not later than the tenth business day after the date the request is received; (2) if a governmental body determines the requested information is subject to a previous determination that permits or requires the governmental body to withhold the requested information, the officer for public information shall, not later than the tenth business day after the date the request is received: (a) notify the requestor in writing that the information is being withheld; and (b) identify in the notice the specific previous determination the governmental body is relying on to withhold the requested information; (3) a governmental body that asks for an attorney general's decision in response to a request for public information must state the specific exceptions that apply to the request within a reasonable time but not later than the tenth business day after the date of receiving the written request; (4) if a governmental body fails to respond to a requestor as required by the Public Information Act (PIA), the requestor may send a written

complaint to the attorney general that must include: (a) the original request for information; and (b) any correspondence received from the governmental body in response to the request; and (5) if the attorney general determines the governmental body improperly failed to comply with the PIA in connection with a request for which a complaint is made: (a) the attorney general shall notify the governmental body in writing and require the governmental body's public information officer or the officer's designee to complete open records training not later than six months after receiving the notification; (b) the governmental body may not assess costs to the requestor for producing information in response to the request; and (c) if the governmental body seeks to withhold information in response to the request, the governmental body must: (i) request an attorney general decision not later than the fifth business day after the date the governmental body receives the notification under (5)(a), above; and (ii) release the requested information unless there is a compelling reason to withhold the information. (Effective September 1, 2025.)

H.B. 4310 (Vasut/Hughes) – Special Right of Access: among other things, provides that: (1) a member of governing board of a governmental entity or a member of a nongovernmental entity (entity that has a contract with a governmental that has a stated expenditure of at least $1 million by the governmental body or that results in the expenditure of at least $1 million in public funds by the governmental body in a fiscal year) may inspect, duplicate or inspect and duplicate public information maintained by the governmental body or the nongovernmental entity if the member is acting in the member's official capacity; (2) requested public information shall be provided to the member promptly and without charge; (3) public information requested by the member that is confidential shall be redacted from the information provided to the member without charge; (4) a governmental body or a nongovernmental entity that has been requested to provide information may request the member of the governing board who is receiving public information that is confidential to sign a confidentiality agreement that covers the information and requires that: (a) the information not be disclosed; (b) the information be labeled as confidential; (c) the information be kept securely; or (d) the number of copies made of the information or the notes taken from the information that implicate the confidential nature of the information be controlled, with all copies or notes that are not destroyed or returned remaining confidential and subject to the confidentiality agreement; (5) a governmental body or a nongovernmental entity, by providing public information, that is confidential or otherwise excepted from disclosure under the Public Information Act, does not waive or affect the confidentiality of the information for purposes of state or federal law or waive the right to assert exceptions to required disclosure of the information in the future; (6) a member of a governing board who has received a request to sign a confidentiality agreement may seek a decision about whether the information covered by the confidentiality agreement is confidential under law, and a signed confidentiality agreement is void to the extent that the agreement covers information that is determined by the attorney general or a court to not be confidential under law; (7) information subject to attorney-client privilege is not subject to disclosure to a member of a governing board under this section unless the attorney-client relationship upon which the privilege is based applies to the member; and (8) if a governmental body or a nongovernmental entity fails or refuses to comply with an applicable requirement, a member of a governing board who made a request for public information may file a motion, petition, or other appropriate pleading in a district court having jurisdiction for a writ of mandamus to compel the body or entity to comply with the applicable requirement. (Effective September 1, 2025.)

S.B. 710 (Eckhardt/Bucy) – Online Message Board: among other things, provides that: (1) a city may authorize its zoning commission or similar entity to establish and use an online message board for the communication or exchange of information between its members; (2) a message board created for the purpose described by (1), above, must be reauthorized every two years; and (3) an employee of the city must monitor the message board for compliance with the law. (Effective September 1, 2025.)

S.B. 765 (Kolkhorst/Landgraf) – **Fraud Detection Information**: provides that information in the custody of a governmental body that relates to fraud detection and deterrence measures, including risk assessments, reports, data, protocols, technology specifications, manuals, instructions, investigative materials, crossmatches, mental impressions, and communications that may reveal the methods or means by which a governmental body prevents, investigates, or evaluates fraud is confidential and excepted from disclosure under the Public Information Act. (Effective September 1, 2025.)

S.B. 1062 (Kolkhorst/Smithee) – **Digital Newspapers**: provides that in lieu of publishing a notice in a newspaper, a governmental entity may publish a notice in a digital newspaper if that digital newspaper: (1) has an audited paid-subscriber base; (2) has been in business for at least three years; (3) employs staff in the jurisdiction of the governmental entity; (4) reports on local events and governmental activities in the jurisdiction of the governmental entity; (5) provides news of general interest to people in the jurisdiction of the governmental entity; and (6) updates its news at least once each week. (Effective immediately.)

S.B. 1188 (Kolkhorst/Bonnen) – Electronic Health Records & the Use of Artificial Intelligence in Medical Care: among other things, provides that: (1) certain covered entities, which could include a city: (a) must store all electronic health record information of residents only at a location in the United States or a territory of the United States; (b) must ensure that the electronic health record information of Texas residents is accessible only to individuals who require that information to perform duties within the scope of their employment for treatment, payment, or health care operations; (c) must ensure each electronic health record maintained for an individual includes the individual's medical history and any communications between the practitioner and a specialty health care practitioner related to the individual's metabolic health and diet in the treatment of a chronic disease or illness; (d) may not collect or store any information regarding an individual's credit score or voter registration status in their electronic health record; (e) must ensure each electronic health record system the facility, practitioner, or entity uses to store electronic health records of minors automatically allows a minor's parent, guardian, or conservator to fully access the minor's electronic health record unless access to all or a portion of the record is restricted under state or federal law or by a court order; (f) must ensure that each health record and any algorithm or decision assistance tool included in the record includes a separate space to document: (i) an individual's biological sex as either male or female based on the individual's observed biological sex recorded by a health care practitioner at birth; and (ii) information on any sexual development disorder of the individual, whether identified at birth or later in the individual's life; and (g) may amend a person's biological sex information only under certain circumstances; (2) a health care practitioner may use artificial intelligence for diagnostic purposes, including the use of artificial intelligence for recommendations on a diagnosis or course of treatment if: (a) the practitioner is acting within the scope of the practitioner's license, certification,

or other authorization to provide health care services; (b) the particular use of artificial intelligence is not otherwise restricted or prohibited by state or federal law; (c) the practitioner reviews all records created with artificial intelligence in a manner that is consistent with medical records standards developed by the Texas Medical Board; and (d) the use of artificial intelligence is disclosed to the patient; and (3) violations of these regulations can result in injunctive relief, civil penalties, and other disciplinary actions. (Effective September 1, 2025.)

S.B. 1540 (Bettencourt/Capriglione) – Personal Information: protects from public disclosure under the Public Information Act information that relates to the home address, home telephone number, emergency contact information, date of birth, social security number, or family member information of a current or former election official or employee, volunteer, or designee of an election official, or an employee of the secretary of state's office who performs duties relating to elections if the individual: (1) chooses to restrict public access to the information; and (2) notifies the governmental body of the individual's choice on a form provided by the governmental body, accompanied by evidence of the individual's status. (Effective September 1, 2025.)

S.B. 1841 (Johnson/Y. Davis) – Confidentiality of Personally Identifying Information: deems the following personally identifying information confidential and not subject to disclosure, if the information collected is in relation to a person's use of an airport facility or by certain joint airport boards: (1) a person's profile name associated with a purchase or other online or in-person activity; (2) a person's travel dates and flight information; (3) the dates, times, and amounts of any purchase made by the person; and (4) the person's airport lounge memberships and trusted traveler information. (Effective September 1, 2025.)

S.B. 2145 (Perry/Tepper) – PID and TIRZ Meetings by Telecommunication Device: among other things, provides that: (1) for the advisory body of a public improvement district: (a) if one member of the body is physically present at a meeting, any number of the other members of the body may attend by use of telephone conference call, video conference call, or other similar telecommunication device; (b) members attending via telecommunication device are considered present for quorum, voting, and any form of participation in the meeting; and (c) if members attend a meeting via telecommunication device, the body must: (i) provide two-way audio communication among the members; and (ii) if two-way audio communication is disrupted, stop the meeting until the link is reestablished; and (2) for the board of directors of a tax increment reinvestment zone: (a) if the chair or vice chair of the board is physically present at a meeting of the board, any number of the other members of the body may attend the meeting by use of telephone conference call, video conference call, or other similar telecommunication device; (b) members attending via telecommunication device are considered present for quorum, voting, and any form of participation in the meeting; and (c) if members attend a board meeting via telecommunication device: (i) the meeting is still subject to the notice requirements for other meetings of the board; (ii) the board must specify in the notice the meeting location where the chair or vice chair will be physically present; (iii) the board must make the meeting open and audible to the public at the location specified under (2)(c)(ii), above; and (iv) the board must: (A) provide two-way audio communication among the members; and (B) if two-way audio communication is disrupted, stop the meeting until the link is reestablished. (Effective September 1, 2025.)

Transportation

S.B. 1555 (Nichols/Patterson) – **Railroad Grade Crossings**: directs the Texas Department of Transportation to establish and administer a program to award grants to political subdivisions of this state or railroad companies to fund rail-roadway located at intersections of railroads and non-state highways or rail-pedestrian grade separation projects located at intersections of railroads and pedestrian crossings, subject to certain requirements. (Effective immediately.)

S.B. 2366 (Hughes/Hefner) – Grants for Shortline Rail Facility Improvements: provides, among other things, that: (1) for the purpose of increasing public safety, enhancing economic development, and reducing traffic, the Texas Transportation Commission shall establish and administer a program to award grants to districts that own or operate short line railroads to fund projects that: (a) replace short line railroad tracks or bridges; (b) improve short line rail capacity; or (c) restore short line railways; and (2) the commission may not approve a grant unless the commission determines that: (a) at least ten percent of the total project costs will be provided by a source other than the state; or (b) if the grant money is being used as matching funds, at least ten percent of the amount used as matching funds will be provided by a source other than the state. (Effective immediately.)

Utilities and Environment

H.B. 29 (Gerdes/Perry) – Water Loss: provides, among other things, that for a municipally owned utility (MOU) that provides potable water through more than 150,000 service connections: (1) a MOU that has filed an annual water audit with the Texas Water Development Board (TWDB) shall: (a) not later than the 180th day after the date the audit was filed, complete a validation of the audit to ensure the utility accurately assessed potential inaccuracies in data used in the audit; and (b) not later than the first anniversary of the date the audit was filed, develop and submit to the board a water loss mitigation plan; (2) not later than December 31, 2030, and every ten years thereafter, a MOU that has filed an annual water audit with the TWDB shall: (a) complete a more detailed validation of the utility's most current water audit to: (i) determine whether the implementation of water leakage reduction strategies is appropriate; and (ii) investigate the accuracy of the utility's billing data; and (b) update the water loss mitigation plan developed by the utility under (1)(a), above; (3) each water loss mitigation plan developed under (1)(b), above, as updated by (2)(b), above, if applicable, must be incorporated into the utility's most recent water conservation plan not later than the first anniversary of the date the mitigation plan is completed; and (4) the Texas Commission on Environmental Quality shall assess against a MOU an administrative penalty of $25,000 if the utility fails to develop and submit to the TWDB a water loss mitigation plan required by (1)(b), above. (Effective immediately.)

H.B. 143 (King/Hancock) – Power Lines to Oil Wells: provides, among other things, that: (1) when an electrical power line to an oil or gas well does not meet state law standards and poses a risk of causing a fire or injury to a person, the Railroad Commission and the Public Utility Commission, in collaboration, shall to resolve the condition by: (a) requesting that the state fire marshal or a local government authority inspect the condition at the well site or surface facility and requiring the operator to mitigate any dangerous conditions identified by the state fire marshal or local government authority; (b) requesting that the electric cooperative, electric utility, or

municipally owned utility that provides electric service to the well site or surface facility disconnect electric service to the well site or surface facility at the common coupling point at which the cooperative's or utility's equipment meets customer-owned equipment; or (c) taking any other action the commission and the Public Utility Commission consider necessary and appropriate to resolve the condition; and (2) if electric service was disconnected pursuant to a request, the electric cooperative, electric utility, or municipally owned utility must restore electric service to the well site or surface facility on receipt of notice by the Railroad Commission that the condition has been resolved. (Effective September 1, 2025.)

H.B. 144 (King/Schwertner) – Distribution Poles: among other things, requires each electric cooperative, electric utility, and municipally owned utility that distributes electric energy to the public to: (1) submit to the Public Utility Commission (PUC) a plan for the management and inspection of distribution poles the cooperative or utility owns in the cooperative's or utility's distribution system; and (2) not later than May 1 of each year, submit an update to the PUC detailing the entity's compliance with the plan's objectives, the costs of implementing the plan to date, and the results of the entity's inspection of distribution poles, including the number of poles inspected and any remediation or replacement action taken. (Effective immediately.)

H.B. 145 (King/Schwertner) – Wildfire Mitigation Plan: provides, among other things, that: (1) an electric utility, municipally owned utility, or electric cooperative that owns a transmission or distribution facility in a wildfire risk area shall file with the Public Utility Commission (PUC) a wildfire mitigation plan that includes, among other things, a description of the procedures the utility or cooperative intends to use to restore the utility's or cooperative's system during and after a wildfire event, including contact information for the utility or cooperative that may be used for coordination with the division and first responders; (2) an electric utility, municipally owned utility, or electric cooperative that does not implement a plan approved under this section is subject to an administrative penalty; (3) an electric utility, municipally owned utility, or electric cooperative that submits and obtains PUC approval for a wildfire mitigation plan may use the plan as evidence in an action brought against the utility or cooperative for damages resulting from a wildfire ignited or propagated by the utility's or cooperative's facility; and (4) subject to any applicable tariff provision, in an action for damages resulting from a wildfire ignited or propagated by an electric utility's, municipally owned utility's, or electric cooperative's facility, the utility or cooperative is not liable for damages resulting from the wildfire if the trier of fact in the action finds that the utility or cooperative: (a) submitted, obtained commission approval for, and implemented a wildfire mitigation plan; (b) was in compliance with relevant measures of the utility's or cooperative's wildfire mitigation plan with respect to the specific equipment found to have ignited or propagated the wildfire; and (c) did not cause the wildfire intentionally, recklessly, or with negligence. (Effective immediately.)

H.B. 685 (C. Bell/Creighton) – Municipal Rate Discrimination: prohibits a city from establishing a higher rate for water or sewer utilities that applies only to entities that qualify for a sales tax or property tax exemption. (Effective September 1, 2025.)

H.B. 1318 (Guillen/Flores) – Water and Sewer Service in Annexed Area: provides, among other things, that: (1) when a city annexes property and the municipally owned utility (MOU) seeks a certificate of convenience and necessity for water or sewer for the annexed area, the Public Utility

Commission shall determine in its order granting the certificate to the MOU the adequate and just compensation to be paid for the transferred property and damages to or adverse effects on property remaining in the ownership of the retail public utility after single certification; and (2) in determining whether and to what extent property remaining in the ownership of a retail public utility after single certification is damaged or adversely affected in an appeal to district court, a court or jury may only consider the factors provided for in state law. (Effective September 1, 2025.)

H.B. 1584 (Hull/Schwertner) – Priority Facilities for Electric Utilities: among other things: (1) requires an electric utility to maintain a list of priority facilities in the utility's retail service area; (2) provides that "priority facility" means certain medical facilities or a facility for which electric service is considered crucial for the protection or maintenance of public safety, including: (a) a hospital; (b) a police station; (c) a fire station; (c) a critical water or wastewater facility; and (e) a confinement facility operated by or under a contract with any division of the Texas Department of Criminal Justice; (3) provides that on a declaration of a natural disaster or other emergency by the governor affecting the service area of the electric utility, the utility shall provide the list of priority facilities to the Texas Division of Emergency Management; and (4) provides that a priority facility list submitted to the Texas Division of Emergency Management under the bill is confidential and not subject to disclosure under the Public Information Act. (Effective September 1, 2025.)

H.B. 1606 (Metcalf/Zaffirini) – Vegetation Management: among other things, requires a municipally owned electric utility to periodically provide information about the procedure for a customer to request vegetation management near a transmission or distribution line with bills sent to retail customers of the utility. (Effective September 1, 2025.)

VETOED H.B. 1690 (Gerdes/Kolkhorst) – Groundwater Conservation District Permits: among other things, requires a groundwater conservation district to adopt rules requiring that notice for an application for a permit to transfer groundwater outside the district's boundaries to be: (1) sent by certified mail to: (a) each district that is adjacent to the district considering the application and overlies any portion of the aquifer from which the groundwater would be produced; (b) the commissioners court of each county in which the district considering the application is located and that overlies any portion of the aquifer from which the groundwater would be produced; and (c) the commissioners court of each county in which a district that receives notice under (1)(a), above, is located; and (2) published in a newspaper of general circulation in: (a) the county in which the district considering the application is located; and (b) each county in which a district that receives notice under (1)(a), above. (Effective September 1, 2025.)

H.B. 1991 (Guillen/Gutierrez) – Service Charges for Municipally Owned Utilities: provides that a city that imposes operating, maintenance, replacement, or improvement charges for services provided by a utility system shall: (1) publish the terms and conditions of the charges on the utility system's and the city's websites; and (2) not later than the 30th day after the date the city adopts a change to the terms and conditions of the charges, update the utility system's and the city's Internet websites to reflect the change. (Effective September 1, 2025.)

H.B. 3092 (Gerdes/Schwertner) – Certificate of Convenience and Necessity for Transmission: provides that an electric utility is not required to amend the utility's certificate of public convenience and necessity to construct a transmission line that connects the utility's existing

transmission facilities to a substation or metering point if, among other things, the transmission line does not exceed: (1) five miles in length, if the line connects to a load-serving substation or metering point; or (2) two miles in length, if the line connects to a generation substation or metering point. (Effective September 1, 2025.)

H.B. 3228 (Lambert/Perry) – Solar or Wind Power Facility Lease Agreements: provides, among other things, that: (1) a wind power facility agreement must provide that the grantee is responsible for reuse or recycling, all components of the wind power facility practicably capable of being reused or recycled, including the wind turbine blades, in accordance with any other applicable laws or regulations collecting and reusing or recycling, or shipping, among other things; and (2) a solar power facility agreement must provide that the grantee is responsible for collecting and reusing or recycling, or shipping for reuse or recycling, all components of the solar power facility practicably capable of being reused or recycled, including the photovoltaic modules, in accordance with any other applicable laws or regulations. (Effective September 1, 2025.)

H.B. 3229 (Lambert/Perry) – Recycling of Certain Renewable Energy Components: among other things: (1) requires the owner of a recycling facility that accepts, processes, and repurposes certain renewable energy components to submit a report to the Texas Commission on Environmental Quality (TCEQ) by January 15 of each year that includes: (a) an inventory of all components of a wind turbine generator, solar energy device, or battery energy storage system accepted by the facility for recycling that have not yet been recycled, including any components the facility has taken title to or assumed control of regardless of whether the components are located at the facility; (b) an estimated timeline for recycling or disposing of the components; and (c) a cost estimate for recycling or disposing of the components prepared by an independent, third-party professional engineer licensed in this state; (2) requires TCEQ to maintain on its Internet website a list of recycling facilities in this state that are in compliance with (1), above; and (3) creates an administrative penalty not to exceed $500 a day for each violation of (1), above. (Effective September 1, 2025.)

H.B. 3824 (King/Schwertner) – Battery Energy Storage Facilities: provides, among other things, that: (1) each battery operator or municipally owned utility that owns or operates a battery energy storage facility shall ensure that the facility meets the fire safety standards for design, installation, operation, and safety adopted by the Commissioner of Insurance under the bill in effect at the time the operator or utility first submits an application for a building permit or other similar authorization from the relevant political subdivision to install the facility; (2) unless expressly authorized by another statute, a city or county may not adopt, enforce, or maintain an ordinance, order, or rule regulating conduct in a field of regulation that is inconsistent with the standards for design, installation, operation, and safety adopted by the Commissioner of Insurance; (3) before the commercial operations date of a battery energy storage facility, on request by a city in which the facility is located, or a county in which the facility is located if the facility is in an unincorporated area, a battery operator that owns or operates the facility shall, at the battery operator's expense, select and contract with an independent, third-party engineer licensed in this state or other consultant with appropriate expertise to: (a) evaluate the design, safety, and installation of the facility to ensure compliance with the requirements of the bill; and (b) produce a written report to the city or county; (4) the battery operator must make available to the engineer or consultant and the requesting city or county certain documents if held or created by the battery

operator; (5) a battery operator or a municipally owned utility shall produce a site-specific emergency operations plan for each battery energy storage facility site owned or operated by the battery operator or utility that must include, among other things, procedures for communication between the operator or utility and first responders, including procedures that facilitate communication between first responders and emergency contacts designated by the operator or utility; (6) the battery operator or municipally owned utility shall offer to local first responders, at no cost to the responders, education and annual training regarding responding to an equipment failure incident at the battery energy storage facility site; and (7) the Commissioner of Insurance by rule shall: (a) delegate to the state fire marshal the authority to take disciplinary and enforcement actions, including the imposition of administrative penalties, to enforce the bill; and (b) adopt a schedule of administrative penalties for violations subject to a penalty under the bill to ensure that the amount of an administrative penalty imposed is appropriate to the violation. (Effective September 1, 2025.)

H.B. 4341 (McLaughlin/King) – Critical Infrastructure Facility Emergency Response Maps: for a critical infrastructure facility that is a public or private airport depicted in any current aeronautical chart published by the Federal Aviation Administration, or a military installation owned or operated by or for this state or another governmental entity, provides, among other things, that: (1) each critical infrastructure facility shall provide to the Texas Division of Emergency Management (TDEM) and appropriate public safety agencies: (a) an accurate emergency response map of the facility that is developed in accordance with the standards in (2), below; and (b) an opportunity to tour the facility using the map to verify the map's accuracy; (2) an emergency map must: (a) include: (i) an accurate floor plan overlaid on current, verified aerial imagery of the facility and its surrounding land and a site-specific label for each building of the facility; (ii) a label for each room, named hallway, and external door or stairwell number; and (iii) the location of each known hazard, critical utility, key box, automated external defibrillator, and trauma kit; (b) conform to, integrate with, and be accessible by software used by TDEM, entities operating a local public safety answering point, or appropriate public safety agencies without imposing a fee or requiring the purchase of additional software to access the map and associated data; (c) be in a format capable of being printed, shared electronically, or integrated into an interactive software application; and (d) be in a format easily modified or updated; (3) a critical infrastructure facility may only provide an emergency response map to TDEM and appropriate public safety agencies for purposes of developing a verified source of critical infrastructure mapping data in this state and ensuring efficient emergency response for the facility and may not provide or make available to the public an emergency response map; and (4) TDEM shall establish and administer a grant program to provide mapping services for critical infrastructure facilities to develop emergency response maps. (Effective September 1, 2025.)

H.B. 4520 (A. Martinez/Nichols) – Airport Grants in Economically Disadvantaged Counties: provides that for certain grants to airports, an airport located in an economically disadvantaged county must provide project funding for only five percent of the total project costs rather than ten percent. (Effective September 1, 2025.)

H.B. 5057 (Landgraf/Nichols) – Exclusive Contracts for Municipal Solid Waste Management Services: provides, among other things, that: (1) a public agency that enters into an exclusive contract, including by renewing or amending an existing contract in a manner that grants a

privately owned solid waste management service provider an exclusive right to provide certain additional solid waste services that was not contained in the contract before the renewal or amendment, shall give notice containing: (a) a summary of the purpose of the contract or amendment; and (b) a description of the change made by the contract or amendment; and (2) a public agency required to give notice shall: (a) publish the notice: (i) in a newspaper of general circulation in the jurisdiction of the public agency; and (ii) on a publicly available Internet website maintained by the public agency, if the public agency maintains such a website; and (b) if the public agency requires a privately owned solid waste management service provider to register or obtain approval to operate in the public agency's jurisdiction, give notice to each provider registered with or approved by the public agency to operate in the jurisdiction. (Effective immediately.)

H.B. 5560 (Harris/Perry) – Groundwater Conservation District Penalties: provides that: (1) the groundwater conservation board by rule may set reasonable civil penalties, including a range of reasonable civil penalties, that the groundwater conservation district may recover from any person for breach of any rule of the district in an amount not to exceed $25,000 per day per violation, and each day of a continuing violation constitutes a separate violation; and (2) a court that has assessed a civil penalty against a water and sewer utility for a violation of a district rule limiting groundwater production may authorize the utility to recover, in any manner that is equitable and just, all or part of the civil penalty from any customers or class of customers responsible for causing the utility to violate the rule. (Effective September 1, 2025.)

H.J.R. 7 (Harris/Perry) – Texas Water Fund: amends the Texas Constitution to provide, among other things, that: (1) the Texas water fund consists of money transferred or deposited to the credit of the fund under this constitution or by general law, including money appropriated by the legislature directly to the fund and money from any source transferred or deposited to the credit of the fund authorized by this constitution or by general law; (2) the legislature by general law or by adoption of a concurrent resolution approved by a record vote of a majority of the members of each house may allocate for transfer to the funds and accounts administered by the Texas Water Development Board or that board's successor the money deposited to the credit of the Texas water fund; (3) during a state of disaster, an allocation made under (2), above, may be suspended through the budget execution process or by adoption of a concurrent resolution approved by a record vote of a majority of the members of each house; (4) in each state fiscal year, the comptroller of public accounts shall deposit to the credit of the Texas water fund the first $1 billion of the net revenue derived from the imposition of the state sales and use tax on the sale, storage, use, or other consumption in this state of taxable items that exceeds the first $46.5 billion of that revenue coming into the treasury in that state fiscal year; (5) money deposited to the credit of the Texas water fund may not be transferred to the New Water Supply for Texas Fund for the purpose of financing the construction of infrastructure to transport groundwater that was produced from a well in this state and that, at the time of production, was not brackish, as that term is defined by general law. (Effective if approved at the election on November 4, 2025.)

S.B. 6 (King/King) – Electricity Planning for Large Loads: this bill, among other things, provides that:

1. a municipally owned utility (MOU) or electric cooperative that has not adopted customer choice shall pass through to a large load customer who is subject to the standards adopted under the bill the reasonable costs to interconnect the large load in a manner determined by the electric cooperative or municipally owned utility;

2. the Public Utility Commission (PUC) shall adopt rules to establish standards for interconnecting large load in the Electric Reliability Council of Texas (ERCOT) power region in a manner designed to support business development in this state while minimizing the potential for stranded infrastructure costs and maintaining system reliability;

3. the standards must require each large load customer seeking interconnection to disclose to the interconnecting electric utility or MOU whether the customer is pursuing a substantially similar request for electric service in this state the approval of which would result in the customer materially changing, delaying, or withdrawing the interconnection request;

4. the standards must require each interconnected large load customer subject to disclose to the interconnecting electric utility or MOU information about the customer's on-site backup generating facilities and require the interconnecting electric utility or MOU to provide the information to the independent organization for the ERCOT power region;

5. the standards must set a flat study fee of at least $100,000 to be paid to the interconnecting electric utility or MOU for initial transmission screening studies for large loads;

6. the PUC may not limit the authority of a MOU or an electric cooperative to impose electric service requirements for large load customers on their systems in addition to the standards adopted under the bill;

7. a power generation company, MOU, or electric cooperative must submit a notice to the independent organization for the ERCOT power region before implementing a net metering arrangement between an operating facility registered with the independent organization as a stand-alone generation resource as of September 1, 2025, and a new large load customer;

8. the electric cooperative, transmission and distribution utility, or MOU that provides electric service at the location of the new net metering arrangement may for reasonable cause including a violation of other law, object to the arrangement, provided however, that no reasonable cause objection may be raised after a final decision by the PUC is issued under the bill;

9. the independent organization for the ERCOT power region shall study the system impacts of a proposed net metering arrangement and removal of generation for which the independent organization receives a notice under Number 7, above, and submit the study to the PUC to approve, deny, or impose reasonable conditions on the proposed net metering arrangement as necessary to maintain system reliability, including transmission security and resource adequacy impacts;

10. the PUC shall require the independent organization for the ERCOT power region to ensure that each electric cooperative, transmission and distribution utility, and MOU serving a transmission-voltage customer develops a protocol, including the installation of any necessary equipment or technology before the customer is interconnected, to allow the load to be curtailed during firm load shed;

11. the PUC shall require the independent organization certified for the ERCOT power region to develop a reliability service to competitively procure demand reductions from large load customers with a demand of at least 75 megawatts to be deployed in the event of an anticipated emergency condition;

12. a water supply or sewer corporation may generate electric power for use in the corporation's operations, limited to: (a) powering water well pumps, service pumps, and other equipment for the production, treatment, and transportation of raw water; and (b) powering infrastructure for the treatment and delivery of potable drinking water; and

13. a corporation operating solely as a wholesale water supplier or sewer service in a county with a population of less than 350,000 may generate excess electric power in conjunction with the uses described in Number 12, above, for sale in the ERCOT power region to provide revenue for the corporation only if the corporation: (a) primarily generates electric power solely for the uses described in Number 12, above; and (b) registers as a power generation company.

(Effective immediately.)

S.B. 7 (Perry/Harris) – Water Infrastructure Financing: this bill, among other things:

1. requires the Texas Water Development Board (TWDB) to:
   a. for the development of infrastructure to transport water that is made available by a project, facilitate joint planning and coordination between project sponsors, governmental entities, utilities, common carriers, and other entities, as applicable, to reduce the necessity of exercising the power of eminent domain to obtain interests in real property by using existing transportation and utility easements;
   b. facilitate the development of guidance and best practices for the standardization of the specifications, materials, and components used to design and construct infrastructure to transport water;
   c. facilitate the development of standards and guidance to ensure potential interconnectivity and interoperability between different systems developed to transport water from different projects;
   d. facilitate the development of mechanical and technical standards for the integration of water that is made available by a project into a water supply system or into infrastructure to transport water that is made available by a project, as applicable; and
   e. take other action the board determines necessary to facilitate interconnectivity and interoperability between different infrastructure developed to transport water from different projects;

2. provides the TWDB may convene one or more ad hoc committees composed of representatives of current or potential project sponsors, the Texas Department of Transportation, river authorities, retail public utilities, electric utilities, counties, cities, special purpose districts, common carriers, and other entities considered appropriate by the TWDB to advise and assist the TWDB in fulfilling any purpose described by Number 1, including in drafting any guidance or best practices;

3. provides that the new water supply fund for Texas may be used to:
    a. provide financial assistance to political subdivisions to develop water supply projects that create new water sources for the state, including: (i) water and wastewater reuse projects; (ii) acquisition of water or water rights originating from outside this state; (iii) reservoir projects for which: (A) the required land has already been acquired; (B) a permit for the discharge of dredged or fill material has been issued by the United States Secretary of the Army under the Federal Water Pollution Control Act; and (C) a permit for the storage, taking, or diversion of state water has been issued by the Texas Commission on Environmental Quality; or (iv) the development of infrastructure to transport or integrate into a water supply system water that is made available by a project; and
    b. make transfers from the fund to the Texas Water Development Fund II state participation account;

4. provides that money from the new water supply fund may be used to acquire another person's right acquired or authorized in accordance with state law to impound, divert, or use state water only by a water supply contract or a lease of that right from its owner;

5. provides that the TWDB may use the Texas Water Fund only to transfer money to, among other things:
    a. the Texas water fund administrative fund;
    b. the flood infrastructure fund;
    c. the Texas Water Development Fund II economically distressed areas program account; and
    d. the agricultural water conservation fund;

6. provides that money in the fund consists of, among other things, money transferred or deposited to the credit of the fund under the Texas Constitution;

7. provides that the TWDB shall ensure that a portion of the money transferred from the Texas Water Fund is used for:
    a. water and wastewater infrastructure projects, including projects to rehabilitate or replace deficient or deteriorating infrastructure, prioritized by risk or need for financial assistance, including grants, for: (A) rural political subdivisions; and (B) municipalities with a population of less than 150,000;
    b. projects for which all required state or federal permitting has been substantially completed, as determined by the board;
    c. the statewide water public awareness program;
    d. water conservation strategies;

e. water loss mitigation projects; and
f. technical assistance for applicants in obtaining and using financial assistance from funds and accounts administered by the TWDB;

8. creates the Texas water fund administrative fund to be administered by the TWDB and established for the payment of or reimbursement of the TWDB for the expenses incurred by the TWDB in administering the Texas water fund;

9. provides that using existing resources, the executive administrator shall conduct a study to determine:
    a. the feasibility and practicability of incorporating planning for the development of infrastructure to meet the state's current and future wastewater treatment needs into the process used to produce each state water plan beginning with the five-year state water planning period ending January 5, 2032; and
    b. the statutory changes necessary to facilitate the incorporation of the wastewater treatment planning described by Number 8(a) into the process used to produce each state water plan beginning with the five-year state water planning period ending January 5, 2032;

10. provides that not later than December 1, 2026, the executive administrator shall provide a report of the study's findings to:
    a. the governor;
    b. the lieutenant governor;
    c. the speaker of the house of representatives;
    d. each member of the Texas Water Fund Advisory Committee; and
    e. each member of the standing committees of the senate and the house of representatives having primary jurisdiction over water resources;

11. provides that the TWDB may take all actions necessary to operate the water bank and to facilitate the transfer of water rights from the water bank for future beneficial use, including but not limited to purchasing, holding, and transferring water or water rights in its own name, including purchasing, holding, and transferring water or water rights originating from outside this state for the purpose of providing water for the use or benefit of this state;

12. provides that the TWDB may not issue more than $100 million in bonds during a fiscal year to provide financial assistance for water supply and sewer services for assistance to economically distressed areas for water supply and sewer service projects;

13. creates the Texas Water Fund Advisory Committee, which may submit comments and recommendations to the TWDB regarding the use of money in:
    a. the state water implementation fund for Texas for use by the TWDB in adopting rules and in adopting policies and procedures;
    b. the Texas water fund for use by the TWDB in adopting rules;
    c. the flood infrastructure fund for use by the TWDB in adopting rules; and
    d. the Texas infrastructure resiliency fund for use by the TWDB in adopting rules;

14. provides that the Texas Water Fund Advisory Committee may:
    a. provide comments and recommendations to the TWDB on any matter;
    b. review the overall operation, function, and structure of any fund administered by the TWDB; and
    c. adopt rules, procedures, and policies as needed to administer the bill and implement its responsibilities; and

15. requires the TWDB to develop and maintain on its Internet website a publicly available tool by which a person may obtain information regarding:
    a. state progress toward meeting future water supply needs, including the extent to which water management strategies and projects implemented after the adoption of the preceding state water plan have affected that progress;
    b. water supply projects included in the most recently approved state water plan that received commitments of financial assistance from the board in the preceding year;
    c. the board's commitments of financial assistance for water supply projects, by program;
    d. the net amount of water projected to be developed, conserved, or reclaimed through projects that receive financial assistance from the board;
    e. the TWDB's progress toward providing financial assistance to utilities that have water losses that meet or exceed the threshold established by rule;
    f. the transfer of money from the Texas water fund to other eligible board-administered funds in the preceding year;
    g. the total estimated statewide costs of water, wastewater, and flood infrastructure needs and the estimated amount of state financial assistance required to address those needs; and
    h. the state's progress in closing the gap between total statewide water infrastructure needs and the state financial assistance required to meet those needs.

(Effective September 1, 2025; Number 6, above, is effective September 1, 2027, but only if **H.J.R. 7** is approved at the election on November 4, 2025.)

S.B. 75 (Hall/Wilson) – Texas Grid Security Commission: among other things: (1) creates the Texas Grid Security Commission to evaluate, among other things, using available information on past power outages in Electric Reliability Council of Texas (ERCOT), all hazards to the critical infrastructure of the ERCOT electric grid, including threats that can cause future outages; (2) requires the security commission to evaluate the resilience of cities in Texas in the following essential areas: (a) emergency services; (b) communications systems; (c) water and sewer services; (d) health care systems; (e) financial services; (f) energy systems, including whether energy, electric power, and fuel supplies are protected and available for recovery in the event of a catastrophic power outage; and (g) transportation systems; (3) requires the security commission to investigate the steps that local communities and other states have taken to address grid resilience; (4) provides that based on the findings of the evaluations and investigations conducted the bill, the security commission shall consider and recommend resilience standards for cities and critical components of the ERCOT electric grid; (5) provides that standards considered and recommended for energy systems of cities should include provisions to ensure that energy, electric power, and fuel supplies are protected and available for recovery in the event of a catastrophic power outage;

(6) provides that not later than December 1, 2026, the security commission shall prepare and deliver a report to the legislature on the recommended resilience standards, the estimated costs associated with implementing the recommended standards, the potential effects if the recommended standards are not implemented, and the anticipated timeline for implementation of the recommended standards; (7) provides that not later than December 1, 2026, the security commission shall prepare and deliver to the legislature a plan for protecting critical infrastructure from all hazards, including a catastrophic loss of power in the state; and (8) provides that not later than January 1 of each year, the security commission shall prepare and deliver a nonclassified report to the legislature, the governor, and the Public Utility Commission assessing natural and man-made threats to the electric grid and efforts to mitigate the threats. (Effective immediately.)

S.B. 480 (Perry/Canales) – Water Research: provides that a local government may contract with another local government, the state, or the federal government to jointly participate in research or planning activities related to water resources. (Effective immediately.)

S.B. 482 (Alvarado/Harless) – Assault or Harassment of Utility Employee: provides that: (1) an offense of assault is a felony of the third degree of the offense is committed against a person the actor knows or reasonably should know is an employee or agent of a utility while the person is performing a duty within the scope of that employment or agency; (2) a person commits an offense if the person with criminal negligence interrupts, disrupts, impedes, or otherwise interferes with a person who is an employee or agent of a utility while the person is performing a duty within the scope of that employment or agency; and (3) an offense of harassment is a Class A misdemeanor if the offense was committed against a person the actor knows or reasonably should know is an employee or agent of a utility while the person is performing a duty within the scope of that employment or agency. (Effective September 1, 2025.)

S.B. 740 (Perry/Spiller) – Water and Sewer Proceedings: among other things: (1) provides that the Public Utility Commission's (PUC) jurisdiction to fix rates shall be limited to water furnished by the city to another political subdivision, other than another city, on a wholesale basis; (2) provides that a retail public utility that receives water or sewer service from another retail public utility or political subdivision of the state, including an affected county, but not the decision of a city regarding wholesale water or sewer service provided to another city, may appeal to the PUC a decision of the provider of water or sewer service affecting the amount paid for water or sewer service; and (3) requires that the Public Utility Commission adopt rules to create an expedited process to authorize a municipally owned utility, a county, a water supply or sewer service corporation, or a water district or authority to acquire the stock or ownership interest or assets of a utility in receivership, a utility in supervision, or a utility in temporary management, and, if applicable, its certificated service area, in the manner provided by state law. (Effective September 1, 2025.)

S.B. 763 (Alvarado/K. Bell) – Concrete Permits: requires, among other things, that the Texas Commission on Environmental Quality , at least once every eight years, conduct a protectiveness review of a standard permit that authorizes the operation of a permanent concrete plant that performs wet batching, dry batching, or central mixing. (Effective September 1, 2025.)

S.B. 1169 (A. Hinojosa/Guillen) – Public Utility Agencies: among other things: (1) adds a water supply or sewer service corporation to the definition of "public entity" for the purposes of state law that allows two or more public entities that have the authority to engage in the collection, transportation, treatment, or disposal of sewage or the conservation, storage, transportation, treatment, or distribution of water to join together as cotenants or co-owners to plan, finance, acquire, construct, own, operate, or maintain water or sewer facilities; (2) provides that each participating public entity may: (a) make an acquisition of property and easements for a facility through a purchase from a public or private entity; and (b) for the use and benefit of each participating public entity, acquire by purchase a public utility, other than an affected county; (3) provides that a public utility agency does not have the power of eminent domain; (4) provides that a public utility agency includes a retail public utility as defined in state law; (5) provides that a participating public entity may withdraw from a public utility agency by providing an ordinance or resolution of the governing body of the participating public entity to the agency not later than the 180th day before the proposed date of withdrawal; (6) provides that the Public Utility Commission (PUC) has appellate jurisdiction over the rates and charges of a public utility agency in the manner provided by state law; (7) provides that ratepayers of a public utility agency may appeal the decision of the agency affecting their water, drainage or sewer rates to the PUC; (8) provides that at the request of the PUC or the Texas Commission on Environmental Quality (TCEQ), the attorney general shall bring suit for the appointment of a receiver that is a public utility agency to collect the assets and carry on the business of a utility or water supply or sewer service corporation that, among other things: (a) has abandoned operation of its facilities; or (b) violates a final order of PUC or the TCEQ; (9) adds public utility agency to the definitions of "retail public utility," "water and sewer utility," and "utility;" (10) provides that ratepayers of a public utility agency may appeal the decision of the governing body of the entity affecting their water, drainage, or sewer rates to the PUC; (11) provides that the board of directors of a public utility agency, within 60 days after the date of a final decision on a rate change, shall provide individual written notice to each ratepayer eligible to appeal the rates; and (12) provides that the PUC may by rule allow a public utility agency that includes a water supply or sewer service corporation as a participant in the agency to render retail water or sewer service without a certificate of public convenience and necessity. (Effective immediately.)

S.B. 1243 (Birdwell/Slawson) – Dissolution of Public Utility Agency: provides that: (1) the public entities that participate in a public utility agency may by concurrent ordinances dissolve the public utility agency and transfer all obligations, assets, permits, and licenses of the public utility agency to the remaining public entities; and (2) a public entity that is the only remaining participant in a public utility agency may by ordinance dissolve the public utility agency. (Effective September 1, 2025.)

S.B. 1261 (Perry/Gerdes) – Financing for Water Supply Projects: among other things: (1) defines "issuer" as a political subdivision, including a city; (2) defines "eligible project" as one or more related water supply projects: (a) that are identified as recommended water management strategies in the state water plan; and (b) the cumulative costs of which are not less than $750 million; (3) provides that the bill does not apply to financial assistance provided by the Texas Water Development Board; (4) provides that to the extent of any conflict or inconsistency between the bill and another law or a municipal charter, the bill controls; (5) provides that as authorized and approved by the governing body of an issuer, obligations may be issued, sold, incurred, and

delivered to: (a) finance or refinance an eligible project; (b) refund obligations, other indebtedness, or contractual obligations of the issuer issued or incurred in connection with an eligible project; and (c) pay the costs of issuance or delivery of the obligations; (6) provides that an obligation may not be secured wholly or partly by a pledge of ad valorem taxes; (7) provides that before an obligation may be issued or incurred, a record of the proceedings of the issuer authorizing the issuance, execution, incurrence, and delivery of the obligation and any contract providing revenue or security pledged to the payment of the obligation must be submitted to the attorney general for review; and (8) provides that money in the State Water Implementation Fund for Texas may be used for projects detailed in the bill. (Effective September 1, 2025.)

S.B. 1302 (Kolkhorst/C. Bell) – Waste Discharge Permits: provides that: (1) after the Texas Commission on Environmental Quality (TCEQ) denies or suspends a discharger's authority to discharge under a general permit, the discharger may not discharge under the general permit until the executive director actively authorizes the discharger to use the general permit; and (2) the executive director may not use an automatic process to authorize the use of a general permit. (Effective September 1, 2025.)

S.B. 1662 (Zaffirini/Guillen) – Public Drinking Water Supply Systems: provides that the Texas Commission on Environmental Quality (TCEQ) may provide notice not more than 24 hours in advance to a public drinking water supply system that obtains its water supply from underground sources of the TCEQ's intent to perform water quality testing to investigate a complaint related to the public drinking water supply system's water quality. (Effective September 1, 2025.)

S.B. 1663 (Zaffirini/Guillen) – Groundwater Contamination Notification: provides that as soon as practicable but not later than the 30th day after the date the Texas Commission on Environmental Quality (TCEQ) receives notice or obtains independent knowledge of groundwater contamination, the TCEQ shall make every effort to give notice of the contamination by first class mail, e-mail, notice placed on the door of a residence, or another effective delivery method to: (1) each owner of a private drinking water well that may be affected by the contamination; (2) each applicable groundwater conservation district; and (3) the residents of each residential address within one mile of the site of the contamination. (Effective September 1, 2025.)

S.B. 1664 (Schwertner/Hull) – Transmission and Distribution Utility Rates: provides that if a regulatory authority proposes to enter an order approving a transmission and distribution utility's change in rates that differs from the change initially proposed by the transmission and distribution utility, the regulatory authority shall require the utility to provide to the regulatory authority a new stand-alone document that includes the information required by the bill for the proposed change. (Effective September 1, 2025.)

S.B. 1697 (Zaffirini/VanDeaver) – Solar Energy Devices: among other things: (1) requires the Public Utility Commission (PUC) to develop and periodically update a guide to provide customers with certain information on solar energy devices for a home; and (2) provides that for at least 12 months after the PUC publishes each version of the guide, each electric utility that issues a bill directly to a customer for any electric product or service and each electric cooperative, municipally owned utility, and retail electric provider shall: (a) include a link to the guide on the utility's,

cooperative's, or provider's Internet website; and (b) provide information about accessing the guide with each bill. (Effective September 1, 2025.)

S.B. 1789 (Schwertner/McQueeney) – Electric Service Quality and Reliability: provides, among other things, that: (1) if an electric utility fails to comply with the standards required by the bill the utility's system is damaged by a weather-related event or natural disaster, the Public Utility Commission (PUC) may at the utility's next rate proceeding reduce the utility's return on equity for infrastructure used or installed to repair or replace the damaged portion of the system; (2) the PUC by rule shall adopt standards for the structural integrity of transmission and distribution poles that must, among other things, require an electric utility, municipally owned utility, or electric cooperative to inspect transmission and distribution poles and take appropriate remedial action as necessary on a timeline established by the PUC; (3) the governing body of a municipally owned utility or an electric cooperative shall adopt for the utility or cooperative, as applicable, the standards adopted by the PUC under (2), above; (4) each electric utility, municipally owned utility, and electric cooperative shall submit to the PUC an annual report on: (a) the implementation of the utility's or cooperative's transmission and distribution pole maintenance schedule; (b) the results of the utility's or cooperative's inspection of transmission and distribution poles, including any remediation or replacement action taken; and (c) any other information the PUC requires; (5) the PUC may impose an administrative penalty against a municipally owned utility or electric cooperative for a violation of the bill or a rule adopted under the bill; and (6) a municipally owned utility or an electric cooperative operating on the effective date of the initial standards adopted by the PUC under (2), above, shall adopt the standards as required by the bill not later than the 120th day after the date the PUC adopts the standards. (Effective September 1, 2025.)

S.B. 1967 (J. Hinojosa/A. Martinez) – Flood Infrastructure Fund: provides that: (1) the water loan assistance program fund may be used by the Texas Water Development Board (TWDB) to provide grants to drainage districts for water supply projects, including projects that contain a flood control component; (2) the TWDB may not disqualify a drainage district from receiving a grant under (1), above, because the district does not: (a) have historical data about water use; (b) provide retail water service to consumers; or (c) have a certificate of convenience and necessity under which it provides retail water or wastewater service; (3) in prioritizing projects for the State Water Implementation Fund for Texas, the TWDB must also at least consider the following criteria, among other things, whether the project is a water supply project that contains a flood control component, regardless of whether the applicant holds a certificate of convenience and necessity under which it provides retail water or wastewater service; and (4) a "flood project" for the Flood Infrastructure Fund means a drainage, flood mitigation, or flood control project, including construction of multi-purpose flood mitigation and drainage infrastructure projects that control, divert, capture, or impound floodwater, stormwater, agricultural runoff water, or treated wastewater effluent and treat and distribute the water for the purpose of creating an additional source of water supply. (Effective September 1, 2025.)

S.B. 2078 (Kolkhorst/Gerdes) – Composting Facilities by Certain Counties: provides, among other things, that: (1) a person may not deposit at a composting facility located in a county that does not contain a city with a commercial food waste composting ordinance food waste that is: (a) collected for composting in a city that has a commercial food waste composting ordinance; and

(b) subject to such an ordinance; and (2) a person is liable for a civil penalty of $1,000 for each violation of (1), above. (Effective September 1, 2025.)

S.B. 2351 (Alvarado/Walle) – Concrete Permits: provides that if the Texas Commission on Environmental Quality (TCEQ) amends the standard permit authorizing the operation of a permanent concrete plant that performs wet batching, dry batching, or central mixing, the TCEQ may require each facility operator authorized to begin new construction of a facility under the former standard permit to update the facility's plans for the new construction in accordance with the amended standard permit if: (1) the facility operator did not begin the construction, expansion, or modification before the adoption of the amended permit; and (2) the facility operator filed a request under TCEQ rules for an extension to begin construction. (Effective immediately.)

Community and Economic Development

H.B. 2765 (Guillen/Zaffirini) – Rural Economic Development: among other things: (1) expands the entities eligible to receive financial assistance from the Rural Economic Development and Investment Program to include: (a) counties with a population of not more than 200,000; (b) a public utility owned by a city with a population of not more than 50,000; and (c) a political subdivision that is wholly or partly located in a county with a population of not more than 200,000; (2) provides that financial assistance from the program described in (1), above, may be used for mineral extraction activities; (3) removes the requirement that a loan made from the Texas economic development fund must require monthly payments beginning not later than the 90th day after the loan is made; (4) authorizes the Department of Agriculture to use any money in the Texas economic development fund to make loans and grants; and (5) limits the maximum aggregate amount of outstanding loans provided to any one person by the Texas economic development fund to $1 million. (Effective September 1, 2025.)

H.B. 3010 (Ashby/Nichols) – Rural Infrastructure Disaster Recovery Program: provides that: (1) the Texas Division of Emergency Management (TDEM) shall establish and administer a rural infrastructure disaster recovery program designed to provide financial assistance in the form of grants to rural communities located in a disaster area for the purpose of rebuilding and repairing critical infrastructure damaged by a disaster; and (2) a political subdivision is eligible to apply to the TDEM for a grant under the bill if the political subdivision is: (a) a county: (i) that: (A) has a population of less than 100,000; (B) has a gross domestic product of less than $2 billion; (C) has a poverty rate greater than 15 percent; and (D) is located wholly or partly in a disaster area; and (ii) for which the total dollar amount of damages resulting from the disaster, as shown in an assessment of damages prepared after the disaster, exceeds the amount equal to ten percent of the state and local sales and use taxes collected in the county during the state fiscal year preceding the year in which the disaster occurs; or (b) a political subdivision other than a county that is wholly or partly located in a county described by (2)(a), above. (Effective September 1, 2025.)

S.B. 617 (Schwertner/Harris Davila) – Homelessness: among other things, provides that: (1) a city may not approve the conversion of city property to provide housing to homeless individuals unless the city holds a public hearing not less than 90 days before the conversion begins; (2) the hearing must be held at a location within one mile of the property; and (3) the city must provide

notice of the hearing by mail to each residence and business located within a one-mile radius of the property. (Effective September 1, 2025.)

S.B. 1143 (Blanco/Talarico) – Workforce Development Programs: among other things, requires the Texas Workforce Commission (TWC) to: (1) annually evaluate the effectiveness of the TWC's federally funded youth programs; (2) annually evaluate the best practices for local workforce development boards to: (a) meet the current and projected workforce needs of employers in workforce development areas; and (b) provide workforce development services to individuals who are at least 14 years of age but younger than 25 years of age; and (3) provide a report detailing the TWC's findings on the effectiveness of the TWC's federally funded youth programs to the legislature not later than January 15 of each odd-numbered year. (Effective September 1, 2025.)

Elections

H.B. 521 (Guillen/Paxton) – Voting Assistance: among other things, provides that an election officer commits an offense if the officer knowingly provides assistance to a voter in marking a ballot in violation of the law. (Effective September 1, 2025.)

H.B. 640 (Bumgarner/Parker) – Office Hours: among other things, provides that during an election period, the city secretary shall keep his or her office open for election duties for at least three hours each day, during regular office hours, on the days on which the main business office of the city is regularly open for business. (Effective September 1, 2025.)

H.B. 1661 (Vasut/Bettencourt) – Election Supplies: provides that: (1) the number of election ballots provided to an election precinct by an authority responsible for procuring election supplies for an election shall not exceed the total number of registered voters in the precinct unless the county participates in the countywide polling place program; (2) the authority responsible for procuring the election supplies for an election commits a Class A misdemeanor if the authority intentionally fails to provide an election precinct with the required number of ballots; (3) the authority responsible for procuring the election supplies for an election commits an offense if the authority intentionally fails to promptly supplement distributed ballots upon request by a polling place; (4) the penalty for intentionally failing to distribute or deliver election supplies within the prescribed deadline shall be increased to a Class A misdemeanor; (5) the penalty for intentionally obstructing the distribution of election supplies for an election shall be increased to a Class A misdemeanor; and (6) the penalty for the unlawfully releasing certain election information by an election officer, watcher or other person serving at a polling place in an official capacity before the polls close or the last voter has voted, whichever is later, shall be increased to a state jail offense. (Effective September 1, 2025.)

H.B. 2253 (Bhojani/Paxton) – Bond Measures: provides that: (1) not later than the 74th day before election day, the authority that ordered an election on the issuance of a bond may cancel the election on the bond measure if: (a) not earlier than the 90th day before the election on the measure, the governor issues a disaster declaration, regarding a natural disaster or other disaster threatening the health, safety, or general welfare of the authority's residents; and (b) the governing body of the authority, after holding an open meeting as described in (2), below, determines that

canceling the election on the measure is necessary due to damage to the authority's election system, to avoid harm to the authority's election workers, or to avoid harm to voters within the authority's jurisdiction; (2) the governing body of authority may hold an open meeting solely whether to deliberate to cancel an election on the measure to authorize the issuance of bonds due a disaster declaration issued under (1)(a), above; and (3) the governing body shall provide reasonable public notice of the meeting and allow members of the public and the press to observe the meeting described in (2), above, to the extent practicable under the circumstances. (Effective September 1, 2025.)

H.B. 5115 (Shaheen/Hughes) – Election Fraud: among other things, provides that: (1) a person commits an offense if the person knowingly or intentionally makes any effort to: (a) count votes the person knows are invalid or alter a report to include votes the person knows are invalid; or (b) refuse to count votes the person knows are valid or alter a report to exclude votes the person knows are valid; and (2) an offense under (1), above, is a felony of the second degree unless: (a) the person committed the offense while acting in the person's capacity as an elected official, in which case the offense is a felony of the first degree; or (b) the person is convicted of an attempt, in which case the offense is a felony of the third degree. (Effective September 1, 2025.)

S.B. 506 (Bettencourt/Paul) – Ballot Propositions and Petitions: this bill:

1. requires that a ballot proposition substantially submit a question with such definiteness and certainty that the voters are not misled;

2. provides that if a court orders a new election to be held after a contested election is declared void, a person may seek from the court a writ of mandamus to compel the governing body of a city to comply with the requirement that a ballot proposition substantially submit the question with such definiteness and certainty that the voters are not misled;

3. provides that, not later than the seventh day after the date that a home rule city publishes ballot proposition language proposing an amendment to the city charter or another city law as requested by petition, a registered voter eligible to vote in the election or an authorized representative of a home-rule city may submit the proposition for review by the secretary of state (SOS);

4. requires the SOS to review the proposition not later than the seventh day after the date the SOS receives the submission to determine whether the proposition is misleading, inaccurate, or prejudicial;

5. provides that if the SOS determines that the proposition is misleading, inaccurate, or prejudicial, the city shall draft a proposition to cure the defect and give notice of the new proposition not later than the third day after receiving notice from the secretary of state;

6. authorizes a proposition drafted by a city under Number 5, above, to be submitted to the SOS under the process outlined in Number 3, above;

7. provides that if the SOS determines that the city has drafted a proposition that is misleading or inaccurate, the SOS shall draft the ballot proposition;

8. requires, in an action in a district court seeking a writ of mandamus to compel the city to comply with the provision described in Number 1, above, the court to make a determination without delay and authorize the court to: (a) order the city to use ballot proposition language drafted by the court; and (b) award a plaintiff or relator who substantially prevails reasonable attorney's fees, expenses, and court costs, but that if the secretary of state determines that the proposition is not misleading, inaccurate, or prejudicial, or drafts the ballot proposition language, a plaintiff or relator who prevails may not be awarded the party's reasonable attorney's fees, expenses or court costs;

9. waives and abolishes governmental immunity to suit to the extent of the liability created by Number 8(b), above;

10. provides that, following a final judgment that a proposition failed to comply with the provision described in Number 1, above, a city must submit to the SOS any proposition to be voted on at any election held by the city before the fourth anniversary of the court's finding;

11. requires a city to pay fair market value for all legal services relating to a proceeding regarding ballot proposition language enforcement.

12. provides that a political subdivision may not propose a measure, including a charter amendment, that will appear on the same ballot as a petition-initiated measure if: (a) the two measures generally address the same subject matter; or (b) a provision of a proposed measure would invalidate or conflict with any portion of a petition-initiated measure; and

13. provides that a measure proposed by a political subdivision in violation of Number 12, above, is void if the measure is proposed not earlier than the 180th day before the date the political subdivision's secretary receives the petition, and a political subdivision may be enjoined from proposing the measure.

(Effective September 1, 2025, but changes in bill only apply to a petition submitted on or after January 1, 2026.)

S.B. 827 (Parker/DeAyala) – Election Audits: provides that: (1) the audit of the results of electronic voting systems, other than electronic voting system results for a voting system that uses direct recording electronic voting machines, shall be conducted by hand; and (2) a candidate shall be entitled to appoint a watcher to be present at the count. (Effective September 1, 2025.)

S.B. 1494 (Johnson/Anchia) – Date of Election: provides that: (1) the governing body of a political subdivision, other than a county or municipal utility district, that holds its general election for officers on a date other than the November uniform election date may, not later than December 31, 2025, change the date on which it holds its general election for officers to the November uniform election date in odd-numbered years. (Effective immediately.)

S.B. 2166 (Parker/Shaheen) – Voting Tabulation Equipment: among other things, provides that: (1) the general custodian of election records and the testing board for the public test of logic and accuracy shall prepare and conduct the first test of automatic tabulating equipment used at a central counting station and the test of automatic tabulating equipment used at a polling place; (2) the first test of automatic tabulation equipment used in a central counting station and the test of automatic tabulating equipment used at a polling place shall be conducted in conjunction with the public test of logic and accuracy; (3) the automatic tabulating equipment used in a central counting station shall be tested immediately: (a) before each time the counting of ballots with the equipment begins; and (b) after each time the counting of ballots with the equipment is completed; (4) on completing the first test of automatic tabulating equipment used in a central counting station and the test of automatic tabulating equipment used at a polling place, the general custodian of election records shall place the test ballots and other test materials in a container provided for that purpose and seal the container so it cannot be opened without breaking the seal; (5) the general custodian of election records shall provide the test materials to the presiding judge of the central counting station before subsequent tests of the automatic tabulating equipment used at the central counting station are conducted; (6) the test materials may not be made available for public inspection until the first day after the final canvass of the election is completed and the sealed container containing the test materials may be unsealed to allow for public inspection of the records and shall be resealed after the inspection of those records is completed; (7) the general custodian of election records is the custodian of the test materials following the completion of the first test of automatic tabulating equipment used in a central counting station and the test of automatic tabulating equipment used at a polling place; (8) immediately after receiving a voting system from a vendor, the general custodian of election records shall perform a hash validation on each ballot marking device, each unit of automatic tabulating equipment, and each tabulation computer to verify that the source code of the equipment has not been altered; (9) not later than the 48th day before election day, the general custodian of election records shall conduct a logic and accuracy test, and the test must be open to the public; (10) notice of the logic and accuracy test described in (9), above, shall be published on the political subdivision's website, if the political subdivision maintains a website, or on the bulletin board used for posting notice of meetings of the political subdivision's governing body if the political subdivision does not maintain a website, at least 48 hours before the test begins; (11) if the test cannot be conducted before the 48th day before election day, the general custodian shall conduct the test as soon as practicable after that date and must notify the secretary of state within 24 hours of the determination that the deadline cannot be met; (12) the general custodian of election records shall adopt procedures for testing that: (a) ensure that each type of automatic tabulating equipment, ballot marking device, and direct recording electronic voting device used in the election is tested; (b) include each type of ballot used in the election, including mail ballot stock and ballots marked from ballot marking devices, if any; (c) require that tested ballots are marked and labeled to ensure they are not used in an upcoming election; and (d) require that, if the testing board determines that the test is unsuccessful, the general custodian of election records: (i) identify the cause of the unsuccessful test and prepare a written explanation; (ii) publish the written explanation online; (iii) retain the materials used in the unsuccessful test; and (iv) conduct a retest that is open to the public following the unsuccessful test; (13) not later than 48 hours before voting begins in an election, the general custodian of election records shall conduct a test of logic and accuracy of the electronic pollbook system used in the election; and (14) notice of the test described in (13), above, must be published on the political subdivision's website, if the

political subdivision maintains a website, or on the bulletin board used for posting notice of meetings of the political subdivision's governing body if the political subdivision does not maintain an Internet website, at least 48 hours before the test begins. (Effective September 1, 2025.)

S.B. 2216 (Hughes/Pierson) – Election System Equipment: provides that: (1) the equipment used in the operation of a voting system must be stored in a locked room; (2) the inventory of electronic information storage media maintained by the general custodian of records must include information on the polling location at which the storage media will be used; and (3) the general custodian of election records shall: (a) place security seals on each unit of voting system equipment to prevent unauthorized access to the equipment; and (b) create a procedure for documenting: (i) which specific seals are placed on each unit of voting system equipment; and (ii) any instances where the seals are removed, including the identity of the individual who removed the seals and accessed the voting system equipment and the purpose for accessing the equipment. (Effective September 1, 2025.)

S.B. 2217 (Hughes/Shaheen) – Election Reporting: among other things, provides that: (1) not later than the 30th day after election day, the general custodian of election records shall prepare a reconciliation of the total number of votes cast and the total number of voters accepted to vote by personal appearance at each polling place in the custodian's county during the early voting period and on election day respectively; (2) the general custodian of election records shall post the results of a reconciliation conducted under (1), above, on the county's website in the same location that the county provides information on election results; (3) the general custodian of election records for an authority holding an election that uses an electronic device to accept voters shall prepare a report including information required to be included in a combination form and a list of voters who were accepted to vote, including a reference to the voter's county election precinct and polling location where the voter was accepted to vote, not later than the 30th day after election day; and (4) a report produced under (3), above, is an election record and shall be retained by the general custodian of election records for the period for preserving the precinct election records. (Effective September 1, 2025.)

S.B. 2753 (Hall/Isaac) – Elections: among other things, provides that:

1. the authority responsible for designating polling places shall, at a minimum, designate: (a) the location designated as the main early voting polling place; (b) each location designated as a permanent branch polling place; and (c) each location designated as a temporary branch polling place;

2. an election officer shall open and examine the ballot boxes and remove any contents from the boxes on the first day of voting at a polling place during early voting or on election day;

3. election precinct returns must include the total number of voters who voted at the polling place during early voting by personal appearance and on election day as indicated by the poll list;

4. the canvassing authority shall prepare a tabulation stating for each candidate and for and against each measure: (a) the total number of votes received in each precinct; (b) the total number of votes received in each precinct; and (c) the sum of the precinct totals;

5. the period for early voting by personal appearance begins on the 12th day before election day, continues through the day before election day, and includes Saturdays, Sundays, and holidays, except as otherwise provided by law;

6. for an election held on the May uniform election date and any resulting runoff election, the period for early voting by personal appearance begins on the ninth day before election day, continues through the day before election day, and includes Saturdays, Sundays, and holidays, except as otherwise provided by law;

7. an election authority must follow certain procedures for delivering voted early voting ballots to be counted manually or using automated tabulating equipment at the close of the early voting and at the close of polls on election day;

8. voted early voting ballots to be counted manually shall be kept in a separate ballot box from voted early voting ballots to be counted using automatic tabulating equipment;

9. the early voting board may not count early voting ballots until the polls open on election day or the fourth day before election day, in an election conducted by an authority of a county with a population of 100,000 or more, or conducted jointly with, or through a contract for election services, with such a county;

10. not later than the time of the local canvas, the early voting clerk shall deliver to the local canvassing authority a reporting of the total number of early voting votes by mail for each candidate or measure by election precinct;

11. voted early voting ballots retained or delivered to the main early voting polling place shall be treated as ballots voted on election day at the same polling place for processing and tabulation purposes; and

12. the Texas Secretary of State (SOS), by no later than August 1, 2027, to adopt rules to implement the above provision and publish a report in the Texas Register stating that the SOS has consulted with county election officials and is confident that the counties are prepared to implement such provisions.

(Bill is effective September 1, 2025, but changes in law in the bill only apply to an election ordered on or after the date the SOS publishes the report described in Number 12, above.)

S.B. 2964 (Hughes/Bucy) – **Defective Mail In Ballots**: among other things, provides that: (1) if an early voting clerk receives a timely carrier envelope for a mail in ballot that is not in full compliance with applicable requirements, the clerk, not later than the second day after the clerk discovers the defect and before the time of delivering the jacket envelops to the early voting ballot board, shall send the voter a notice of the defect and a corrective form by mail or by common or

contract carrier; (2) the early voting clerk shall include with the notice delivered to the voter: (a) a brief explanation of each defect in the noncomplying ballot; and (b) a notice that the voter may cancel the voter's application to vote by mail or correct the defect; (3) if the early voting clerk determines that it would not be possible for the voter to receive the notice of defect within a reasonable time to correct the defect, the clerk may notify the voter of the defect by telephone or e-mail and inform the voter that the voter may: (a) request to have the voter's application to vote by mail canceled; (b) submit a corrective action form by mail or by common or contract carrier; or (c) come to the early voting clerk's office in person not later than the sixth day after election day to correct the defect; and (4) the early voting clerk shall: (a) in addition to sending the voter notice of the defect or notifying the voter of the defect by telephone or e-mail, notify the voter of a defect using an online tool that shall be developed by the Secretary of State; and (b) if possible, permit the voter to correct a defect using the online tool. (Effective September 1, 2025.)

Personnel

H.B. 35 (Thompson/West) – First Responder Peer Support Network: among other things: (1) establishes a peer support network program for emergency medical services personnel and firefighter first responders; (2) tasks the Texas Division of Emergency Management to develop and administer the network described in (1), above, for certain personnel in urban and rural jurisdictions, including peer-to-peer support, suicide prevention training, technical assistance, and identifying, retaining, and screening participating licensed mental health professionals, and connecting first responders with clinical resources at no cost to the first responders; and (3) provides that information relating to a first responder's participation in the peer support network program or services is confidential and not subject to disclosure under the Public Information Act. (Effective September 1, 2025.)

H.B. 198 (Bumgarner/Parker) – Cancer Screenings: provides, among other things, that: (1) a city that employs firefighters shall offer an occupational cancer screening to each firefighter at no cost in the fifth year of the firefighter's employment, and once every year following the initial screening; (2) the occupational cancer screening must be confidential, and in addition to testing for cancer, include: (a) a urine test; (b) a pulmonary function test; (c) an electrocardiogram; (d) an infectious disease screening; (e) a breast cancer screening; (f) a blood test; and (g) subject to (3) below, a chest x-ray; (3) a firefighter is eligible to receive a chest x-ray during the screening once every five years; (4) the Texas Commission on Fire Protection (TCFP) shall adopt rules establishing minimum standards for the screening using standards developed by the National Fire Protection Association (NFPA); and (5) a city that employs firefighters is not required to offer a screening in (1) above, if the city offers an annual occupational medical examination under a plan submitted to the TCFP no later than February 1 of each year that is endorsed by a physician and is in substantial compliance with standards developed by the NFPA. (Effective June 1, 2026.)

H.B. 331 (Patterson/J. Hinojosa) – Disease Presumption: this bill: (1) removes the requirement that a firefighter, peace officer, or emergency medical technician who suffers an acute myocardial infarction or stroke must have been engaging in a situation or participating in a training exercise that involved "nonroutine" stressful or strenuous physical activity involving fire suppression, rescue, hazardous material response, emergency medical services, or other emergency response activity for the disease presumption to apply; (2) adds law enforcement to the list of emergency

response activities listed in (1), above; and (3) expands the duration from which the acute myocardial infarction or stroke must have occurred to not later than eight hours after the end of a shift in which the firefighter, peace officer, or emergency medical technician was engaging in the activity described in (1), above. (Effective immediately.)

H.B. 762 (Leach/Bettencourt) – Severance Pay: among other things, provides that: (1) a political subdivision, including a city, that enters into a contract or employment agreement, or renewal or renegotiation of an existing contract or employment agreement, that contains a provision for severance pay with an employee or independent contractor must include: (a) a requirement that severance pay that is paid from public money may not exceed the amount of compensation, at the rate at the termination of employment or the contract, the employee or independent contract would have been paid for 20 weeks, excluding paid time off or accrued vacation leave; and (b) a prohibition of the provision of severance pay when the employee or independent contractor is terminated for misconduct; (2) a political subdivision shall post each severance agreement in a prominent place on the political subdivision's internet website; and (3) for an action brought against a political subdivision by an employee or independent contractor of the political subdivision arising from the termination of the person's employment or contract, a court may not issue a writ of execution or mandamus in connection with a judgment in the action if the judgment does not comply with (1), above. (Effective September 1, 2025.)

H.B. 2513 (Tepper/Perry) – Military Leave: provides that, for purposes of calculating the payment amount for a paid military leave of absence for a fire protection employee, a 24-hour work shift constitutes one workday. (Effective September 1, 2025.)

H.B. 2713 (Darby/Hancock) – Civil Service Repeal: provides that the ability for voters to petition for an election to repeal civil service only applies in a city with a population of less than 50,000 that has operated under civil service for its police officers or firefighters for at least one year. (Effective immediately.)

H.B. 3153 (Kerwin/Kolkhorst) – Hiring Requirements for Persons in Direct Contact with Children: among other things, for a facility operated by or under the authority of a city or county that provides temporary living accommodations for homeless individuals, provides that: (1) a city or county shall ensure each facility the entity regulates or operates reviews state and federal criminal history record information and conducts an employment verification for each person: (a) who is: (i) an applicant selected for employment with the facility; (ii) an employee of the facility; (iii) an applicant selected for a volunteer position with the facility; (iv) a volunteer with the facility; (v) an applicant for an independent contractor position with the facility; or (vi) an independent contractor of the facility; and (b) who may be placed in direct contact with a child receiving services at the facility; (2) in conducting an employment verification, the facility must at a minimum contact the previous employers listed in the submitted application materials for each applicant; (3) a facility may not offer a person an employment, volunteer, or independent contractor position and must terminate the person's position if, based on a criminal history record information review or an employment verification of that person, the facility discovers the person: (a) engaged in physical or sexual abuse of a child constituting an offense under certain state criminal laws; or (b) was terminated from a previous position based on allegations of engaging in conduct described by (3)(a), above; (4) a separation agreement for a facility employee, volunteer,

or independent contractor may not include a provision that prohibits disclosure to a prospective employer of an allegation of conduct constituting an offense under certain state criminal laws; and (5) a facility must provide training to each employee, volunteer, or independent contractor who may be placed in direct contact with a child. (Effective September 1, 2025.)

H.B. 3161 (Villalobos/A. Hinojosa) – Texas Municipal Retirement System: provides that a city that participates in the Texas Municipal Retirement System may designate the rate of member contributions for employees at a rate of eight percent of the employees' compensation. (Effective September 1, 2025.)

H.B. 4144 (Turner/Middleton) – Supplemental Income Benefits: provides that: (1) a governmental entity shall provide to a firefighter or peace officer who retires from a fire department or law enforcement agency with at least 50 firefighters or peace officers, a critical-illness supplemental income benefit or comparable health benefit plan coverage if the firefighter or peace officer is diagnosed with certain types of cancer or acute myocardial infraction or stroke not later than the third anniversary of the date the firefighter or peace officer retires; (2) the value of the supplemental income benefit shall be the lesser of: (a) the firefighter's or peace officer's final year salary; or (b) $100,000; (3) a governmental entity providing a supplemental income benefit may provide the benefit in a lump sum payment or equal payments over three consecutive months; (4) not later than September 1 of each year ending in a five, the commissioner of insurance by rule shall adjust the amount described in (2), above, by an amount equal to the percentage increase, if any, in the consumer price index for the preceding ten years; and (5) the above provisions do not apply to a political subdivision that provides a firefighter or peace officer who retires from the political subdivision a health benefit plan that is comparable in coverage and cost to the retiree as the health benefit plan the political subdivision provided to the retiree on the day before the date the retiree retired. (Effective September 1, 2025.)

S.B. 777 (Hughes/Lujan) – Collective Bargaining: among other things, provides that: (1) in settling disputes relating to compensation, hours, and other conditions of employment, an arbitration board shall consider, to the extent applicable, a city's charter or collective bargaining agreement; (2) an arbitration award rendered by an arbitration board must be made effective for the period for which the public employer and the employee association are bargaining, and may exceed one year; (3) if a city has a charter or a collective bargaining agreement that provides for the resolution of an impasse in a collective bargaining process, the city and the employee association that is the bargaining agent for the city's firefighters shall submit to the impasse resolution mechanism contained in the charter or the agreement if the parties: (a) reach an impasse in collective bargaining; or (b) are unable to settle after the 61st day after the date the city council fails to approve a contract reached through collective bargaining; and (4) a provision in state law relating to collective bargaining arbitration does not apply to the impasse resolution mechanism described in (3), above, unless the charter or agreement, as applicable, provides otherwise. (Effective September 1, 2025.)

S.B. 2237 (Bettencourt/C. Bell) – Severance Pay: (1) defines an executive employee as a chief executive officer of a political subdivision other than a school district, an agency or department head, or the superintendent of a school district or the chief executive officer of an open-enrollment charter school; (2) provides that a political subdivision that enters into an employment agreement,

or renewal or renegotiation of an existing employment agreement, that contains a provision for severance pay with an executive employee must include: (a) a provision that severance pay that is paid from tax revenue may not exceed the amount of compensation, at the rate at the termination of employment, the executive employee would have been paid for 20 weeks, excluding paid time off or accrued vacation leave; and (b) a provision that prohibits the provision of severance pay when the executive employee is terminated for misconduct; (3) requires that a political subdivision post each severance agreement in a prominent place on its website; and (4) provides that a court may not issue a writ of execution or mandamus in connection with a judgment in an action brought against a political subdivision if the judgment does not comply with (1) and (2), above. (Effective September 1, 2025.)

Purchasing

H.B. 223 (Capriglione/Middleton) – Lobbying Procurement: provides that an expenditure by a city to procure lobbying, government relations, or similar services intended to influence state or federal lawmakers on behalf of a city may not be classified as a personal, professional, or planning service for competitive procurement purposes. (Effective September 1, 2025.)

S.B. 1173 (Perry/Spiller) – Competitive Bidding Threshold: among other things: (1) increases the threshold at which competitive bidding is required for city purchases from $50,000 to $100,000; and (2) increases the threshold at which a city must contact at least two historically underutilized businesses to an expenditure of more than $3,000 but less than $100,000. (Effective September 1, 2025.)

Municipal Courts

H.B. 1950 (Capriglione/Hancock) – Municipal Court Building Security and Technology Funds: for a city with a population less than 100,000: (1) consolidates the municipal court building security and municipal court technology funds into a single consolidated municipal court building security and technology fund in the municipal court treasury; and (2) allows cities to use funds in the consolidated fund described in (1), above, for purposes authorized by state law for a municipal court building security fund or a municipal court technology fund. (Effective immediately.)

H.B. 5081 (Leach/Creighton) – Protected Information: among other things, provides that: (1) a person may not publicly post or display on a publicly accessible website the following information of a judge or a municipal court clerk, or an immediate family member of the judge or clerk, if the individual, or the Office of Court Administration of the Texas Judicial System, acting on the individual's behalf, submits a written request to that person not to disclose or acquire the covered information that is the subject of the request: (a) a home address, including primary and secondary residences; (b) a home or personal telephone number, including a mobile telephone number; (c) an e-mail address; (d) a social security number or driver's license number; (e) bank account, credit card, or debit card information; (f) a license plate number or other unique identifier of a vehicle owned, leased, or regularly used; (g) the identity of a child younger than 18 years of age; (h) a person's date of birth; (i) information regarding current or future school or day care attendance, including the name or address of the school or day care, schedules of attendance, or routes taken to or from the school or day care; (j) employment information, including the name or address of

the employer, employment schedules, or routes taken to or from the employer's location; and (k) photographs or videos that reveal information listed in (a)-(j), above; (2) the provisions of (1), above, do not apply to information that the judge or court clerk or their immediate family member: (a) displayed on a publicly accessible website if the information is relevant to and displayed as part of a news story, commentary, editorial, or other speech on a matter of public concern; or (b) voluntarily posts on the internet; (3) the provisions of (1), above, do not apply to information received from a governmental entity or an employee or agent of a governmental entity; and (4) a data broker may not knowingly sell, license, trade for consideration, transfer, or purchase information of an individual or immediate family member of the individual described in (1), above. (Effective September 1, 2025.)

S.B. 293 (Huffman/Leach) – Judicial Complaints: among other things: (1) provides that failing to meet deadlines set by statute or binding court order and persistently or willfully violating state law bail requirements constitutes willful or persistent conduct inconsistent with the proper performance of a judge's duties; (2) creates a criminal offense for filing a false judicial complaint and assessing a penalty for violations; and (3) provides commission staff procedures to investigate judicial complaints, including applicable timelines, reporting and recommendation requirements, notice requirements, and available disciplinary actions and penalties. (Effective immediately.)

S.B. 296 (Perry/Canales) – Motorcycle Safety Course Dismissals: provides that: (1) a defendant may request to complete an approved driver's safety course or motorcycle operator training and safety program course to dismiss an applicable traffic citation through a court-authorized email address or internet portal, on or before the answer date on notice to appear; and (2) is eligible for dismissal of all offenses arising out the same criminal transaction following completion of such course, if each offense is eligible for dismissal following completion of such course, and the defendant satisfies all other applicable requirements. (Effective September 1, 2025.)

S.B. 304 (Perry/Darby) – Code Enforcement: allows a city, by ordinance, to provide its municipal court with: (1) civil jurisdiction for the purpose of enforcing certain code enforcement-related ordinances; (2) concurrent jurisdiction with a district court or county court of law within the city's territorial limits and property owned by the city in the city's extraterritorial jurisdiction, for the purposes of enforcing health and safety nuisance abatement ordinances; (3) the authority to issue search warrants to investigate a health and safety or nuisance abatement ordinance violation, and (4) the authority to issue a seizure warrant to secure, remove, or demolish the offending property and removing debris from the premises. (Effective September 1, 2025.)

S.B. 647 (West/Anchia) – Notice of Suspected Fraudulent Documents: among other things, requires a municipal clerk who reasonably believes that a previously filed or submitted document that purports to create a lien or assert a claim against or interest in real or personal property is fraudulent to provide written notice to specific individuals, including the last known property owner and any grantor, obligor, or debtor named in the document. (Effective September 1, 2025.)

S.B. 664 (Huffman/Cook) – Judge and Magistrate Qualifications: among other things: (1) requires that to be eligible for appointment as a master, magistrate, referee, associate judge, or hearing officer, a person must: (a) be a resident of Texas and the county in which they are appointed; (b) except under certain circumstances, have been licensed to practice law in Texas and

in good standing with the State Bar of Texas for at least five years; (c) not have been defeated for reelection to a judicial office; (d) not have been removed from office by impeachment or other certain circumstances; and (e) not have resigned from office after having received notice the State Commission on Judicial Conduct had instituted formal proceedings and before the final disposition of the proceeding; (2) requires that any person described in (1), above, whose duties include setting, adjusting, or revoking bail bonds must comply with state bail training requirements; (3) subjects any person described in (1), above, to removal under the Texas Constitution; (4) requires the local administrative judge to ensure that any person described in (1), above, complies with the above requirements and report violations to the applicable commissioners court, presiding regional administrative judge, the Office of Court Administration of the Texas Judicial System, and under certain circumstances, to the State Commission on Judicial Conduct. (Effective September 1, 2025.)

S.B. 1537 (Zaffirini/Smithee) – **Municipal Court Interpreters**: provides that following a motion for appointment of an interpreter filed by any party, or a court on its motion, a court must appoint a certified interpreter to interpret for a person charged or a witness if the court determines that the person charged or a witness does not understand or speak the English language. (Effective immediately.)

VETOED S.B. 2878 (Hughes/Leach) – **Judicial Branch Administration**: among other things, provides that:

1. in addition to any other qualification required by law, an appointed master, magistrate, referee, or associate judge generally must have been licensed to practice law in Texas for at least five years before the appointment, but at least two years before appointment in certain circumstances;

2. a person is disqualified from serving as a petit juror if they have been convicted of a felony or have served as a petit juror for six days during the preceding three months in the county court or during the preceding six months in the district court;

3. a person may establish an exemption from petit juror service if they are 75 years of age or older;

4. a municipal court in a county with a population of 50,000 or more, may appoint a spoken language interpreter who is not a certified or licensed court interpreter;

5. the filing of an election contest does not suspend implementation of a constitutional amendment approved by the majority of votes cast, and that the trial court must ensure a written ruling on a pretrial motion in such a case is entered not later than the 30th day after the date the motion is filed, and final judgment is not filed later than the 180th day after the date of the contested election;

6. each district judge, judge of a statutory county court, associate judge, master, referee, and magistrate must complete at least four hours of training dedicated to issues related to trafficking of persons, child abuse and neglect, and elder abuse and neglect with the judge's

first term of office or four years of service, but that each judge or judicial officer are exempt from these requirements if they file an affidavit stating that the judge or judicial officer does not hear cases involving family violence, sexual assault, trafficking of persons, or child abuse and neglect;

7. the director of the Office of Court Administration of the Texas Judicial System must develop a procedure to regularly notify county registrars, the Department of Public Safety, the Texas Ethics Commission, and any other state or local government agency the office determines should be notified of the judges, judges' spouses, employee, and related family members whose personal information must be kept from public records;

8. the county registrar shall omit from the registration list the residence address for a registration applicant who is: (a) a current or former employee of the office of a county clerk, district clerk, or county and district clerk or municipal court personnel, or (b) a current for former employee whose duties relate to court administration, including a court clerk, court coordinator, court administrator, a juvenile case manager, law clerk, or staff attorney;

9. information that relates to the home address, home telephone number, emergency contact information, social security number, or reveals whether someone has family members for a current or former employee whose duties relate to court administration, including a court clerk, court coordinator, court administrator, juvenile case manager, law clerk, or staff attorney, is excepted from disclosure under the Public Information Act, regardless of whether or not the individual has specifically opted to keep such information confidential;

10. an actor who commits the offense of harassment is subject to increased criminal penalties, if the offense was committed against a person the actor knows is a court employee;

11. a court employee may choose to make the home address confidential in the local appraisal district records;

12. each justice or municipal court must adopt a youth diversion plan;

13. a juvenile charged with a misdemeanor punishable by fine only, other than a traffic offense, are generally eligible to participate in a youth diversion program, subject to certain conditions and exceptions;

14. a justice or municipal court may collect a $50 administrate fee from the child's parent to defray the costs of the diversion;

15. a justice or municipal court must include certain terms in a youth diversion agreement, conduct a non-adversarial hearing in the event of non-compliance, and may continue, amend, or set aside the diversion agreement in the event of non-compliance;

16. a justice or municipal court must maintain statistics for each authorized diversion strategy;

17. other than statistical records, all records generated related to a court's youth diversion program are confidential, and that all records pertaining to a child's participation in such a program shall be expunged without the requirement of a motion or request, on the child's 18th birthday; and

18. an arrest warrant issued for a child and a complaint or affidavit on which an arrest warrant issued for a child is based are confidential and may only be disclosed to certain listed individuals or entities.

(Effective September 1, 2025.)

Other Finance and Administration

H.B. 103 (Troxclair/Bettencourt) – Bonds and Tax Database: this bill: (1) requires the comptroller to consult and coordinate with the Bond Review Board to develop and maintain a database that includes current and historical information regarding taxing unit bonds, taxes, and bond-related projects; (2) requires a taxing unit, including a city, to provide the comptroller with information for the purpose of maintaining the database; (3) prohibits the comptroller from charging a fee to the public to access the database; and (4) provides a civil penalty of $1,000 for a taxing unit that does not provide the required information to the comptroller. (Effective September 1, 2025.)

H.B. 128 (Orr/Kolkhorst) – Sister-City Agreements: among other things, prohibits a city from establishing, maintaining, or renewing a sister-city agreement with: (1) a country that is a foreign adversary; or (2) a community located in: (a) China; (b) North Korea; (c) Iran; (d) Russia; or (e) a nation that has been designated as a threat to critical infrastructure by the governor. (Effective September 1, 2025.)

H.B. 149 (Capriglione/Schwertner) – **Artificial Intelligence**: among other things: (1) provides that a government agency that makes available an artificial intelligence (AI) system that is intended to interact with consumers must disclose to each consumer, before or at the time of interaction, that the consumer is interacting with an AI system; (2) prohibits a government agency from using an AI system for certain social scoring purposes; (3) prohibits a government entity from developing or deploying an AI system with biometric identifiers of individuals and the gathering of images or other media for the purpose of uniquely identifying a specific individual, if doing so, would infringe, constrain, or otherwise chill any right guaranteed under state or federal law; (4) provides that the limitations described in (2) and (3), above, only apply to government entities using AI systems to constrain civil liberties, not any AI system developed or deployed for commercial purposes; (5) provides that state law regarding the use of AI systems supersedes and preempts any such ordinance, resolution, rule, or other regulation adopted by a political subdivision; (6) establishes the Texas Artificial Intelligence Council (TAIC); (7) provides for the membership, powers, and duties of the TAIC; and (8) provides that the TAIC shall conduct training programs for state agencies and local governments on the use of AI systems. (Effective January 1, 2026.)

H.B. 150 (Capriglione/Parker) – **Cyber Training**: among other things: (1) establishes the Texas Cyber Command (TCC) as a state agency; (2) directs the TCC to perform certain duties, including developing cybersecurity best practices and minimum standards for governmental entities, develop and providing cybersecurity training to state agencies and local governmental entities, and offer cybersecurity resources to state agencies and local governmental entities; (3) requires each elected or appointed official and employee of a local governmental entity who has access to the entity's information resources or information resources technologies to annually complete a state-certified cybersecurity training program; (4) requires a local governmental entity to verify and report on the entity's compliance with (3), above, to TCC, and periodically audit such compliance; and (5) allows a governmental entity or the governing body's designee to deny an employee or official access to the entity's information resources or information resources technologies who do not complete the annual training described in (3), above. (Effective September 1, 2025.)

H.B. 229 (Troxclair/Middleton) – Gender Identification: among other things, provides that a governmental entity, including a city, that collects vital statistics information that identifies the sex of an individual for the purpose of complying with antidiscrimination laws or for the purpose of gathering public health, crime, economic, or other data shall identify each individual as either male or female. (Effective September 1, 2025.)

H.B. 303 (Vasut/Hagenbuch) – Type C General Law Cities: allows a Type A general city with 4,999 or fewer inhabitants or a Type B general law city with 999 or fewer inhabitants to change to a Type C general law city. (Effective immediately.)

H.B. 519 (M. González/Kolkhorst) – Honey Production Deregulation: among other things, provides that: (1) honey production operations are not food service establishments; (2) a local government authority, including a city, may not regulate the production or honey or honeycomb; and (3) honey and honeycomb are raw agricultural commodities. (Effective September 1, 2025.)

H.B. 1922 (Dean/Middleton) – **Construction Liability Claims**: provides that: (1) a cause of action for a claim for damages asserted by a governmental entity for certain claims for damages caused by an alleged construction defect in a public building or public work against a contractor, subcontractor, supplier, or design professional accrues on the date that the report from the governmental entity to each party with whom the governmental entity has contracted with for the design or construction of the affected structure, that identifies the construction defect upon which the claim is based and describes the present physical condition of the structure and any modifications, maintenance, or repairs made by the governmental entity or others since the structure was initially occupied or used, is postmarked; and (2) the date of accrual of a cause of action for such a claim described in (1), above, is unaffected for all other purposes. (Effective September 1, 2025.)

H.B. 2564 (Wilson/King) – Defense Economic Adjustment Assistance Grants: removes the requirement that the Texas Military Preparedness Commission establish a defense economic adjustment assistance panel to assist the commission in evaluating applications for economic adjustment assistance grants. (Effective September 1, 2025.)

H.B. 2842 (Zwiener/Perry) – **White-Tailed Deer**: provides that a political subdivision, a state agency, a federal agency, an institution of higher education, or a property owners' association that desires to control a white-tailed deer population by lethal means shall submit written notice to the Texas Department of Parks and Wildlife containing evidence that the entity is experiencing an overpopulation of deer on property the entity owns or manages, and recreational hunting is not feasible for controlling the deer population, or the use of lethal means is necessary to prevent the deer from damaging the habitat of or more species listed as endangered or threatened by the U.S. Department of the Interior or a state agency. (Effective September 1, 2025.)

H.B. 3005 (Gervin-Hawkins/Campbell) – **City Construction Contracts**: among other things, provides that a bona fide dispute regarding a contract for the construction of a public work does not include an audit of the public work project that continues for more than 60 days after the date of the substantial completion of the project. (Effective September 1, 2025.)

H.B. 3474 (Lambert/Huffman) – Public Retirement Systems: among other things, provides that: (1) in accordance with a schedule of deadlines prescribed by the pension review board, a public retirement system shall conduct an evaluation: (a) once every three years, if the total assets of the system are at least $100 million; or (b) once every six years, if the total assets of the system are at least 30 million and less than $100 million; (2) for a public retirement system described by (1)(b), above, if the public retirement system's total pension liability increases to at least $100 million during a fiscal year, the system shall complete the evaluation by the next appropriate due date specified in the schedule established by the pension review board; and (3) a public retirement system that has completed an evaluation pursuant to the requirements of (1), above, remains subject to the same requirement unless both the total assets and the total pension liability of the system decrease to an amount that is below the minimum amount prescribed by the applicable requirement. (Effective September 1, 2025.)

H.B. 3512 (Capriglione/Blanco) – Artificial Intelligence Training: among other things, provides that: (1) local government employees and elected and appointed officials who have access to a local government computer system or database and the use of a computer to perform at least 25 percent of the employee's or official's required duties must complete a certified artificial intelligence (AI) training program; (2) the governing body of a local government may select the most appropriate certified AI training program for employees and officials to complete; (3) the Department of Information Resources, in consultation with the cybersecurity council and interested persons, shall, among other things, annually certify at least five AI training programs for state and local government employees and update standards for maintenance of certification by the AI training programs; and (4) to apply for a criminal justice related state grant, a local government must submit with the grant application a written certification of the local government's compliance with certified AI training. (Effective September 1, 2025.)

H.B. 3526 (Capriglione/Parker) – Bond Obligations Database: this bill, among other things:

1. requires the bond review board to develop and maintain on its website a publicly accessible and searchable database that provides, in a table format that is easy to read and understand, information on each bond proposed or issued by a local government;

2. requires the database to include for each proposed and issued bond listed in the database: (a) the amount of the principal of the bond; (b) the estimated amount of interest on the bond; (c) the estimated total amount to pay the principal of and interest on the bond; and (d) the estimated minimum dollar amount required to be annually expended for debt service;

3. provides that, not later than the 20th day before election day for an election to authorize a local government to issue bonds, the local government shall submit a report to the bond review board that includes: (a) the date of the election; (b) the proposition number for each bond proposition; (c) the total estimated cost of the issuance of each proposed bond; (d) the estimated minimum dollar amount required to be annually expended for debt service; (e) a description of the purpose of each bond proposition; and (f) any other information the board determines necessary;

4. provides that, not later than the 20th day after election day for an election to authorize a local government to issue bonds, the local government shall submit a report to the bond review board that includes: (a) the total number of votes cast for each bond proposition; (b) the total number of votes in support of the bond proposition; (c) the total number of votes against the bond proposition; (d) any updated information different from the information provided to the bond review board under (3), above, if applicable; and (e) any other information the board determines necessary;

5. provides that, not later than September 30 of each year, a local government with voter-approved but unissued bonds shall submit a report to the bond review board regarding the amount of voter-approved but unissued bonds authorized by the local government during the most recent fiscal year that includes: (a) the total amount of voter-approved but unissued bonds authorized by the local government; (b) the specific statute or law authorizing the issuance of bonds; (c) the number of the propositions that authorized the issuance of the bonds, as applicable; (d) the estimated cost of the issuance of the bonds on the bond proposition, as applicable; (e) the estimated minimum dollar amount required to be annually expended for debt service after the issuance of the bonds; and (f) any other information the board determines necessary; and

6. requires the bond review board, not later than December 31 of each even-numbered year, to prepare and submit to each standing committee of the legislature with primary jurisdiction over matters relating to finance a report on each voter-approved bond issued by a local government.

(Effective September 1, 2025.)

H.B. 3611 (Curry/Miles) – Unauthorized Signs: provides for a civil penalty of up to $5,000 to be collected from a person who places or commissions the placement of, or whose commercial advertisement is placed on, an unauthorized sign on the right-of-way of a public road, provided that for a person's first violation: (1) the applicable political subdivision provides written notice to the person that the person may be liable for a civil penalty if the person fails to remove the sign

within a specified period; and (2) the person fails to remove the sign within the specified period. (Effective September 1, 2025.)

H.B. 4215 (Hunter/Schwertner) – Delivery Network Company Preemption: among other things: (1) defines "delivery network company" to mean an entity that maintains a digital network to facilitate delivery of a product to a customer who ordered the product digitally by a delivery person; (2) prohibits a city from regulating delivery network companies, including by: (a) imposing a tax; (b) requiring an additional license of permit; (c) setting rates; (d) imposing operational or entry requirements; or (e) imposing other requirements; (3) authorizes a city and a delivery network company to enter an agreement under which the company shares the company's data with the city; (4) requires a city, when collecting, using, or disclosing any records, data, or other information submitted by a delivery network company to: (a) consider the potential risks to the privacy of the individuals whose information is being collected, used, or disclosed; (b) ensure that the information to be collected, used, or disclosed is necessary, relevant, and appropriate to the proper administration of this chapter; and (c) take all reasonable measures and make all reasonable efforts to protect, secure, and, where appropriate, encrypt or limit access to the information; and (5) prohibits a city from disclosing any records provided by a delivery network company to a third party except in compliance with a court order or subpoena. (Effective September 1, 2025.)

H.B. 4753 (Gates) – Certificates of Occupancy Substitute: provides that: (1) if a city has a record of issuing a certificate of occupancy (CO), the city shall, on request of a building owner, provide a document acknowledging that a CO has been issued; (2) a city may not adopt or enforce an ordinance or other measure that requires a person who has obtained the document described in (1), above, to obtain or display an original CO; and (3) a city shall consider a document described by (1), above, sufficient to display in place of an original CO. (Effective immediately.)

H.B. 4996 (Dyson/Flores) – Liens: increases the criminal penalty for the offense of failure to release a fraudulent lien or claim to a third-degree felony if the owner of the property subject to the fraudulent lien or claim is a person the actor knows is a public servant. (Effective September 1, 2025.)

H.B. 5331 (Dean/King) – Security Incident Notifications: provides that contract language in a cybersecurity insurance contract or other contract for goods or services prohibiting or restricting a state agency or local government's compliance with or otherwise circumventing state laws requiring notification of cybersecurity incidents to the Texas Department of Information Resources is void and unenforceable. (Effective immediately.)

S.B. 33 (Campbell/Noble) – Abortion Restrictions: provides, among other things, that a governmental entity may not: (1) enter into a taxpayer resource transaction with an abortion assistance entity for the purpose of providing an abortion or abortion assistance; or (2) enter into a taxpayer resource transaction or appropriate or spend money to provide to any person logistical support for the express purpose of assisting a woman with procuring an abortion or the services of an abortion provider. (Effective September 1, 2025.)

S.B. 38 (Bettencourt/Button) – Evictions: provides, among other things, that: (1) a sheriff or constable, including a deputy sheriff or deputy constable, shall make a diligent effort to serve the citation and petition not later than the fifth business day after the date the petition is filed and if the citation and petition are not served on or before the fifth business day after the date the petition is filed, the landlord may, but is not obligated to, provide for the citation and petition to be served by any other law enforcement officer, including an off-duty officer with appropriate identification, that has received appropriate training in the service of process, eviction procedures, and the execution of writs, as determined by the Texas Commission on Law Enforcement; and (2) a sheriff or constable, including a deputy sheriff or deputy constable, shall serve the writ of possession not later than the fifth business day after the date the writ is issued and if the writ of possession is not served on or before the fifth business day after the date the writ is issued, the landlord may, but is not obligated to, have the writ served by any other law enforcement officer, including an off-duty officer with appropriate identification, who has received training as required by state law. (Effective September 1, 2025.)

S.B. 541 (Kolkhorst/Hull) – Cottage Food Production Deregulation: among other things, provides that a local government authority, including a city, may not: (1) require a cottage food production operation to obtain any type of license or permit or pay any fee to produce or sell certain foods directly to a consumer or vendor; or (2) employ or continue to employ a person who knowingly requires or attempts to require a cottage food production operation to obtain a license or permit in violation of (1), above. (Effective September 1, 2025.)

S.B. 599 (West/A. Davis) – Regulation of Child-Care Facilities: prohibits a political subdivision from adopting or enforcing an ordinance, order, or other measure that requires a group day-care home or family home licensed, registered, or listed in state law to comply with health and safety standards that exceed those set forth in statute or by rule of the Texas Health and Human Services Commission. (Effective immediately.)

S.B. 687 (Hughes/Bumgarner) – Construction Contract Liability: among other things, provides that a contract for land surveying services to which a governmental agency is a party: (1) is void and unenforceable if the contract provides that a land surveyor whose work is the subject to the contract must: (a) indemnify or hold harmless the governmental agency against liability for damage, other than liability for damage to the extent that the damage is caused by or results from an act of negligence, intentional tort, intellectual property infringement, or failure to pay a subcontractor or supplier, or another entity over which the land surveyor exercises control; or (b) defend a party, including a third party, against a claim based wholly or partly on the negligence of, fault of, or breach of contract by the governmental agency, the agency's agent, the agent's employee, or other entity, over which the governmental agency exercises control, excluding the land surveyor or the land surveyor's agent, employee, or subconsultant; (2) may provide for the reimbursement of a governmental agency's reasonable attorney's fees in proportion to the land surveyor's liability; (3) may require that the land surveyor name the governmental agency as an additional insured under the land surveyor's general liability insurance policy and provide any defense provided by the policy; (4) must require that a land surveyor perform services: (a) with the professional skill and care ordinarily provided by competent land surveyors practicing under the same or similar circumstances and professional license; and (b) as expeditiously as is prudent considering the ordinary professional skill and care of a competent land surveyor; and (5) is void

and enforceable if the contract contains a provision establishing a different standard of care than that described in (4), above. (Effective September 1, 2025.)

S.B. 916 (Zaffirini/Spiller) – Health Care Billing by Emergency Medical Services: among other things, provides that in addition to other permissible actions or penalties, and regardless of whether an emergency medical services provider is directly operated by a governmental entity, the Texas Department of Insurance may revoke, suspend, or refuse to renew a license or certificate of the provider if the department confirms that the provider has: (1) intentionally submitted incorrect information to the Emergency Medical Services Provider Balance Billing Rate Database; or (2) engaged in a pattern of violations of state law governing rates for emergency medical services providers. (Effective September 1, 2025.)

S.B. 924 (Hancock/Geren) – Cable or Video Services: provides, for purposes of state-issued cable and video franchise authority, that: (1) "video service" does not include: (a) direct-to-home satellite services that are transmitted from a satellite directly to a customer's premises without using or accessing a portion of the public right-of-way; or (b) any video programming accessed via a service that enables users to access content, information, e-mail, or other services offered over the Internet, including streaming content; (2) the change in definition does not affect the obligation of a person who holds a state-issued certificate of franchise authority on September 1, 2025, to provide the compensation required for use of a public right-of-way; and (3) the change in definition does not affect the application of state law to compensation with respect to services provided before September 1, 2025, by a person who was involved in litigation regarding video services on January 1, 2025. (Effective September 1, 2025.)

S.B. 1008 (Middleton/Harris) – Regulation of Food Service Industry: this bill, among other things:

1. with respect to a food service establishment, retail food store, mobile food unit, roadside food vendor, temporary food service establishment: (a) authorizes a city to require a permit, license, certification, or other form of authority for an establishment or its employees only if the same requirement would apply to a similar entity or person who was located within the city's jurisdiction; (b) prohibits a city from charging an establishment: (i) a permit fee for the retail sale of alcoholic beverages if the establishment has already paid a fee to any county, city, or public health district; (ii) a fee, including processing fees or added costs, that exceeds the fee the establishments would be pay to the Texas Department of State Health Services, if the establishment were in its jurisdiction; and (iii) a reinspection fee except under certain circumstances; (c) authorizes a city with a population of 950,000 or more, following a public hearing, to charge up to 120 percent of the total authorized fee if the city determines that the increased fee is necessary to protect public safety;

2. requires a city to establish a fee schedule and submit a copy of the schedule to the Department of State Health Services not later than 60 days after the schedule takes effect;

3. requires a city that requires permits, charges fees, or conducts inspections of food service entities to: (a) provide an opportunity for stakeholders to sign up for e-mail updates from

the entity; and (b) notify by e-mail all stakeholders who have signed up for the updates at least 60 days before a fee, permit, or inspection protocol is revised;

4. prohibits a city from requiring a food service establishment to obtain a sound regulation permit, charging a sound regulation fee, or otherwise prohibiting sound-related activity at an establishment, if the establishment: (a) accepts delivery of supplies or other items, provided that if the delivery occurs between 10 p.m. and 5 a.m., then: (i) the delivery lasts for one hour or less; (ii) the delivery is only for food, nonalcoholic beverages, food service supplies, or ice; and (iii) the delivery sound level when measured from the residential property closest in proximity to the establishment does not exceed 65 dBA, excluding traffic and other background noise that can be reasonably excluded; or (b) is a restaurant that limits the use of amplified sound for playing music or amplifying human speech within the establishment's indoor our outdoor property boundaries to ensure: (i) the amplified sound is not used after 10 p.m. on Sunday through Thursday and 11 p.m. on Friday and Saturday; and (ii) the amplified sound level does not exceed 70 dBA or 75 dBC when measured at the establishment's property perimeter, excluding traffic and other background noise that can be reasonably excluded;

5. exempts from the prohibition in Number 4(b)(ii), above, a food service establishment on property located within 300 feet of residential property that was occupied before the restaurant was located on the property;

6. provides that Number 4, above, does not restrict the authority of a city to enforce sound regulations to the extent the ordinance does not conflict with that provision; and

7. prohibits a city from requiring a permitted food service establishment or permitted mobile food unit to obtain an additional permit to transport, deliver, and serve food at the premises of a workplace under certain conditions.

(Effective September 1, 2025.)

S.B. 1025 (Bettencourt/Troxclair) – Tax Elections: requires a ballot proposition for the imposition or increase of a tax to include, at the top of the proposition in capital typewritten letters of the same font size as the rest of the proposition, the statement "THIS IS A TAX INCREASE." (Effective immediately.)

S.B. 1036 (Zaffirini/Darby) – Solar Retailers Preemption: among other things: (1) directs the Texas Department of Licensing and Regulation to: (a) create a state registration process for residential solar energy system retailers and salespeople; and (b) adopt rules necessary to administer and enforce the program; and (2) in the case of a conflict between the program and a city ordinance, preempts cities from regulating the same conduct. (Effective September 1, 2025.)

S.B. 1119 (Hughes/Harris Davila) – Liability for Water Park: among other things, provides that: (1) a water park entity is not liable to any person for a water park participant injury if, at the time of the water park participant injury, a specific warning sign is posted in a clearly visible location at or near the entrance to the water park; and (2) the limitation in (1), above, does not limit

liability for an injury: (a) proximately caused by: (i) the water park entity's negligence with regard to the safety of the water park, water park activity, or water park participant; (ii) a potentially dangerous condition at the water park, of which the water park entity knew or reasonably should have known; or (iii) the water park entity's failure to train or improper training of an employee of the water park entity actively involved in the water park or a water park activity; or (b) intentionally caused by the water park entity. (Effective immediately.)

S.B. 1202 (King/Dean) – Third-Party Review or Inspection of Home Backup Power Installation: this bill, among other things:

1. defines "home backup power installation" as an electric generating facility, an energy storage facility, a standby system, and any associated infrastructure and equipment intended to provide electrical power to a one- or two-family dwelling, regardless of whether the facility or system is capable of participating in a wholesale electric market, that is connected at 600 volts or less;

2. does not limit the authority of: (a) an electric utility from implementing the utility's tariff; or (b) a municipally owned electric utility from enforcing interconnection and service policies;

3. authorizes the following people to review a development document required by a regulatory authority to install a home backup power installation without having to submit the document to the regulatory authority for review: (a) a person employed by the regulatory authority to review development documents; (b) a person employed by another political subdivision to review development documents, if the regulatory authority has approved the person to review development documents; (c) a licensed engineer; (d) an electrical inspector; or (e) a licensed master electrician;

4. authorizes the following persons to conduct a development inspection required by a regulatory authority to install a home backup power installation without having to request the inspection from the authority: (a) a certified building inspector; (b) a person employed by the regulatory authority as a building inspector; (c) a person employed by another political subdivision as a building inspector, if the regulatory authority has approved the person to perform inspections; (d) a licensed engineer; (e) an electrical inspector; or (f) a licensed master electrician;

5. requires a regulatory authority to: (a) post each law, rule, fee, standard, and other document necessary for a person to review a related development document or conduct a development inspection of a backup home power installation; (b) provide an electronic copy of the information from (a), above, to a requestor within two business days; and (c) issue each approval, permit, or certification applicable to a review or inspection not later than the third business day after the date the authority receives notice of the completed review or inspection;

6. authorizes the third party reviewer or inspector to: (a) use software designed to automate the required review without that person performing additional manual review; (b) rely on

the accuracy of information provided by a regulatory authority; and (c) use applicable building code standards if the regulatory authority has not timely provided its rules, standards, and fee schedules upon request or posted them on the regulatory authority's internet website;

7. prohibits a regulatory authority from charging a fee for issuance of an approval, permit, or certification for a home backup power installation if the authority has not posted or provided its fee schedule as required by Number 5, above;

8. requires a person who reviews a development document or conducts a development inspection to provide to the regulatory authority a copy of any development document or inspection-related note or report the person creates as part of the review or inspection not later than the date the person provides notice to the regulatory authority of the results of the review or inspection;

9. allows construction to commence upon submission of the notice to the city of the results of the required review or inspection; and

10. provides that: (a) a person reviewing a development document or performing a development inspection is liable for damages resulting from their negligent acts or omissions in conducting the review or inspection; and (b) a regulatory authority is not liable for a review or inspection conducted by a third party.

(Effective September 1, 2025.)

S.B. 1405 (Nichols/Ashby) – Broadband Service: provides, among other things, that for purposes of the state's broadband program: (1) the term "broadband service" means internet service with the capability of providing broadband speeds of not less than 100 Mbps for downloads and 20 Mbps for uploads; and (2) a broadband serviceable location is considered underserved if: (a) it does not have access to reliable broadband service capable of providing speeds matching standards adopted by the Federal Communications Commission if required by the comptroller, or otherwise, by state law; or (b) it is a public school or community anchor institution and does not have access to reliable gigabit-level broadband service. (Effective immediately.)

S.B. 1851 (Nichols/Harris) – Annual Audits: provides that if the attorney general determines that a city has not had its records and accounts audited and an annual financial statement prepared based on the audit or has not filed the financial statement and the auditor's opinion on the statement in the office of the city secretary or clerk before the 180th day after the last day of the city's fiscal year, the city may not adopt a property tax rate that exceeds the city's no-new-revenue tax rate for a tax year until the city has complied with those requirements. (Effective September 1, 2025.)

S.B. 1901 (Huffman/Bonnen) – Texas Opioid Abatement Trust Fund: provides, among other things, that the trust company may reallocate certain money that was distributed or should have been distributed to a city if the city: (1) does not deposit the money before the second anniversary of the date on which the money was distributed; or (2) submits in writing to the trust company a

document indicating that the city forfeits or refuses to accept the money. (Effective September 1, 2025.)

S.B. 1921 (West/Anchia) – Tourism Public Improvement Districts: among other things, authorizes a person who is employed in a management position responsible for overseeing the operations of a hotel to sign a petition for the establishment of a tourism public improvement district if the person provides a written statement that the person is authorized to enter into a binding agreement concerning the operation of a hotel on behalf of the owner of a hotel. (Effective immediately.)

S.B. 1964 (Parker/Capriglione) – **Artificial Intelligence**: among other things: (1) requires local governments to complete a review of the deployment and use of a heightened scrutiny artificial intelligence system and provide the review to the Department of Information Resources (DIR); (2) directs DIR to: (a) establish an artificial intelligence system code of ethics for use by state agencies and local governments that procure, develop, deploy, or use a heightened scrutiny artificial intelligence system; (b) develop minimum risk management and governance standards for the deployment, procurement, and use of heightened scrutiny artificial intelligence systems by a state agency or local government; (c) develop training materials for state and local government employees and the general public on the use of artificial intelligence systems; (d) provide resources to local governments to advise on the management of heightened scrutiny artificial intelligence system procurement and deployment, data protection measures, and employee training; and (e) establish accountability measures and risk management guidelines for state agencies and local governments; (3) requires that each state agency and local government that deploys or uses an artificial intelligence systems that the public directly accesses or that is a controlling factor in any decision that has a material legal or similarly significant effect on the provision, denial, or conditions of a person's access to a governmental service include a standardized notice on all related applications, Internet websites, and public computer systems; and (4) establishes an online complaint system on the attorney general's Internet website that allows a person to report a complaint relating to artificial intelligence systems. (Effective September 1, 2025.)

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PROCLAMATION

BY THE

Governor of the State of Texas

TO ALL TO WHOM THESE PRESENTS SHALL COME:

I, GREG ABBOTT, Governor of the State of Texas, by the authority vested in me by Article III, Sections 5(a) and 40, and Article IV, Section 8(a) of the Texas Constitution, do hereby call a Special Session of the 89th Legislature, to convene in the City of Austin, commencing at 12:00 p.m. on Monday, July 21, 2025, to consider and act upon the following:

Legislation to improve early warning systems and other preparedness infrastructure in flood-prone areas throughout Texas.

Legislation to strengthen emergency communications and other response infrastructure in flood-prone areas throughout Texas.

Legislation to provide relief funding for response to and recovery from the storms which began in early July 2025, including local match funding for jurisdictions eligible for FEMA public assistance.

Legislation to evaluate and streamline rules and regulations to speed preparedness for and recovery from natural disasters.

Legislation to eliminate the STAAR test and replace it with effective tools to assess student progress and ensure school district accountability.

Legislation reducing the property tax burden on Texans and legislation imposing spending limits on entities authorized to impose property taxes.

Legislation making it a crime to provide hemp-derived products to children under 21 years of age.

Legislation to comprehensively regulate hemp-derived products, including limiting potency, restricting synthetically modified compounds, and establishing enforcement mechanisms, all without banning a lawful agricultural commodity.

Legislation further protecting unborn children and their mothers from the harm of abortion.

Legislation prohibiting taxpayer-funded lobbying, including the use of tax dollars to hire lobbyists and payment of tax dollars to associations that lobby the Legislature.

Legislation, similar to Senate Bill No. 1278 from the 89th Legislature, Regular Session, that protects victims of human trafficking from criminal liability for non-violent acts closely tied to their own victimization.

Legislation that protects law enforcement officers from public disclosure of unsubstantiated complaints in personnel files.

Legislation protecting women’s privacy in sex-segregated spaces.

Legislation proposing a constitutional amendment allowing the Attorney General to prosecute state election crimes.

Legislation that provides a revised congressional redistricting plan in light of constitutional concerns raised by the U.S. Department of Justice.

Legislation, similar to Senate Bill No. 648 from the 89th Legislature, Regular Session, that provides strengthened protections against title theft and deed fraud.

Legislation, similar to Senate Bill No. 1253 from the 89th Legislature, Regular Session, that authorizes political subdivisions to reduce impact fees for builders who include water conservation and efficiency measures.

Legislation, similar to Senate Bill No. 2878 from the 89th Legislature, Regular Session, relating to the operation and administration of the Judicial Department of state government.

The Secretary of State will take notice of this action and will notify the members of the legislature of my action.

IN TESTIMONY WHEREOF, I have hereunto signed my name and have officially caused the Seal of State to be affixed at my office in the City of Austin, Texas, this the 9th day of July, 2025.

_____
GREG ABBOTT
Governor

Attested by:

_____
ADAM BITTER
General Counsel
Secretary of State

File #: PZ25-012, **Version:** 1

AGENDA CAPTION

Consider approval of the June 25, 2025, Capital Improvement Advisory Committee, and the June 25, 2025, Planning and Zoning meeting minutes.

MINUTES
Capital Improvement Advisory Committee
June 25, 2024

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened as the Capital Improvement Advisory Committee on Wednesday, June 25, 2025, at 4:01 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, and Members: Jason Kalishek, Lisa Dyer Sherri McDade, Mary Ann McDuff, and Clay Riggs

ABSENT: Vice-Chair Desiree Padron

REGULAR SESSION

1. INDIVIDUAL CONSIDERATION ITEM

A. CIAC25-006: Receive a report, hold a discussion, and make a recommendation regarding the Water and Wastewater Impact Fee Update.

City staff presented the report to the Commissioners, and a discussion followed.

Member McDuff moved to approve the item as presented. Motion seconded by Member Riggs. Motion carried.

AYES (6): Chair Eric Pruett, Vice- Chair Desiree Padron, and Members: Jason Kalishek, Lisa Dyer Sherri McDade, Mary Ann McDuff, and Clay Riggs

The meeting adjourned at 4:27 p.m.

X_____
Eric Pruett, Planning and Zoning Commission Chair Date

X_____
Cathy Welborn, Administrative Assistant III Date

MINUTES
PLANNING AND ZONING COMMISSSION
June 25, 2025

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Work Session on Wednesday, June 25, 2025, at 5:01 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Vice-Chair Desiree Padron, and Commissioners: Lisa Dyer, Sherri McDade, Mary Ann McDuff, and Clay Riggs

WORK SESSION

1. In Person for Regular or Consent Agenda Items:

None

2. Clarification of agenda items listed on the agenda for this meeting.

The following items were not presented or discussed:
3.A (FP25-0018a), 4.A (FP25-0021), 4.B (FR25-0017), and 4.C (FP25-0022)

The following item was presented, and no discussion was had:
5.B (S25-0002)

The following items were presented, and discussion was had:
4.D (FP25-0023), 5.A (PDA25-0003a), and 5.C (Z25-0007)

3. Work Session Reports

Note: Work Session Report 3.B (PZ25-137) was heard before 3.A (PZ25-138).

Vice-Chair Padron arrived at 5:21 p.m.

B. PZ25-137 Receive a report and hold a discussion regarding annexations.

Staff presented the report to the Commission and a discussion followed.

Following discussion, there was no direction provided as the item was for presentation/discussion purposes.

A. PZ25-138 Receive a report, hold a discussion, and give Staff direction regarding the Southeast Denton Residential and Height Overlay Districts, a recommendation of the Southeast Denton Area Plan, encompassing approximately 422 acres, generally located south of East McKinney Street, west of South Woodrow Street, North of Kerley Street and Smith Street, west of Dallas Drive and South Bell Street. (PZ25-138, SED Residential and Height Overlay Districts, Julie Wyatt)

Chair Pruett called a recess at 6:09 p.m. Chair Pruett reconvened the Work Session at 6:15 p.m.

Staff presented the report to the Commission. Following discussion, the Commission's recommendation was as follows:

1. Does the Commission concur with staff's recommendation to require conformance with all elements of the Residential Overlay for expansions over 50% of the existing gross floor area?
   - The Commissioners indicated they agree with staff's recommendation, but all were interested in hearing more community feedback on the topic.

2. Does the Commission concur with staff's recommendation to allow for reduced front setbacks for smaller lots?
   - Requested staff conduct more public outreach and provide more community feedback at a future work session.

3. Does the Commission concur with requiring minimum sizes on porches and stoops?
   - The Commissioners indicated they agree with staff's recommendation, but all were interested in hearing more community feedback on the topic.

4. Does the Commission concur with the proposed enhanced design standards (i.e. dimensional standards, entries, transparency/windows, roof form, and building mass and form) which exceed the City's typical minimum standards?
   - Requested staff conduct more public outreach and provide more community feedback at a future work session.

5. Does the Commission concur with the proposed height limitations and measurement methods in both the Residential and Height Overlay Districts?
   - The Commissioners indicated they agree with staff's recommendation, but all were interested in hearing more community feedback on the topic.

6. Are there any items that have not been addressed, consistent with the SEDAP recommendations as it relates to establishing the Residential and Height Overlay Districts?
   - Requested staff conduct more public outreach and provide more community feedback at a future work session and were concerned about affordability.

The Work Session was adjourned at 6:36 p.m.

REGULAR MEETING

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Regular Meeting on Wednesday, June 25, 2025, at 6:43 p.m. in the Council Chambers at City Hall, 215 E. McKinney, Denton, Texas.

PRESENT: Chair Eric Pruett, Vice-Chair Desiree Padron and Commissioners: Lisa Dyer, Sherri McDade, Mary Ann McDuff, and Clay Riggs

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag
B. Texas Flag

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

A. PZ25-011 Consider approval of the May 28, 2025, and June 11, 2025, Planning and Zoning meeting minutes.

Commissioner Riggs moved to approve the May 28, 2025, and June 11, 2025, Planning and Zoning meeting minutes. Motion seconded by Vice-Chair Pardron. Motion carried.

AYES (6): Chair Eric Pruett, Vice- Chair Desiree Padron, and Commissioners: Lisa Dyer, Sherri McDade, Mary Ann McDuff, and Clay Riggs
NAYS (0): None

3. CONSENT AGENDA

A. FP25-0018a Consider a request by Double R. Devco, LLC and Hickory Grove Residential Community Inc. for a Final Plat of Hickory Grove, Phase 4. The 114.043-acre site is generally located just south of Jackson Road and approximately 80 feet east of the intersection of Nail Road and Jackson Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP25-0018a, Hickory Grove 4, Mia Hines)

Vice-Chair Padron moved to approve the Consent Agenda as presented. Motion seconded by Commissioner Riggs. Motion carried.

AYES (6): Chair Eric Pruett, Vice- Chair Desiree Padron, and Commissioners: Lisa Dyer, Sherri McDade, Mary Ann McDuff, and Clay Riggs
NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. FP25-0021 Consider a request by Chase Carrick of Traverse Land Surveying on behalf of Cana Capital Series 9 LLC, for a Final Plat of Red Bird Ridge Addition Phase 2. The 8.247-acre site is generally located south of Country Club Road, north of Oak Ridge Lane, and west of Fincher Trail, in City of Denton's ETJ Division 1, Denton County, Texas. (FP25-0021, Red Bird Ridge Addition Phase 2, Erin Stanley).

City staff presented the item. No discussion followed.

Vice-Chair Padron moved to approve the extension of the item to date certain of July 23, 2025. Motion seconded by Commissioner McDade. Motion carried.

AYES (6): Chair Eric Pruett, Vice- Chair Desiree Padron, and Commissioners: Lisa Dyer, Sherri McDade, Mary Ann McDuff, and Clay Riggs
NAYS (0): None

B. FR25-0017 Consider a request by Chase Carrick of Traverse Land Surveying on behalf of Red Bird Ridge LLC for a Final Replat of Red Bird Ridge Addition. The 10.155-acre site is generally located south of Country Club Road, north of Oak Ridge Lane, and west of Fincher Trail, in City of Denton's ETJ Division 1, Denton County, Texas. (FR25-0017, Red Bird Ridge Addition, Erin Stanley).

City staff presented the item. No discussion followed.

Commissioner Riggs moved to approve the extension of the item to date certain of July 23, 2025. Motion seconded by Commissioner Dyer. Motion carried.

AYES (6): Chair Eric Pruett, Vice- Chair Desiree Padron, and Commissioners: Lisa Dyer, Sherri McDade, Mary Ann McDuff, and Clay Riggs
NAYS (0): None

C. FP25-0022 Consider a request by 97 Land Company, on behalf of Rayzor Investments LTD, for approval of a Final Plat of Lot 1, Block A Roselawn Village Addition. The 22.45-acre tract is approximately located on the west side of Roselawn Drive, and approximately 295 ft south of Bernard Street in the City of Denton, Denton County, Texas. (FP25-0022, Roselawn Village Apartments, Matt Bodine)

Commissioner McDade recused from this item.

City staff presented the item. No discussion followed.

Commissioner Riggs moved to approve the extension of the item to date certain of July 23, 2025. Motion seconded by Commissioner McDuff. Motion carried.

AYES (5): Chair Eric Pruett, Vice- Chair Desiree Padron, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Clay Riggs
NAYS (0): None
ABSTAINED (1): Commissioner Sherri McDade

D. FP25-0023 Consider a request by LJA Engineering, Inc., on behalf of The Cole Ranch Company, LP, for a Final Plat of the Cole Ranch, Phase 1A Addition. The 155.275-acre site is approximately located 5,044.4 feet south of Tom Cole Road, 7,100 feet east of C. Wolfe Road, 2,816 feet west of Underwood Road, and north of FM 2449, in the City of Denton, Denton County, Texas. (FP25-0023, Cole Ranch, Phase 1A Addition, Angie Manglaris).

This item was presented, and discussion followed.

Commissioner Riggs moved to approve the item with the following staff condition, 1. Compliance with Denton Development Code Section 8.3.2.A, which requires the approval of Civil Engineering Plans prior to plat approval, must be achieved in order for the Final Plat to be updated as needed and approved for construction of Phase 1 to commence. Motion seconded by Commissioner McDuff. Motion carried.
AYES (6): Chair Eric Pruett, Vice- Chair Desiree Padron, and Commissioners: Lisa Dyer, Sherri McDade, Mary Ann McDuff, and Clay Riggs
NAYS (0): None

5. PUBLIC HEARINGS

A. PDA25-0003a Hold a public hearing and consider making a recommendation to City Council regarding a request by Hickory Venture Group for an amendment to an existing Planned Development District (PD 139) to establish special sign standards for this development. The 4.291-acre property is generally located in the southeast corner of Vintage Boulevard and I-35W, in the City of Denton, Denton County, Texas. (PD25-0003, Gateway of Denton Signs, Mia Hines)

Commissioner McDade recused from this item.

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Chair Pruett closed the public hearing.

Commissioner Riggs moved to approve the item as presented. Motion seconded by Vice-Chair Padron. Motion carried.

AYES (5): Chair Eric Pruett, Vice- Chair Desiree Padron, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Clay Riggs
NAYS (0): None
ABSTAINED (1): Commissioner Sherri McDade

B. S25-0002 Hold a public hearing and consider making a recommendation to City Council regarding a request by Maxwell Fisher of ZoneDev, on behalf of the property owner, for a Specific Use Permit to allow for a Multifamily Dwelling Use on approximately 4.115 acres of land, generally located on the east side of Fallmeadow Street, fifteen feet east of the northern intersection of Gardenview Circle and Fallmeadow Street, in the City of Denton, Denton County, Texas. (S25-0002, Palladium Denton West, Sean Jacobson)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Chair Pruett called a recess at 7:15 p.m. Chair Pruett reconvened the Regular Meeting at 7:22 p.m.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

Commissioner Riggsmoved to approve the item as presented. Motion seconded by Commissioner McDuff. Motion carried.

AYES (6): Chair Eric Pruett, Vice- Chair Desiree Padron, and Commissioners: Lisa Dyer, Sherri McDade, Mary Ann McDuff, and Clay Riggs
NAYS (0): None

C. Hold a public hearing and consider making a recommendation to City Council regarding a request by Kalyans, Inc. for a zoning change from Residential 2 (R-2) District to a Mixed-Use Neighborhood (MN) District. The approximately 1.09 acre site is generally located on the north side of West University Drive between Willow Lane and Cottonwood Lane, in the City of Denton, Denton County, Texas. (Z25-0007, Kalyans, Julie Wyatt).

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Discussion continued.

Chair Pruett closed the public hearing.

Chair Pruett moved to approve the item as presented. Motion seconded by Commissioner McDuff. Motion carried.

AYES (6): Chair Eric Pruett, Vice- Chair Desiree Padron, and Commissioners: Lisa Dyer, Sherri McDade, Mary Ann McDuff, and Clay Riggs
NAYS (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. PZ25-023: Staff provided updates regarding the matrix and City Council items. No items were added to the matrix:

7. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 8:48 p.m.

X_____

Eric Pruett, Planning and Zoning Commission Chair Date

X_____

Cathy Welborn, Administrative Assistant III Date

Minutes approved on: _____

June 25, 2025 Planning and Zoning Meeting - EXHIBIT A					
Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone					
Name	Address	Agenda Item	Position	Method	Comments
Aimee Bissett (Applicant)	109 N Elm. Street, Denton, 76201	Z25-0007	Support	In Person	See video for comment.
Leticia Campezano	1256 Willow Lane, Denton, 76207	Z25-0007	Opposed	In Person	See video for comment.
Julia Campusano	1175 Cottonwood Lane, Denton, 76207	Z25-0007	Opposed	In Person	See video for comment.
Rosalba Campusano-Chavez	1185 Cottonwood Lane, Denton, 76207	Z25-0007	Opposed	In Person	See video for comment.
Prudence Sanchez	711 Jackson Street, Denton, 76207	S25-0002	Support with reservations	In Person	See video for comment.
Maxwell Fisher (Applicant)	2502 Grandview Drive, Richardson, 75080	S25-0002	Support	In Person	See video for comment.

File #: FR25-0017a, **Version:** 1

AGENDA CAPTION

Consider a request by Chase Carrick of Traverse Land Surveying on behalf of Red Bird Ridge LLC for a Final Replat of Red Bird Ridge Addition. The 25.978-acre site is generally located south of Country Club Road, north of Oak Ridge Lane, and west of Fincher Trail, in City of Denton's ETJ Division 1, Denton County, Texas. (FR25-0017a, Red Bird Ridge Addition, Erin Stanley).

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

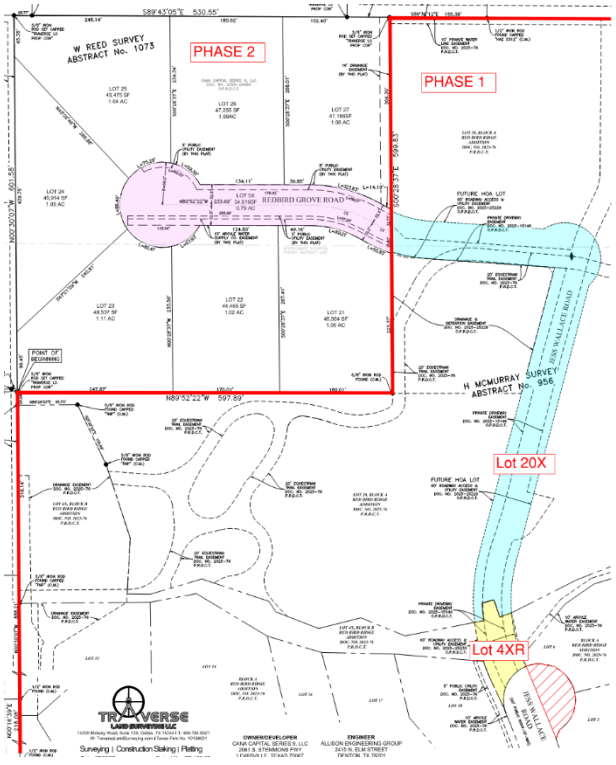
DATE: July 23, 2025

SUBJECT

Consider a request by Chase Carrick of Traverse Land Surveying on behalf of Red Bird Ridge LLC for a Final Replat of Red Bird Ridge Addition. The 25.978-acre site is generally located south of Country Club Road, north of Oak Ridge Lane, and west of Fincher Trail, in City of Denton's ETJ Division 1, Denton County, Texas. (FR25-0017a, Red Bird Ridge Addition, Erin Stanley).

BACKGROUND

The purpose of this Final Replat is to redefine lot lines, create a common lot, create and abandon easements, and to abandon a portion of a public right-of-way previously dedicated by plat. While the City of Denton's subdivision regulations are applicable in the ETJ, the City has no land use or zoning authority over ETJ properties.



This plat must be considered with the approval of the Final Plat of Red Bird Ridge Phase 2 (FP25-0021) due to access considerations. This replat proposes to eliminate the cul-de-sac at the terminus of public Jess Wallace Road and extend Jess Wallace Road to Phase 2 via a private road access easement overlayed on two common area lots (20X and 4XR, shaded teal and yellow, respectively, in adjacent image). The private road is continued into Phase 2 as Red Bird Grove Road (shaded purple in adjacent image) and terminates in a cul-de-sac with a 68-foot radius, replacing the cul-de-sac at the terminus of public Jess Wallace Road in Phase 1.

A full analysis of the criteria for approval is provided as Exhibit 2.

Date Application Filed:	May 27, 2025
Planning & Zoning Commission Meeting:	June 25, 2025
Days in Review:	29 Days
Extension Approved:	June 25, 2025
Date Resubmitted:	June 24, 2025
Planning & Zoning Commission Meeting:	July 23, 2025
Days in Review:	29 Days

OPTIONS
1. Approve as submitted
2. Deny with reasons

RECOMMENDATION
Staff recommends approval of this Final Replat as it meets the established criteria for approval. See Staff Analysis (see Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
September 25, 2024	Planning & Zoning Commission	FP24-0016	Approved First Extension
December 11, 2024	Planning & Zoning Commission	FP24-0016a	Final Plat Approved
January 29, 2025	Planning & Zoning Commission	FP24-0016b	Final Plat Revision Approved
June 25, 2025	Planning & Zoning Commission	FR25-0017	Approved First Extension

PUBLIC OUTREACH
No public outreach is required for final plats.

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
1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Final Replat
5. LLC Members List

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/
Planning Director

Prepared by:
Erin Stanley
Assistant Planner

Planning Staff Analysis
FR25-0017a / Red Bird Ridge Addition
Planning & Zoning Commission

REQUEST:
Final Replat for an approximately 25.978-acre site

APPLICANT:
Chase Carrick of Traverse Land Surveying on behalf of Red Bird Ridge LLC

RECOMMENDATION:
Staff recommends approval of this Final Replat as it meets the established criteria for approval.

Final Replat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. **Findings:** The Final Replat meets all review criteria specified in this DDC and as required by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B.	☒	☐	☐
b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. **Findings:** The Final Replat meets all additional review criteria.	☒	☐	☐
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. **Findings:** There is no conflict.	☐	☐	☒
2. Prior Approvals			
a. The proposed development shall be 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.	☒	☐	☐

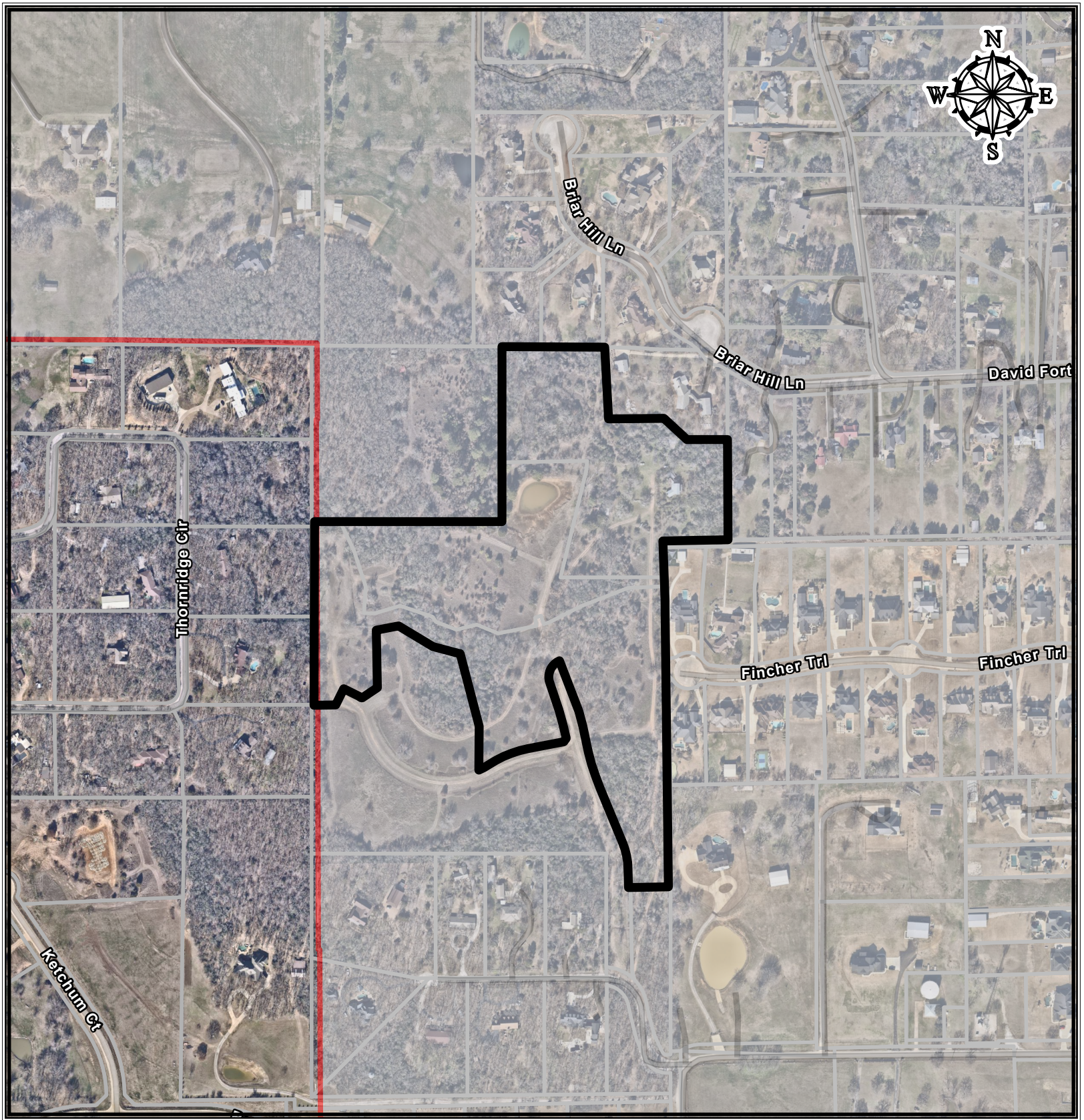
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: The proposed Final Replat is consistent with the Final Plat approved for the subdivision except for the requested modifications to easements and lot lines allowed for in State legislature and the Denton Development Code.			
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. **Findings:** The overall goals of the Comprehensive Plan are met with the proposed Final Replat.	☐	☐	☒
4. Compliance with this DDC			
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. **Findings:** The Final Replat complies with the applicable requirements of the Denton Development Code.	☒	☐	☐
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The Final Replat was submitted at an adequate level of detail.	☒	☐	☐
5. Compliance with Other Applicable Regulations			
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. **Findings:** The Final Replat complies with all other applicable regulations.			
6. Consistent with Interlocal and Development Agreements			
a. 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. **Findings:** No interlocal or development agreements are applicable to this project.	☐	☐	☒
7. Minimizes Adverse Environmental Impacts			
a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property			
a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
9. Minimizes Adverse Fiscal Impacts			
a. The proposed development should not result in significant adverse fiscal impacts on the city. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards			

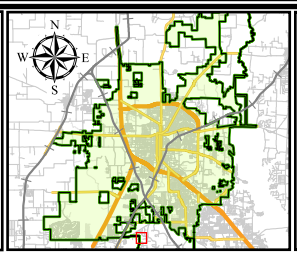
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards. **Findings:** The Final Replat complies with utility, service, and improvement standards and previously approved Design Deviations.	☒	☐	☐
11. Provides Adequate Road Systems			
a. 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 adequate access onto the site for fire, public safety, and EMS services. **Findings:** The Final Replat must be approved in conjunction with FP25-0021 to allow for the removal of the platted cul-de-sac at the terminus of Jess Wallace Road and the extension of the road to a cul-de-sac proposed at the terminus of Redbird Grove Road in Phase 2.	☐	☐	☐
12. Provides Adequate Public Services and Facilities			
a. 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. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties. **Findings:** Adequate public service and facility capacity exists to serve the property. Lots will be served by Argyle Water Supply Corporation and private septic systems permitted by Denton County.	☒	☐	☐
13. Rational Phasing Plan			
a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases. **Findings:** The Final Replat must be approved in conjunction with FP25-0021 to allow for the removal of the platted cul-de-sac at the terminus of Jess Wallace Road and the extension of the road to a cul-de-sac proposed at the terminus of Redbird Grove Road in Phase 2.	☒	☐	☐

Final Plat Review Applicability Criteria (DDC Section 2.6.7.D)	Applicability		
	Met	Not Met	N/A
1. Whether the Final Replat is consistent with the intent of the underlying zoning district. **Findings:** The proposed Final Replat is located in the City of Denton Extraterritorial Jurisdiction 1 where zoning is not applicable.	☐	☐	☒
2. Whether the Final Replat complies with applicable dimensional and development standards in this DDC. **Findings:** The Final Replat complies with applicable DDC dimensional and development standards.	☒	☐	☐
3. Whether the Final Replat does not affect a recorded easement without approval from the easement holder. **Findings:** The Final Replat does not affect any recorded easement without approval from the easement holder.	☒	☐	☐
4. Whether the Final Replat will not result in adverse impacts to surrounding property. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
5. Whether the Final Replat will not limit the city's ability to provide adequate and sufficient facilities or services. **Findings:** There are adequate facilities to serve the proposed Final Replat.	☒	☐	☐
6. Whether the Final Replat complies with all other ordinances and plans and regulations adopted by the city, including the Comprehensive Plan and other long-range or special purpose area planning documents. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒

FR25-0017
Aerial Site Location



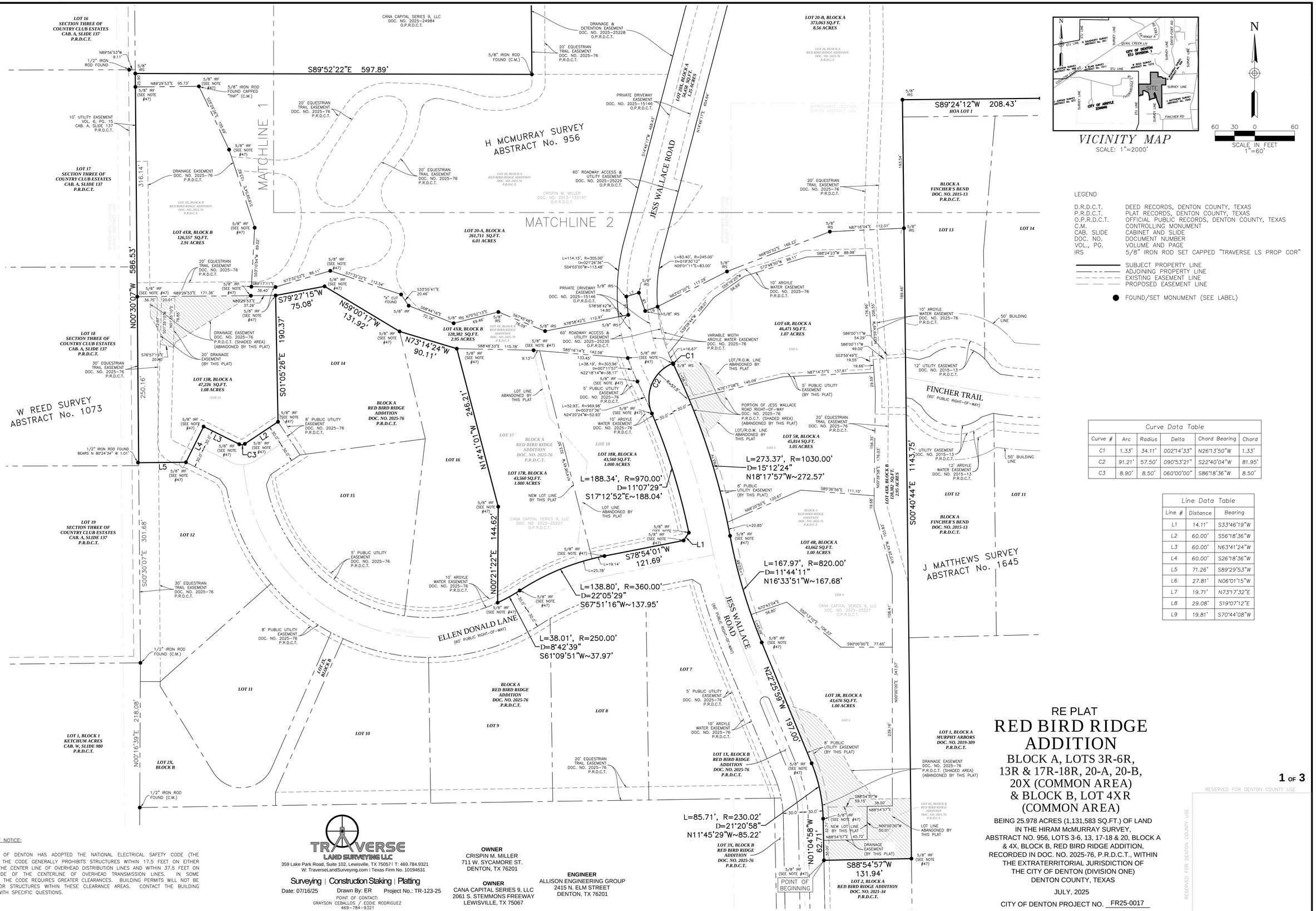
COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40

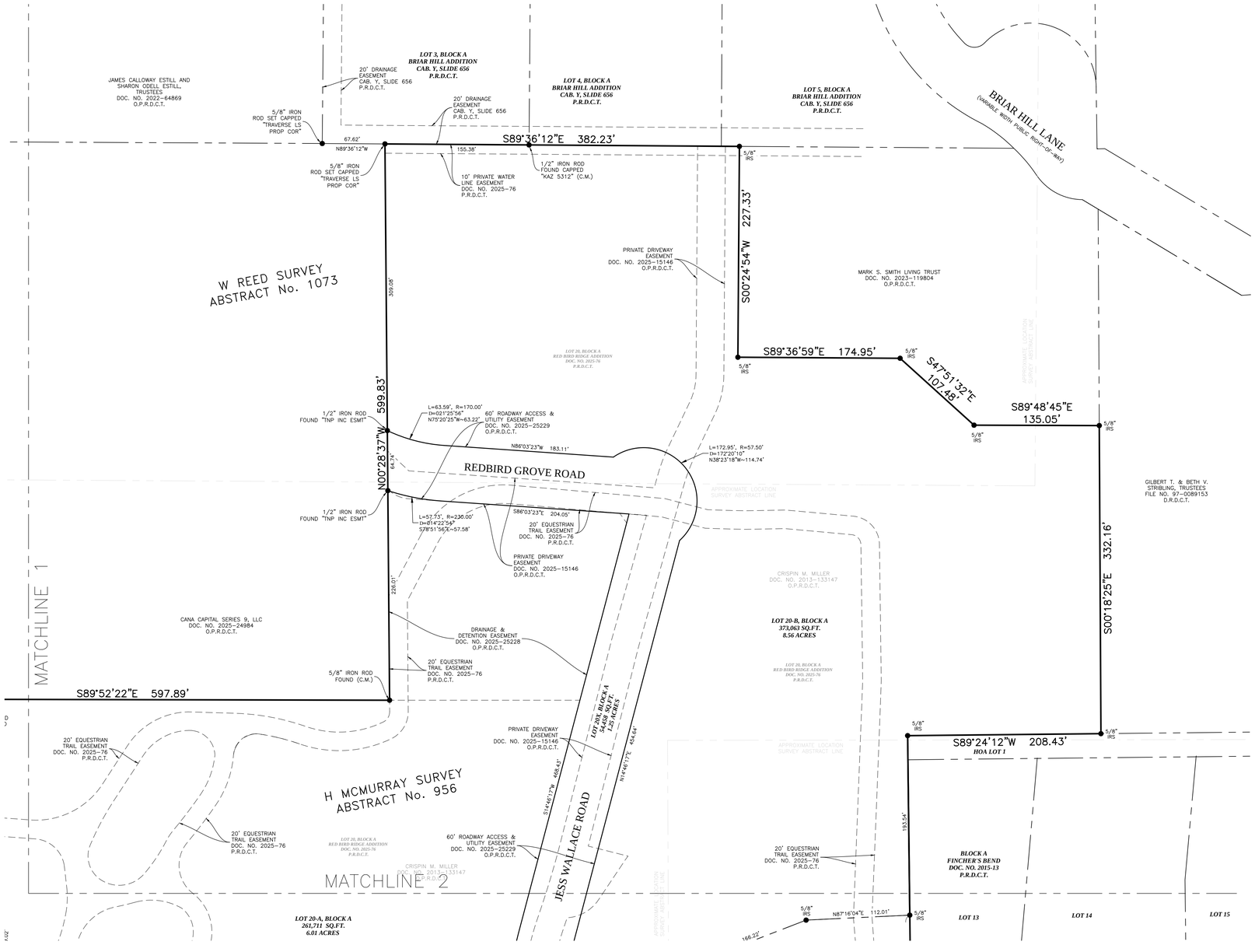


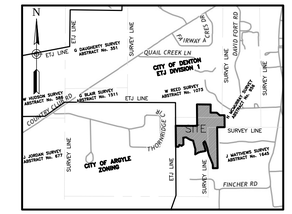
0 125 250 500 Feet

CITY OF DENTON
Development Services · GIS
Date: 7/16/2025

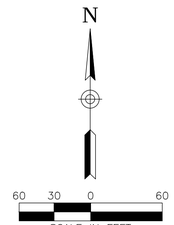
"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relati of property boundaries. Although every effort was made to ensure the accuracy 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."


MATCHLINE 1
MATCHLINE 2
H MCMURRAY SURVEY
ABSTRACT No. 956
W REED SURVEY
ABSTRACT No. 1073
J MATTHEWS SURVEY
ABSTRACT No. 1645
JESS WALLACE ROAD
(60' PUBLIC RIGHT-OF-WAY)
ELLEN DONALD LANE
(60' PUBLIC RIGHT-OF-WAY)
FINCHER TRAIL
(60' PUBLIC RIGHT-OF-WAY)
S89°52'22"E 597.89'
S89°24'12"W 208.43'
HOA LOT 1
N00°30'07"W 586.53'
S00°30'07"E 301.68'
S01°05'26"E 190.37'
N00°21'22"E 144.62'
N11°47'01"W 246.21'
N22°25'59"W 197.00'
S00°40'44"E 1143.75'
N00°16'39"E 218.08'
S79°27'15"W 75.08'
N59°00'17"W 131.92'
N73°14'24"W 90.11'
S78°54'01"W 121.69'
L=273.37', R=1030.00'
D=15°12'24"
N18°17'57"W~272.57'
L=188.34', R=970.00'
D=11°07'29"
S17°12'52"E~188.04'
L=138.80', R=360.00'
D=22°05'29"
S67°51'16"W~137.95'
L=38.01', R=250.00'
D=8°42'39"
S61°09'51"W~37.97'
L=167.97', R=820.00'
D=11°44'11"
N16°33'51"W~167.68'
L=85.71', R=230.02'
D=21°20'58"
N11°45'29"W~85.22'
S88°54'57"W 131.94'
N01°04'58"W 62.71'
POINT OF BEGINNING
LOT 20-B, BLOCK A
373,063 SQ.FT.
8.56 ACRES
LOT 20-A, BLOCK A
261,711 SQ.FT.
6.01 ACRES
LOT 20-1, BLOCK A
54,459 SQ.FT.
1.25 ACRES
LOT 4XR, BLOCK B
126,557 SQ.FT.
2.91 ACRES
LOT 4XR, BLOCK B
128,382 SQ.FT.
2.95 ACRES
LOT 6R, BLOCK A
46,471 SQ.FT.
1.07 ACRES
LOT 5R, BLOCK A
45,814 SQ.FT.
1.05 ACRES
LOT 18R, BLOCK A
43,560 SQ.FT.
1.000 ACRES
LOT 17R, BLOCK A
43,560 SQ.FT.
1.000 ACRES
LOT 4R, BLOCK A
43,662 SQ.FT.
1.00 ACRES
LOT 3R, BLOCK A
43,676 SQ.FT.
1.00 ACRES
LOT 4XR, BLOCK B
106,933 SQ.FT.
2.45 ACRES
LOT 13R, BLOCK A
47,226 SQ.FT.
1.08 ACRES
LOT 2X, BLOCK B
LOT 1X, BLOCK B
LOT 3X, BLOCK B
LOT 16 SECTION THREE OF COUNTRY CLUB ESTATES CAB. A, SLIDE 137 P.R.D.C.T.
LOT 17 SECTION THREE OF COUNTRY CLUB ESTATES CAB. A, SLIDE 137 P.R.D.C.T.
LOT 18 SECTION THREE OF COUNTRY CLUB ESTATES CAB. A, SLIDE 137 P.R.D.C.T.
LOT 19 SECTION THREE OF COUNTRY CLUB ESTATES CAB. A, SLIDE 137 P.R.D.C.T.
LOT 1, BLOCK 1 KETCHUM ACRES CAB. W, SLIDE 980 P.R.D.C.T.
BLOCK A FINCHER'S BEND DOC. NO. 2015-13 P.R.D.C.T.
LOT 1, BLOCK A MURPHY ARBORS DOC. NO. 2019-309 P.R.D.C.T.
BLOCK A RED BIRD RIDGE ADDITION DOC. NO. 2025-76 P.R.D.C.T.
CANA CAPITAL SERIES 9, LLC DOC. NO. 2025-24984 O.P.R.D.C.T.
CRISPIN M. MILLER DOC. NO. 2013-133147 O.P.R.D.C.T.
CANA CAPITAL SERIES 9, LLC DOC. NO. 2025-25227 O.P.R.D.C.T.
DRAINAGE & DETENTION EASEMENT DOC. NO. 2025-25228 O.P.R.D.C.T.
20' EQUESTRIAN TRAIL EASEMENT DOC. NO. 2025-76 P.R.D.C.T.
PRIVATE DRIVEWAY EASEMENT DOC. NO. 2025-15146 O.P.R.D.C.T.
60' ROADWAY ACCESS & UTILITY EASEMENT DOC. NO. 2025-25229 O.P.R.D.C.T.
60' ROADWAY ACCESS & UTILITY EASEMENT DOC. NO. 2025-25230 O.P.R.D.C.T.
VARIABLE WIDTH ARGYLE WATER EASEMENT DOC. NO. 2025-76 P.R.D.C.T.
10' ARGYLE WATER EASEMENT DOC. NO. 2025-76 P.R.D.C.T.
12' ARGYLE WATER EASEMENT DOC. NO. 2015-13 P.R.D.C.T.
5' PUBLIC UTILITY EASEMENT DOC. NO. 2025-76 P.R.D.C.T.
8' PUBLIC UTILITY EASEMENT DOC. NO. 2025-76 P.R.D.C.T.
30' EQUESTRIAN TRAIL EASEMENT DOC. NO. 2025-76 P.R.D.C.T.
DRAINAGE EASEMENT DOC. NO. 2025-76 P.R.D.C.T. (SHADED AREA) (ABANDONED BY THIS PLAT)
20' DRAINAGE EASEMENT (BY THIS PLAT)
8' PUBLIC UTILITY EASEMENT (BY THIS PLAT)
LOT/R.O.W. LINE ABANDONED BY THIS PLAT
PORTION OF JESS WALLACE ROAD RIGHT-OF-WAY DOC. NO. 2025-76 P.R.D.C.T. (SHADED AREA) (ABANDONED BY THIS PLAT)
LOT LINE ABANDONED BY THIS PLAT
NEW LOT LINE BY THIS PLAT
50' BUILDING LINE
10' UTILITY EASEMENT VOL. 6, PG. 15 CAB. A, SLIDE 137 P.R.D.C.T.
1/2" IRON ROD FOUND
1/2" IRON ROD FOUND BEARS N 80°24'34" W 1.01'
1/2" IRON ROD FOUND (C.M.)
5/8" IRON ROD FOUND (C.M.)
5/8" IRON ROD FOUND CAPPED "TNP" (C.M.)
"X" CUT FOUND
5/8" IRF (SEE NOTE #47)
5/8" IRS
POINT OF BEGINNING
N89°56'53"W 9.11'
N89°29'53"E 95.73'
S25°29'19"E 105.89'
S3°45'49"E 123.82'
S03°10'54"W 89.02'
N73°33'03"E 86.11'
S71°32'22"E 112.54'
S33°55'41"E 20.46'
S68°44'16"E 72.76'
S87°45'48"E 76.09'
S88°48'33"E 115.78'
S85°16'14"E 142.58'
S76°57'19"E 20.46'
N89°29'53"E 171.36'
S89°17'11"E 36.40'
N87°16'04"E 112.01'
N68°50'52"E 166.22'
S88°24'23"W 88.98'
S12°48'50"W 98.11'
S52°16'20"W 56.69'
N63°01'20"E 117.29'
S13°09'34"W 108.01'
S86°00'11"W 54.29'
S03°59'49"E 19.55'
S86°00'11"W 49.00'
N87°14'37"E 137.61'
N76°17'08"E 145.09'
S80°36'56"E 111.10'
N66°20'56"E 120.67'
S70°43'04"E 56.80'
S60°31'10"E 109.23'
S90°00'00"E 77.65'
N00°39'58"E 176.03'
N87°26'42"W 103.53'
N00°00'00"E 347.57'
S88°54'57"E 65.72'
N00°00'30"W 50.01'
S88°34'07"W 59.15'
S88°54'57"E 38.00'
S80°36'56"E 19.68'
N00°39'58"E 156.35'
N00°00'00"E 239.16'
N87°16'04"E 135.54'
N87°16'04"E 189.46'
N87°16'04"E 176.96'
N87°16'04"E 206.55'
N87°16'04"E 25.59'
N87°16'04"E 108.41'
N87°16'04"E 25.27'
N87°16'04"E 30.00'
N87°16'04"E 30.00'
N87°16'04"E 30.00





VICINITY MAP
SCALE: 1"=2000'



PLAT NOTES

1. The purpose of this Re Plat is to redefine lot lines, create and abandon easements and to abandon a portion of a public right-of-way previously dedicated by plat to serve said lots within the City of Denton Extra-Territorial Jurisdiction (ETJ) Division One.
2. Elevations used for delineating contour lines are based upon NAVD 1988 datum.
3. The bearings and grid coordinates shown on this plat are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD83), 2011. The distances shown hereon represent surface values using a surface adjustment factor of 1.000150630 to sale from grid to surface.
4. This plat was prepared without the benefit of a current Title Commitment, or Encumbrance Report. Additional easements, rights-of-way and/or other matters of record may affect this tract that are not shown hereon.. The surveyor has not abstracted the above property.
5. This plat lies wholly within the ETJ of the City of Denton, and Denton County.
6. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.
7. Approval of this plat will expire two years from Planning and Zoning Commission approval is not recorded in the Real Property Records of the County of Denton.
8. There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
9. All landscaping and structures, including fences, on or adjacent to easements and at intersection shall conform to the City of Denton and AASHTO site distance requirements for motorists.
10. No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under, or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parking lot under he following conditions:
    a) The driveway shall be joined at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
    b) There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
    c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
11. Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.
12. Encroachment of private improvements into public easements shall not be permitted.
15. Wastewater utility service to be provided by an Onsite Sanitary Sewer Facility permitted through Denton County.
16. No information has been provided that the property can be sewered conventionally.
17. Onsite sewage facilities are prohibited to encroach into public easements.
18. Water utility service to be provided by Argyle Water Supply Corporation.
19. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
20. Flood Statement: I have reviewed the FEMA Flood Insurance Rate Map for the City of Denton, Community Number Number 480194 effective date 04-18-2011 and that map indicates as scaled,m that this property is within "Non-Shaded Zone X" defined as "areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 481210370 G of said map.
21. Vertical datum used for the minimum finished floor elevations is NAVD88 and is the same as the datum used to establish 100-year base flood elevations.
22. The minimum finished floor elevations shall be provided when a building permit application is submitted. The vertical datum used for the minimum finished floor elevations shall be the same as the datum used to establish 100-Year base flood elevations.
41. Private street reserves "Redbird Grove Road" and "Jess Wallace Road" shall provide access to police, fire, emergency vehicles, utility operations and maintenance, and other municipal personnel as needed.
42. Property owners are responsible for the maintenance of the facilities located within the access easement(s).
44. All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
45. All Lot, Boundary and Right-of-Way corners are marked with 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor", unless otherwise noted.
46. Development of this property shall be in compliance with the Denton County Fire Code with effective date of January 1, 2017.
47. 5/8 inch iron rod found with a cap stamped "TNP".
48. The City of Denton is not responsible for private road maintenance.
49. Drainage and private road maintenance is the responsibility of the Home Owner's Association (HOA).

LEGEND

D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
CAB. SLIDE	CABINET AND SLIDE
DOC. NO.	DOCUMENT NUMBER
VOL., PG.	VOLUME AND PAGE
IRS	5/8" IRON ROD SET CAPPED "TRAVERSE LS PROP COR"

SUBJECT PROPERTY LINE
ADJOINING PROPERTY LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
FOUND/SET MONUMENT (SEE LABEL)

IMPORTANT NOTICE:

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

TRAVERSE LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, TX 75057 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 07/16/25 Drawn By: ER Project No.: TR-123-25
POINT OF CONTACT:
GRAYSON CEBALLOS / EDDIE RODRIGUEZ
469-784-9321

OWNER
CRISPIN M. MILLER
711 W. SYCAMORE ST.
DENTON, TX 76201

OWNER
CANA CAPITAL SERIES 9, LLC
2061 S. STEMMONS FREEWAY
LEWISVILLE, TX 75067

ENGINEER
ALLISON ENGINEERING GROUP
2415 N. ELM STREET
DENTON, TX 76201

RE PLAT

RED BIRD RIDGE ADDITION

BLOCK A, LOTS 3R-6R, 13R & 17R-18R, 20-A, 20-B, 20X (COMMON AREA) & BLOCK B, LOT 4XR (COMMON AREA)

BEING 25.978 ACRES (1,131,583 SQ.FT.) OF LAND IN THE HIRAM McMURRAY SURVEY, ABSTRACT NO. 956, LOTS 3-6, 13, 17-18 & 20, BLOCK A & 4X, BLOCK B, RED BIRD RIDGE ADDITION, RECORDED IN DOC. NO. 2025-76, P.R.D.C.T., WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DENTON (DIVISION ONE) DENTON COUNTY, TEXAS

JULY, 2025

CITY OF DENTON PROJECT NO. FR25-0017

RESERVED FOR DENTON COUNTY USE

RESERVED FOR DENTON COUNTY USE

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Cana Capital Series 9, LLC and Crispin M. Miller are the owners of a tract of land situated in the Hiram McMurray Survey, Abstract No. 956, Denton County, Texas, being a portion of Jess Wallace Road right-of-way and all of Lots 3, 4, 5, 6, 13, 17, 18 & 20, Block A & Lot 4X, Block B of Red Bird Ridge Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2025-76 of the Plat Records of Denton County, Texas (P.R.D.C.T.) being a portion of that same tract of land conveyed to said Cana Capital Series 9, LLC by deed recorded in Document No. 2025-25227 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), and to Crispin M. Miller by deed recorded in Document No. 2013-133147, O.P.R.D.C.T., and being together more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the southernmost southwest corner of said Lot 4X, same being the northwest corner of Lot 2, Block A, Red Bird Ridge Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2021-34, P.R.D.C.T. and lying on the East right-of-way line of Jess Wallace Road (60 foot right-of-way);

THENCE North 01 Degrees 04 Minutes 58 Seconds West, with the east right-of-way line of said Jess Wallace Road, a distance of 62.71 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner at the beginning of a tangent curve to the left, having a central angle of 21 Degrees 20 Minutes 58 Seconds, a radius of 230.00 feet and a chord bearing and distance of North 11 Degrees 45 Minutes 29 Seconds West, 85.22 feet;

THENCE, in a northwesterly direction, continuing with the east right-of-way line of said Jess Wallace Road, along said tangent curve to the left, an arc length of 85.71 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner;

THENCE North 22 Degrees 25 Minutes 59 Seconds West, continuing with the east right-of-way line of said Jess Wallace Road, a distance of 197.00 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the beginning of a tangent curve to the right, having a central angle of 11 Degrees 44 Minutes 11 Seconds, a radius of 820.00 feet and a chord bearing and distance of North 16 Degrees 33 Minutes 51 Seconds West, 167.68 feet;

THENCE, in a northwesterly direction, continuing with the east right-of-way line of said Jess Wallace Road, along said tangent curve to the right, an arc length of 167.97 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the beginning of a reverse curve to the left, having a central angle of 15 Degrees 12 Minutes 24 Seconds, a radius of 1030.00 feet and a chord bearing and distance of North 18 Degrees 17 Minutes 57 Seconds West, 272.57 feet;

THENCE, in a northwesterly direction, continuing with the east right-of-way line of said Jess Wallace Road, along said reverse curve to the left, an arc length of 273.37 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner at the beginning of a tangent curve to the right, having a central angle of 02 Degrees 14 Minutes 33 Seconds, a radius of 34.11 feet and a chord bearing and distance of North 26 Degrees 13 Minutes 50 Seconds West, 1.33 feet;

THENCE, in a northwesterly direction, along said tangent curve to the right, an arc length of 1.33 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being an interior corner of said Lot 4X and being the beginning of a non-tangent curve to the left, having a central angle of 90 Degrees 53 Minutes 21 Seconds, a radius of 57.50 feet and a chord bearing and distance of South 22 Degrees 40 Minutes 04 West, 81.95 feet;

THENCE, in a southwesterly direction, with a south line of said Lot 4X, along said non-tangent curve to the left, an arc length of 91.21 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point lying on the West right-of-way line of said Jess Wallace Road, and on the East line of Lot 18, Block A of said first-referenced Red Bird Ridge Addition, and being the beginning of a tangent curve to the right, having a central angle of 11 Degrees 07 Minutes 29 Seconds, a radius of 970.00 feet and a chord bearing and distance of South 17 Degrees 12 Minutes 52 Seconds East, 188.04 feet;

THENCE, in a southerly direction, with a west right-of-way line of said Jess Wallace Road, along said tangent curve to the right, an arc length of 188.34 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner at the east end of a corner clip at the intersection of the West right-of-way line of said Jess Wallace Road with the North right-of-way line of Ellen Donald Lane (60 foot right-of-way);

THENCE South 33 Degrees 46 Minutes 19 Seconds West, with said corner clip, a distance of 14.11 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner at the south end of said corner clip, said point being the southeast corner of said Lot 18 being the south end of said corner clip and lying on the north right-of-way line of said Ellen Donald Lane;

THENCE South 78 Degrees 54 Minutes 01 Seconds West, with the North right-of-way line of said Ellen Donald Lane, a distance of 121.69 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the beginning of a tangent curve to the left, having a central angle of 22 Degrees 05 Minutes 29 Seconds, a radius of 360.00 feet and a chord bearing and distance of South 67 Degrees 51 Minutes 16 Seconds West, 137.95 feet;

THENCE, in a westerly direction, continuing with the north right-of-way line of said Ellen Donald Lane, along said tangent curve to the left, an arc length of 138.80 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the beginning of a reverse curve to the right, having a central angle of 08 Degrees 42 Minutes 39 Seconds, a radius of 250.00 feet and a chord bearing and distance of South 61 Degrees 09 Minutes 51 Seconds West, 37.97 feet;

THENCE, in a westerly direction, continuing with the north right-of-way line of said Ellen Donald Lane, along said reverse curve to the right, an arc length of 38.01 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the Southeast corner of Lot 16, Block A of said Red-Bird Ridge Addition, same being the Southwest corner of said Lot 17;

THENCE North 00 Degrees 21 Minutes 22 Seconds East, departing the North right-of-way line of said Ellen Donald Lane, with a East line of said Lot 16, a distance of 144.62 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner;

THENCE North 14 Degrees 41 Minutes 01 Seconds West, continuing with a East line of said Lot 16, a distance of 246.21 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the Northeast corner of said Lot 16, same being the Northwest corner of said Lot 17 and lying on a South line of Lot 4X, Block B of said Red Bird Ridge Addition;

THENCE, in a westerly direction, with the perimeter and to the corners of said Lot 4X, the following courses and distances:

North 73 Degrees 14 Minutes 24 Seconds West, 90.11 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner;

North 59 Degrees 00 Minutes 17 Seconds West, 131.92 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner;

THENCE South 79 Degrees 27 Minutes 15 Seconds West, continuing with a south line of said Lot 4X, a distance of 75.08 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the northeast corner of said Lot 13, Block A, same being the Northwest corner of Lot 14, Block A of said first referenced Red Bird Ridge Addition;

THENCE South 01 Degrees 05 Minutes 26 Seconds East, with the East line of said Lot 13 and the west line of said Lot 14, a distance of 190.37 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the southeast corner of said Lot 13 and on the North right-of-way line of Ellen Donald Lane (variable width right-of-way);

THENCE South 56 Degrees 18 Minutes 36 Seconds West, with the North right-of-way line of said Ellen Donald Lane, a distance of 60.00 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner at the beginning of a tangent curve to the right, having a central angle of 60 Degrees 00 Minutes 00 Seconds, a radius of 8.50 feet and a chord bearing and distance of South 86 Degrees 18 Minutes 36 Seconds West, 8.50 feet;

THENCE, in a westerly direction, continuing with the north right-of-way line of said Ellen Donald Lane, along said tangent curve to the right, an arc length of 8.90 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner;

THENCE North 63 Degrees 41 Minutes 24 Seconds West, continuing with the north right-of-way line of said Ellen Donald Lane, a distance of 60.00 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner;

THENCE South 26 Degrees 18 Minutes 36 Seconds West, continuing with the north right-of-way line of said Ellen Donald Lane, a distance of 60.00 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the southernmost southeast corner of said Lot 13, same being the northeast corner of Lot 12, Block A of said first-referenced Red Bird Ridge Addition;

THENCE South 89 Degrees 29 Minutes 53 Seconds West, departing the North right-of-way line of said Ellen Donald Lane, with the North line of said Lot 12, a distance of 71.26 feet to a point for corner, said point being the Northwest corner of said Lot 12, same being the Southwest corner of said Lot 13 and lying on the East line of Section Three of Country Club Estates, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet A, Slide 137, P.R.D.C.T., from which a 1/2 inch iron rod found for reference bears North 80 Degrees 24 Minutes 34 Seconds West, a distance of 1.01 feet;

THENCE North 00 Degrees 30 Minutes 07 Seconds West, with the East line of said Section Three of Country Club Estates, a distance of 586.53 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the westernmost northwest corner of said Lot 20, same being the southwest corner of a tract of land conveyed to Cana Capital Series 9, LLC by deed recorded in Document No. 2025-24984, O.P.R.D.C.T.;

THENCE South 89 Degrees 52 Minutes 22 Seconds East, with the South line of said Cana Capital Series 9, LLC tract, a distance of 597.89 feet to a 5/8 inch iron rod found for corner, said point being the Southeast corner of said Cana Capital Series 9, LLC tract, same being an interior corner of said Lot 20;

THENCE North 00 Degrees 28 Minutes 37 Seconds West, with the East line of said Cana Capital Series 9, LLC tract, a distance of 599.83 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Northeast corner of said Cana Capital Series 9, LLC tract, same being the northernmost Northwest corner of said Lot 20, and lying on the South line of Block A, Briar Hill Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet Y, Slide 656, P.R.D.C.T.;

THENCE South 89 Degrees 36 Minutes 12 Seconds East, with the South line of said Briar Hill Addition, a distance of 382.23 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the northernmost Northeast corner of said Lot 20, same being the Northwest corner of a tract of land conveyed to Mark S. Smith Living Trust by deed recorded in Document No. 2023-119804, O.P.R.D.C.T.;

THENCE South 00 Degrees 24 Minutes 54 Seconds West, departing the South line of said Briar Hill Addition, with the West line of said Smith tract, a distance of 227.33 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the westernmost southwest corner of said Smith tract, same being an interior corner of said Lot 20;

THENCE South 89 Degrees 36 Minutes 59 Seconds East, with a south line of said Smith tract, a distance of 174.95 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner;

THENCE South 47 Degrees 51 Minutes 32 Seconds East, continuing with a south line of said Smith tract, a distance of 107.48 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner;

THENCE South 89 Degrees 48 Minutes 45 Seconds East, continuing with a south line of said Smith tract, a distance of 135.05 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Southeast corner of said Smith tract, same being the easternmost Northeast corner of said Lot 20 and lying on the West line of a tract of land conveyed to Gilbert T. & Beth V. Stribling, Trustees by deed recorded in File No. 97-0089153, Deed Records, Denton County, Texas;

THENCE South 00 Degrees 18 Minutes 25 Seconds East, with the West line of said Stribling tract, a distance of 332.16 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Southwest corner of said Stribling tract, same being the easternmost Southeast corner of said Lot 20 and lying on the North line of HOA Lot 1, Block A of Fincher's Bend, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2015-13, P.R.D.C.T.;

THENCE South 89 Degrees 24 Minutes 12 Seconds West, with the North line of said HOA Lot 1, a distance of 208.43 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Northwest corner of said HOA Lot 1, same being an interior corner of said Lot 20;

THENCE South 00 Degrees 40 Minutes 44 Seconds East, with the West line of said Fincher's Bend, passing the southwest corner thereof, same being the northwest corner of Lot 1, Block A of Murphy Arbors, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2019-309, P.R.D.C.T. and continuing with the west line of said Murphy Arbors, for a total distance of 1143.75 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the easternmost southeast corner of said Lot 4X, same being the Northeast corner of said Lot 2, Block A of Red Bird Ridge Addition (2021-34);

THENCE South 88 Degrees 54 Minutes 57 Seconds West, departing the west line of said Murphy Arbors, with the North line of said Lot 2, Block A of Red Bird Ridge Addition (2021-34), a distance of 131.94 feet to the POINT OF BEGINNING and containing 1,131,583 square feet or 25.978 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT RED BIRD RIDGE, LLC, and the City of Denton do hereby adopt this Replat designating the herein above described property as **REPLAT RED BIRD ADDITION, LOTS 3R-6R, 13R, 17R-18R, 20-A, 20-B & 20X, BLOCK A & 4XR, BLOCK B** an addition within the extraterritorial jurisdiction of the City of Denton, Texas, and do hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, easements and public places shown hereon for the purposes and consideration therein expressed. Any and all public utilities shall have the right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, operation and efficiency of its respective system within the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and addition to or removing all or part of its respective systems without the necessity of procuring the permission of anyone.

WITNESS MY HAND, this _____ day of _____, 20____.

_____
Signature – Cana Capital Series 9, LLC Representative

_____
Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ (Red Bird Ridge, LLC), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

WITNESS my hand and seal of office, this the _____day of _____ 20____.

_____
Notary Public in and for the State of Texas

_____
Signature – Crispin M. Miller, Owner

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Crispin M. Miller, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

WITNESS my hand and seal of office, this the _____day of _____ 20____.

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Cole Carpenter, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found or set as described, and that this plat correctly represents the survey made by me or under my direct supervision was prepared in accordance with the Platting Rules and Regulations of the City of Denton, Texas.

_____
Cole Carpenter
Registered Public Land Surveyor
Texas Registration No. 6892

STATE OF TEXAS §
COUNTY OF DENTON §

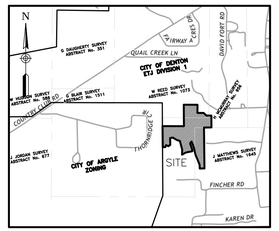
BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Cole Carpenter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202__

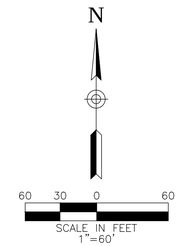
_____
Notary Public in and for the State of Texas

PLAT NOTES

1. The purpose of this Re Plat is to redefine lot lines, create and abandon easements and to abandon a portion of a public right-of-way previously dedicated by plat to serve said lots within the City of Denton Extra-Territorial Jurisdiction (ETJ) Division One.
2. Elevations used for delineating contour lines are based upon NAVD 1988 datum.
3. The bearings and grid coordinates shown on this plat are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD83), 2011. The distances shown hereon represent surface values using a surface adjustment factor of 1.000150630 to sale from grid to surface.
4. This plat was prepared without the benefit of a current Title Commitment, or Encumbrance Report. Additional easements, rights-of-way and/or other matters of record may affect this tract that are not shown hereon.. The surveyor has not abstracted the above property.
5. This plat lies wholly within the ETJ of the City of Denton, and Denton County.
6. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.
7. Approval of this plat will expire two years from Planning and Zoning Commission approval is not recorded in the Real Property Records of the County of Denton.
8. There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
9. All landscaping and structures, including fences, on or adjacent to easements and at intersection shall conform to the City of Denton and AASHTO site distance requirements for motorists.
10. No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under, or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parking lot under he following conditions:
    a) The driveway shall be joined at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
    b) There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
    c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
11. Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.
12. Encroachment of private improvements into public easements shall not be permitted.
15. Wastewater utility service to be provided by an Onsite Sanitary Sewer Facility permitted through Denton County.
16. No information has been provided that the property can be sewered conventionally.
17. Onsite sewage facilities are prohibited to encroach into public easements.
18. Water utility service to be provided by Argyle Water Supply Corporation.
19. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
20. Flood Statement: I have reviewed the FEMA Flood Insurance Rate Map for the City of Denton, Community Number Number 480194 effective date 04-18-2011 and that map indicates as scaled,m that this property is within "Non-Shaded Zone X" defined as "areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 481210370 G of said map.
21. Vertical datum used for the minimum finished floor elevations is NAVD88 and is the same as the datum used to establish 100-year base flood elevations.
22. The minimum finished floor elevations shall be provided when a building permit application is submitted. The vertical datum used for the minimum finished floor elevations shall be the same as the datum used to establish 100-Year base flood elevations.
41. Private street reserves "Redbird Grove Road" and "Jess Wallace Road" shall provide access to police, fire, emergency vehicles, utility operations and maintenance, and other municipal personnel as needed.
42. Property owners are responsible for the maintenance of the facilities located within the access easement(s).
44. All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
45. All Lot, Boundary and Right-of-Way corners are marked with 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor", unless otherwise noted.
46. Development of this property shall be in compliance with the Denton County Fire Code with effective date of January 1, 2017.
47. 5/8 inch iron rod found with a cap stamped "TNP".
48. The City of Denton is not responsible for private road maintenance.
49. Drainage and private road maintenance is the responsibility of the Home Owner's Association (HOA).



VICINITY MAP
SCALE: 1"=2000'



IMPORTANT NOTICE:

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS.

On this the _____ day of _____, 20___.

_____
Chairperson, Planning and Zoning Commission

_____
City Secretary

SURVEYOR
TRAVERSE LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, TX 75241 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 07/16/25 Drawn by: ER Project No.: TR-123-25
POINT OF CONTACT:
GRAYSON CEBALLOS / EDDIE RODRIGUEZ
469-784-9321

OWNER
CRISPIN M. MILLER
711 W. SYCAMORE ST.
DENTON, TX 76201

OWNER
CANA CAPITAL SERIES 9, LLC
2061 S. STEMMONS FREEWAY
LEWISVILLE, TX 75067

ENGINEER
ALLISON ENGINEERING GROUP
2415 N. ELM STREET
DENTON, TX 76201

RE PLAT

RED BIRD RIDGE ADDITION

BLOCK A, LOTS 3R-6R, 13R & 17R-18R, 20-A, 20-B, 20X (COMMON AREA) & BLOCK B, LOT 4XR (COMMON AREA)

BEING 25.978 ACRES (1,131,583 SQ.FT.) OF LAND IN THE HIRAM McMURRAY SURVEY, ABSTRACT NO. 956, LOTS 3-6, 13, 17-18 & 20, BLOCK A & 4X, BLOCK B, RED BIRD RIDGE ADDITION, RECORDED IN DOC. NO. 2025-76, P.R.D.C.T., WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DENTON (DIVISION ONE) DENTON COUNTY, TEXAS

JULY, 2025

CITY OF DENTON PROJECT NO. FR25-0017

RESERVED FOR DENTON COUNTY USE

RESERVED FOR DENTON COUNTY USE

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	805893702	**Entity Type:**	Domestic Limited Liability Company (LLC)
Original Date of Filing:	February 7, 2025	**Entity Status:**	In existence
Formation Date:	N/A		
Tax ID:	32098709630	**FEIN:**	
Duration:	Perpetual		

Name: CANA CAPITAL SERIES 9 LLC

Address: 2061 S STEMMONS FWY
LEWISVILLE, TX 75067-8762 USA

REGISTERED AGENT | FILING HISTORY | NAMES | MANAGEMENT | ASSUMED NAMES | ASSOCIATED ENTITIES | INITIAL ADDRESS

Name	Address	Inactive Date
TEXAS RE DEVELOPMENTS LLC	2061 S STEMMONS FWY LEWISVILLE, TX 75067 USA	

Order | Return to Search

Instructions:

- To place an order for additional information about a filing press the 'Order' button.

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	803963980	**Entity Type:**	Domestic Limited Liability Company (LLC)
Original Date of Filing:	March 3, 2021	**Entity Status:**	In existence
Formation Date:	N/A		
Tax ID:	32078065177	**FEIN:**	
Duration:	Perpetual		

Name: TEXAS R.E. DEVELOPMENTS LLC

Address: 737 EVERGREEN DR
HURST, TX 76054-2024 USA

REGISTERED AGENT | FILING HISTORY | NAMES | MANAGEMENT | ASSUMED NAMES | ASSOCIATED ENTITIES | INITIAL ADDRESS

Name	Address	Inactive Date
RIMA ALNIMRI	737 EVERGREEN DR. Hurst, TX 76054 USA	

Order | Return to Search

Instructions:

- To place an order for additional information about a filing press the 'Order' button.

File #: FP25-0021a, **Version:** 1

AGENDA CAPTION

Consider a request by Chase Carrick of Traverse Land Surveying on behalf of Cana Capital Series 9 LLC, for a Final Plat of Red Bird Ridge Addition Phase 2. The 8.247-acre site is generally located south of Country Club Road, north of Oak Ridge Lane, and west of Fincher Trail, in City of Denton's ETJ Division 1, Denton County, Texas. (FP25-0021a, Red Bird Ridge Addition Phase 2, Erin Stanley).

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

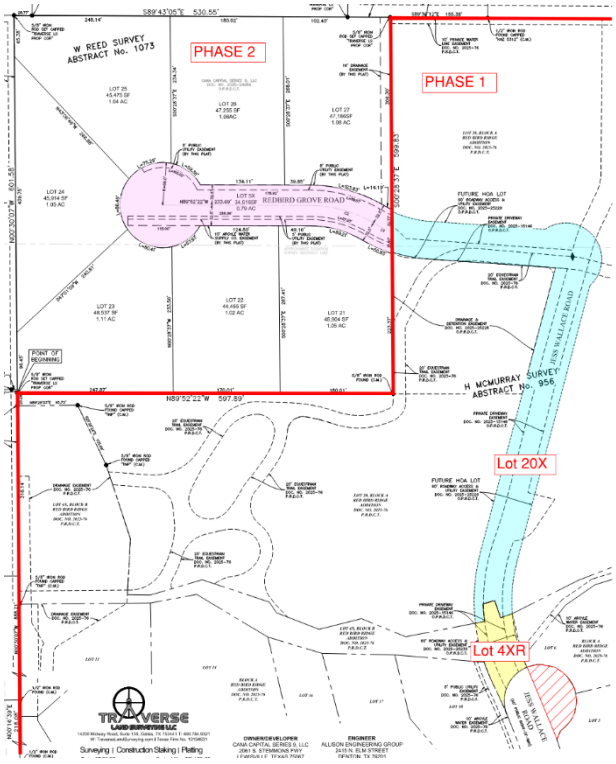
DATE: July 23, 2025

SUBJECT

Consider a request by Chase Carrick of Traverse Land Surveying on behalf of Cana Capital Series 9 LLC, for a Final Plat of Red Bird Ridge Addition Phase 2. The 8.247-acre site is generally located south of Country Club Road, north of Oak Ridge Lane, and west of Fincher Trail, in City of Denton's ETJ Division 1, Denton County, Texas. (FP25-0021a, Red Bird Ridge Addition Phase 2, Erin Stanley).

BACKGROUND

The purpose of this Final Plat is to establish 7 residential lots, one common area lot, and dedicate public utility and access easements. This plat is intended to be developed as Phase 2 of the Red Bird Ridge Addition While the City of Denton's subdivision regulations are applicable in the ETJ, the City has no land use or zoning authority over ETJ properties.



This plat must be considered with the approval of the Final Replat of Red Bird Ridge Phase 1 (FR25-0017) due to access considerations. Access is taken from Jess Wallace Road, a 60-foot public right-of-way dedicated by a Final Plat for Red Bird Ridge Addition approved and filed earlier this year. The Replat of Red Bird Ridge Phase 1 extends said Jess Wallace Road to Redbird Grove Road (shaded in purple in the adjacent image) in Phase 2 via a private road access easement overlayed on two common area lots in Phase 1 (20X and 4XR, shaded in teal and yellow, respectively, in the adjacent image), owned and maintained by the Homeowner's Association.

A full analysis of the criteria for approval is provided as Exhibit 2.

Date Application Filed:	May 27, 2025
Planning & Zoning Commission Meeting:	June 25, 2025
Days in Review:	29 Days
Extension Approved:	June 25, 2025
Date Resubmitted:	June 24, 2025
Planning & Zoning Commission Meeting:	July 23, 2025

Days in Review: 29 Days

OPTIONS
1. Approve as submitted
2. Deny with reasons

RECOMMENDATION
Staff recommends approval of this Final Plat as it meets the established criteria for approval. See Staff Analysis (see Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
June 25, 2025	Planning & Zoning Commission	FP25-0021	Approved First Extension

PUBLIC OUTREACH
No public outreach is required for Final Plats.

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
1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Final Plat
5. LLC Members List

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/
Planning Director

Prepared by:
Erin Stanley
Assistant Planner

Planning Staff Analysis

FP25-0021a / Red Bird Ridge Addition Phase 2

Planning & Zoning Commission

REQUEST:
Final plat for an approximately 8.247-acre site

APPLICANT:
Chase Carrick of Traverse Land Surveying on behalf of Cana Capital Series 9 LLC

RECOMMENDATION:
Staff recommends approval of this Final Plat as it meets the established criteria for approval.

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. **Findings:** The Final Plat meets all review criteria specified in this DDC and as required by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B.	☒	☐	☐
b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. **Findings:** The Final Plat meets all additional review criteria.	☒	☐	☐
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. **Findings:** There is no conflict.	☐	☐	☒
2. Prior Approvals			
a. The proposed development shall be 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. **Findings:** There is no prior land use approval, plan, development agreement, or plat.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. **Findings:** The overall goals of the Comprehensive Plan are met with the proposed Final Plat.	☐	☐	☒
4. Compliance with this DDC			
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. **Findings:** The Final Plat complies with the applicable requirements of the Denton Development Code.	☒	☐	☐
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The Final Plat was submitted at an adequate level of detail.	☒	☐	☐
5. Compliance with Other Applicable Regulations			
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. **Findings:** The Final Plat complies with all other applicable regulations.	☒	☐	☐
6. Consistent with Interlocal and Development Agreements			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
a. 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. **Findings:** No interlocal or development agreements are applicable to this project.	☐	☐	☒
7. Minimizes Adverse Environmental Impacts			
a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property			
a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
9. Minimizes Adverse Fiscal Impacts			
a. The proposed development should not result in significant adverse fiscal impacts on the city. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards			
a. 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. **Findings:** A Design Deviation was reviewed and approved for the subject Final Plat to allow for a private road ending in a cul-de-sac to exceed the maximum 600 feet allowed in the Design Criteria Manual, considering the approval of Denton County Fire Department.	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
11. Provides Adequate Road Systems			
a. 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 adequate access onto the site for fire, public safety, and EMS services. **Findings:** The Final Plat provides an adequate private road system; however, this plat must be approved in conjunction with FR25-0017 in order for the proposed private road system to connect to a public right-of-way in compliance with standards set forth in the Denton Development Code.	☐	☐	☐
12. Provides Adequate Public Services and Facilities			
a. 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. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties. **Findings:** Adequate public service and facility capacity exists to serve the property. Lots will be served by Argyle Water Supply Corporation and private septic systems permitted by Denton County.	☒	☐	☐
13. Rational Phasing Plan			
a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases. **Findings:** The proposed Final Plat is the second and final planned phase of Red Bird Ridge Addition. All required streets and utilities will be provided for in the replat of Phase 1 necessary to develop Phase 2.	☒	☐	☐

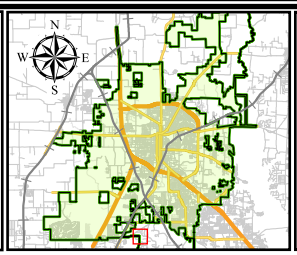
Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	**Not Met**	**N/A**
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. **Findings:**	☐	☐	☒

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, preliminary plats are no longer required. A preliminary plat was not prepared for this project.			
15. Whether the development will substantially comply with all requirements of this DDC. **Findings:** The Final Plat complies with the applicable requirements of the Denton Development Code.	☒	☐	☐
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. **Findings:** The proposed plat complies with all applicable technical standards and specifications.	☒	☐	☐

FP25-0021
Aerial Site Location



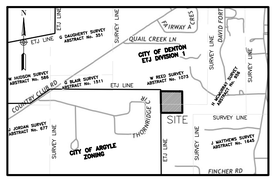
COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40



0 180 360 720 Feet

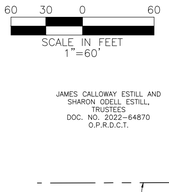
CITY OF DENTON
Development Services · GIS
Date: 6/18/2025

"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 relati 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."



VICINITY MAP

SCALE: 1"=2000'



NOTE:
HOMES BUILT ON LOTS 21-27 SHALL HAVE RESIDENTIAL FIRE SPRINKLER SYSTEMS.

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	32.69'	200.00'	009°21'53"	N64°02'20"W	32.65'
C2	106.52'	200.00'	030°30'58"	N74°36'53"W	105.27'

LEGEND

D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
CAB. SLIDE	CABINET AND SLIDE
DOC. NO.	DOCUMENT NUMBER
VOL., PG.	VOLUME AND PAGE

SUBJECT PROPERTY LINE
ADJOINING PROPERTY LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
CENTERLINE OF ROAD

● FOUND/SET MONUMENT (SEE LABEL)

PLAT NOTES

1. The purpose of this Final Plat is to create 7 residential lots and one common area lot and public utility easements to serve said lots within the City of Denton Extra-Territorial Jurisdiction (ETJ) Division One..
2. Elevations used for delineating contour lines are based upon NAVD 1988 datum.
3. The bearings and grid coordinates shown on this plat are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD83), 2011. The distances shown hereon represent surface values using a surface adjustment factor of 1.000150630 to sale from grid to surface.
4. This plat was prepared without the benefit of a current Title Commitment, or Encumbrance Report. Additional easements, rights-of-way and/or other matters of record may affect this tract that are not shown hereon.. The surveyor has not abstracted the above property.
5. This plat lies wholly within the ETJ of the City of Denton, and Denton County.
6. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.
7. Approval of this plat will expire two years from Planning and Zoning Commission approval is not recorded in the Real Property Records of the County of Denton.
8. There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
9. All landscaping and structures, including fences, on or adjacent to easements and at intersection shall conform to the City of Denton and AASHTO site distance requirements for motorists.
10. No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under, or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parking lot under he following conditions:
    a) The driveway shall be joined at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
    b) There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
    c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
11. Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.
12. Encroachment of private improvements into public easements shall not be permitted.
15. Wastewater utility service to be provided by an Onsite Sanitary Sewer Facility permitted through Denton County.
16. No information has been provided that the property can be sewered conventionally.
17. Onsite sewage facilities are prohibited to encroach into public easements.
18. Water utility service to be provided by Argyle Water Supply Corporation.
19. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
20. Flood Statement: I have reviewed the FEMA Flood Insurance Rate Map for the City of Denton, Community Number Number 480194 effective date 04-18-2011 and that map indicates as scaled,m that this property is within "Non-Shaded Zone X" defined as "areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 481210370 G of said map.
21. Vertical datum used for the minimum finished floor elevations is NAVD88 and is the same as the datum used to establish 100-year base flood elevations.
22. The minimum finished floor elevations shall be provided when a building permit application is submitted. The vertical datum used for the minimum finished floor elevations shall be the same as the datum used to establish 100-Year base flood elevations.
41. Private street reserve "Redbird Grove Road" and "Jess Wallace Road" shall provide access to police, fire, emergency vehicles, utility operations and maintenance, and other municipal personnel as needed.
42. Property owners are responsible for the maintenance of the facilities located within the access easement(s).
44. All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
45. All Lot, Boundary and Right-of-Way corners are marked with 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor", unless otherwise noted.
46. Development of this property shall be in compliance with the Denton County Fire Code with effective date of January 1, 2017.
47. The City of Denton is not responsible for private road maintenance.
48. Drainage and private road maintenance is the responsibility of the Home Owner's Association (HOA).

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Cole Carpenter, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found or set as described, and that this plat correctly represents the survey made by me or under my direct supervision was prepared in accordance with the Platting Rules and Regulations of the City of Denton, Texas.

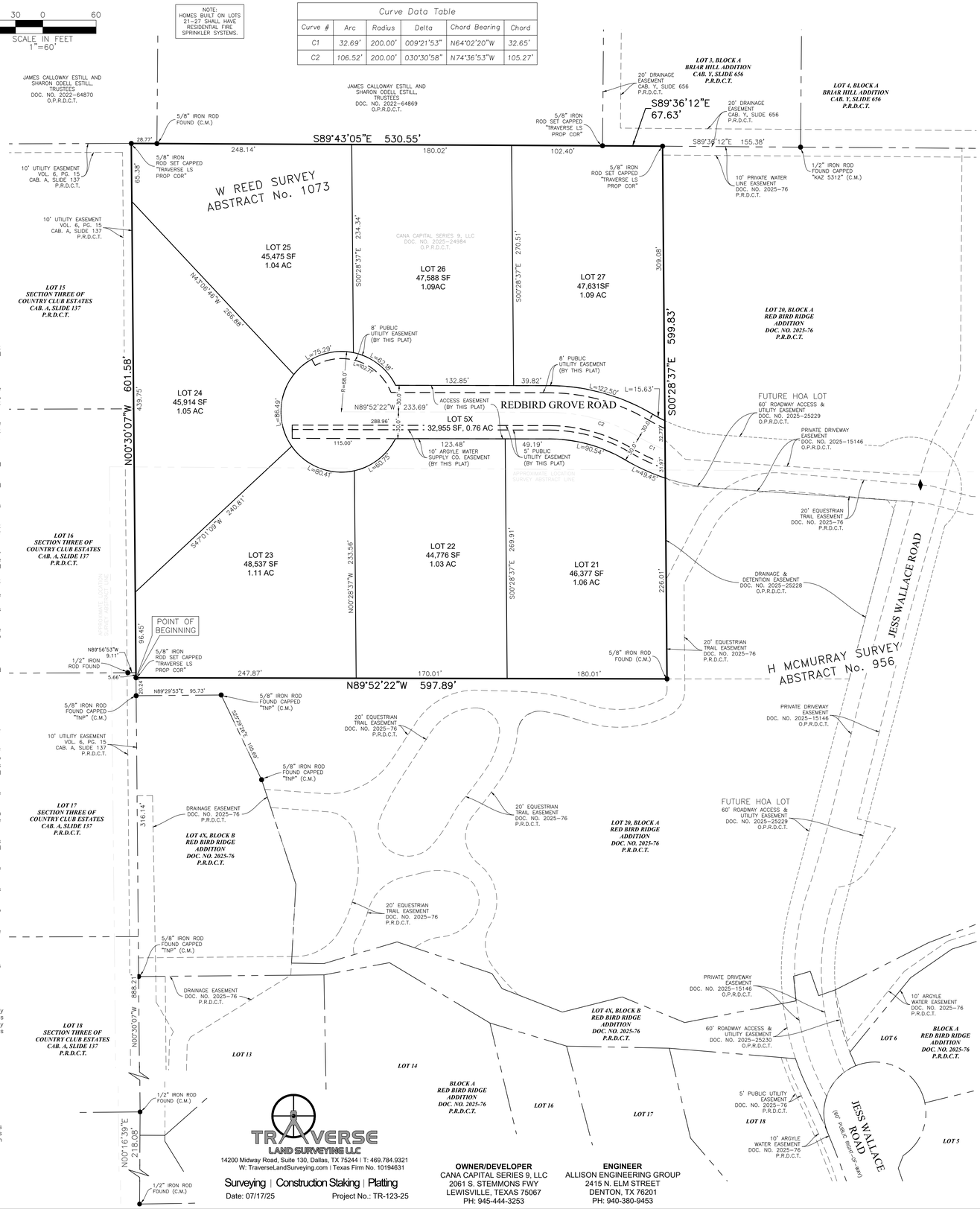
Cole Carpenter
Registered Public Land Surveyor
Texas Registration No. 6892

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Cole Carpenter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202__

Notary Public in and for the State of Texas



TRAVERSE LAND SURVEYING LLC
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 07/17/25 Project No.: TR-123-25

OWNER/DEVELOPER
CANA CAPITAL SERIES 9, LLC
2061 S. STEMMONS FWY
LEWISVILLE, TEXAS 75067
PH: 945-444-3253

ENGINEER
ALLISON ENGINEERING GROUP
2415 N. ELM STREET
DENTON, TX 76201
PH: 940-380-9453

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Cana Capital Series 9, LLC are the owners of a 8.247 acre tract of land situated in the Hiram McMurray Survey, Abstract No. 956, Denton County, Texas, being that same tract of land conveyed to said Cana Capital Series 9, LLC by deed recorded in Document No. 2025-24984 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Southwest corner of said Cana Capital Series 9, LLC tract, same being the westernmost Northwest corner of Lot 20, Block A of Red Bird Ridge Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2025-76 of the Plat Records of Denton County, Texas (P.R.D.C.T.), and lying on the East line of Section Three of Country Club Estates, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet A, Slide 137, P.R.D.C.T., from which a 1/2 inch iron rod found for the Southwest corner of said Red Bird Ridge Addition bears South 00 Degrees 30 Minutes 07 Seconds East, 888.21 feet and South 00 Degrees 16 Minutes 39 Seconds West, 218.08 feet;

THENCE North 00 Degrees 30 Minutes 07 Seconds West, with the East line of said Section Three of Country Club Estates, a distance of 601.58 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Northwest corner of said Cana Capital Series 9, LLC tract, same being the Northeast corner of said Section Three of Country Club Estates and lying on the South line of a tract of land conveyed to James Calloway Estill and Sharon Odell Estill, Trustees by deed recorded in Document No. 2022-64870, O.P.R.D.C.T.;

THENCE South 89 Degrees 43 Minutes 05 Seconds East, with the South line of said Estill tract, and with the South line of a tract of land conveyed to said James Calloway Estill and Sharon Odell Estill by deed recorded in Document No. 2022-64869, O.P.R.D.C.T. for a total distance of 530.55 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the Southeast corner of said Estill tract (2022-64869), same being the Southwest corner of Lot 3, Block A of Briar Hill Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Cabinet Y, Slide 656, P.R.D.C.T.;

THENCE South 89 Degrees 36 Minutes 12 Seconds East, with the South line of said Lot 3, a distance of 67.63 feet to a 5/8 inch iron rod set with a cap stamped "Traverse LS Prop Cor" for corner, said point being the northernmost Northwest corner of said Lot 20, same being the Northeast corner of said Cana Capital Series 9, LLC tract, from which a 1/2 inch iron rod found with a cap stamped "KAZ 5312" for the southeast corner of said Lot 3 bears South 89 Degrees 36 Minutes 12 Seconds East, a distance of 155.38 feet;

THENCE South 00 Degrees 28 Minutes 37 Seconds East, departing the South line of said Lot 3, with the northernmost west line of said Lot 20, a distance of 599.83 feet to a 5/8 inch iron rod found for corner, said point being the Southeast corner of said Cana Capital Series 9, LLC tract, same being an interior corner of said Lot 20;

THENCE North 89 Degrees 52 Minutes 22 Seconds West, with the westernmost North line of said Lot 20, a distance of 597.89 feet to the POINT OF BEGINNING and containing 359,252 square feet or 8.247 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT CANA CAPITAL SERIES 9, LLC acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as **RED BIRD ADDITION, PHASE 2, LOTS 21-27 & LOT 5X, BLOCK A**, an addition to the City of Denton, Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat.

No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

OWNER: CANA CAPITAL SERIES 9, LLC

BY: _____ _____
Signature – Authorized Representative Date

_____
Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

WITNESS my hand and seal of office, this the _____day of _____ 20_____.

_____
Notary Public in and for the State of Texas

IMPORTANT NOTICE:

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS.

On this the _____ day of _____, 20___.

_____
Chairperson, Planning and Zoning Commission

_____
City Secretary

FINAL PLAT
RED BIRD RIDGE ADDITION, PHASE 2
BLOCK A, LOTS 21-27 & 5X

BEING 8.247 ACRES (359,252 SQ.FT.) OF LAND
IN THE HIRAM McMURRAY SURVEY,
ABSTRACT NO. 956, & THE W. REED SURVEY,
ABSTRACT NO. 1073, WITHIN THE
EXTRATERRITORIAL JURISDICTION OF
THE CITY OF DENTON (DIVISION ONE)
DENTON COUNTY, TEXAS
JULY, 2025
CITY OF DENTON PROJECT NO. FP25-0021

RESERVED FOR DENTON COUNTY USE

RESERVED FOR DENTON COUNTY USE

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	805893702	**Entity Type:**	Domestic Limited Liability Company (LLC)
Original Date of Filing:	February 7, 2025	**Entity Status:**	In existence
Formation Date:	N/A		
Tax ID:	32098709630	**FEIN:**	
Duration:	Perpetual		

Name: CANA CAPITAL SERIES 9 LLC

Address: 2061 S STEMMONS FWY
LEWISVILLE, TX 75067-8762 USA

REGISTERED AGENT | FILING HISTORY | NAMES | MANAGEMENT | ASSUMED NAMES | ASSOCIATED ENTITIES | INITIAL ADDRESS

Name	Address	Inactive Date
TEXAS RE DEVELOPMENTS LLC	2061 S STEMMONS FWY LEWISVILLE, TX 75067 USA	

Order | Return to Search

Instructions:

- To place an order for additional information about a filing press the 'Order' button.

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	803963980	**Entity Type:**	Domestic Limited Liability Company (LLC)
Original Date of Filing:	March 3, 2021	**Entity Status:**	In existence
Formation Date:	N/A		
Tax ID:	32078065177	**FEIN:**	
Duration:	Perpetual		

Name: TEXAS R.E. DEVELOPMENTS LLC

Address: 737 EVERGREEN DR
HURST, TX 76054-2024 USA

REGISTERED AGENT | FILING HISTORY | NAMES | MANAGEMENT | ASSUMED NAMES | ASSOCIATED ENTITIES | INITIAL ADDRESS

Name	Address	Inactive Date
RIMA ALNIMRI	737 EVERGREEN DR. Hurst, TX 76054 USA	

Order | Return to Search

Instructions:

- To place an order for additional information about a filing press the 'Order' button.

File #: FP25-0020a, **Version:** 1

AGENDA CAPTION

Consider a request by Animas Civil Engineering LLC, on behalf of Luxury Storage Condominiums LLC for approval of a Final Plat of Lot 1 Block A Luxury Storage Condominiums. The 9.405-acre tract is approximately located on the south side of Hickory Creek Road, and approximately 610 feet west of Teasley Lane (F.M. 2181) in the City of Denton, Denton County, Texas. (FP25-0020a, Luxury Storage Condominiums, Matt Bodine)

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: July 23, 2025

SUBJECT

Consider a request by Animas Civil Engineering LLC, on behalf of Luxury Storage Condominiums LLC for approval of a Final Plat of Lot 1 Block A Luxury Storage Condominiums. The 9.405-acre tract is approximately located on the south side of Hickory Creek Road, and approximately 610 feet west of Teasley Lane (F.M. 2181) in the City of Denton, Denton County, Texas. (FP25-0020a, Luxury Storage Condominiums, Matt Bodine)

BACKGROUND

The purpose of the Final Plat is to create a lot of record and dedicate easements for the purpose of developing a self-service storage facility. The current zoning is Suburban Corridor (SC) District with a special use permit for a gas well development approved in 2003 that has since been plugged. This property has access to Hickory Creek Road and Teasley Lane via public access easements through the adjacent, commercial lots on the east side of the property. The property will use City water and wastewater services. A zoning compliance plan associated with this project has been approved, and civil engineering plans are under staff review.

A preliminary plat associated with the property and approved by the Planning and Zoning Commission in April 2022 expired in April 2024 and is not associated with the current project.

A full analysis of the criteria for approval is provided as Exhibit 2.

Date Application Filed:	May 13, 2025
Planning & Zoning Commission Meeting:	June 11, 2025
Days in Review:	29 Days
Extension Approved:	June 11, 2025
Resubmitted:	June 10, 2025
Date Application Filed after Withdrawal:	June 24, 2025
Planning & Zoning Commission Meeting:	July 23, 2025
Days in Review:	29 Days

This is the **2nd extension request** for this plat. The applicant withdrew the plat on June 17, 2025, and then resubmitted on June 24, 2025 as shown in the table above.

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699. The applicant has requested an

additional 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (see Exhibit 5). The requested extension could be granted to a date certain of August 13, 2025. The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

OPTIONS

1. Approve requested extension
2. Approve as submitted
3. Deny with reasons

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of August 13, 2025. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
November 19, 1985	City Council	Annexation	Annexed into City Limits
May 26, 2003	Planning and Zoning Commission	Specific Use Permit (Z03-0012)	Recommended Approval
June 3, 2003	City Council	Specific Use Permit (Ordinance 2003-169)	Specific Use Permit Approved
June 27, 2007	Planning and Zoning Commission	Rezone from NR-6 to NRMU District. (Z07-0009)	Recommended Approval
August 7, 2007	City Council	Rezone from NR-6 to NRMU District. (Ordinance 2007-167)	Rezoning Approved
September 23, 2009	Planning and Zoning Commission	Rezone from NRMU to CM-G District. (Z09-006)	Recommended Approval
November 17, 2009	City Council	Rezone from NRMU to CM-G District. (Ordinance 2009-296)	Rezoning Approved
August 8, 2012	Planning and Zoning Commission	Final Plat (FP12-0010)	Approved
October 1, 2019	City Council	New Zoning Code and Citywide zoning district transition from CM-G to SC District. (DCA18-0009)	Approved
April 13, 2022	Planning and Zoning Commission	Preliminary Plat (PP22-0006)	Plat Approved
June 11, 2025	Planning and Zoning Commission	Final Plat Review Extension Request (FP25-0020	Extension Approved

PUBLIC OUTREACH
No public outreach is required for a Final Plat.

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
1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Final Plat
5. Plat Extension Request Letter
6. LLC Members List

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/Planning Director

Prepared by:
Matt Bodine
Assistant Planner

Planning Staff Analysis

FP25-0020a/ Luxury Storage Condominiums
City Council #4
Planning & Zoning Commission

REQUEST:
Final Plat for an approximately 9.405-acre site.

APPLICANT:
Animas Civil Engineering LLC on behalf of Luxury Storage Condominiums LLC.

RECOMMENDATION:
Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension, which could be granted to a date certain of August 13, 2025.

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. **Findings:** The Final Plat does not meet all applicable review criteria as described herein.	☐	☒	☐
b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. **Findings:** The Final Plat does not meet all applicable review criteria of DDC Section 2.6.4D as described in Criteria 14-16.	☐	☒	☐
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. **Findings:** There is no conflict.	☒	☐	☐
2. Prior Approvals			
a. The proposed development shall be 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	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
changed. This includes an approved phasing plan for development and installation of public improvements and amenities. **Findings:** The Final Plat is not compliant with this criterion as described herein: 1. Pending CEP25-0024 approval.			
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. **Findings:** The overall goals of the Comprehensive Plan are met with the proposed Final Plat.	☐	☐	☒
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	**Compliance**		
4. Compliance with this DDC			
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. **Findings:** The proposed Final Plat is not compliant with this criterion as described herein. See Criteria 15.	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The Final Plat was submitted at an adequate level of detail.	☒	☐	☐
5. Compliance with Other Applicable Regulations			
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. **Findings:** The Final Plat is compliant with this criterion.	☒	☐	☐
6. Consistent with Interlocal and Development Agreements			
a. 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. **Findings:** There are no development agreements applicable to this proposed Final Plat.	☐	☐	☒
7. Minimizes Adverse Environmental Impacts			
a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property			
a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section. **Findings:**	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.			
9. Minimizes Adverse Fiscal Impacts			
a. The proposed development should not result in significant adverse fiscal impacts on the city. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards			
a. 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. **Findings:** The Final Plat is compliant with this criterion.	☒	☐	☐
11. Provides Adequate Road Systems			
a. 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 adequate access onto the site for fire, public safety, and EMS services. **Findings:** The Final Plat is compliant with this criterion.	☒	☐	☐
12. Provides Adequate Public Services and Facilities			
a. 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. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties. **Findings:** The Final Plat is compliant with this criterion.	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
13. Rational Phasing Plan			
1. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases. **Findings:** There is no phasing plan associated with the proposed Final Plat.	☐	☐	☒

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	**Not Met**	**N/A**
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. **Findings:** An approved preliminary plat associated with this property (PP22-0006) expired in April 2024. The applicant has opted to omit the Preliminary Plat step for the current project in accordance with Denton Development Code 2.6.3B.1.	☐	☐	☒
15. Whether the development will substantially comply with all requirements of this DDC. **Findings:** The Final Plat does not comply with the applicable requirements of the Denton Development Code as described herein. 1. Please dedicate public utility easements on final plat (DDC 7.13.6)	☐	☒	☐
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. **Findings:** The Final Plat complies with the applicable technical standards and specifications adopted by the City, as described herein.	☒	☐	☐

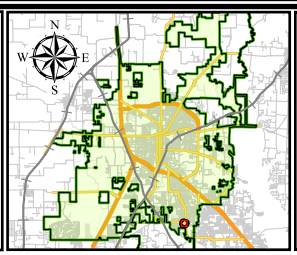
Additional Comments

1. Approval pending acquisition of permission from Texas Power and Light Company to cross the Utility Easement for storm drain.

FP25-0020
Aerial Site Location



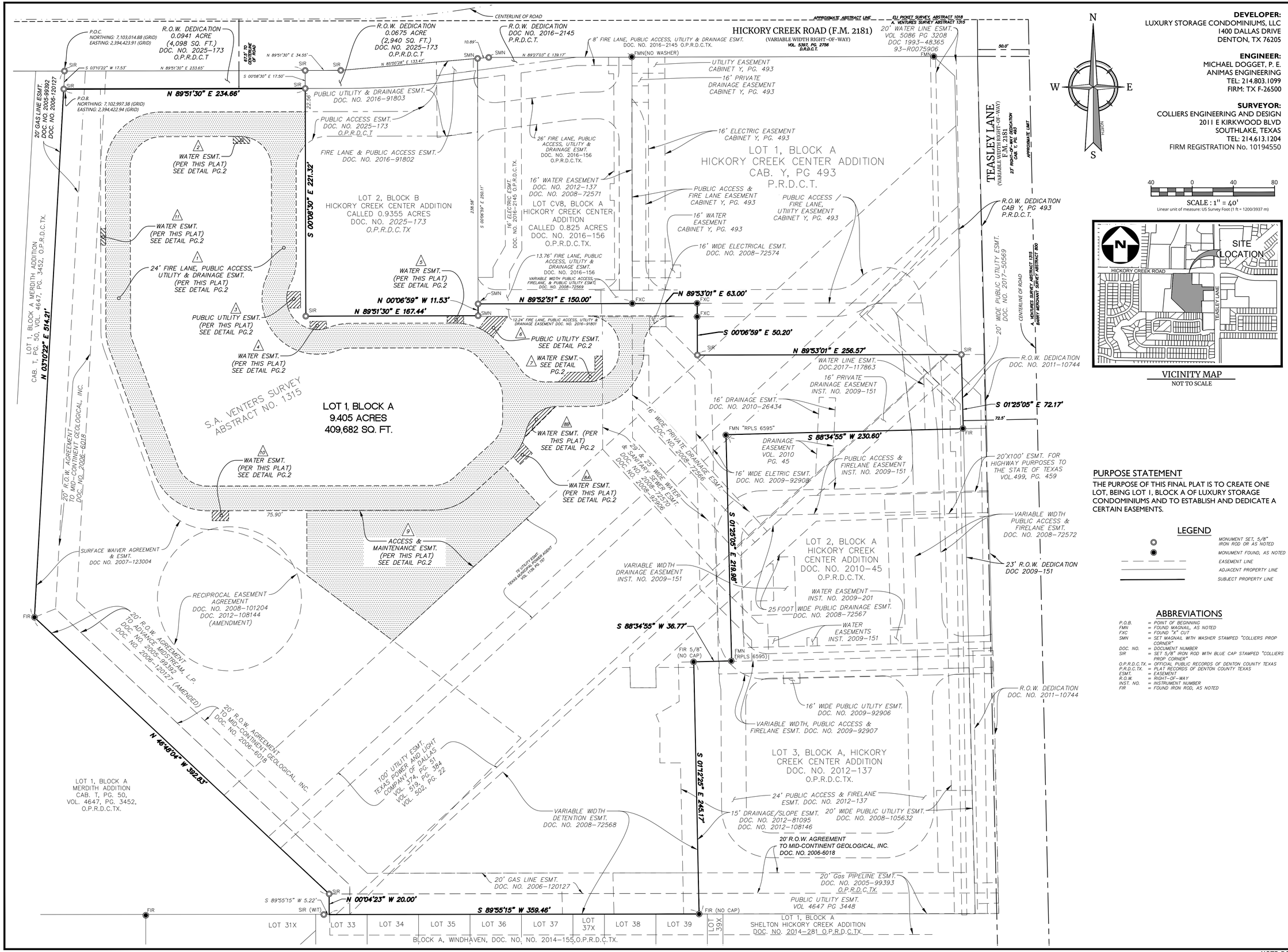
COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40



0 70 140 280 Feet

CITY OF DENTON
Development Services · GIS
Date: 5/20/2025

*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 relati 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.



VICINITY MAP
NOT TO SCALE

PURPOSE STATEMENT

THE PURPOSE OF THIS FINAL PLAT IS TO CREATE ONE LOT, BEING LOT 1, BLOCK A OF LUXURY STORAGE CONDOMINIUMS AND TO ESTABLISH AND DEDICATE A CERTAIN EASEMENTS.

LEGEND

- MONUMENT SET, 5/8" IRON ROD OR AS NOTED
- MONUMENT FOUND, AS NOTED
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- SUBJECT PROPERTY LINE

ABBREVIATIONS

P.O.B.	= POINT OF BEGINNING
FMN	= FOUND MAGNAIL, AS NOTED
FXC	= FOUND "X" CUT
SMN	= SET MAGNAIL WITH WASHER STAMPED "COLLIERS PROP CORNER"
DOC. NO.	= DOCUMENT NUMBER
SIR	= SET 5/8" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
O.P.R.D.C.TX.	= OFFICIAL PUBLIC RECORDS OF DENTON COUNTY TEXAS
P.R.D.C.TX.	= PLAT RECORDS OF DENTON COUNTY TEXAS
ESMT.	= EASEMENT
R.O.W.	= RIGHT-OF-WAY
INST. NO.	= INSTRUMENT NUMBER
FIR	= FOUND IRON ROD, AS NOTED

DEVELOPER:
LUXURY STORAGE CONDOMINIUMS, LLC
1400 DALLAS DRIVE
DENTON, TX 76205

ENGINEER:
MICHAEL DOGGET, P. E.
ANIMAS ENGINEERING
TEL: 214.803.1099
FIRM: TX F-26500

SURVEYOR:
COLLIERS ENGINEERING AND DESIGN
2011 E KIRKWOOD BLVD
SOUTHLAKE, TEXAS
TEL: 214.613.1204
FIRM REGISTRATION No. 10194550

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DESCRIPTION	DRAWN BY	DATE

FINAL PLAT
OF
LOT 1 ,BLOCK A
LUXURY STORAGE CONDOMINIUMS

BEING 9.405 ACRE TRACT SITUATED IN THE S.A. VENTERS SURVEY, ABSTRACT NO. 1315

CITY OF DENTON,
DENTON COUNTY,
TEXAS

PROJECT NO. FP25-0020

Colliers Engineering & Design
FORT WORTH
2011 KIRKWOOD BLVD
Suite 120
SOUTHLAKE, TX 76092
Phone: 214.613.1204
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

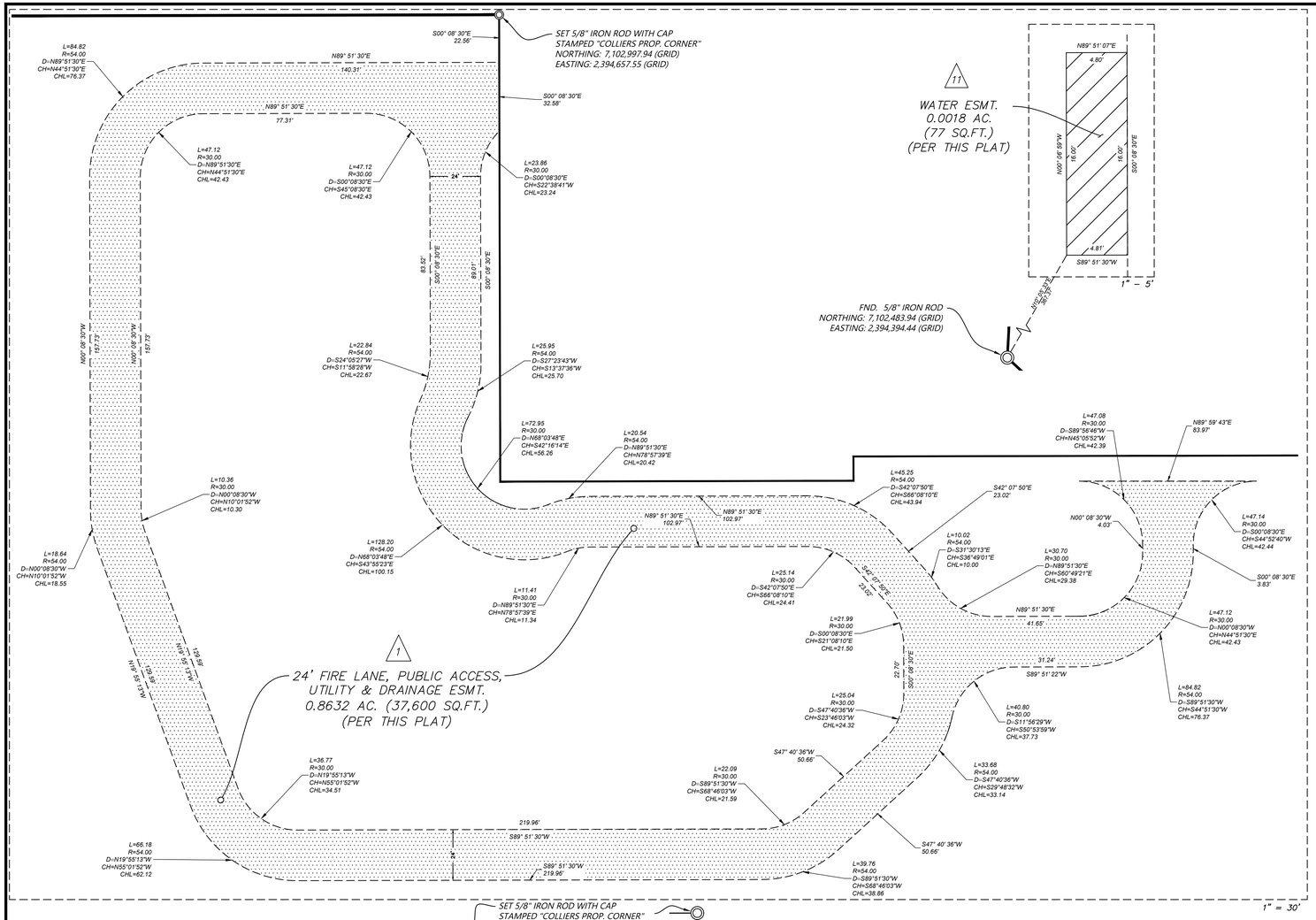
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1" = 40'	06/24/2025	EJ	AH, MD

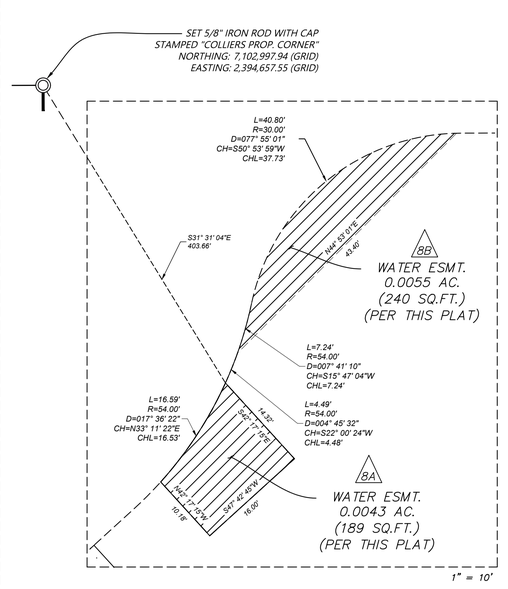
PROJECT NUMBER:	DRAWING NAME:
24013043A	FINAL PLAT- 24013043A

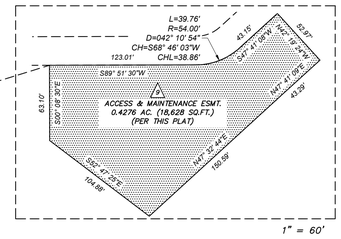
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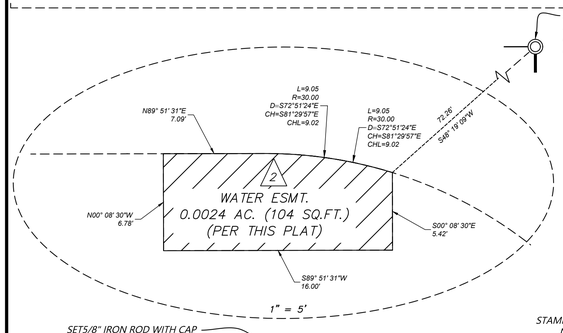
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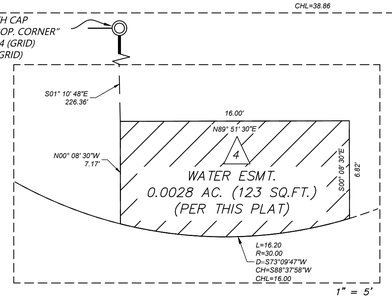
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

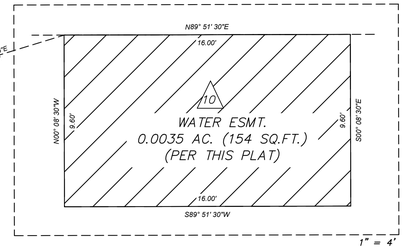


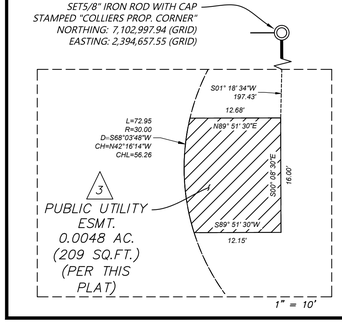


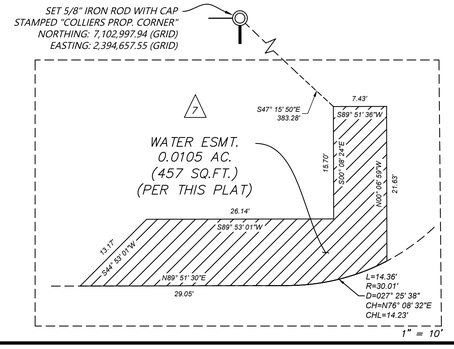


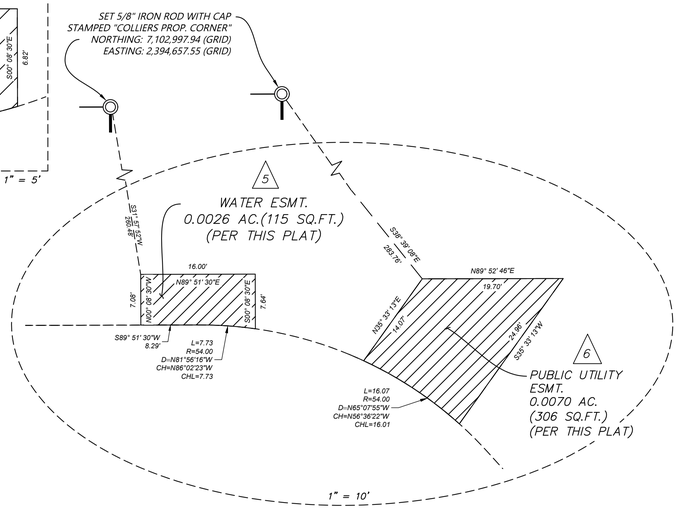












NEW EASEMENT KEY NOTES			
NO.	NAME AND TYPE OF EASEMENT	ACRES	SQ. FT.
1	24' FIRE LANE, PUBLIC ACESS, UTILITY & DRAINAGE	0.8632	37,600
2	WATER EASEMENT	0.0024	104
3	PUBLIC UTILITY EASEMENT	0.0048	209
4	WATER EASEMENT	0.0028	123
5	WATER EASEMENT	0.0026	115
6	PUBLIC UTILITY EASEMENT	0.0070	306
7	WATER EASEMENT	0.0105	457
8A	WATER EASEMENT	0.0043	189
8B	WATER EASEMENT	0.0055	240
9	ACCESS AND MAINTENANCE EASEMENT	0.4276	18,628
10	WATER EASEMENT	0.0035	154
11	WATER EASEMENT	0.0018	77

DEVELOPER:
LUXURY STORAGE CONDOMINIUMS, LLC
1400 DALLAS DRIVE
DENTON, TX 76205

ENGINEER:
MICHAEL DOGGET, P. E.
ANIMAS ENGINEERING
TEL: 214.803.1099
FIRM: TX F-26500

SURVEYOR:
COLLIERS ENGINEERING AND DESIGN
2011 E KIRKWOOD BLVD
SOUTHLAKE, TEXAS
TEL: 214.613.1204
FIRM REGISTRATION No. 10194550

Colliers Engineering & Design

www.colliersengineering.com

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALLB11.COM

REV	DATE	DRAWN BY	DESCRIPTION

FINAL PLAT
OF
LOT 1 ,BLOCK A
LUXURY STORAGE
CONDOMINIUMS

BEING 9.405 ACRE TRACT
SITUATED IN THE
S.A. VENTERS SURVEY,
ABSTRACT NO. 1315

CITY OF DENTON,
DENTON COUNTY,
TEXAS

PROJECT NO. FP25-0020

Colliers Engineering & Design
FORT WORTH
2011 KIRKWOOD BLVD
Suite 120
SOUTHLAKE, TX 76092
Phone: 214.613.1204
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1" = 40'	06/24/2025	EJ	AH, MD

PROJECT NUMBER: 24013043A
DRAWING NAME: FINAL PLAT- 24013043A

SHEET TITLE:
EASEMENT DETAIL

SHEET NUMBER:
2 of 3

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LUXURY STORAGE CONDOMINIUMS, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DO/DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LUXURY STORAGE CONDOMINIUMS, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN. THE CITY OF DENTON SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF DENTON SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE. THE OWNER OF THE LOT SHOWN ON THIS PLAT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF OPEN SPACES, COMMON AREAS AND FACILITIES AS OUTLINED IN THE DECLARATION OF CONDOMINIUM REGIME RECORDED BY SEPARATE INSTRUMENT.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF DENTON, TEXAS.

WITNESS MY HAND AT DENTON COUNTY, TEXAS, THIS_____ DAY OF _____, OF 2025.

_____
SCOTT BROWN
OWNER/DEVELOPER: LUXURY STORAGE CONDOMINIUMS, LLC

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE/SHE/THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, OF 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, MUZAFFAR M. DOLAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY DENTON, TEXAS.

_____
MUZAFFAR M. DOLAN, R.P.L.S.
TEXAS REGISTRATION No. 7100
FIRM REGISTRATION No. 10194550
EMAIL: MUSTAFA.DOLAN@COLLIERSENG.COM

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MUZAFFAR M. DOLAN, KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

PLAT NOTES

1.) The purpose of this plat is to create one lot, being Lot 1, Block A of Luxury Storage Condominiums and to establish and dedicate certain easements.

2.) Elevations used for delineating contour lines are based upon NAVD 1988 datum.

3.) The bearings and grid coordinates shown on this plat are based on the north line of the Revised Conveyance Plat of Lots CV4 & CV8, Block A of Hickory Creek Center Addition recorded in Doc. No. 2016-156 of the O.P.R.D.C.TX.

4.) This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by , G.F. No. FTDAL-34-9000342400366-CK, effective date October 27, 2024. The surveyor has not abstracted the above property.

5.) This plat lies wholly within the City Limits of Denton and Denton County.

6.) Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.

7.) Approval of this plat will expire two years from City approval if not recorded in the Real Property Records of the County of Denton.

8.) All gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown.

9.) All landscaping and structures, including fences, on or adjacent to easements and at intersections shall conform to the City of Denton and AASHTO site distance requirements for motorists.

10.) No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under, or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parking lot under the following conditions:
a) The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
b) There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.

11.) Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.

12.) Encroachment of private improvements into public easements shall not be permitted.

13.) A tree survey and preservation plan will be required to proceed with building permits on the subject site. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.5. must be met prior to the release of any permits.

14.) Sidewalks shall be constructed as required by the Transportation Criteria Manual and Section 7.8.11 of the Design Standards of the City of Denton, except in the case of streets where a payment in lieu of construction agreement per DDC 7.8.7D has been approved by the City of Denton. Prior to the acceptance of streets within the subdivision by the City of Denton, sidewalks shall be constructed by the developer along all streets where non-residential construction will not front or side. Commercial building developers shall construct sidewalks along streets on which non-residential construction front and along streets on which non-residential construction side before certificates of occupancy will be issued.

15.) Wastewater utility service will be provided by City of Denton.

18.) Water utility service will be provided by the City of Denton.

19.) All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.

20.) Flood Statement: I have reviewed the FEMA Flood Insurance Rate map for the City of Denton, Community Number 48121 effective date 6-19-2020 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 0388 of said map.

21.) Vertical datum used for the minimum finished floor elevations is NAVD 1988 and is the same as the datum used to establish 100-year base flood elevations.

22.) The Minimum Finish Floor (Slab) Elevation shall be 595.00 feet, one foot above top of curb, 1.5 feet above natural ground, or, if applicable, as indicated on individual lot, whichever elevation is higher. Natural ground contours indicated are prior to development of the tract.

25.) This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The 24' Fire Lane, Public Access, Utility & Drainage; Water; Public Utility; Access and Maintenance; and Storm Drain Easements within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the 24' Fire Lane, Public Access, Utility & Drainage; Water; Public Utility; Access and Maintenance; and Storm Drain Easements. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the 24' Fire Lane, Public Access, Utility & Drainage; Water; Public Utility; Access and Maintenance; and Storm Drain Easements, unless approved by the City. The owners shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the 24' Fire Lane, Public Access, Utility & Drainage; Water; Public Utility; Access and Maintenance; and Storm Drain Easements is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.26.) This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.

27.) As required by Section 8.2.5B of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond, or letter of credit is provided to and accepted by the City.

28.) The owner of the lot shown on this plat shall be responsible for all maintenance of open spaces, common areas and facilities as outlined in the declaration of condominium regime recorded by separate instrument.

33.) Important Notice: The City of Denton has adopted the National Electrical Safety Code (The "Code"). The Code generally prohibits structures with 17.5 feet on either side of the center line of overhead distribution lines and within 37.5 feet on either side of the centerline of overhead transmission lines. In some instances, the code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the Building Official with specific questions.

41.) 24' fire lane, public access, utility & drainage easement (detail no. 1) shall provide access to police, fire, emergency vehicles, utility operations and maintenance, and other municipal personnel as needed.

44.) All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.

PLANNING AND ZONING COMMISSION APPROVAL – FINAL PLAT

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this Final Plat and subdivision of LUXURY STORAGE CONDOMINIUMS in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this ____ day of _____, 2025.

_____ _____
CHAIR, PLANNING & ZONING COMMISSION CITY SECRETARY

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NO. 48121C0388H, DATED JUNE 19, 2020 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP THIS PROPERTY IS WITHIN FLOOD ZONE "X", WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANI-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR

LEGAL DESCRIPTION

LOT 1, BLOCK A
LUXURY STORAGE CONDOMINIUMS
9.405 ACRES (409,682 SQ. FT.)

DESCRIPTION OF A CERTAIN 9.405 ACRES TRACT OF LAND SITUATED IN THE S.A. VENTERS SURVEY, ABSTRACT NO. 1315, BEING OUT OF A CALLED LOT CV4, BLOCK A OF THE HICKORY CREEK CENTER ADDITION, A SUBDIVISION PLAT AS RECORDED UNDER DOCUMENT NO. 2016-156 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS (P.R.D.C.TX), SAME BEING OUT OF AND PART OF A CALLED 10.435 ACRES TRACT, CONVEYED TO LUXURY STORAGE CONDOMINIUMS, LLC, AS RECORDED IN DOCUMENT NO. (DOC. NO.) 126319 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS (O.P.R.D.C.TX), SAID 9.405 ACRES PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER" SET ON THE SOUTHERLY LINE OF HICKORY CREEK ROAD (F.M. 2181, VARIABLE WIDTH R.O.W.), BEING THE NORTHWEST CORNER OF 0.0941 ACRE RIGHT-OF-WAY (R.O.W.) DEDICATION, AS RECORDED UNDER DOC. NO. 2025-173 OF THE O.P.R.D.C.T. ON THE EAST LINE OF LOT 1, BLOCK A OF MERDITH ADDITION, AS RECORDED UNDER CAB. T, PAGE 50 AND VOLUME 4647, PAGE 3452 OF THE O.P.R.D.C.T., HAVING A GRID COORDINATES OF NORTHING 7,103,014.88, EASTING 2,394,423.91;

THENCE: SOUTH 03°10'22" WEST, ALONG THE EASTERLY LINE OF LOT 1, BLOCK A MERDITH ADDITION WEST LINE OF R.O.W. DEDICATION, A DISTANCE OF **17.53 FEET** TO THE **POINT OF BEGINNING** OF HEREIN DESCRIBED TRACT, HAVING A GRID COORDINATES OF NORTHING 7,102,997.38, EASTING 2,394,422.94;

THENCE: NORTH 89°51'30" EAST, ALONG THE SOUTHERLY LINE OF R.O.W. DEDICATION, A DISTANCE OF **234.66 FEET** TO A 5/8 INCH IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER" SET MARKING THE NORTHWEST CORNER OF THE LOT 2, BLOCK B OF SAID HICKORY CREEK CENTER ADDITION;

THENCE: SOUTH 00°08'30" EAST, WITH THE COMMON LINE, A DISTANCE OF **221.32 FEET** TO A 5/8 INCH IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER" SET;

THENCE: NORTH 89°51'30" EAST, WITH THE COMMON LINE, A DISTANCE OF **167.44 FEET** TO A MAGNAIL WITH WASHER STAMPED "COLLIERS PROP CORNER" SET;

THENCE: NORTH 00°06'59" WEST, WITH THE COMMON LINE OF SAID LOT 2, BLOCK B, A DISTANCE OF **11.53 FEET** TO A MAGNAIL WITH WASHER STAMPED "COLLIERS PROP CORNER" SET ON THE NORTH CORNER OF A CALLED FIRE LANE, PUBLIC ACCESS, UTILITY & DRAINAGE EASEMENT AS RECORDED UNDER DOC. NO. 2016-91801;

THENCE: THROUGH AND ACROSS THE ABOVE REFERENCED SAID 9.405 ACRES TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89°52'51" EAST, A DISTANCE OF **150.00 FEET** TO AN "X" CUT IN CONCRETE FOUND;
NORTH 89°53'01" EAST, A DISTANCE OF **63.00 FEET** TO AN "X" CUT IN CONCRETE FOUND;
SOUTH 00°06'59" EAST, A DISTANCE OF **50.20 FEET** TO A 5/8 INCH IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER" SET;
NORTH 89°53'01" EAST, A DISTANCE OF **256.57 FEET** TO A 5/8 INCH IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER" SET;
SOUTH 01°25'05" EAST, A DISTANCE OF **72.17 FEET** TO A 5/8 INCH IRON ROD FOUND;
SOUTH 88°34'55" WEST, A DISTANCE OF **230.60 FEET** TO A MAGNAIL WITH SHINER FOUND;
SOUTH 01°25'05" EAST, A DISTANCE OF **219.98 FEET** TO A MAGNAIL WITH SHINER FOUND;
SOUTH 88°34'55" WEST, A DISTANCE OF **36.77 FEET** TO A 5/8 INCH IRON ROD FOUND;

THENCE: SOUTH 01°12'25" EAST, A DISTANCE OF **245.17 FEET** TO A 5/8 INCH IRON ROD FOUND ON THE NORTH LINE OF A CALLED BLOCK A OF WINDHAVEN SUBDIVISION, AS RECORDED UNDER DOC. NO. 2014-155 OF THE P.R.D.C.TX. AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 89°55'15" WEST, WITH THE NORTH LINE OF SAID BLOCK A OF WINDHAVEN SUBDIVISION, A DISTANCE OF **359.46 FEET** TO A POINT FOR THE EAST CORNER OF A CALLED LOT 1, BLOCK A OF MEREDITH ADDITION, AS RECORDED UNDER CAB. T, PAGE 50 OF THE P.R.D.C.TX. AND THE SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER" SET FOR A REFERENCE, BEARS: S 89°55'15" W, A DISTANCE OF **5.22 FEET**;

THENCE: NORTH 00°04'23" WEST, WITH THE EAST LINE OF LOT 1, BLOCK A OF MEREDITH ADDITION, A DISTANCE OF **20.00 FEET** TO A 5/8 INCH IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: NORTH 46°48'04" WEST, WITH THE EASTERLY LINE OF LOT 1, BLOCK A OF MEREDITH ADDITION, A DISTANCE OF **392.83 FEET** TO A IRON ROD IN CONCRETE FOUND ON THE EASTERLY LINE OF SAID LOT 1, BLOCK A OF MEREDITH ADDITION AND THE NORTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: NORTH 03°10'22" EAST, WITH THE EASTERLY LINE OF LOT 1, BLOCK A OF MEREDITH ADDITION, A DISTANCE OF **514.21 FEET** TO THE **POINT OF BEGINNING**, CONTAINING 9.405 ACRES (409,682 SQ. FT.) OF LAND.

ADDITIONAL NOTES

A. THE COORDINATES LISTED HEREIN ARE EXPRESSED AS GRID COORDINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83), AND CAN BE CONVERTED TO SURFACE COORDINATES BY APPLYING A COMBINED SCALE FACTOR (CSF) OF 0.9998540964765.

B. ALL DISTANCES SHOWN ARE GROUND SURFACE DISTANCES.

C. THE SQUARE FOOTAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

DEVELOPER:
LUXURY STORAGE CONDOMINIUMS, LLC
1400 DALLAS DRIVE
DENTON, TX 76205

ENGINEER:
MICHAEL DOGGET, P. E.
ANIMAS ENGINEERING
TEL: 214.803.1099
FIRM: TX F-26500

SURVEYOR:
COLLIERS ENGINEERING AND DESIGN
2011 E KIRKWOOD BLVD
SOUTHLAKE, TEXAS
TEL: 214.613.1204
FIRM REGISTRATION No. 10194550

Colliers Engineering & Design
www.colliersengineering.com

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Doing Business as MASER CONSULTING

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALLB11.COM

REV	DATE	DRAWN BY	DESCRIPTION

FINAL PLAT
OF
LOT 1 ,BLOCK A
LUXURY STORAGE CONDOMINIUMS

BEING 9.405 ACRE TRACT SITUATED IN THE S.A. VENTERS SURVEY, ABSTRACT NO. 1315

CITY OF DENTON, DENTON COUNTY, TEXAS

PROJECT NO. FP25-0020

Colliers Engineering & Design
FORT WORTH
2011 KIRKWOOD BLVD
Suite 120
SOUTHLAKE, TX 76092
Phone: 214.613.1204
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1" = 40'	06/24/2025	EJ	AH, MD

PROJECT NUMBER:	DRAWING NAME:
24013043A	FINAL PLAT- 24013043A

SHEET TITLE: NOTES

SHEET NUMBER: 3 of 3

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

Outlook

From Michael Doggett
Date Mon 7/14/2025 9:53 AM

Matt,

Please accept this email as our written request for a 30-day extension for the Final Plat FP25-0020 Hickory Creek Center Addition. Let us know what else you need from us.

Thanks,

Michael Doggett, P.E. (TX, MO, OK, AZ, TN)

Animas Civil Engineering

www.animascivil.com

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	805766464	**Entity Type:**	Domestic Limited Liability Company (LLC)
Original Date of Filing:	October 30, 2024	**Entity Status:**	In existence
Formation Date:	N/A		
Tax ID:	32097408820	**FEIN:**	
Duration:	Perpetual		

Name: Luxury Storage Condominium LLC
Address: 1400 DALLAS DRIVE
DENTON, TX 76205 USA

REGISTERED AGENT | FILING HISTORY | NAMES | MANAGEMENT | ASSUMED NAMES | ASSOCIATED ENTITIES | INITIAL ADDRESS

Name	Address	Inactive Date
Debra Manookian	1400 Dallas Drive Denton, TX 76205 USA	

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	805547117	**Entity Type:**	Domestic Limited Liability Company (LLC)
Original Date of Filing:	May 13, 2024	**Entity Status:**	In existence
Formation Date:	N/A		
Tax ID:	32095074848	**FEIN:**	
Duration:	Perpetual		

Name: Animas Civil Engineering LLC
Address: 1610 MAPLELEAF DR
WYLIE, TX 75098-8164 USA

REGISTERED AGENT | FILING HISTORY | NAMES | MANAGEMENT | ASSUMED NAMES | ASSOCIATED ENTITIES | INITIAL ADDRESS

Name	Address	Inactive Date
Michael Doggett	1610 Mapleleaf Drive Wylie, TX 75098 USA	

File #: ZCP25-0013, **Version:** 1

AGENDA CAPTION

Consider a request by Lifepoint Health for approval of a Site Plan for hospital services within the Rayzor Ranch Overlay District, South Campus - South Mixed-Use District - 1 (SMUUD-1) subarea, located on Lot 21, Block A of Rayzor Ranch Town Center. The approximately 3.099-acre subject property is generally located west of Heritage Trail, approximately 265 feet north of Panhandle Street in the City of Denton, Denton County, Texas. (ZCP25-0013, Life Point Rehabilitation, Mia Hines).

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: July 23, 2025

SUBJECT

Consider a request by Lifepoint Health for approval of a Site Plan for hospital services within the Rayzor Ranch Overlay District, South Campus – South Mixed-Use District – 1 (SMUD-1) subarea, located on Lot 21, Block A of Rayzor Ranch Town Center. The approximately 3.099-acre subject property is generally located west of Heritage Trail, approximately 265 feet north of Panhandle Street in the City of Denton, Denton County, Texas. (ZCP25-0013, Life Point Rehabilitation, Mia Hines).

BACKGROUND

The request is for approval of a Site Plan (also known as a Zoning Compliance Plan) for hospital services located on Lot 21, Block A of Rayzor Ranch Town Center. The applicant proposes a 2-story, 63,000 square foot building with approximately 40 patient beds, associated parking, and landscaping. The property is located within the Rayzor Ranch Overlay District (RROD), more specifically in the South Mixed-Use District – 1 (SMUD-1) subarea of the overlay zoning district. Per the DDC, "hospital services" includes birthing center, general hospital, private psychiatric hospital, niche hospital, special hospital, and trauma facilities. These activities are permitted within this subarea, and the site is subject to the development standards of Section 4.8 of the Denton Development Code (DDC), recently adopted as Appendix A to the DDC.

Although site plans are typically reviewed and approved administratively in the City of Denton, the RROD requires site plan approval by the Planning and Zoning Commission pursuant to Subsection 4.8.2 of the DDC. The applicant has provided a site plan, landscape plan, and building elevations in compliance with the applicable architectural and landscape standards of Exhibits C-2 and D-2 of the RROD (provided as Exhibit 7 and 8, respectively). A full staff analysis of the submittal is provided in Exhibit 2.

OPTIONS

1. Approve
2. Approve With Conditions
3. Deny
4. Postpone Item

RECOMMENDATION

Staff recommends approval of this request as it meets the established requirements of the RROD outlined in DDC Subsection 4.8.2.F:

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
June 9, 2010	Planning and Zoning Commission	Amend Development Standards for RROD	Recommended Approval
June 15, 2010	City Council	Amend Development Standards for RROD	Approved (Ordinance 2010-158)
January 13, 2016	Planning and Zoning Commission	Amend Procedural and Development Standards for RROD	Recommended Approval
January 26, 2016	City Council	Amend Procedural and Development Standards for RROD	Approved (Ordinance 2016-017)
November 27, 2018	Planning and Zoning Commission	Final Plat (FP18-0019)	Approved
June 26, 2024	Planning and Zoning Commission	Consolidate RROD Standards and add to DDC Subsection 4.8	Recommended Approval
July 16, 2024	City Council	Consolidate RROD Standards and add to DDC Subsection 4.8	Approved (Ordinance DCA24-0004)

PUBLIC OUTREACH

No public outreach is required for a Site Plan.

DEVELOPER ENGAGEMENT

No developer contact and/or meeting disclosures have been provided to staff as of issuance of this report.

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Proposed Site Plan
5. Proposed Landscape & Open Space Plan
6. Proposed Conceptual Building Elevations
7. RROD Exhibit C-2
8. RROD Exhibit D-2

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/Planning Director

Prepared by:
Mia Hines, AICP
Senior Planner

Planning Staff Analysis
ZCP25-0013 / Life Point Rehabilitation
City Council District #3

REQUEST:
Approval of a Site Plan for hospital services within the Rayzor Ranch Overlay District, South Mixed -Use District – 1 (SMUD-1), located on Lot 21, Block A of Rayzor Ranch Town Center.

APPLICANT:
Crunk Engineering LLC on behalf of Lifepoint Health.

BACKGROUND:
The request is for approval of a Site Plan (also known as a Zoning Compliance Plan) for hospital services on an approximately 3.099-acre property platted as Lot 21, Block A of Rayzor Ranch Town Center. The applicant proposes one 2-story, 63,000 square foot building with approximately 40 patient beds, associated parking, and landscaping. Per the DDC, "hospital services" includes birthing center, general hospital, private psychiatric hospital, niche hospital, special hospital, and trauma facilities. These activities are permitted within this subarea, and the site is subject to the development standards of Section 4.8 of the Denton Development Code (DDC), recently adopted as Appendix A to the DDC.

Since the initial version of the RROD was first adopted in 2007, all parts of the overlay were based upon zoning districts and standards from the 2002 DDC. On July 16, 2024, the City Council voted to consolidate the Ordinances and codify the applicable development regulations of the RROD as DDC Section 4.8, which is what has been applied to the review of this development.

STAFF RECOMMENDATION:
Staff recommends approval of this request as it meets the established requirements of the RROD outlined in DDC Subsection 4.8.2.F.

SITE DATA:
The subject site is an undeveloped property, consisting of approximately 3.099 acres platted as Lot 21, Block A of Rayzor Ranch Town Center and located west of Heritage Trail, approximately 265 feet north of Panhandle Street. For accessing the proposed development, the applicant proposes a connection to the existing public access system connecting multiple Rayzor Ranch pad sites to the north bound I-35 frontage road, West University Drive (US 380), and Panhandle Street, an approximately 65-foot-wide east-west Collector roadway.

The Site Plan, Landscape Plan, and Conceptual Building Elevations (Exhibits 4-6, respectively) reflect the following site details:

1. The proposed hospital development and associated parking are consistent with Rayzor Ranch Overlay District Development Standards as outlined in Section 4.8 of the DDC.

2. The Development Impact Area for the development encompasses approximately 134,984 square feet of land and proposes one 63,000 square foot building with 40 patient beds, associated parking, open spaces, and landscaping.

3. The proposed development requires 80 vehicular parking spaces consistent with the minimum parking ratio of 2 spaces per patient bed; however, 82 spaces are proposed to be provided on site. While not required, the proposed development includes 6 bicycle parking spaces on the site.

4. The landscaping standards require a minimum of 20% tree canopy coverage and 10% landscape coverage. This development proposes 53% tree canopy coverage and 27% landscape coverage on the subject property.

5. The building proposes to have a similar level of architectural detailing on all sides of the buildings and is consistent with the development standards of the RROD.

SURROUNDING ZONING AND LAND USES:

Northwest: IH-35 Zoning: RROD – Town Center (TC) Use: hotel, convention center	**North:** Zoning: South Mixed-Use District – 1 (SMUD-1) Use: multifamily	**Northeast:** Heritage Trail Zoning: RROD – South Mixed-Use District – 1 (SMUD-1) – Park Use: park, open space
West: IH-35 Zoning: RROD – Town Center (TC) Use: hotel, convention center	**SUBJECT AREA**	**East:** Heritage Trail Zoning: RROD – South Mixed-Use District – 1 (SMUD-1) Use: multifamily
Southwest: IH-35 Zoning: RROD – South Commercial District (SCD) Use: indoor recreation	**South:** Zoning: RROD – South Mixed-Use District – 1 (SMUD-1) Use: hotel	**Southeast:** Heritage Trail Zoning: RROD – South Mixed-Use District – 1 (SMUD-1) Use: multifamily

CONSIDERATIONS:

Pursuant to DDC Section 4.8.2.F Approval Criteria, the Planning and Zoning Commission shall approve the site plan if it finds that:

i. **The site plan substantially complies with the Concept Plan previously approved by City Council;**

The Rayzor Ranch Concept Plan designates the subject property as being a part of the South Campus – South Mixed-Use District – 1 subarea, so these standards were applied during plan review. Staff finds that the site plan complies with the established South Campus Development Standards (DDC Section 4.8.5.D) regarding the maximum building height of 100 feet, maximum lot coverage of 90%, maximum floor-to-area (F.A.R.) ratio of 4.0, and land use. As shown on the site plan, the proposed building height for the 2-story building is 34 feet. For this site, the proposed 97,280 square feet of impervious coverage equates to a total lot coverage of approximately 73%, and the proposed total building area of 63,000 square feet equates to a floor-to-area ratio of approximately 0.47.

ii. **The site plan provides for the design and arrangement of driveways and parking spaces in accordance with the applicable requirements of the Denton Development Code, as modified by the Rayzor Ranch Overlay District;**

The parking lot and driveways are designed and placed in accordance with the standards of DDC Section 7.9.4, which requires minimum parking at a ratio of 2 vehicular spaces per patient bed. Given the proposed 40 patient beds, 80 parking spaces are required for the development. The applicant's plans indicate the provision of the 82 spaces for this development. The proposed driveway locations have been reviewed and approved by the City's Transportation Services Division.

iii. **There are adequate utilities, drainage, and supporting infrastructure or it shall be provided in accordance with the applicable requirements of the Denton Development Code, as modified by the Rayzor Ranch Overlay District; and**

The proposed site plan indicates an intent to tap into existing water, sanitary sewer, and storm water lines within the public access easement adjacent to the subject property. Civil Engineering Plans will follow the approval of this Zoning Compliance Plan to accommodate for any changes and ensure no conflicts between the proposed infrastructure and buildings within this development.

iv. **The site plan fully complies with all other sections of the Rayzor Ranch Overlay District.**

The proposed development, being within the SMUD-1 subarea, is required to demonstrate compliance with the South Mixed-Use – 1 District Standards Exhibit C-2 for site design/architecture and Exhibit D-2 for landscaping. These standards are provided as Exhibits 7 and 8, respectively. The proposed site plan, landscape plan, and elevations comply with these requirements as detailed below:

- The building meets the applicable requirements for building design in Exhibit C-2, Architectural Standards. The proposed conceptual elevations indicate a variety of masonry materials with metal accents for all four facades and reflects colors consistent with the approved color palette for the RROD
- Per the landscaping standard requirements, the landscape plans indicate the provision of at least 8% parking area landscape coverage and 58% parking area tree canopy coverage, exceeding the required minimum 7% and 15% respectively.
- The site meets the required minimum 10-foot-wide landscape screening buffer area between the right-of-way and the parking lot. Within these buffers, the applicant proposes thirty-six large trees around the site, between the parking areas and the public ways.
- The site is required to have one planted island containing two shade trees for every 15 linear parking spaces and an end island containing one shade tree for every parking row. The site contains the required islands but proposes alternative compliance of tree plantings for an internal island and end cap located within the

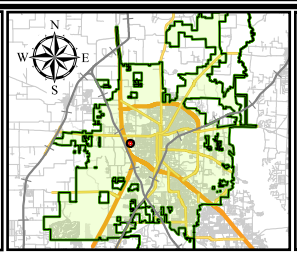
easternmost row of parking due to utility conflicts. Staff recommends approval of these alternative planting locations.

- The required street trees and parking lot trees are being provided with regard to appropriate spacing requirements from the existing utility and drainage easements along Heritage Trail. The RROD authorizes Staff to approve alternative planting locations on this site should there be any planting challenges due to the number and location of easements encumbering the property.

ZCP25-0013
Aerial Site Location



COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40



0 30 60 120 Feet

CITY OF DENTON
Development Services · GIS
Date: 4/10/2025

"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 relati 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."

NEW R.O.W. LINE & CURVE TABLE			
Line #/Curve #	Length	Direction/Delta	Radius
L1	57.912	N59° 24' 08.37"E	
L2	353.073	N87° 02' 32.89"E	
L3	7.194	S59° 44' 28.90"E	
L4	14.100	S25° 20' 50.57"E	
L5	49.110	S01° 00' 00.00"W	
C4	69.263	006.9318	572.500
L6	9.212	S04° 53' 24.26"E	
L7	5.241	S06° 27' 38.31"E	
L8	26.292	S07° 12' 53.73"E	
C3	8.277	002.8901	164.082
C5	16.473	001.3503	698.958
L9	46.363	S11° 30' 51.01"E	

DEVELOPMENT IMPACT AREA (DIA):
SEE PLAN VIEW FOR DIA BOUNDARY
DIA TOTAL AREA = 134,984 SF
DIA ONSITE = 134,984 SF
DIA OFF SITE = 0 SF
SEE "GENERAL SITE DATA TABLE" THIS SHEET FOR RELATED CALCULATIONS.

SOLID WASTE NOTES:
1. THE CITY OF DENTON IS THE SOLE PROVIDER AND HAULER FOR SOLID WASTE COLLECTION AND DISPOSAL SERVICES WITHIN THE CITY LIMITS, INCLUDING, BUT NOT LIMITED TO, PRECONSTUCTION ACTIVITIES, CONSTRUCTION ACTIVITIES, AND FOR RECYCLING PROGAMMATICMATERIAL.
2. CITY OF DENTON STANDARD DETAILS SHALL BE FOLLOWED TO ENSURE CONSISTENCY AND COMPLIANCE DURING CONSTRUCTION AND INSPECTION OF THE ENCLOSURE.

TREE PROTECTION NOTE:
NO UNAUTHORIZED LAND DISTURBING ACTIVITY OR CONSTRUCTION IS ALLOWED THAT WOULD IMPACT OR DAMAGE THE TREES TO BE PRESERVED AS IDENTIFIED WITHIN THESE PLANS.

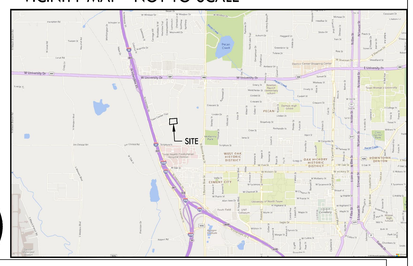
ZONING INFORMATION:
EXISTING ZONING: SMUD-1SUBDISTRICT OF THE RAYZOR RANCH OVERLAY DISTRICT
NO REQUIRED SETBACKS.

OPEN STORAGE NOTE:
NO OPEN STORAGE IS PROPOSED FOR THIS PROJECT.

FLOODPLAIN NOTE:
NO 100-YEAR FLOODPLAIN EXISTS ON THIS PROPERTY. THIS ENTIRE PROPERTY LIES IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO THE MOST RECENT OFFICIAL FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48121C0360G EFF. 4/18/2011

Average Rate Rounded Up										
ITE LUC	ITE Land Use	Quantity	Variable	Weekday Trips	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
620	Nursing Home	63	1000 Sq. Ft. GFA	425	27	8	35	15	22	37

VICINITY MAP - NOT TO SCALE



LAYOUT PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
S1	ASPHALT PAVEMENT LIGHT DUTY	-
S2	ASPHALT PAVEMENT HEAVY DUTY	-
S3	CONCRETE PAVEMENT	-
S4	POST CURB	-
S5	CONCRETE SIDEWALK	-
S6	CONCRETE WHEEL STOP	-
S7	ACCESSIBLE PARKING SIGN	-
S9	ACCESSIBLE ROUTE	-
S10	CONCRETE BOLLARD	-
S11	CONTAINER ENCLOSURE WITH GATES 26' X 11.5' FRONT LOAD W/ 6' TALL WALLS, MATERIALS AND COLORS TO MATCH PROPOSED BUILDING	COD STANDARD DETAILS DP201
S12	MECHANICAL YARD W/ 6' TALL WALLS, MATERIALS AND COLORS TO MATCH PROPOSED BUILDING	-
S13	TRANSFORMER PAD	-
S14	THREE (3) U-SHAPED BIKE PARKING RACK (6 PARKING SPACES PROVIDED)	-
S15	FIRE LANE PAVEMENT SECTION	COD STANDARD DETAILS TD105C - TABLE 1
S16	ADA RAMPS TYPE 1A	COD STANDARD DETAILS P101A
S17	ADA RAMPS TYPE 1B	COD STANDARD DETAILS P101B

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT
- F — FIRE LANE
- FIRE LANE
- LANDSCAPE SCREENING BUFFER
- VISIBILITY CLEARANCE

GENERAL SITE DATA	REQUIRED	PROVIDED
LOT AREA (SQ. FT. & ACRES)	N/A	134,984 SQ. FT. / 3.099 AC.
BUILDING FOOTPRINT AREA (ACRES)	N/A	35,894 SQ. FT.
TOTAL BUILDING AREA (SQ. FT.)	N/A	63,000 SQ. FT.
BUILDING HEIGHT (FT - DISTANCE TO TALLEST BUILDING ELEMENT)	MAXIMUM: 100 FT	34 FT
BUILDING COVERAGE (%)	MAXIMUM: 90%	26.6%
DEVELOPMENT IMPACT AREA (SQ. FT)	N/A	134,984 SQ. FT.
PARKING		
PARKING RATIO	2 SPACES/PATIENT BED	2.2 SPACES/PATIENT BED
PROVIDED PARKING (# OF SPACES)	80 TOTAL SPACES	82 TOTAL SPACES
ACCESSIBLE PARKING PROVIDED (# OF SPACES)	10 SPACES	14 SPACES
BICYCLE SPACES PROVIDED (# OF SPACES)	4 SPACES	6 SPACES
PARKING IN EXCESS OF 125% OF REQUIRED (# OF SPACES)	0 SPACES	0 SPACES
LANDSCAPE AREA	**REQUIRED**	**PROVIDED**
LOT / PROJECT SITE AREA	N/A	134,984 S.F. OR 3.099 AC.
LANDSCAPED AREA (SQ. FT. & 7 % PER EXHIBIT DENTON DEV. CODE)	ENTIRE SITE: 7% = 9,449 S.F.	36,037 S.F.
OPEN SPACE (SQ. FT. & 20% PER EXHIBIT DENTON DEV. CODE)	ENTIRE SITE: 20 % = 26,997 S.F.	52,000 S.F.
TOTAL PARKING AREA (SQ. FT. & 7% PER EXHIBIT D-2 RAYZOR RANCH SOUTH MIXED-USE DISTRICT - 1)	MIN. LANDSCAPE WITHIN PARKING AREA: 7% (x 41,238 S.F.) = 2,887 S.F.	3,501 S.F.
TREE CANOPY COVERAGE (SQ. FT. & 15% PER EXHIBIT D-2 RAYZOR RANCH SOUTH MIXED-USE DISTRICT - 1)	MIN. TREE CANOPY IN PARKING AREA: 15% (x 41,238 S.F.) = 6,186 S.F.	25,520 S.F.
TREE CANOPY COVERAGE (SQ. FT. & 20% PER EXHIBIT D-2 RAYZOR RANCH SOUTH MIXED-USE DISTRICT - 1)	MIN. TREE CANOPY WITHIN TOTAL SITE: 20% = 26,997 S.F.	72,250 S.F.
PERMEABLE AREA	N/A	37,704 SQ. FT. / 27%
PERMEABLE PAVEMENT (SQ. FT.)	N/A	1,188 SQ. FT.
OTHER PERMEABLE AREA (NOT INCLUDING LANDSCAPING)	N/A	N/A

IMPERVIOUS AREA	REQUIRED	PROVIDED
BUILDING FOOTPRINT AREA (SQ. FT.)	N/A	35,894 SQ. FT.
AREA OF SIDEWALKS, PAVEMENT, & OTHER IMPERVIOUS FLATWORK (SQ. FT.)	N/A	62,268 SQ. FT
TOTAL IMPERVIOUS AREA	N/A	98,162 SQ. FT.
WATER UTILITIES		
WATER DEMAND (GPD)	100 GPD/PATIENT BED	4,000 GPD
WATER DEMAND - PEAK HOUR (GPH)	ADF * 4	667 GPH
WASTEWATER LOADING (GPD)	100 GPD/PATIENT BED	4000 GPD
WASTEWATER LOADING - PEAK FLOW (GPD)	ADF * 4	667 GPH

CITY PROJECT #: ZCP25-0013

DATE OF PREPARATION: 03-25-2025

SITE DETAILS
LOT 21, BLOCK A, RAYZOR RANCH TOWN CENTER, LOTS 20R & 21, BLOCK A
3.099 ACRE LOT (134,984 SQ. FT)
EXISTING ZONING- RAYZOR RANCH OVERLAY
PROPOSED LAND USE:
INPATIENT REHABILITATION FACILITY

DEED RECORD
PARCEL #: 749514
NO. 2019-28019
O.R.D.C.T.

REVISED:

PROJECT NAME:
LIFEPOINT IRF DENTON TEXAS

PLAN TYPE:
ZONING COMPLIANCE PLAN

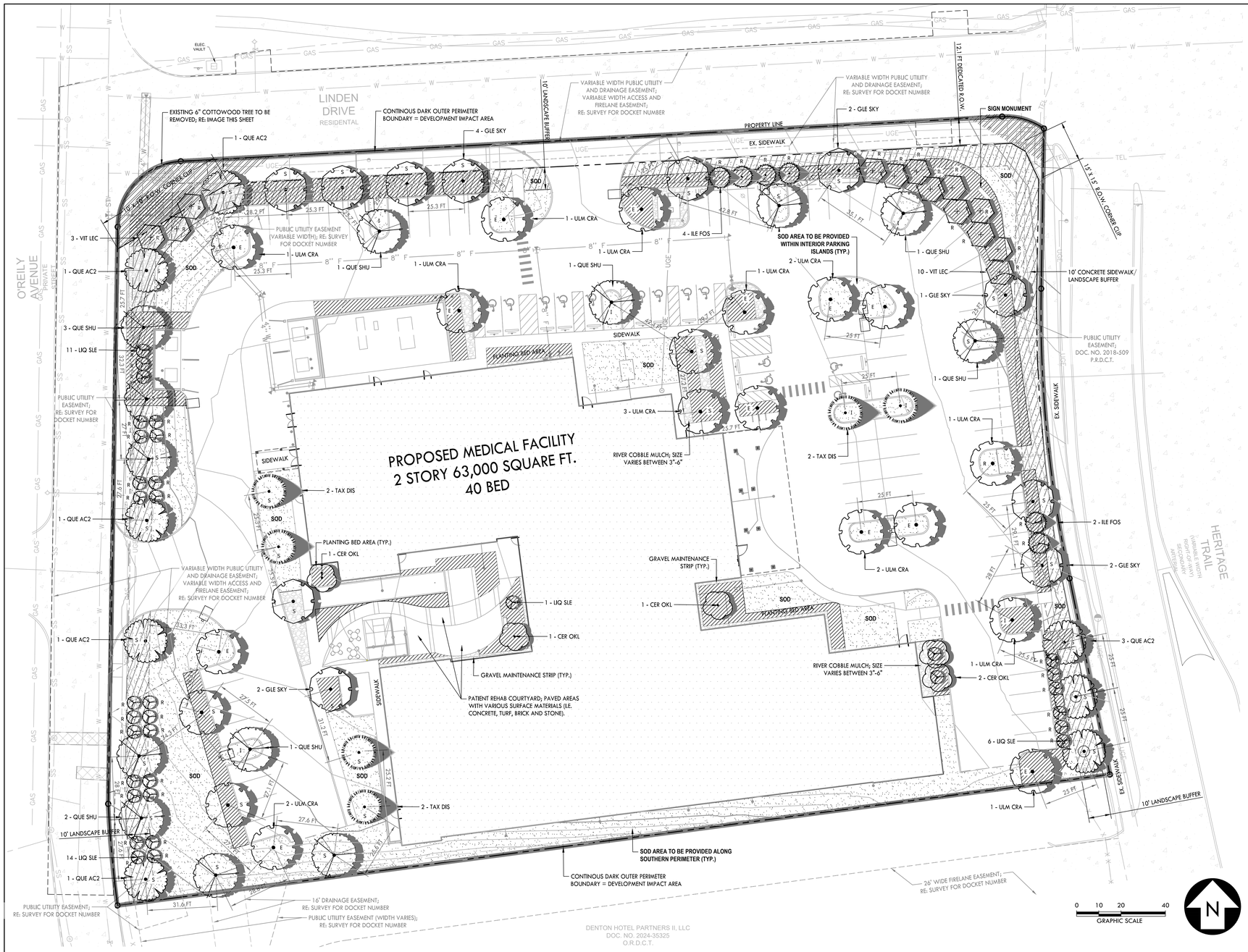
SHEET TITLE:
SITE LAYOUT

SCALE: 1" = 20'
JOB NO. 25002
ORIGINAL ISSUE DATE: 04-01-2025
SHEET NO. ZCP1.0

DEVELOPER:
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PLAN PREPARED BY:
CRUNK ENGINEERING LLC.
7112 CROSSROADS BLVD. SUITE 201,
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LANDSCAPE LEGEND

- PROPERTY LINE
- PLANTING BED AREA
- SOD
- CONCRETE PAVEMENT
- GRAVEL MAINTENANCE STRIP

'X' = TREES WITHIN ROW
'S' = STREET TREES
'E' = TREES IN END CAP LANDSCAPE ISLANDS
'I' = TREES IN INTERNAL LANDSCAPE ISLANDS

PLAN LEGEND

- 55 — PROPOSED CONTOUR
- SS — SANITARY SEWER LINE
- W — WATER LINE
- FIRE HYDRANT
- GAS — GAS LINE
- ELEC — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- ST — STORM PIPE
- EXISTING STREET LIGHT POLE
- PROPOSED LIGHT POLE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX
- ID/NAME — TREE TO BE REMOVED



PICTURE / IMAGE OF EXISTING 6" COTTONWOOD TREE TO BE REMOVED

LANDSCAPE SITE DEVELOPMENT CALCULATIONS

DENTON, TX
ZONING: COMMERCIAL WITH RAYZOR RANCH SOUTH MIXED USED DISTRICT (SMUD) - 1 OVERLAY

- NO TREES SAHLL BE CLOSER THAN 9' FROM PUBLIC UNDERGROUND WATER OR SEWER (WASTEWATER) UTILITY MAIN UNLESS STAFF APPROVES.
- NO TREES SHALL BE PLANTED CLOSER THAN 10' FROM ANY FIRE HYDRANT.
- THE SITE MAINTAIN A MINIMUM AVERAGE LANDSCAPE AREA OF 20%.
- THE SITE MAINTAIN A MINIMUM AVERAGE OF OPEN SPACE OF 28%. PLAZAS AND SIDEWALKS CAN BE CALCULATED TOWARD OPEN SPACE.

BIODIVERSITY

- NO MORE THAN 30% OF ONE SPECIES OF TREES ON SITE

115 TOTAL TREES PROPOSED:
REDBUD: 4%
HONEYLOCUST: 10%
SWEETGUM: 30%
CHINQUAPIN OAK: 7%
SHUMARD OAK: 11%
CEDAR ELM: 17%
FOSTER HOLLY: 5%
BALD CYPRESS: 5%
VITEX: 11%

STREET TREE PLANTING (TOTAL REQUIRED = 36)
HERITAGE TRAIL - 294 L.F. (1 CANOPY TREE PER 30') = 10 REQUIRED CANOPY TREES

- PROVIDED: 10

LINDEN DRIVE - 412 L.F. (1 CANOPY TREE PER 30') = 14 REQUIRED CANOPY TREES

- PROVIDED: 14

O'REILY AVENUE - 335 L.F. (1 CANOPY TREE PER 30') = 12 REQUIRED CANOPY TREES

- PROVIDED: 12

INTERNAL PARKING TREE PLANTING

- 1 CANOPY TREE PER EVERY 12 SPACES (83 SPACES / 12 = 7 REQUIRED CANOPY TREES)
- PROVIDED: 7 TREES
- 1 CANOPY TREE AT END CAPS (11 END CAPS)
- PROVIDED: 13 TREES

BUFFER PLANTING
N/A DUE TO SIMILAR USES WITHIN SMUD - 1 DISTRICT

LANDSCAPE POINTS TALLY - MIN. 30 POINTS REQUIRED
SECTION A: RIGHT OF WAY TOTAL (MIN. 2 ELEMENTS MUST BE SELECTED FROM SECTION A)

- THREE SMALL TREES CLUSTERED EVERY 30 L.F. (492 / 30 = 17 (x 3) = 51 TREES) = **5 PTS.**
- 3' HIGH HEDGE OF CONTINUOUS EVERGREEN SHRUBS; THESE HAVE BEEN PROVIDED = **5 PTS.**

SECTION B: PARKING LOT LANDSCAPING (MIN. 2 ELEMENTS MUST BE SELECTED FROM SECTION B)

- END CAPS CONTAIN ONE LARGE CANOPY TREE; THESE HAVE BEEN PROVIDED = **5 PTS.**
- INTERNAL LANDSCAPE ISLANDS CONTAINING ONE LARGE CANOPY TREE; THESE HAVE BEEN PROVIDED = **5 PTS.**
- LANDSCAPE ISLANDS SHALL BE VENLY DISTRIBUTED THROUGHOUT THE PARKING AREAS AT A MXIMUM AVERAGE SPACNG OF 12 SPACES PER RAYZOR RANCH LANDSCAPE STANDARDS FOR SOUTH MIXED-USE DISTRICT - 1.

SECTION C: OTHER SITE LANDSCAPE

- 75% OF PLANTS PROPOSED ARE DROUGHT TOLERANT PER APPROVED LANDSCAPE PLANT LIST OR ADAPTIVE TO DENTON'S PLAN HARDINESS ZONE = **5 PTS. (REFER TO PLANT LIST FOR NOTED SPECIES BASED ON DENTON PLANT LIST)**
- TREE CANOPY EXCEEDS MINIMUM REQUIREMENT BY 25% OR MORE (MIN. 60,743 S.F.; PROVIDED: 71,310 S.F.) = **3 PTS.**
- LANDSCAPE EXCEEDS AREA BY 10% OR MORE (MIN. 26,997 S.F.; PROVIDED: 36,037 S.F.) S.F. = **3 PTS.**

TOTAL POINTS PROVIDED: 31 PTS.

LANDSCAPE AREA	REQUIRED	PROVIDED
LOT / PROJECT SITE AREA	N/A	134,984 S.F. OR 3.099 AC.
LANDSCAPED AREA (SQ. FT. & 7 % PER EXHIBIT DENTON DEV. CODE)	ENTIRE SITE: 10% = 13,449 S.F.	36,037 S.F.
OPEN SPACE (SQ. FT. & 20% PER EXHIBIT DENTON DEV. CODE)	ENTIRE SITE: 20 % = 26,997 S.F.	52,000 S.F.
TOTAL PARKING AREA (SQ. FT. & 7% PER EXHIBIT D-2 RAYZOR RANCH SOUTH MIXED-USE DISTRICT - 1)	MIN. LANDSCAPE WITHIN PARKING AREA: 7% (x 41,238 S.F.) = 2,887 S.F.	3,501 S.F.
TREE CANOPY COVERAGE (SQ. FT. & 15% PER EXHIBIT D-2 RAYZOR RANCH SOUTH MIXED-USE DISTRICT - 1)	MIN. TREE CANOPY IN PARKING AREA: 15% (x 41,238 S.F.) = 6,186 S.F.	23,864 S.F.
TREE CANOPY COVERAGE (SQ. FT. & 20% PER EXHIBIT D-2 RAYZOR RANCH SOUTH MIXED-USE DISTRICT - 1)	MIN. TREE CANOPY WITHIN TOTAL SITE: 20% = 26,997 S.F.	71,310 S.F.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
TREES						
	CER OKL	Cercis canadensis texensis 'Oklahoma' / Oklahoma Texas Redbud	2.5" Cal.	B&B	5	314 S.F. of Canopy Coverage, Drought Tolerant
	GLE SKY	Gleditsia triacanthos inermis `Skyline` / Skyline Honey Locust	3" Cal.	B&B	11	707 S.F. of Canopy Coverage, Drought Tolerant
	E FOS	Ilex x attenuata 'Fosteri' / Foster's Holly	12` Ht.	65 Gal.	6	79 S.F. of Canopy Coverage, Drought Tolerant
	LIQ SLE	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	3" Cal.	B&B	34	79 S.F.. of Canopy Coverage
	QUE AC2	Quercus acuminata / Chinkapin Oak	3" Cal.	B&B	8	1,256 S.F. of Canopy Coverage , Drought Tolerant
	QUE SHU	Quercus shumardii / Shumard Oak	3" Cal.	B&B	13	1,256 S.F. of Canopy Coverage, Drought Tolerant
	X DIS	Taxodium distichum / Bald Cypress	3" Cal.	65 Gal.	6	1,256 S.F. of Canopy Coverage, Drought Tolerant
	ULM CRA	Ulmus crassifolia / Cedar Elm	3" Cal.	B&B	19	1,256 S.F. of Canopy Coverage, Drought Tolerant
+	VIT LEC	Vitex agnus-castus 'Lecompte' / Lecompte Chaste Tree	10`-12` Ht.	B&B	13	79 S.F. of Canopy Coverage, Drought Tolerant

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
SHRUBS						
+	ABE KAL	Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Glossy Abelia	3 gal.	Pot	69	Drought Tolerant
	CEN EAE	Cenchrus alopecuroides `Hameln` / Hameln Fountain Grass	3 gal.	Pot	280	Drought Tolerant
	CLE HUM	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet	3 gal.	Pot	62	
+	HES PAR	Hesperaloe parviflora / Red Yucca	5 gal.	Pot	1	Drought Tolerant
	ILE NAN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	5 gal.	Pot	216	Drought Tolerant
	LIG SU5	Ligustrum sinense 'Sunshine' / Sunshine Chinese Privet	10 gal.	Pot	98	Minimum 3' Ht. at time of planting; shrubs are intended to be maintained as a hedge, Drought Tolerant
	NAS TEN	Nassella tenuissima / Mexican Feather Grass	5 gal.	Pot	22	Drought Tolerant
	POD MAK	Podocarpus macrophyllus 'Maki' / Maki Yew Podocarpus	10 gal.	Pot	924	Minimum 3' Ht. at time of planting; shrubs are intended to be maintained as a hedge.
	ROS ADR	Rosa x 'Meimirrote' / Apricot Drift® Rose	3 gal.	Pot	182	Drought Tolerant
	SCH LIT	Schizachyrium scoparium / Little Bluestem	1 gal.	Pot	148	Drought Tolerant
+	THU SMA	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	6' Ht.	B&B	3	

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
GROUND COVERS							
	HEM ORO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal.	Pot	21" o.c.	93	Drought Tolerant
	ZOY PAL	Zoysia x `Palisades` / Palisades Zoysia	Sodded Lawn	Transplant		22,199 sf	

CITY PROJECT #: ZCP25-0013

DATE OF PREPARATION: 03-25-2025

SITE DETAILS
LOT 21, BLOCK A, RAYZOR RANCH TOWN CENTER, LOTS 20R & 21, BLOCK A
3.099 ACRE LOT (134,984 SQ. FT)
EXISTING ZONING: RAYZOR RANCH OVERLAY
PROPOSED LAND USE:
INPATIENT REHABILITATION FACILITY

DEED RECORD
PARCEL #: 749514
NO. 2019-28019
O.R.D.C.T.

REVISED:

PROJECT NAME:
LIFEPOINT IRF DENTON TEXAS

PLAN TYPE:
ZONING COMPLIANCE PLAN

SHEET TITLE:
OVERALL LANDSCAPE PLAN

SCALE:

JOB NO. 25002

ORIGINAL ISSUE DATE: 04-01-2025

SHEET NO.
L1.0

DEVELOPER:
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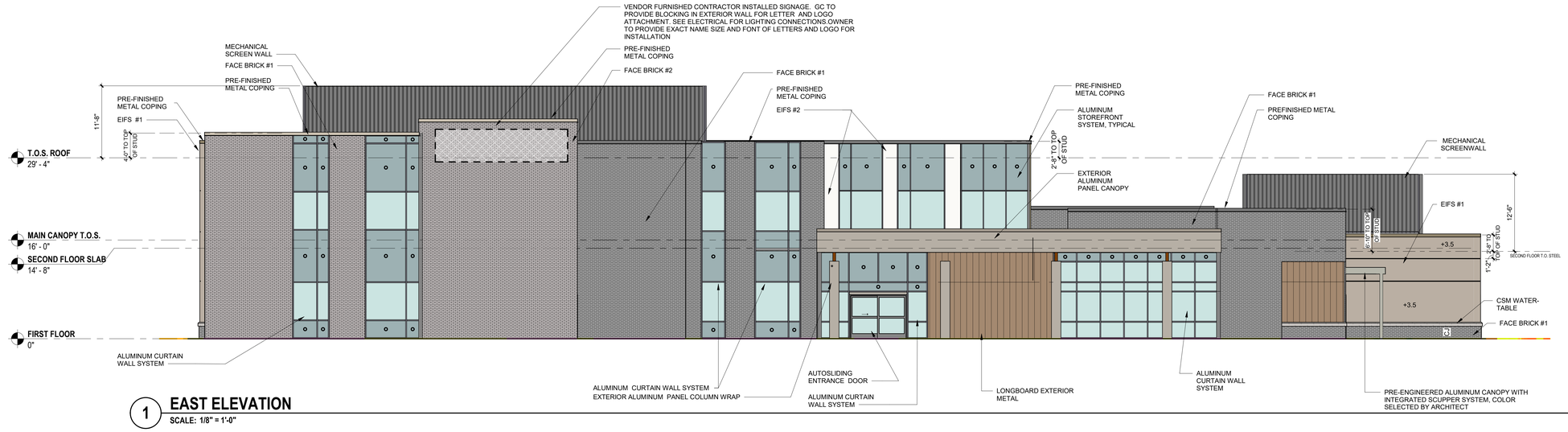
PLAN PREPARED BY:
CRUNK ENGINEERING LLC.
7112 CROSSROADS BLVD. SUITE 201,
BRENTWOOD TN, 37027
ADAM@CRUNKENG.COM
615-873-1795

STATE OF TEXAS
WESLEY C. WILKERSON
2691
REGISTERED
PROFESSIONAL
LANDSCAPE ARCHITECT
06/06/25

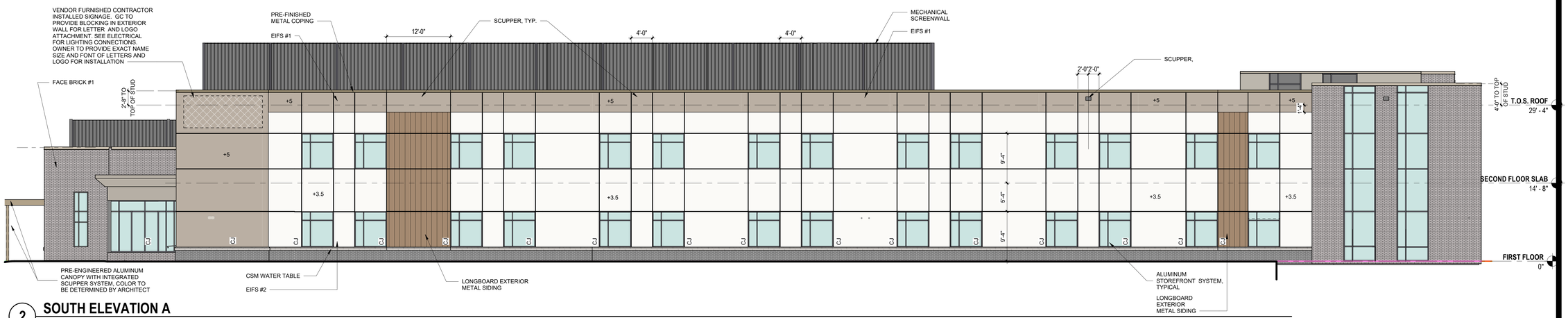
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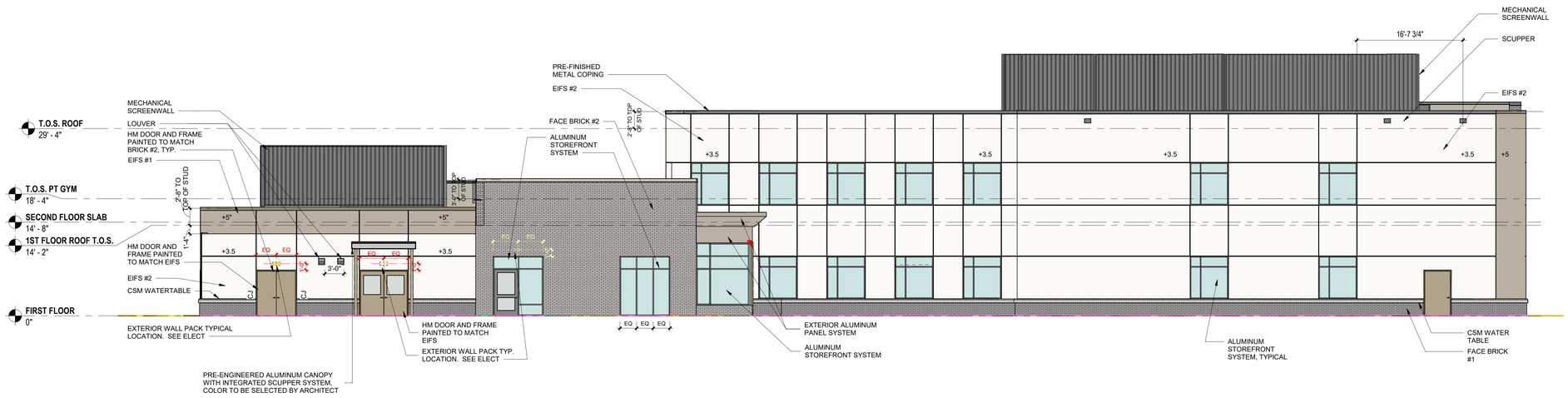
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1 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



2 **SOUTH ELEVATION A**
SCALE: 1/8" = 1'-0"



3 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

PATTERN	MATERIAL
	EIFS #1 - DRYVIT -
	EIFS #2 - DRYVIT -
	CANOPY AND CANOPY COLUMNS PAC-CLAD - ALUMINUM EXTERIOR PANEL SYSTEM - CHAMPAGNE METALIC
	LONGBOARD EXTERIOR T&G PROFILE ALUMINUM SIDING - ROCK ELM
	ROOFTOP LOUVERED SCREEN WALL
	FACE BRICK #1: GLEN-GERY VINTAGE BLACK VELOUR
	FACE BRICK #2: GLEN-GERY BRICK - CASTILE GRAY / VELOUR
	GLAZING - VIRACON - VUE2-40 - ARGON FILLED IN CHARCOAL ALUM. FRAMES
	SPRANDREL PANEL VIRACON -VUE2-40 - ARGON FILLED IN CHARCOAL ALUM. FRAMES
	CALCIUM SILICATE MASONRY (CSM) OR (CSMU) - ARRISCRAFT
CJ	CONTROL JOINT
+3.5	EIFS ON 3.5 " INSULATION
+5	EIFS ON 5" INSULATION

ESa
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Seals

NOT VALID FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION IF ARCHITECT'S SEAL IS NOT PRESENT.

LIFEPOINT INPATIENT REHABILITATION HOSPITAL

3135 HERITAGE TRAIL, DENTON, TEXAS 76201

DOCUMENT CHANGES

Description	Date

Issue Description	DESIGN DEVELOPMENT
Original Issue Date	4.1.2025
Project No	25001.00
Drawn By: JLL	Checked By: DBS

Drawing Title

EXTERIOR ELEVATIONS

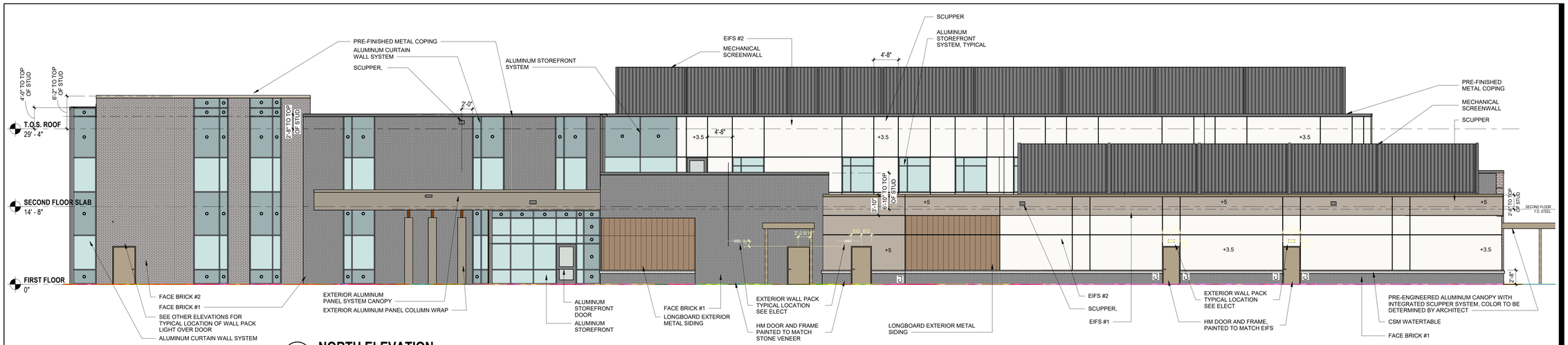
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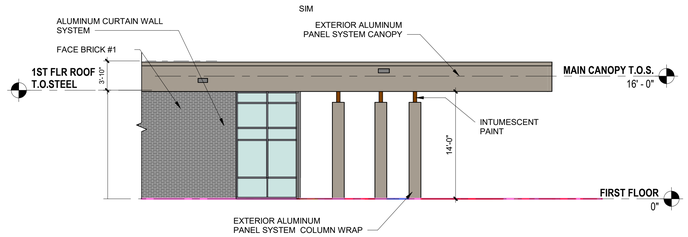
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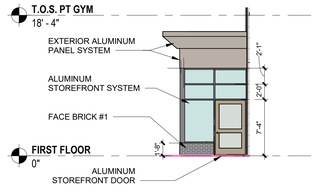
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GRAPHIC SCALE: 1/8" = 1'-0" 0 16 32 64
GRAPHIC SCALE: 3/16" = 1'-0" 0 24 48
GRAPHIC SCALE: 1/4" = 1'-0" 0 32 64
GRAPHIC SCALE: 1" = 1'-0" 0 8
GRAPHIC SCALE: 3/8" = 1'-0" 0 12 24 48
GRAPHIC SCALE: 1/2" = 1'-0" 0 16 32 64
GRAPHIC SCALE: 3/4" = 1'-0" 0 24 48
GRAPHIC SCALE: 1" = 1'-0" 0 32



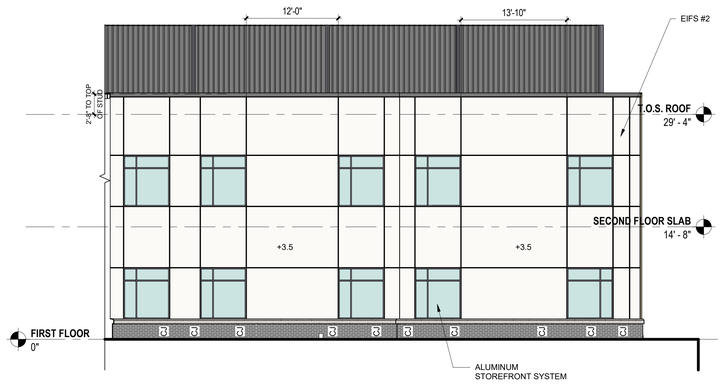
4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



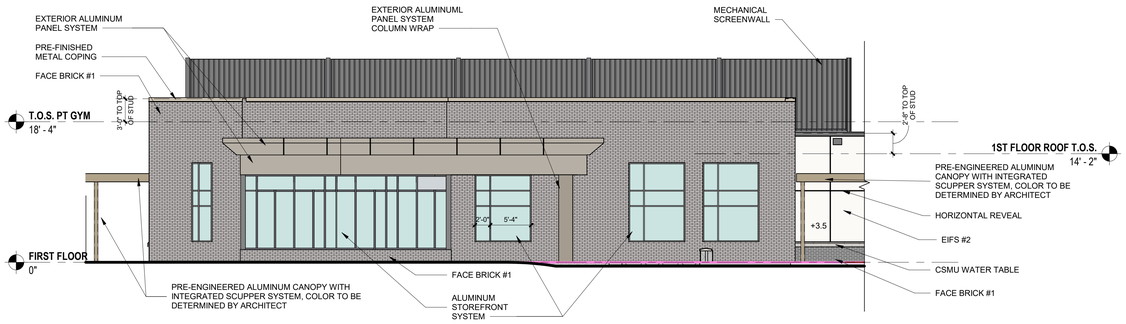
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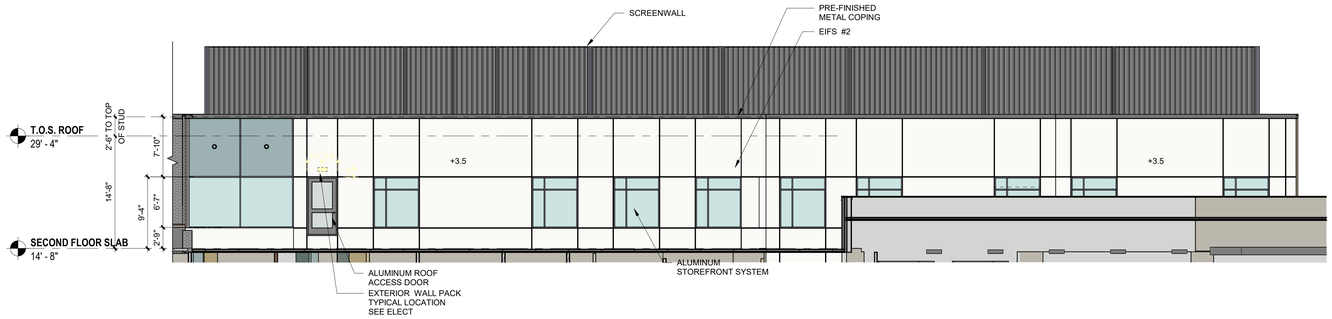
6 NORTH ELEVATION AT PT GYM
SCALE: 1/8" = 1'-0"



7 COURTYARD - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



8 COURTYARD -SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



9 SECOND FLOOR - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

PATTERN	MATERIAL
	EIFS #1 - DRYVIT -
	EIFS #2 - DRYVIT -
	CANOPY AND CANOPY COLUMNS PAC-CLAD - ALUMINUM EXTERIOR PANEL SYSTEM - CHAMPAGNE METALIC
	LONGBOARD EXTERIOR T&G PROFILE ALUMINUM SIDING - ROCK ELM
	ROOFTOP LOUVERED SCREEN WALL
	FACE BRICK #1: GLEN-GERY VINTAGE BLACK VELOUR
	FACE BRICK #2: GLEN-GERY BRICK - CASTILE GRAY / VELOUR'
	GLAZING - VIRACON - VUE2-40 - ARGON FILLED IN CHARCOAL ALUM. FRAMES
	SPRANDREL PANEL VIRACON -VUE2-40 - ARGON FILLED IN CHARCOAL ALUM. FRAMES
	CALCIUM SILICATE MASONRY (CSM) OR (CSMU) - ARRISCRAFT
CJ	CONTROL JOINT
+3.5	EIFS ON 3.5 " INSULATION
+5	EIFS ON 5" INSULATION

ESa
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LIFEPOINT INPATIENT REHABILITATION HOSPITAL

3135 HERITAGE TRAIL, DENTON, TEXAS 76201

DOCUMENT CHANGES

Description	Date

Issue Description	DESIGN DEVELOPMENT
Original Issue Date	4.1.2025
Project No	25001.00
Drawn By DBS	Checked By DBS

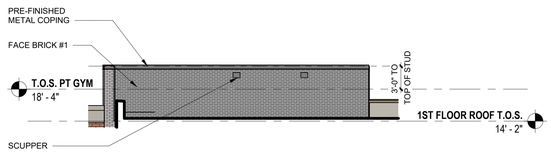
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EXTERIOR ELEVATIONS

Sheet Number

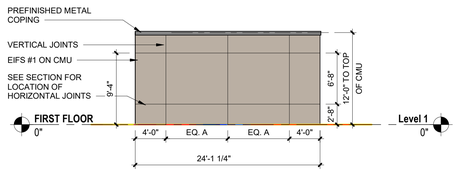
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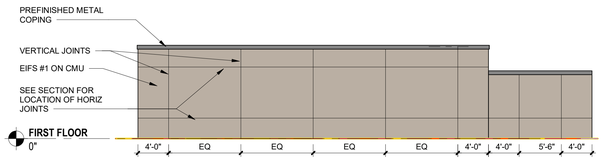
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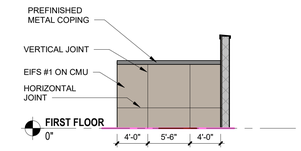
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SCALE: 1/8" = 1'-0"



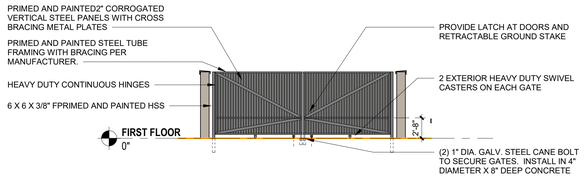
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SCALE: 1/8" = 1'-0"



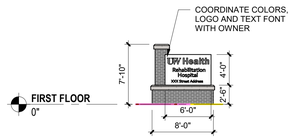
13 DUMPSTER SIDE WALL

SCALE: 1/8" = 1'-0"



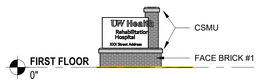
14 DUMPSTER GATE

SCALE: 1/8" = 1'-0"



15 SITE SIGN - SOUTH

SCALE: 1/8" = 1'-0"



16 SITE SIGN -NORTH

SCALE: 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

PATTERN	MATERIAL
	EIFS #1 - DRYVIT -
	EIFS #2 - DRYVIT -
	CANOPY AND CANOPY COLUMNS PAC-CLAD - ALUMINUM EXTERIOR PANEL SYSTEM - CHAMPAGNE METALIC
	LONGBOARD EXTERIOR T&G PROFILE ALUMINUM SIDING - ROCK ELM
	ROOFTOP LOUVERED SCREEN WALL
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CJ	CONTROL JOINT
+3.5	EIFS ON 3.5 " INSULATION
+5	EIFS ON 5" INSULATION

GRAPHIC SCALE: 1/32" = 1'-0" 0 8" 16" 32" 64"
GRAPHIC SCALE: 1/16" = 1'-0" 0 16" 32" 48" 96"
GRAPHIC SCALE: 3/32" = 1'-0" 0 24" 48" 96" 192"
GRAPHIC SCALE: 1/8" = 1'-0" 0 48" 96" 192" 384"
GRAPHIC SCALE: 3/16" = 1'-0" 0 48" 96" 192" 384"
GRAPHIC SCALE: 1/4" = 1'-0" 0 8' 16' 32' 64'
GRAPHIC SCALE: 3/8" = 1'-0" 0 4' 8' 16' 32'
GRAPHIC SCALE: 1/2" = 1'-0" 0 4' 8' 16' 32'
GRAPHIC SCALE: 3/4" = 1'-0" 0 8' 16' 32' 64'
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Drawing Title

EXTERIOR ELEVATIONS

Sheet Number

A2.03

Exhibit C-2

RAYZOR RANCH ARCHITECTURAL STANDARDS SOUTH MIXED-USE DISTRICT- 1 & SOUTH-MIXED USE DISTRICT 2

A. Architecture and Planning

1. Non-residential buildings (all uses except multifamily and single family) in the South Mixed-Use District - 1 (SMUD-2) and South Mixed Use District - 2 (SMUD-2) shall comply with the following planning and design standards.

B. Orientation / Site Design

1. The SMUD-1 and SMUD-2 sub-districts are intended to incorporate a wide array of commercial and mixed-use options including retail, personal service, restaurants, entertainment, hospitality, assisted living/memory care, office, heathcare, commercial, among other uses. The project should be complimentary to surrounding land-uses.

2. Parking areas must be paved with concrete, concrete pavers or brick pavers and curbed and guttered with concrete. Access drives must be paved, curbed and guttered with concrete in accordance with the development standards promulgated by the City.

3. Parking areas must meet Parking Standards detailed in 4.8.12 of this Ordinance to accommodate all parking needs for employees, company vehicles, residents, invitees and visitors. If parking needs increase on any building site, additional parking must be provided by the Owner of such building site.

4. Bicycle racks shall be included in each Development at a rate of 1 rack per 50 parking spaces.

5. Internal parking lot landscape islands are required in accordance with Diagram 1.

6. Pedestrian Connectivity:

    a. Sidewalks shall be provided to promote pedestrian connectivity within each project site.
    b. Sidewalk connection shall be provided from the primary entrances of all buildings to public sidewalk on any front facing adjacent street.

7. Directional and wayfinding signage shall provide assistance for pedestrians and vehicles.

C. Screening

1. Loading docks, trash containers, storage areas and ground mounted mechanical equipment shall be screened from public streets and residential uses or zones by evergreen shrubbery, trees, masonry screenwall, or a combination thereof. If screening mechanical equipment, the landscape material must be a minimum of 1 foot taller than the item they are to screen at time of planting and must comply with the planting standards set forth.

2. Storage areas, trucks based on the premises, trash containers, and maintenance facilities, shall either be housed in closed buildings or otherwise screened from view from public access ways, public areas, and adjacent residential properties. Service, loading, and storage areas shall be screened from view by walls, berms or a combination thereof, constructed a minimum 1 foot above all service equipment. Trash and recycling containers shall be screened from public view on three sides with a solid fence or wall to a minimum 1 foot above container (minimum 7'). Walls to be faced with brick, stone, or burnished CMU. Gates to be constructed of metal frame and metal facia to match the building material.

3. Trash collection and compaction may not occur within 100' of a single-family detached residence located outside of Rayzor Ranch.

4. Mechanical equipment – ground mounted – may not be placed at an area or wall that faces single family residential that is located within 100' of a single-family detached residence located outside of Rayzor Ranch. Ground-mounted equipment shall not be located between the front building wall and the street.

5. All roof mounted mechanical equipment shall be fully screened from public view on the site or public pedestrian spaces, at a minimum height equal to the height of the roof mounted equipment. Acceptable methods for screening roof mounted equipment shall include parapet elements, louvers, or ridges of sloped roof forms. The color and finish of the screening shall comply with the color palette used for the building, and be complimentary to the building architecture.

D. Building Design and Materials

1. Buildings are to have architectural theming, including common design elements and materials within each development.

2. Window glass may not be flush with exterior walls or, if flush, shall have a surround of wood/metal frame or wall trim material.

3. Buildings shall be designed to enhance the community character and have features that provide visual interest. Large, blank facades and wall surfaces shall not be permitted. Windows and/or storefronts should be included in wall planes wherever feasible. The building facades should be broken up and softened when feasible through overhangs and colonnades, trellis, architectural detailing or landscaping.

4a. Building walls greater than 100' in length shall have vertical and horizontal façade articulation or other distinctive changes in the building façade, such as material changes, color or textural changes, projections or recesses greater than 16", canopies, porticos, and sunshades at intervals of 100' maximum.

4b. All buildings shall have some portion of parapet level changes or sculptural roof form through sloped roofs, mansards, etc.

5. All sides of buildings visible from the streets, or internal customer parking areas of the site, are encouraged to be constructed of masonry, including brick and native stone veneers, decorative block, Architectural finish concrete, stucco (EIFS), or other high quality material customarily used for this building style. Windows, doors and related trim are not included in this requirement.

5a. For all facades that face a public street, a minimum of 60% of the total net exterior wall area of each building elevation, excluding gables, windows, doors and related trim, are encouraged to be clay fired brick or native/natural stone.

5b. For all other facades that do not face a public street, a minimum of 40% of total net exterior wall area of each building elevation, excluding gables, windows, doors and related trim, is encouraged to be clay fired brick or native/natural stone.

5c. Preferred materials include:

a. Native Texas quarried natural stone or limestone of varying colors, sizes and textures.
b. Masonry, including burnished and architectural finish face CMU and brick.
c. Concrete – Architectural finish. Texture coated or textured and colored.
d. Porcelain Tile.

e. Glass.
f. Galvanized metal panels or prefinished architectural metal panels of gray tone, neutral or earthtone color (maximum 20%).
g. Architectural cementitious panels in a warm, neutral/earthtone or gray tone color and "wood look" panels (maximum 40%).
h. EIFS or stucco in a warm, neutral/earthtone or gray tone color.
i. Natural metals such as, but not limited to, zinc and copper.
j. Natural wood, stained or painted (maximum 15%).
k. Roofing tile, metal roofing shingles and panels, slate, and minimum "40 year dimensional shadow type" composite shingles.
l. Accent colors should be used in a limited manner to contrast the more subtle "natural" palette.

6. Glass and Storefronts. Glass may be used to allow visual access into interior spaces, or for display purposes. Buildings may not incorporate glass for more than 70% of the wall plane.

7. Stone. Native stone and stone veneers are encouraged to be incorporated where practical as the common and unifying architectural material.

8. Metal Roofs. Metal roofs are permitted provided that they are pre-finished standing metal seam, batten seam or metal shingles, in natural earth-tone colors.

E. Outdoor Display and Pick-up

1. **Exterior sidewalk displays and cart storage**. Areas for customer loading or merchandise display and cart storage is allowed, but such areas shall be clearly delineated and shall not be located in front of any customer entrances, exit door(s), or within 15' on either side of the door(s).

2. **Pickup and Delivery**. Pickup, delivery, loading and unloading of merchandise, equipment or other items may not occur within 100' of single-family detached residential property located outside of Rayzor Ranch. Loading areas must be located to the side or rear of the building unless the loading area is completely screened from the street by landscaping or walls that are architecturally compatible with the building. Pavement may be located within 100' of residential property.

F. Accessory Use

1. All accessory uses shall be architecturally compatible with the main structure by sharing color, materials, architectural design, roof pitch elements or some other architectural feature.

G. Drive-Through Requirements

1. Drive-through uses shall provide sufficient stacking area to ensure that public rights-of-way are not obstructed. Fast food restaurants with drive-through facilities shall provide a minimum stacking distance of 160' unless the building owner or tenant can substantiate that a lesser requirement is appropriate based on a national standard or case studies of other facilities operated by that owner or tenant. Other drive-through facilities shall provide a minimum stacking distance of 100'.

2. Drive-through canopies must be built as an integral architectural element of the structure. The supporting structure shall include at least 1 of the following architectural features:

a. Native Texas stone, limestone, or brick on the supporting structure columns or building facade.
b. A sloped metal roof.

3. The materials are to be the same as those used in the primary structure. Drive-through structures and facilities physically separated from the primary structure must be architecturally compatible with the primary structure.

4. Drive-through uses must be located to the rear or side of the structure, and buffered on the rear and side lot lines as required in Denton Development Code Section 7.9.7.C. A portion of the buffer between sites can be provided on adjacent lots.

H. Light and Glare Performance Requirements

1. A comprehensive lighting plan shall be utilized for public safety in parking areas, illumination of building areas and pedestrian scale lighting along walkways and foot paths, intersections, and gathering places. All lighting within the Development shall meet the following standards.

   a. Areas designated for parking use shall provide a minimum average of one foot candle of illumination.

   b. Areas designated for pedestrian use shall provide a minimum average of one-half foot candle of illumination.

   c. Light may not measure more than 1/4 foot-candle of illumination at property lines external to Rayzor Ranch or at internal property lines where adjacent to residential.

   d. Use of ground mounted or pedestrian level accent lighting is encouraged.

   e. Lights shall be shielded to prevent upward diffusion (full cut off). Up-lighting or sideward diffused lighting to highlight building features is permitted at 2500 lumens or less per fixture on building elevations that
      1) are not facing an adjacent property with single family residential use or district OR,
      2) are in excess of 100’ from a single family residential use or district outside of Rayzor Ranch.

   f. Lighting to be LED, 4000 degree Kelvin for parking and roadway lighting, 3000 degree Kelvin for pedestrian level accent lighting – 14’ or lower.

EXHIBIT C-2A
RAYZOR RANCH SOUTH MIXED-USE DISTRICT-1 and RAYZOR RANCH SOUTH MIXED-USE DISTRICT-2 MULTI-FAMILY RESIDENTIAL GUIDELINES

The following provisions apply to all Multi-Family Tracts and Lots located east of Heritage Trail, within Rayzor Ranch South Mixed-Use District-1 (SMUD) and Rayzor Ranch South Mixed-Use District-2 (SMUD-2). The Standards apply to Multi-Family and Age Restricted Multi-Family (Residents Restricted to 55 years and older).

A. Site Design & Orientation

1. Buildings shall be located within 20 feet of the property line for at least 50% of the total frontage along all public streets. Up to an additional 10 feet from the property line may be granted to this 20 feet restriction for 25% of the total frontage; to reasonably accommodate enhanced sidewalks, street trees, landscaping, or other requirements that would otherwise be limited due to easements or other encumbrances. This provision does not establish a maximum setback for the remaining 50% of the building.

2. Parking is not permitted between front facades of buildings and the R.O.W. property line. On street parking is permitted.

3. All buildings abutting an existing single-family use outside of Rayzor Ranch Overlay District shall comply with the Residential Proximity Slope. No part of any building may extend beyond the Residential Proximity Slope.

    a. Residential Proximity Slope is represented by two planes projected upward and outward from a specific property or site, as defined by the text and diagrams below:

        1) The first plane is a vertical plane extending through the boundary line of a specific property or site at the building setback line up to a height of 45 feet.
        2) The second plane extends upwards and towards the restricted building at a slope of 35 degrees from horizontal, from its intersection with the top of the first plane.
        3) The horizontal distances used to calculate the height restrictions imposed by the residential proximity slope may be determined by using the lot, block, and right- of-way dimensions.

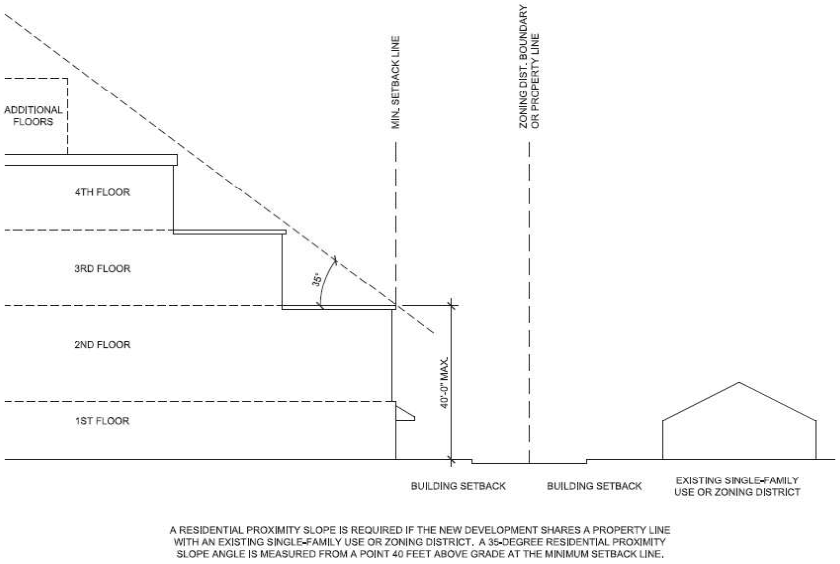


Figure 1

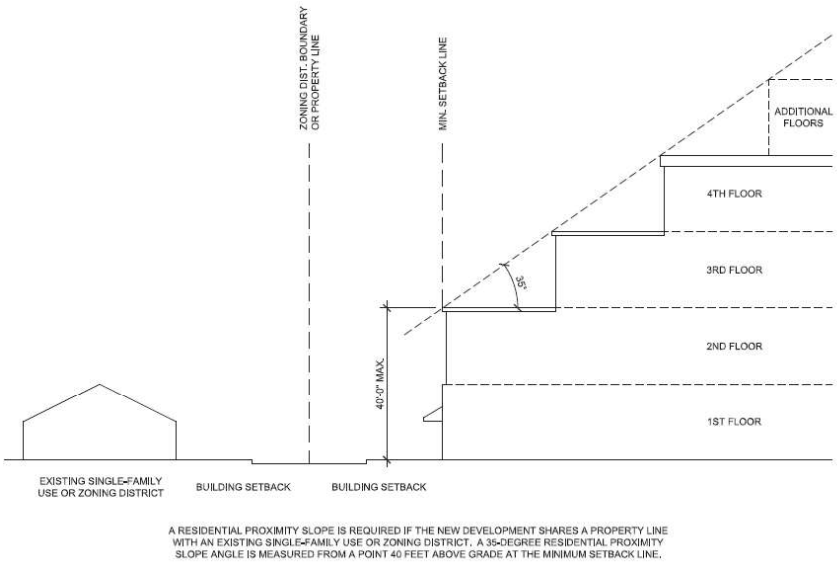


Figure 2

4. Buildings shall front on public streets and/or a private street system and may have secondary frontages onto parking lots.

5. Buildings shall be directly accessed from the street and the sidewalk with a minimum of one ground floor pedestrian entrance per building oriented toward the street or sidewalk.

    a. Accessory structures such as carports, garages and storage units (but not including leasing offices, club houses or recreation centers) shall not be located along public right-of-way or private streets within the Rayzor Ranch District.

    b. “Tuck under” or extended garages may occupy no more than 45% of the total building frontage. This measurement does not apply to garages facing an alley, courtyard, or parking field entrance. Any garage may not extend beyond the building front. Garages that are at least 30 feet behind the building front may exceed the 45% frontage minimum. Garages shall not be located along the portion of the building that fronts the public or private street.

B. Architectural Standards

1. Building frontages greater than 100 feet in length shall have recesses, projections, windows, arcades or other distinctive features to interrupt the length of building façade. Elements including, but not limited to, balconies, setbacks, and recesses or projections greater than 16 inches may be used to articulate individual units or collections of units.

2. Uninhabitable building features, outdoor patios (covered or uncovered), and architectural building feature elements (fountains, towers, awnings, trellis, outdoor gazebos for multi-family, or similar) may encroach upon the front setback or side setback (by as much as 10 feet).

3. Un-enclosed stairwells shall not be located on the exterior of any buildings. Stoops are permitted for the entrance to ground level units directly accessible from the sidewalk.

4. Use of false door or window openings shall be defined by frames, sills, and lintels.

5. All building façades shall include no less than 3 of the elements listed below. Elements shall occur at intervals of no more than 100 feet horizontally or 20 feet vertically. Vertical architectural design features, such as towers, are not required to comply with the 20 feet vertical requirement.

    a. Color change.
    b. Texture change.
    c. Material change.
    d. Medallions / accent pieces.
    e. Decorative light fixtures.

6. Roofs:

    a. If pitched roof forms (gable, hip, shed) with overhanging eaves are used, they shall be between 4 inches of vertical rise to 12 inches of horizontal run, and 12 inches of vertical rise to 12 inches of horizontal run.
    b. Metal standing seam roofing allowed.
    c. Asphalt roofing shingles shall be dimensional (shadow line) type and at least a “40 year” shingle.
    d. Clay tile, concrete tile, and slate are permitted materials.
    e. Distinctively shaped roof forms, detailed parapets, parapet steps, or exaggerated cornice lines should be incorporated into rooflines along building façades greater than 75 feet in length.
    f. Flat roofs are permitted and must have parapets as required to screen any roof top equipment (equal to height of equipment). Walls adjoining flat roofs must contain a distinctive finish at the top of the wall such as a cornice, banding, large coping, or other architectural termination.
    g. All sloped roofing areas shall include gutters and downspouts except for small roof areas such as, but not limited to, roofs over bay windows, awnings, and canopies.

7. Materials and Colors:

    a. For all facades that face a public or private street, windows and doors shall comprise at least 20% of the wall area. All other facades may be reduced to 10%, or may provide one window or door per sleeping area (as defined by the Building Code), whichever method provides for the greater coverage of windows and doors. Shutters, trims, or false windows, shall not count toward the minimum requirement.

    b. For all facades that face a public or private street, a minimum of 60% of the total net exterior wall area of each building elevation, excluding gables, windows, doors and related trim, are encouraged to be clay fired brick or native/natural stone. The balance of the 40% net exterior wall is encouraged to be comprised of at least 2 of the following materials.
        1) Stucco
        2) EIFS. When used, EIFS shall be a minimum of 8 feet above grade/walkway.
        3) Prefinished metal panels and siding materials with a dimensional shape (depth of approximately 1 inch or greater). All materials must have a factory finish with a 20 year warranty.
        4) Cement fiber siding such as Nichiha. All siding members must be individual boards or panels. (Soffits may utilize sheet materials of approximately 4’ x 8’)
        5) Cast stone.

    c. For all other facades that do not face a public or private street, a minimum of 40% of total net exterior wall area of each building elevation, excluding gables, windows, doors and related trim, is encouraged to be clay fired brick or native/natural stone. The balance of the 60% net exterior wall is encouraged to be comprised of at least 2 of the following materials.
        1) Stucco
        2) EIFS. When used, EIFS shall be a minimum of 8 feet above grade/walkway.

3) Prefinished metal panels and siding materials with a dimensional shape (depth of approximately 1 inch or greater). All materials must have a factory finish with a 20 year warranty.
4) Cement fiber siding such as Nichiha. All siding members must be individual boards or panels. (Soffits may utilize sheet materials of approximately 4' x 8')
5) Cast stone.

d. It is preferred that no individual building material, with the exception of clay fired brick or native/natural stone comprise more than 50% of the net exterior wall area of each building elevation.

e. All buildings within a particular project shall be constructed of building materials from a similar color and material palette. This is not intended to require similar materials with adjacent properties within Rayzor Ranch. General color palette shall be of earth tones, gray tones, and neutral colors with other accent colors permitted up to a maximum of 10% of each façade.

f. Windows may be residential type vinyl, aluminum, fiberglass, or wood with insulated glass. Storefront glazing systems are also permitted. Window surrounds (trim) are required in all walls other than brick or stone.

8. Public entrances to buildings shall be clearly defined and highly visible including features such as, canopies, porticos, awnings, peaked roof features, towers, or similar architectural forms and details.

C. Accessory Structures

1. Accessory structures (including parking structures, detached garages, and storage units) shall complement the main building architecture and use the same materials and color palette.

2. Accessory structures visible from a public or private street or a residential use or district are subject to the same masonry and roofing material requirements as the main buildings but are not subject to the other building design standards. Garage doors shall be metal or metal faced with wood.

CI. Landscaping

1. Street Trees shall be provided along all public and private streets consistent with the requirements in Subchapter 7.7.7 of the Denton Development Code.

2. All parking lots and areas for vehicle maneuvering or loading must be screened from view from public and private streets by a 10-foot landscape screening buffer. The 10-foot buffer is the area located between the right-of-way and the parking lot. Utility easements are allowed to count towards part of the 10-foot wide right-of-way landscape screening buffer subject to required separation from utilities. The landscape screening buffer shall contain the following items.

a. One large tree for every 40 feet or three small accent trees for every 30 feet. If small trees are used, they shall be clustered as appropriate.

b. Landscape plantings containing at least one of the following:
1) Xeriscaping landscaping may be planted within the landscape area and shall require water irrigation for a period of 3 years for landscaping to be established. After 3 years, no irrigation is required.
2) A minimum 3 foot high, when mature, continuous row of evergreen shrubs. The shrubs may be grouped and not planted in a continuous row provided that the shrubs overlap to form a continuous buffer.

3) A minimum 3 foot high continuous wall made of any combination of wrought iron,

stone, brick, or masonry. If wrought iron is used, vines shall be grown on the wrought iron to help screen the parking lot.

4) A grass or landscaped berm, 3 feet high above the parking pavement surface.

3. A minimum of 7% of the total parking area shall be landscaped.

4. A minimum of 5% of the total parking area shall be covered by tree canopy at maturity.

5. Landscape islands shall be evenly distributed throughout the parking areas at a maximum average spacing of 12 spaces. All landscape islands and endcaps shall be landscaped with sod or groundcover and include one large tree.

6. A 10 foot landscape buffer is required along the entire property line abutting a single-family use or district. The buffer shall include a combination of 6 evergreen and deciduous trees and 25 shrubs per 100 linear feet.

7. A minimum of 20% tree canopy at maturity is required. For the high density Multi-Family lot, trees may be planted in Civic Land or Park Land on the South Campus and the tree canopy be used as mitigation towards up to one-half of the canopy requirement.

8. See Appendix A for Plant List and Appendix B for Tree Mitigation List.

E. Open Space & Amenities

1. An area equal to at least 8% of the lot area, excepting required setbacks, shall be dedicated to open space for recreation for use by the tenants of the development. Mixed-use developments of greater than 25 units per acre may be allowed to reduce from this requirement to 5% of lot area.

2. Areas covered by shrubs, bark mulch and other ground covers which do not provide a suitable surface for human use may not be counted toward this requirement.

3. Private decks, patios, pool areas, and similar areas are eligible for up to 5% of the 8% required open space, or up to 2-1/2% of the 5% required.

F. Lighting

1. Lighting shall be provided for vehicular, pedestrian, signage and architectural and site features.

2. Site lighting fixtures used along entrance driveways and in parking areas shall be no taller than 25 feet high and the fixtures shall be of a consistent design within each project. This is not intended to require a consistent design within the whole of Rayzor Ranch.

3. Parking areas shall have a minimum average of 1 foot candle initial illumination. Maximum illumination at property lines where the adjacent property allows single family or multi-family uses shall not exceed 0.1 foot candles.

4. Light sources shall be LED. Yellow/orange source lights are prohibited from use in parking or drive areas, must be greater than minimum 2700 Kelvin.

5. Identification graphics and signs shall be lighted internally or from ground mounted locations. If ground mounted, light fixtures should be screened from view in front of the sign.

6. Illumination for all parking lots and pedestrian spaces shall commence one half hour before sunset and cease one half hour after sunrise.

7. Lights shall generally be shielded to prevent upward diffusion (full cut off). Up-lighting is only permitted for building elevations that are in excess of 150 feet from a single family residential use or district. LED light source is required for all such accent lighting.

G. Service & Security Areas

1. Service areas for common use recreation and activity buildings shall be located at the rear or side yard of the buildings. Such areas must not be visible from public roadways. No service or delivery vehicles may park or load/unload on public roadways, primary entrance drives or in visitor drop-off areas.

2. Service, loading and storage areas shall not encroach on any landscape area.

3. When used, guard houses (manned or unmanned) and entrance gates shall be a minimum of 60 feet from the property line.

4. When used, gate controls, card pads and intercom boxes shall be located in driveway islands adequate distances from the gate to allow "U-turning" without backing onto the public street.

H. Parking & Circulation

1. Parking areas must be paved with concrete, concrete pavers or brick pavers and curbed and guttered with concrete. Access drives must be paved, curbed and guttered with concrete in accordance with the development standards promulgated by the City.

2. Parking areas must be sufficient to accommodate all parking needs for employees, company vehicles, residents, invitees and visitors without the use of on-street parking. If parking needs increase on any building site, additional off-street parking must be provided by the Owner of such building site. The number of parking spaces must be provided as follows:

   a. Multi-Family Development

1) Studio unit or 1 bedroom units 501 to 600 sq. ft.	1.0 space/unit
2) 1 bedroom unit 601 sq. ft. or larger.	1.5 space/unit
3) 2 bedroom units	1.75 space/unit
4) 3 bedroom units	2.0 space/unit
5) 4 bedroom units or more	1.0 space/bedroom

   b. Age Restricted Multi-Family Development – 1 space per dwelling unit.

   c. No additional guest parking is required.

3. See Diagram 1 for Island Example.

4. Pedestrian Connectivity:

   a. Provide a logical layout for vehicular and pedestrian circulation to help minimize the conflicts between the two. When there are crossings or common path areas, provide well marked or differentiated pathways.

   b. Sidewalks shall be provided along all sides of the lot that abut a public right-of-way and where otherwise required to promote pedestrian connectivity within the site and to adjacent properties. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building entry point.

I. Fencing

1. If walls and fencing are used to secure the perimeter of a building site in a multi-family zone, they must be 6 feet to 8 feet high and constructed of materials and finishes that match the buildings. “Wrought iron” style metal fencing is allowed provided it is interrupted with masonry columns or walls (to match the building) such that no run of metal fencing exceeds 40 feet. Metal fencing is to be powder coated or otherwise pre-finished. Field painting is only allowed for touch up when required. Walls/fences located in the front yards or forward of the front building line shall be no more than 50% opaque.
2. Walls and columns must be constructed with appropriate structural footings and foundations to minimize movement and wall failure, and must be constructed with level wall/fence tops.

3. Concrete walls (precast, cast-in-place, or tilt up) regardless of texture, finish and color are not permitted.

4. Fencing shall be setback a minimum of 5 feet from the sidewalk or 10 feet from the back of curb along a public or private street, whichever is greater. Additionally, fencing shall comply with the sight visibility triangle requirements in the City's Transportation Criteria Manual.

J. Screening (Dumpsters & Mechanical Equipment)

1. Storage areas, incinerators, storage tanks, trucks based on the premises, roof objects (including fans, vents, cooling towers, skylights and all roof-mounted equipment which rises above the roof line), trash containers and maintenance facilities, shall either be housed in closed buildings or otherwise completely screened from view from public access ways and adjacent properties. Service, loading and storage areas shall be screened from view by walls, berms or a combination thereof, constructed a minimum 1 foot above all service equipment, such as trash containers, incinerators, storage tanks and cooling towers. Dumpsters and recycling containers shall be screened from public view on three sides with a solid fence or wall constructed of brick, stone, or composite wood with metal posts and frame, only if compatible with building material.

2. No satellite dish shall be placed in an area visible from a public way and no dish shall be mounted to a balcony, unless not visible from public way.

3. Air conditioning units/compressors shall be located in clusters or linear groups and they shall be screened from view of public streets and pedestrian amenity areas by the use of parapet walls or screens of materials to match the building façade. If ground mounted, screens to be walls – including berms, evergreen planting, or a combination thereof. Height of shrubs, at planting, shall be no less than 30 inches above the grade, and spaced no further than 36 inches apart. Screening walls shall be of a height of 1 foot above the units.

4. Utility meters shall be located in clusters or groups preferably in separate structures or on either end of the building's exterior walls. If located on the ends of the building, they shall be screened from view with a wall finished to match the building material with evergreen plantings, and allow convenient accessibility by the utility company. Height of screen to be 1 foot above height of utility meters.

K. Signage

1. Each property shall be allowed one monument sign with a maximum height of 6 feet and maximum effective area of 60 square feet at each entry into the development. Related architectural features (such as clock towers, obelisks, etc) may be taller than six feet provided the signage mounted to such features is at a maximum height of six feet.

2. Building sites which front other perimeter public streets and have no access to that public street, may install one monument sign with a maximum height of 6 feet and maximum effective area of 60 square feet.

3. Monument signs are required to be setback a minimum of 10 feet from any public or private street and 10 feet from any rear or side property lines.

4. Directional signage is permitted and shall be limited to an effective sign area of 25 square feet and shall not exceed 5 feet in height.

5. Flashing or moving character signs may not be installed. Illuminated signs must be rear lighted or lighted from non-apparent light sources. Illuminated signs shall not be permitted to face an adjoining lot that is for residential use.

6. Each building elevation shall be allowed one wall sign limited to a maximum effective area no greater than 5% of the wall area to which the sign is attached. If signs are illuminated, it shall

be from gooseneck or similar wall mounted lighting.

7. Site perimeter sign walls below 6 feet tall are allowed in lieu of monument sign, or at street corner. Graphic murals shall be counted as art, not signage. See Appendix 1, Project Identity Sign.

8. Building mounted blade signage is allowed. The materials and scale of the sign must be appropriate to the building it is mounted to, but shall not exceed 10 square feet and a 5 foot projection from the building wall. The bottom of blade mounted signs must be no lower than 9 feet above grade and the top shall not extend above the eave line of sloped roofs or the parapet height on flat roofs.

9. See attached Appendix 1 – 4 for Signage.

L. Grading and Drainage

1. All grading must be done to alleviate ponding and must be coordinated with the master storm drainage plan and detention facilities. Depressions on paving or the landscape areas which will allow ponding of water are not permitted.

2. Drainage swales must be shallow, gently contoured and sloped to minimize erosion. Concrete rip-rap, trapezoidal concrete channels and concrete pilot channel ditches are not permitted.

Appendix A
Approved Plan List

Canopy Trees

Mature Canopy 314-1256 sq. ft. - Site Design Criteria Manual

Common Name	Scientific Name
Soapberry	Sapindus drummandii
Bald Cypress	Taxodium distichum
Black Locust	Robina pseudoacacia
Eastern Red Cedar	Juniperus virginiana
Cedar Elm	Ulmus crassifolia
Texas Mesquie	Prosopis glandulosa
Chinquanpin Oak	Quercus muhlenbergii
Post Oak	Quercus stellata
Live Oak	Quercus virginiana "Highrise"
Shummard Red Oak	Quercus shumardii
Texas Red Oak	Quercus texana
Chinese Pistache	Pistacia chinensis
Ginko	Ginko bilboa
Green Ash	Fraxinus pennsylvanica
Texas Ash	Fraxinus texensis
Bur Oak	Quercus macrocarpa
Bigtooth Maple	Acer grandidentatum
Foster Holly	Ilex x attenuata "Fosteri"
Caddo Maple	Acer saccharum "Caddo"
Pecan	Carya illinoinensis
Southern Magnolia	Magnolia grandiflora
River Birch	Betula nigra

Ornamental Trees

Mature Canopy 79-314 sq. ft. - Site Criteria Manual

Common Name	Scientific Name
American Smoketree	Conius obovalus
Crape Myrtle	Lagerstromia indica
Desert Willow	Chilopsis linearis "Warren Jones"
Downy Hawthorne	Crataegus mollis
Hawthorn	Crataegus spp.
Mesquite Tree	Prosopis glandulosa
Mexican Plum	Prunus mexicana
Mexican Redbud	Cercis canadensis var mexicana
Possumhaw Holly	Llex decidua
Prairie Flameleaf Sumac	Rhus lanceoiata
Red Bud	Cercis canadensis
Reverchon Hawthorn	Crataegus reverchronis
Rusty Blackhaw	Viburnum rufidulum
Texas Persimmon	Diospryros texana
Texas Sophora	Sophora affinis
Vitex	Vitex agnus-castus - "LeCompte"
Wax Myrtle	Myrica cerifera
Yaupon Holly	Ilex vomitoria

Shrubs

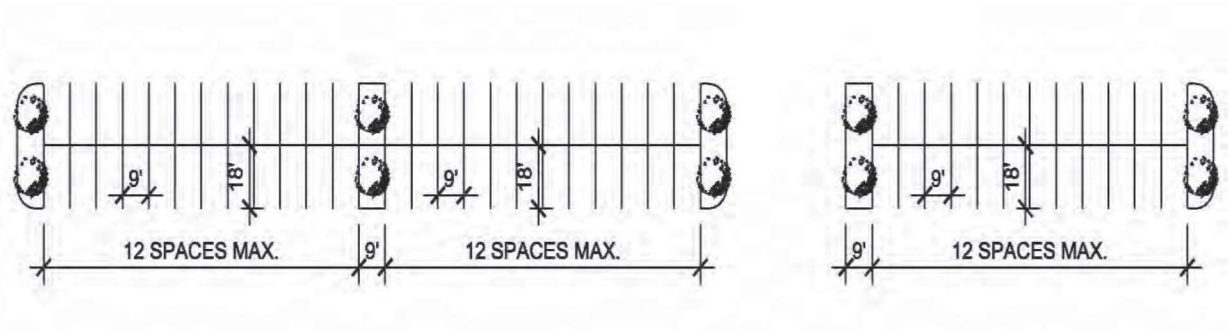
Common Name	Scientific Name
Agarita	Mahonia (Berberis) trifolita
Buttonbush	Cephalanthus occidentilis
Sesert Spoon	Dasyliron spp.
Dwarf Buford Holly	Ilex cornuta "Dwarf Buford"
Dwarf Wax Myrtle	Myrica pusilia
Dwarf Yaupon Holly	Ilex vomitona "Nana"
Ebbing's Silverberry	Eleagnus ebbengei
False Indigo	Amorpha fruticosa
Foster Holly	Ilex x attenuaa
Fragrant Sumac	Rhus aromactica
Glossy Abelia	Abelia x grandoflora
Hardy Plumbago	Ceratostimgma plumbaginoides
Indian Hawthorn	Rhaphiolepios indica
Knockout Rose	Roa "Knockout"
Purple Smoke Tree	Cotinus coggygria ‘Royal Purple’
Red Yucca	Hesperaloe parviflora
Rosemary	Rosmarius officinalis
Sacahuista	Nolina texana
St. John's Wort	Hypecum perforatum
St. John's Wort	Hypericum beanii
Texas Sage	Leucophyllum frutescens
Turk's Cap	Malvaviscus arboreus var. drummondoni
Waxleaf Ligustrum	Ligustrum japonica "Texana"
Western White Honeysuckle	Lonicera albiflora
Yucca	Yucca app.

Grasses / Ground Cover / Vines

Common Name	Scientific Name
Asian Jasmine	Trachelosperum asiaticum
Aster	Aster spp.
Bermuda Grass	Cynodon dactylon
Blackfoot Daisy	Melampodium leucanthium
Bracken Fern	Pteridum aquilnum
Buffalo Grass	Bucchloe dactyiodes
Bushy Bluestem	Andropgon Glomeratus
Butterfly Weed	Asclepias tuberosa
Cactus	Opuntia spp.
Coconut Thyme	Thymus pulegioides coccineus
Coneflower	Rudbeckia fulgida
Cross Vine	Bignonia capreoiata
Daylilly	Hermerocallis "Hyperion"
Desert Sage	Salvia gregii
Dwarf Fountain Grass	Pennisetum alopecuroldes ‘Hamln’
Englemann Daisy	Englemannia pinnatifida
Evening Primrose	Oenothera speciosa
Giant Liriope	Lirope gigantea

Gray Rush	Juncus effusus
Hameln Grass	Pennisetum alopecuroides "Hemeln"
Inland Sea Oats	Chasmanithuim latifolium
Kentucky Wisteria	Wisteria macrostachya
Lady Banks Rose	Rosa banksiae
Lindheimer's Muly	Muhlenbergia lindheimeri
Little Bluestem Grass	Schizachyrium latifolium
Little Bunny Fountain Grass	Pennistemum alopecuroides "Little Bunny"
Lirope	Lirope muscari
Maiden Grass	Miscanthus sinensis "Gracillimus"
Mexican Feather Grass	Nasella(Stipa) tenuissima
Muhly Grass	Muhienbergia spp.
Orange Wedelia	Wedelia hispida
Prairie Zinnia	Zinnia grandiflora
Purple Cornflower	Echinacea pupurea
Purple Wintercreeper	Euonymous fortunei
Russian Sage	Perovskia atriplicfloia
Sideoats Grama	Bouteova curtipendula
Splitbeard Grass	Andropogon tenarius
Switchgrass	Panicum virgatum
Texas Green Eyes	Berlandiera texana
Texas Sage	Leucophyllum frutescens
Trumpet Honeysuckle Vine	Lonicera sempervirens
Trumpet Vine	Camsis radicans
Turfallo grass	Bouteloua dactyloides
Virginia Creeper	Parthenocissus quinquefolia
White Sagebrush	Artemesia ludoviciana
Yellow Elder	Tacoma stans

Diagram 1 – Parking Lot Landscape Islands

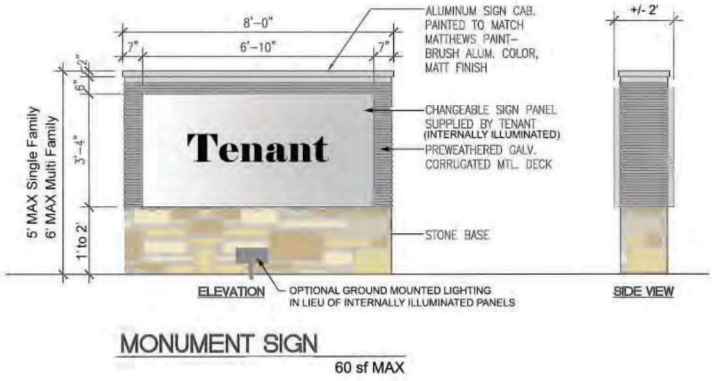


Single Island 90º Parking Example

‘

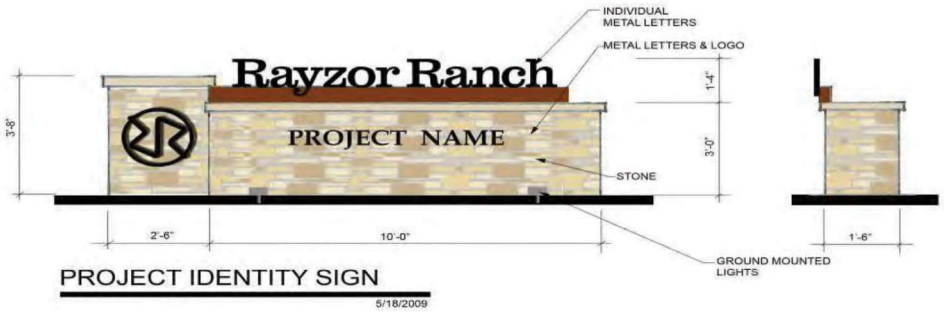
APPENDIX 1

SIGNS



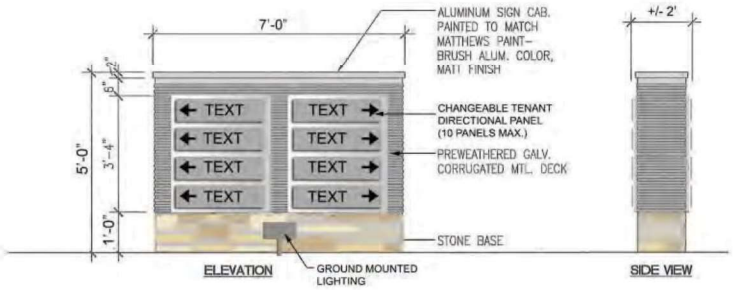
MONUMENT SIGN

60 sf MAX



PROJECT IDENTITY SIGN

5/18/2009



DIRECTIONAL SIGN (Internal to Site) 25 sf MAX SIGN AREA

APPENDIX 2

Blade and Project Banner Sign Examples

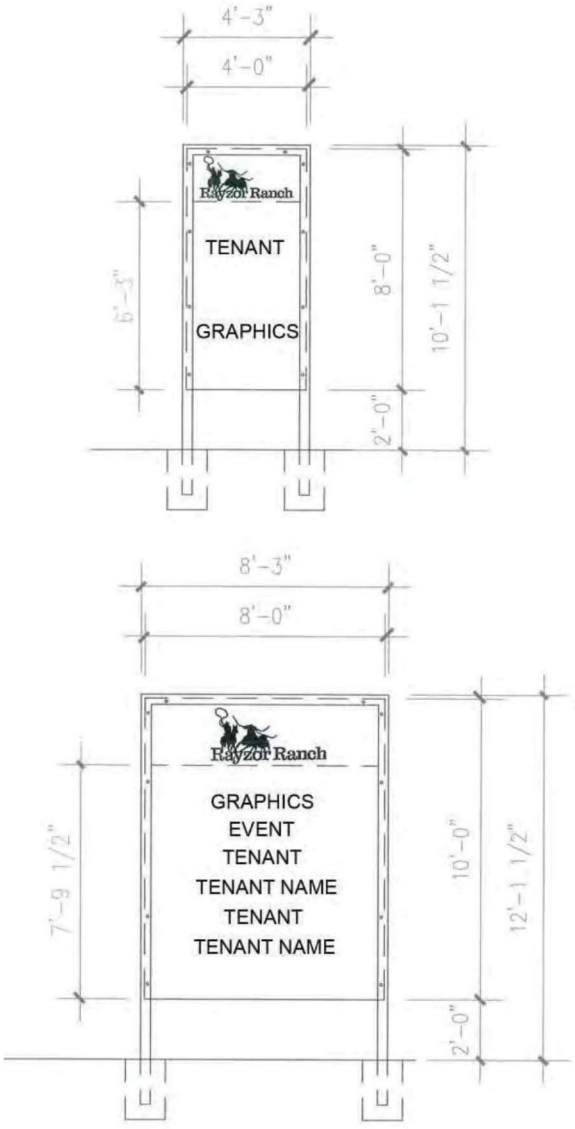
All signage examples attached are for illustrative purposes only and to further define size calculations required for various sign types. Examples are not indicative of the final graphics for the Rayzor Ranch Sign District.





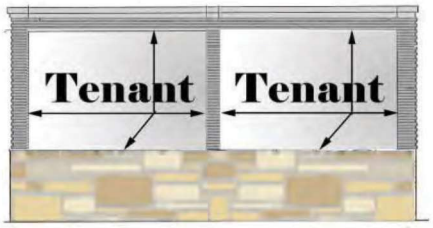
APPENDIX 3

Project Announcement Sign Example



APPENDIX 4

Effective Area Example



EFFECTIVE SIGN AREA



SIGN AREA

EXHIBIT D-2

RAYZOR RANCH LANDSCAPE STANDARDS SOUTH MIXED-USE DISTRICT-1 AND SOUTH MIXED-USE DISTRICT-2

A. Landscaping

1. Street Trees shall be provided along all public and private streets consistent with the requirements in Subchapter 7.7.7 of the Denton Development Code.

2. All parking lots and areas for vehicle maneuvering or loading must be screened from view from public and private streets by a 10-foot landscape screening buffer. The 10-foot buffer is the area located between the right-of-way and the parking lot. Utility easements are allowed to count towards part of the 10-foot wide right-of-way landscape screening buffer subject to required separation from utilities. The landscape screening buffer shall contain the following items.

    a. One large tree for every 40 feet or three small accent trees for every 30 feet. If small trees are used, they shall be clustered as appropriate.

    b. Landscape plantings containing at least one of the following:
        1) Xeriscaping landscaping may be planted within the landscape area and shall require water irrigation for a period of 3 years for landscaping to be established. After 3 years, no irrigation is required.
        2) A minimum 3 foot high, when mature, continuous row of evergreen shrubs. The shrubs may be grouped and not planted in a continuous row provided that the shrubs overlap to form a continuous buffer.
        3) A minimum 3 foot high continuous wall made of any combination of wrought iron, stone, brick, or masonry. If wrought iron is used, vines shall be grown on the wrought iron to help screen the parking lot.
        4) A grass or landscaped berm, 3 feet high above the parking pavement surface.

3. A minimum of 7% of the total parking area shall be landscaped.

4. A minimum of 15% of the total parking area shall be covered by tree canopy at maturity.

5. Landscape islands shall be evenly distributed throughout the parking areas at a maximum average spacing of 12 spaces. All landscape islands and endcaps shall be landscaped with sod or groundcover and include one large tree. A linear landscape island between two head-in rows will suffice for this requirement provided that trees are planted in that island at average spacing of 12 spaces.

6. A 10 foot landscape buffer is required along the entire property line abutting a single-family use or district. The buffer shall include a combination of 6 evergreen and deciduous trees and 25 shrubs per 100 linear feet.

7. A minimum of 20% tree canopy at maturity is required.

8. See Appendix A for Plant List.

EXHIBIT D-2a

RAYZOR RANCH LANDSCAPE STANDARDS – Lot 1, Block 4 of Rayzor Ranch South

Article 1 **General Landscape Standards:** The following standards apply to the 4.1 acre site at the intersection of Scripture and I-35 service road (NE corner):

A. Landscape Plan

1. Landscape Plans must be reviewed and approved by the City staff for each phase of the development.

2. The site shall maintain a minimum average landscaped area of 20%.

B. Open Space Requirements

1. The site shall maintain a minimum average open space of 28%. Open space includes all surface areas of the project that are not covered with enclosed buildings, or parking and drive areas. Pedestrian plazas sidewalks covered or uncovered are calculated towards total open space.

C. Parking Field Requirements

The site will incorporate the following planting standards in all parking areas:

1. Landscape Islands

There will be a minimum of one planted island for every 15 linear parking spaces. This planting island shall be approximately the same size as one (1) standard parking space. Each island shall contain at least 1 shade tree (2" min. cal.) from the Approved Plant List (see Appendix A). Alternatively, there will be a minimum of one planted island for every 25 linear parking spaces. This planting island shall be approximately the same size as 2 standard parking spaces. Each island shall contain at least 2 shade trees (2" min. cal.) from the Approved Plant List (see Appendix A). Ground cover within the island shall be 100% turf, shrub, planted groundcover, gravel, or mulch or combination thereof. See Diagram 1 for an example layout of landscape islands. The average distance between planting islands shall be 11 linear parking spaces.

2. **End Islands**
There shall also be an end island for every parking row. This end island shall be approximately the same size as one (1) standard parking space. Each island shall contain at least 1 shade tree (2" min. cal.) from the Approved Plant List (see Appendix A). An example of the end islands can be found in Diagram 1. Ground cover within the island shall be 100% turf, shrub, planted groundcover, gravel, or mulch or combination thereof.

3. **Minor Amendments**
The City Manager may approve alternate tree locations utilizing the minor amendment process to avoid conflicts with utilities as defined in the Denton Development Code.

4. **Tree Spacing From Public Utilities**

a. **Water and Wastewater Lines –** No trees shall be planted closer than nine (9) feet from any public underground water or wastewater utility main unless applicable staff approves a special circumstance. The location of the water or wastewater utility line shall be considered, for distance purposes, to be the surface of the ground above the line.

b. **Fire Hydrants** – No trees shall be planted closer than 10 feet from any fire hydrant.

Article 2 Buffers and Screening

A. **Refuse Container Screen**
Trash receptacles shall be screened in accordance with Article 1.A.1 of the Rayzor Ranch Architectural Standards. The construction of refuse screening areas must comply with the Solid Waste Criteria Manual and Section 7.12 of the Denton Development Code.

B. **Service Corridor Screen**
When adjacent to residential uses, commercial and industrial service corridors shall be screened. Siting and design of such service areas shall reduce the adverse effects of noise, odor and visual clutter upon adjacent residential uses.

C. Mechanical Equipment Screen

All mechanical equipment shall be screened from any public right-of-way. Ground mounted equipment can be screened with evergreen shrubbery or masonry or concrete screen wall. Gates, if incorporated in the design of the screen wall, can be constructed of metal. Screening is subject to approval by the appropriate controlling utility.

D. Outdoor Storage

All outside storage shall comply with the provisions of Section 5.4.4D and 7.7.8E of the Denton Development Code, unless modified by the Architectural Standards.

Article 3 Access, Parking, and Circulation Requirements

A. External to the Development

1. Vehicular Access / Access Management

The site shall provide access that complies with Access Management principles of location, spacing and sharing of curb cuts, and shall provide adequate stacking distance for all entrances.

2. Pedestrian Access

All developments shall provide pedestrian access by linking to any adjacent sidewalk(s), multi-use path(s) or public transportation stop.

B. Internal to the Development

1. Vehicular Circulation

a. Internal circulation shall be well defined by use of end caps and landscaped areas.

b. Cross Access: Prior to division of property, circulation and access standards shall be applied and, if necessary, cross easements shall be required so that access to all properties created by the subdivision can be made from shared curb cuts.

Article 4 Parking Lot Landscaping and Screening Standards

In addition to Article 1 above, all parking lots, which for purposes of this section, include areas of vehicle maneuvering, parking, and loading, shall be landscaped and screened as follows:

A. Landscape Standards

1. A minimum of 10% of the total parking area shall be landscaped.

2. A minimum of 22% of the required parking shall be covered by tree canopy. The tree canopy goal within the parking area shall be 25%. Staff will work with the applicant to provide flexibility in the event of utility conflicts or other unforeseen circumstances.

3. The tree species shall be an appropriate shade tree and shall be selected from the Approved Plant List (see Appendix A).

4. Poly-coated chain link fencing is allowed for security and utilitarian purposes, but is not considered a screening fence. The poly-coated chain link fence cannot be visible from public roads or pedestrian areas.

B. Screening at Right of Way:

Parking is allowed in front of a building if the parcel meets the following design standards.

1. Parking lots shall be separated from the street frontage by a minimum 15 foot wide Right-of-Way Screening Landscape Area to reduce visual impacts.

2. The minimum 15 foot wide Right-of-Way Screening Landscape Area is the area located between the right-of-way and the parking lot. Utility easements are allowed to count towards part of the 15-foot wide Right-of-Way Screening Landscape area subject to required separation from utilities.

3. The number of large trees required will be calculated by providing one (1) large tree for every 45 linear feet of the Right-of-Way Screening Landscape Area. The required numbers of trees do not have to be planted on 45-foot centers, but can be clustered.

4. A minimum of three small accent trees clustered every 30 linear feet within the Right-of-Way Screening Landscape Area may be substituted for the large tree requirement.

5. At least one or any combination of the following shall be used to help screen the parking lot:

   a. Xeriscape landscaping may be planted within the Right-of-Way Screening Landscape Area. Xeriscape landscaping shall require water irrigation for a period of three years for landscaping to be established. After 3 years, no irrigation is required;

   b. A minimum three foot high, when mature, row of evergreen shrubs planted within the Right-of-Way Screening Landscape Area. The shrubs may be grouped and not planted in a continuous row provided that the shrubs overlap to form a continuous buffer; or

   c. A minimum three-foot high continuous wall made of any combination of wrought iron, masonry, or stone within the Right-of-Way Screening Landscape Area. If wrought iron is used, vines shall be grown on the wrought iron to help screen the parking lot.

   d. A grass or landscaped berm, three feet high above the parking pavement surface.

Article 5 Tree Maintenance and Tree Mitigation

A. Each replacement tree shall have a minimum caliper of two (2) inches, measured six (6) inches above grade and must be at least five (5) feet tall when planted.

B. All replacement trees must be Large Canopy Trees from the Approved Plant List found in Appendix A.

C. A performance bond is required prior to the issuance of a building permit for each phase of Rayzor Ranch. The purpose of the performance bond is to ensure that the landscape and trees are planted and well maintained. Upon completion of the three (3) year establishment period for all plantings within the Rayzor Ranch project, the City shall inspect the trees to determine if 90% of the trees are healthy and have a reasonable chance of surviving to maturity. Upon such a finding, the City shall release the performance bond. If the applicant does not take remedial steps to bring the property into compliance, the City shall make demand for payment of the bond. The City may use all legal remedies to enforce this requirement, in addition making demand on the bond.

CI. Tree mitigation will also be subject to the criteria established in Section 4.8.8 of the Rayzor Ranch District.

Article 6 Amendments to the Landscape Plan

The City Manager may authorize minor changes in the landscape plan and plant materials that otherwise comply with the Overlay District ordinance and do not:

1. Reduce the perimeter landscape buffer strip shown on the original landscape plan;

2. Detrimentally affect the original landscape plan's aesthetic function relative to adjacent right-of-way or surrounding property; or

3. Detrimentally affect the original landscape plan's screening or buffering function.

Appendix A

Approved Plan List

Canopy Trees

Mature Canopy 314-1256 sq. ft. - Site Design Criteria Manual

Common Name	Scientific Name
Soapberry	Sapindus drummandii
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Post Oak	Quercus stellata
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Red Bud	Cercis canadensis
Reverchon Hawthorn	Crataegus reverchronis
Rusty Blackhaw	Viburnum rufidulum
Texas Persimmon	Diospryros texana
Texas Sophora	Sophora affinis
Vitex	Vitex agnus-castus - "LeCompte"
Wax Myrtle	Myrica cerifera
Yaupon Holly	Ilex vomitoria

Shrubs

Common Name	Scientific Name
Agarita	Mahonia (Berberis) trifolita
Buttonbush	Cephalanthus occidentilis
Sesert Spoon	Dasyliron spp.
Dwarf Buford Holly	Ilex cornuta "Dwarf Buford"
Dwarf Wax Myrtle	Myrica pusilia
Dwarf Yaupon Holly	Ilex vomitona "Nana"
Ebbing's Silverberry	Eleagnus ebbengei
False Indigo	Amorpha fruticosa
Foster Holly	Ilex x attenuaa
Fragrant Sumac	Rhus aromactica
Glossy Abelia	Abelia x grandoflora
Hardy Plumbago	Ceratostimgma plumbaginoides
Indian Hawthorn	Rhaphiolepios indica
Knockout Rose	Roa "Knockout"
Purple Smoke Tree	Cotinus coggygria 'Royal Purple'
Red Yucca	Hesperaloe parviflora
Rosemary	Rosmarius officinalis
Sacahuista	Nolina texana
St. John's Wort	Hypecum perforatum
St. John's Wort	Hypericum beanii
Texas Sage	Leucophyllum frutescens
Turk's Cap	Malvaviscus arboreus var. drummondoni
Waxleaf Ligustrum	Ligustrum japonica "Texana"
Western White Honeysuckle	Lonicera albiflora
Yucca	Yucca app.

Grasses / Ground Cover / Vines

Common Name	Scientific Name
Asian Jasmine	Trachelosperum asiaticum
Aster	Aster spp.
Bermuda Grass	Cynodon dactylon
Blackfoot Daisy	Melampodium leucanthium
Bracken Fern	Pteridum aquilnum
Buffalo Grass	Bucchloe dactyiodes
Bushy Bluestem	Andropgon Glomeratus
Butterfly Weed	Asclepias tuberosa
Cactus	Opuntia spp.
Coconut Thyme	Thymus pulegioides coccineus
Coneflower	Rudbeckia fulgida
Cross Vine	Bignonia capreoiata
Daylilly	Hermerocallis "Hyperion"
Desert Sage	Salvia gregii

Dwarf Fountain Grass	Pennisetum alopecuroldes 'Hamln'
Englemann Daisy	Englemannia pinnatifida
Evening Primrose	Oenothera speciosa
Giant Liriope	Lirope gigantea
Gray Rush	Juncus effusus
Hameln Grass	Pennisetum alopecuroides "Hemeln"
Inland Sea Oats	Chasmanithuim latifolium
Kentucky Wisteria	Wisteria macrostachya
Lady Banks Rose	Rosa banksiae
Lindheimer's Muly	Muhlenbergia lindheimeri
Little Bluestem Grass	Schizachyrium latifolium
Little Bunny Fountain Grass	Pennistemum alopecuroides "Little Bunny"
Lirope	Lirope muscari
Maiden Grass	Miscanthus sinensis "Gracillimus"
Mexican Feather Grass	Nasella(Stipa) tenuissima
Muhly Grass	Muhienbergia spp.
Orange Wedelia	Wedelia hispida
Prairie Zinnia	Zinnia grandiflora
Purple Cornflower	Echinacea pupurea
Purple Wintercreeper	Euonymous fortunei
Russian Sage	Perovskia atriplicfloia
Sideoats Grama	Bouteova curtipendula
Splitbeard Grass	Andropogon tenarius
Switchgrass	Panicum virgatum
Texas Green Eyes	Berlandiera texana
Texas Sage	Leucophyllum frutescens
Trumpet Honeysuckle Vine	Lonicera sempervirens
Trumpet Vine	Camsis radicans
Turfallo grass	Bouteloua dactyloides
Virginia Creeper	Parthenocissus quinquefolia
White Sagebrush	Artemesia ludoviciana
Yellow Elder	Tacoma stans

Appendix B
Tree Mitigation Chart

Rayzor Ranch Mitigation Chart

North Site

Total caliper inches of trees taken down and still remaining is 7713.
161 caliper inches of the 7713 are Quality/Protected Trees
5524 Caliper inches of the 7713 inches were taken down
2189 Caliper inches of the 7713 inches are remaining

7713 inches -161 Inches of Quality/Protected Trees = 7552 inches

7552 are Secondary Trees requiring 12.5% mitigation = 944 caliper inches

161 are Quality/Protected Trees requiring 1:2 or 1:1.5 mitigation
At the worst case scenario 1:2 = 322 caliper inches

Total caliper inches to mitigate = 944 + 322 = 1266 inches
This is 633 trees (assuming mitigation is with 2" caliper trees)

South Site

Trees to Preserve:
3 Quality Trees = 42.4 inches
2 Protected Trees = 43.5 inches
Total caliper inches to preserve = 85.9 inches

Trees to Mitigate:
34 Quality Trees = 351.1 inches
6 Protected Trees = 298.6 inches
2 Large Secondary = 49.4 inches
18 Secondary = 23.25 inches
Total caliper inches to mitigate = 457.25 inches
This is 229 trees (assuming mitigation is with 2" caliper trees)

Mitigation Total of North and South Sites = 1724.25 inches
Preservation Total of North and South Sites = 85.9 inches

***This mitigation plan is a proposed plan. If any transplanted trees die within the first year, the developer will replace the trees with the equivalent number of caliper inches.**

Appendix C
Landscape Chart

Rayzor Ranch South Campus Landscape Chart

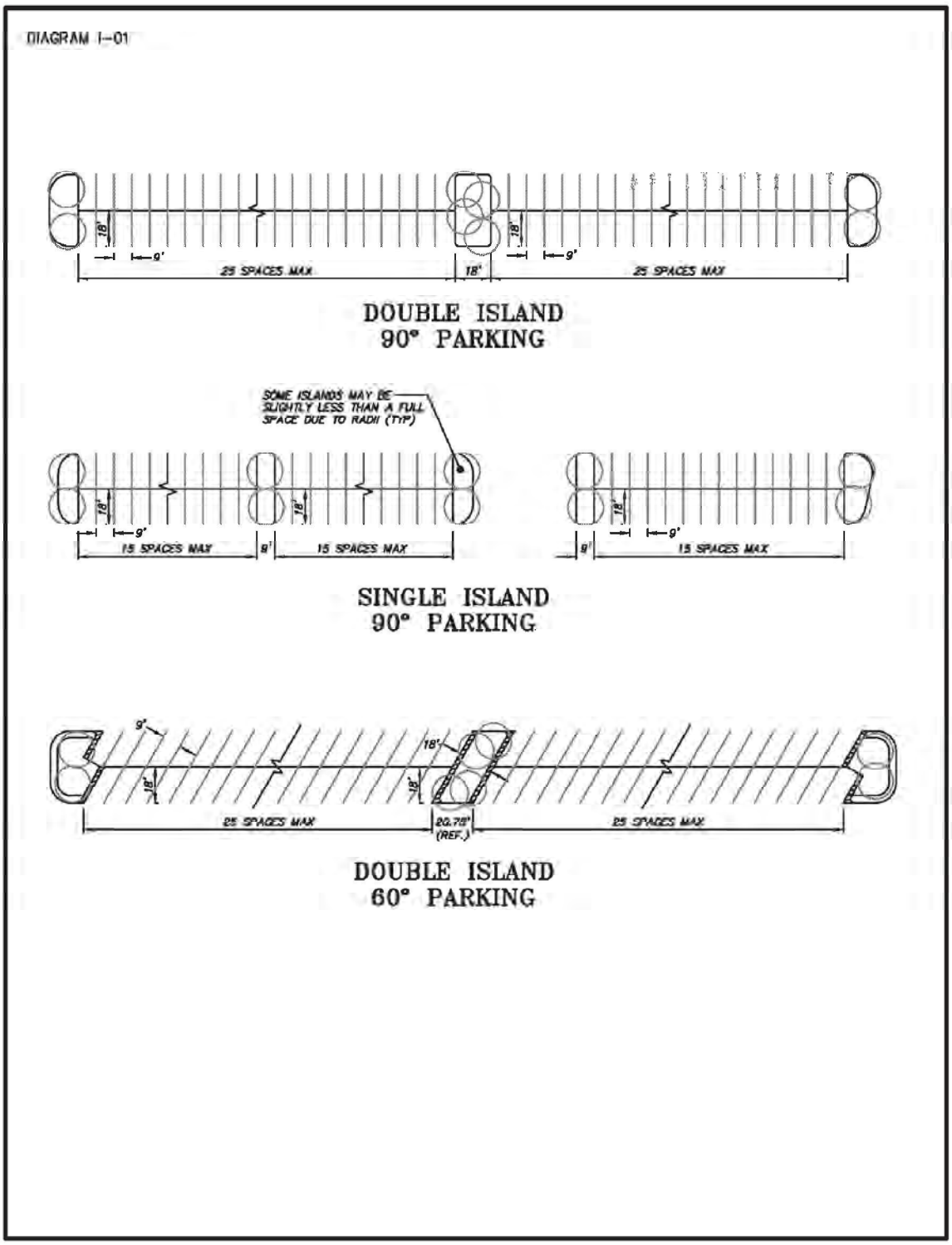
Rayzor Ranch Landseape Charts

North Site 153.37 +/- Acres		Base Zoning			Proposed Overlay District Amendment			Preliminary Calculations		
		Base Zoning	Minimum Landscaped	Minimum Canopy	Proposed Ove	Minimum Landscaped	Minimum Canopy	Proposed Zon	Open Space	Canopy Coverage
Subared 1 - Residential	45.16 Acres	NR-3	55%	50%	NR-3 INRMU-	40%	45%	NR-3	43.0%	42.0%
		NRMU-12	40%	45%						
Subarea 2 - Marketplace	108.21 Acres	CM-G	20%	30%	RCC-D	10%	20%	RCC-D	21.0%	28.0%
		NRMU	20%	40%						
		NRMU-12	40%	45%						

South Campus (Approximately 220 Acres)		Base Zoning Requirements			Rayzor Ranch South Campus Overlay		
	Approximate Land Area (Acres)	Base Zoning	Minimum Landscaped Area	Minimum Canopy Coverage	Open Space	Minimum Landscaped Area	Minimum Canopy Coverage
Town Center District (RR-1) / RR-2 and South Mixed Use (Hotel,RR,O,SF,MF,P)	160	RCC-D	10%	20%	28%	24%	25%
South Mixed Use (SF)	20	NRMU	20%	40%	48%	40%	41%
South Mixed Use (MF,O,RR,BH,Hotel,P)	40	NRMU	20%	40%	28%	20%	40%

Land areas do not include Cook Children's, Public Roads, DME site or Drill Site

Diagram 1 – Parking Lot Landscape Islands



File #: AESA25-0001a, **Version:** 1

AGENDA CAPTION

Hold a public hearing and consider making a recommendation to the City Council regarding a request to approve an Alternative Environmentally Sensitive Area Plan to offset the removal of 0.21 acres of Environmentally Sensitive Areas (ESAs) on approximately 53.89 acres of land located north of Spencer Road and approximately 1,200 feet west of the intersection of Spencer Road and Loop 288 in the City of Denton, Denton County, Texas. STAFF IS REQUESTING THIS PUBLIC HEARING BE POSTPONED TO THE AUGUST 13, 2025 PLANNING AND ZONING MEETING. (AESA25-0001a, Spencer Road Industrial, Christi Upton).

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Environmental Services and Sustainability

ACM: Frank Dixon – Assistant City Manager

DATE: July 23, 2025

SUBJECT

Hold a public hearing and consider making a recommendation to the City Council regarding a request to approve an Alternative Environmentally Sensitive Area Plan to offset the removal of 0.21 acres of Environmentally Sensitive Areas (ESAs) on approximately 53.89 acres of land located north of Spencer Road and approximately 1,200 feet west of the intersection of Spencer Road and Loop 288 in the City of Denton, Denton County, Texas. STAFF IS REQUESTING THIS PUBLIC HEARING BE POSTPONED TO THE AUGUST 13, 2025 PLANNING AND ZONING MEETING. (AESA25-0001a, Spencer Road Industrial, Christi Upton).

BACKGROUND

The applicant, Candy Whitaker of 97 Land Company, on behalf of the owner, IDI Logistics, LLC, represented by Addison Brown, has requested an Alternative Environmentally Sensitive Areas (AESA) Plan to allow for modifications to Environmentally Sensitive Areas (ESAs) located on the subject property. The ESAs will be removed to allow for appropriate access to serve the industrial development. The ecology along the length of the stream on the subject property will be improved to better serve the stream.

Staff is requesting this item be postponed to a date certain of August 13, 2025. Discussion, direction, and possible action regarding the proposed amendments will be postponed to the August 13, 2025 Planning and Zoning meeting at which time a full public hearing can occur.

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Michael A. Gange
Director of Environmental Services and Sustainability

Prepared by:
Christi Upton
Environmental Compliance Coordinator

File #: Z25-0004, **Version:** 1

AGENDA CAPTION

Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 21.800 acres of land from Rural Residential (RR) District to Heavy Industrial (HI) District generally located at the southwest corner of Spring Side Road and Corbin Road in the City of Denton, Denton County, Texas. (Z25-0004, Spring Side Road Industrial, Matt Bodine)

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: July 23, 2025

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 21.800 acres of land from Rural Residential (RR) District to Heavy Industrial (HI) District generally located at the southwest corner of Spring Side Road and Corbin Road in the City of Denton, Denton County, Texas. (Z25-0004, Spring Side Road Industrial, Matt Bodine)

BACKGROUND

The owner and applicant, QB Bros 73 LLC., is requesting to rezone approximately 21.8 acres of property from Rural Residential (RR) District to Heavy Industrial (HI) District for the purpose of developing industrial uses. The property is primarily open pasture and includes a single-family residential structure and accessory structures. The current zoning designation is a placeholder from when the subject property was annexed into the City of Denton in 2010 and assigned the designation of Rural Residential (RD-5X). This zoning transitioned to Rural Residential (RR) with the adoption of the 2019 Denton Development Code (DDC). Surrounding properties to the east, west, and south of the subject property are situated within the Extra-Territorial Jurisdiction (ETJ) and have entered into non-annexation agreements with the City. Adjacent properties to the south that are within City limits are a mix of single-family residential uses and vacant tracts also zoned RR district. Property to the north of the subject property is vacant, and it is zoned HI District. The Future Land Use Map designates this area as Industrial Commerce. This designation is for areas primarily west of I-35W and near the Denton Municipal Airport where the predominant uses are or will be light and heavy industrial uses.

Spring Side Road and Corbin Road are proposed Collector streets on the Denton Mobility Plan, and were recently amended on June 17, 2025 by City Council (see Exhibit 10). The amendments changed the classification of the section of Corbin Road adjacent to the subject property from a proposed Secondary Arterial to a proposed Collector and moved the proposed alignment to align with existing right-of-way. The Mobility Plan Amendments were the result of a thorough analysis of the general area. A Collector street was determined to be more adaptable to the emerging mix of rural residential and industrial traffic coming to the area than a Secondary Arterial. Additionally, other parallel roads within the general area were determined to have sufficient capacity to handle east-west traffic.

A full Staff Analysis is provided in Exhibit 2.

OPTIONS

1. Recommend approval
2. Recommend denial
3. Postpone item

RECOMMENDATION

Staff recommends **approval** of the request as it complies with the criteria in Section 2.4.5.E of the Denton Development Code (DDC) for approval of all applications, and Section 2.7.2.D of the DDC for approval of a zoning change.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
May 4, 2010	City Council	City-initiated Annexation and zoned to RD-5X (Ord. 2010-123)	Approved
October 1, 2019	City Council	New DDC Zoning Code & City-wide zoning district transition to Rural Residential (RR) District (DCA18-0009)	Approved
June 11, 2025	Planning & Zoning Commission	Mobility Plan Amendments to Spring Side Road and Corbin Road (MPA25-0001)	Recommended Approval
June 17, 2025	City Council	Mobility Plan Amendments to Spring Side Road and Corbin Road (MPA25-0001)	Approved

PUBLIC OUTREACH:

Four notices were sent to property owners within 200 feet of the subject property, and five postcards were mailed to current residents within 500 feet of the subject property. As of the writing of this report, three responses in opposition to the rezoning have been received, two of these are from property owners within City limits, accounting for approximately 37% of the land area within 200 feet of the subject property. Copies of these responses are included in Exhibit 11.

A notice was published on the City's website on July 6, 2025.

A notice was published in the Denton Record Chronicle on July 3, 2025

3 signs were posted on the site on July 10, 2025.

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

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Project Narrative
5. LLC Members List
6. Current Zoning Map
7. Proposed Zoning Map
8. Future Land Use Map
9. Table of Allowed Uses
10. Mobility Plan Map
11. Notifications Map & Responses
12. Fiscal Impact Summary
13. Draft Ordinance

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/Planning Director

Prepared by:
Matt Bodine
Assistant Planner

Planning Staff Analysis

Z25-0004/Spring Side Road Industrial
City Council District #3

REQUEST:
Request to rezone approximately 21.800 acres from Rural Residential (RR) District to Heavy Industrial (HI) District.

STAFF RECOMMENDATION:
Staff recommends approval of the rezoning of approximately 21.800 acres of land from RR to HI District as it complies with the criteria in Section 2.4.5.E of the Denton Development Code (DDC) for approval of all applications, and Section 2.7.2.D of the DDC for approval of a Zoning Map Amendment (Rezoning).

SITE DATA:
The 21.8-acre subject property is comprised of four unplatted tracts of land generally located at the southwest corner of Spring Side Road and Corbin Road in the City of Denton, Texas. The subject property consists primarily of open pasture and is developed with a single-family residential structure and accessory structures.



The subject property has street frontage on Spring Side Road and Corbin Road. Both streets are currently unimproved with 2 lanes of vehicle traffic. Improvements to the streets consistent with the DDC requirements for perimeter street improvements would be required with the development of this property. There are no City utilities that extend to the property; therefore, when this property develops, the applicant will be responsible for extending utilities to their development.

SURROUNDING ZONING AND USES:
Several of the surrounding properties to the east, south, and west of the subject property are under Non-Annexation Agreements, thus limiting the properties to single-family residential and agricultural uses; at such time when the properties develop as some other use then annexation

would be required. Adjacent properties to the south that are within City limits are zoned Rural Residential District and are used for single-family residential or are undeveloped. Properties to the north of the subject property are undeveloped and are zoned Heavy Industrial District.

Northwest: Zoning: Heavy Industrial & Public Right-of-Way (Spring Side Road) Use: Undeveloped	**North:** Zoning: Heavy Industrial & Public Right-of-Way (Spring Side Road) Use: Undeveloped	**Northeast:** Zoning: Heavy Industrial & Public Right-of-Way (Corbin Road) Use: Undeveloped
West: Zoning: Non-Annexation Agreement Use: Undeveloped	**SUBJECT PROPERTY**	**East:** Zoning: Non-Annexation Agreement & Public Right-of-Way (Corbin Road) Use: Single-Family Residential
Southwest: Zoning: Rural Residential (RR) Use: Single-Family Residential	**South:** Zoning: Rural Residential (RR) Use: Single-Family Residential and Undeveloped	**Southeast:** Zoning: Non-Annexation Agreement Use: Single-Family Residential

CONSIDERATIONS:

A. Section 2.4.5.E of the DDC provides approval criteria applicable to all applications.

1. *General Criteria*

a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.

The review criteria were applied as required.

b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.

Section 2.7.2.D of the DDC applies to this rezoning request. An analysis of this request per those criteria can be found below in Consideration B.

c. *If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5 through 2.9 controls.*

There are no conflicts between the general criteria and the criteria specific for zoning requests.

2. *Prior Approvals*

City Council approved the annexation of the subject property on May 4, 2010. The subject property was assigned the placeholder zoning designation of Rural Residential (RD-5X) which transitioned to RR with the adoption of the 2019 DDC. More recently, Mobility Plan amendments were approved for the subject property's perimeter streets, Spring Side Road and Corbin Road (refer to Exhibit 10). These amendments downgraded the functional classification from Secondary Arterial to Collector and realigned the proposed streets with existing rights-of-way.

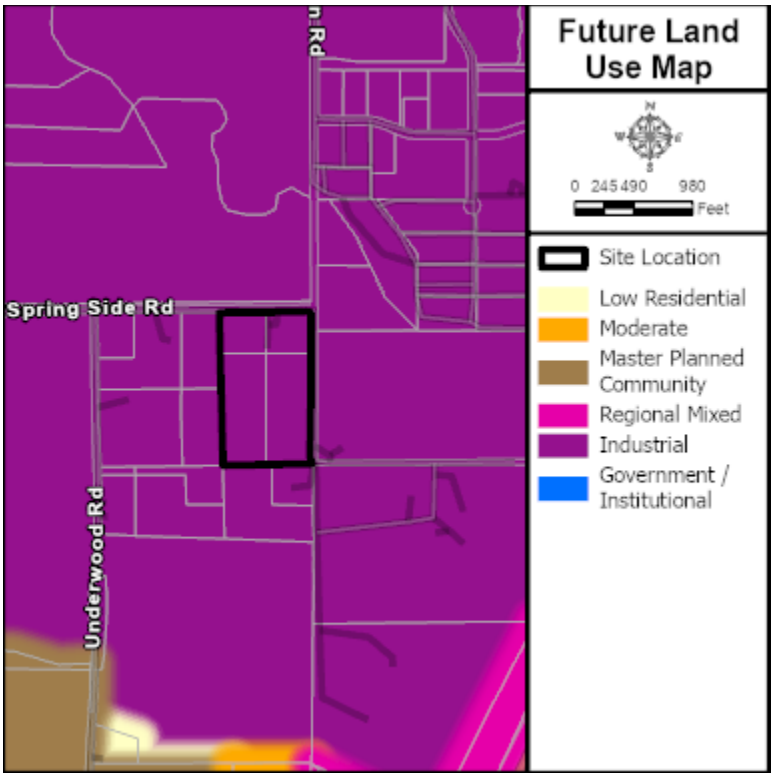
3. *Consistent with the Comprehensive Plan and Other Applicable Plans*
The decision–making authority:

   a. *Shall weigh competing goals, policies, and strategies.*
   There are no competing goals, policies, or strategies with this proposal.

   b. *May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in the Comprehensive Plan.*

Future Land Use Map

The Future Land Use Map (FLUM) from the Denton 2040 Comprehensive Plan designates the area as Industrial Commerce. This designation applies to areas where the predominant uses include both light and heavy industrial uses, such as moderate to heavy manufacturing, assembly, fabrication, and wholesaling. Distribution warehouses may be included in this designation if used to replace underutilized and heavy industrial uses, or if ultimately reused to house future industrial development. This designation is located primarily west of I-35W near the Denton Municipal Airport. It is important that when future development occurs, appropriate transitions adjacent to sensitive land uses are considered. The applicant has stated the purpose for the rezoning is to facilitate the development of industrial uses such as a distribution warehouse (see Exhibit 4); this is consistent with the FLUM designation.



Fiscal and Economic Vitality

According to the Denton 2040 Comprehensive Plan, a strong and diverse economy is fundamental to achieving the vision of the 2040 Comprehensive Plan. As part of the City's fiscal and economic vitality vision, the following goal was included:

3.1.1: Ensure adequate land for future economic growth, particularly in the non-residential future land use categories, including a sufficient buffer zone to adjacent protected land uses.

The applicant has indicated that the purpose of the rezoning request is to facilitate the future development of industrial uses on the subject property. The applicant's suggested use is consistent with the overall goals of the Comprehensive Plan to provide for a robust and diverse economy. Furthermore, at such time when the subject property develops, the proposed development would be subject to buffer adjacency standards within the DDC.

4. *Compliance with this DDC*
   a. *The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.*
   This request is for a rezoning of the subject property. All future development on this site must comply with applicable standards in the DDC, including, but not limited to building coverage, parking, tree preservation, and landscaping.

   b. *Compliance with these standards is applied at the level of detail required for the subject submittal.*
   If the rezoning request is approved, the proposal will be reviewed during the development process to ensure conformance with all zoning, transportation, drainage, public utility, tree preservation, and subdivision requirements. Any deficiencies in the plats/plans must be addressed prior to approval.

5. *Compliance with Other Applicable Regulations*
   If the proposed rezoning to the HI District is approved, prior to development, a detailed review of the proposed development will be conducted to ensure compliance with other applicable regulations.

6. *Consistent with Interlocal and Development Agreements*
   There are no interlocal or development agreements for the subject property.

7. *Minimizes Adverse Environmental Impacts*
   The proposed development is not anticipated to create adverse environmental impacts upon the subject property. There are no potential Environmentally Sensitive Areas nor recognized Wildlife Corridors on the subject property. Development plans will be reviewed for compliance with tree preservation standards.

8. *Minimizes Adverse Impacts on surrounding Property*
   The proposed rezoning is not anticipated to create adverse impacts on surrounding zoning in the area. Development of the subject property is required to follow DDC design standards, including lot dimensions, landscaping, and access requirements. Site design standards related to building placement and design are intended to mitigate negative impacts created by the scale and bulk of large buildings and provide for variety and visual interest in the exterior design. Substantial landscape buffering and screening is required for industrial uses adjacent to residential uses and zoning districts including the Rural Residential District. This can include a minimum width and a minimum amount of landscape elements along those property boundaries next to applicable properties.

9. *Minimizes Adverse Fiscal Impacts*
   This proposed rezoning is not anticipated to create adverse fiscal impacts. Staff used the Fiscal Impact Tool to analyze the proposed rezoning. The Fiscal Impact Summary (Exhibit 12) indicates that the proposal would result in a net $3,194,500 revenue to the General Fund over a 40-year project duration.

10. *Compliance with Utility, Service, and Improvement Standards*
    This proposed rezoning will not adversely affect utilities, services, or improvements. Development plans will be reviewed to ensure compliance with all applicable standards.

11. *Provides Adequate Road Systems*
    The subject property is located at the southwest corner of Spring Side Road and Corbin Road. The Denton Mobility Plan classifies the sections of these streets along the subject property's frontage as Collector streets (refer to Exhibit 10). Improvements to the subject property's street frontage consistent with the City's Standard Details for a Collector street will be required.

    A Trip Generation Summary will be required during the development review process to determine if a Traffic Impact Analysis and additional offsite street improvements are needed.

12. *Provides Adequate Public Services and Facilities*
    The proposed rezoning is not anticipated to negatively impact public services and facilities. The nearest fire station, Fire Station 9, is approximately 1.3 miles away along existing streets.

13. *Rational Phasing Plan*
    This proposed rezoning does not have a phasing plan.

B. Section 2.7.2.D of the DDC states that an application for a rezoning may be approved based on the following conditions:

   a. *The proposed rezoning is consistent with the Comprehensive Plan.*
      As discussed above in Section A.3, the proposed rezoning to HI District is consistent with the Denton 2040 Comprehensive Plan and will permit the development of industrial and manufacturing uses, generally found to the west of I-35W and near the Denton Municipal Airport.

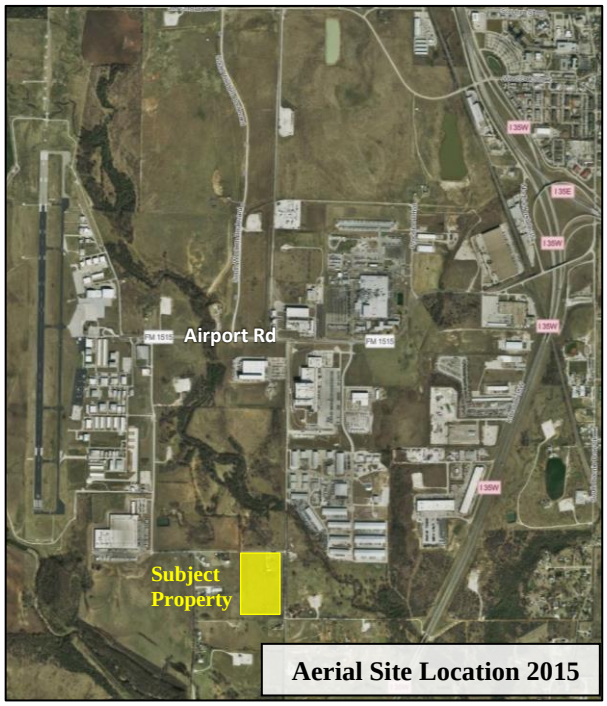
   b. The proposed rezoning is consistent with relevant Small Area Plan(s).
      There is no small area plan approved for this site.

   c. The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3, Zoning Districts.
      Per DDC Subsection 3.5.3A, "The HI District is intended to provide locations suitable for development and operation of indoor and outdoor industrial, distribution, and manufacturing uses. The HI district applies to areas primarily west of Highway I-35 W near the Denton Enterprise Airport that support the most intense industrial uses and may require access to major rail, truck, or aircraft shipping facilities. The HI district applies to areas that can accommodate the intensity of uses while also being sensitive to the adjacent built and natural context."

The requested rezoning to the HI District, allowable land uses, and the subject property's location is consistent with this purpose.

d. *There have been or will be significant changes in the area to warrant a zoning change.*

The primarily industrial area of the City, generally located west of I-35W and near the Denton Municipal Airport, has seen significant changes. In the last decade, there have been several industrial projects built in the general area as seen in the aerial photos below. Change is continuing to occur in the near vicinity of the subject property with seven projects either in active development or having been recently completed in the area south of Airport Road and west of I-35W. Additionally, multiple individuals have expressed interest to the City in developing the subject property and surrounding properties to the north.





Additional changes are occurring further south of the subject property. Within 0.5 mile south of the subject property is the northern border of the Cole Ranch Master Planned Community. This project is in the beginning stages of the development review process and feature Mixed-Use Neighborhood, Mixed-Use Regional, and Light Industrial base zonings within one mile of the subject property.

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

As discussed above in Section A.8, the proposed rezoning is not expected to adversely impact surrounding properties in a significant way. Development plans will be reviewed for compliance with DDC standards that mitigate adverse impacts including, but not limited to, landscape buffering, lighting, and screening.

f. *Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development.*

There are public facilities and services in the general area of the subject property.

Schools
Since the applicant is proposing an industrial use, the request would not add students to schools within the attendance boundary.

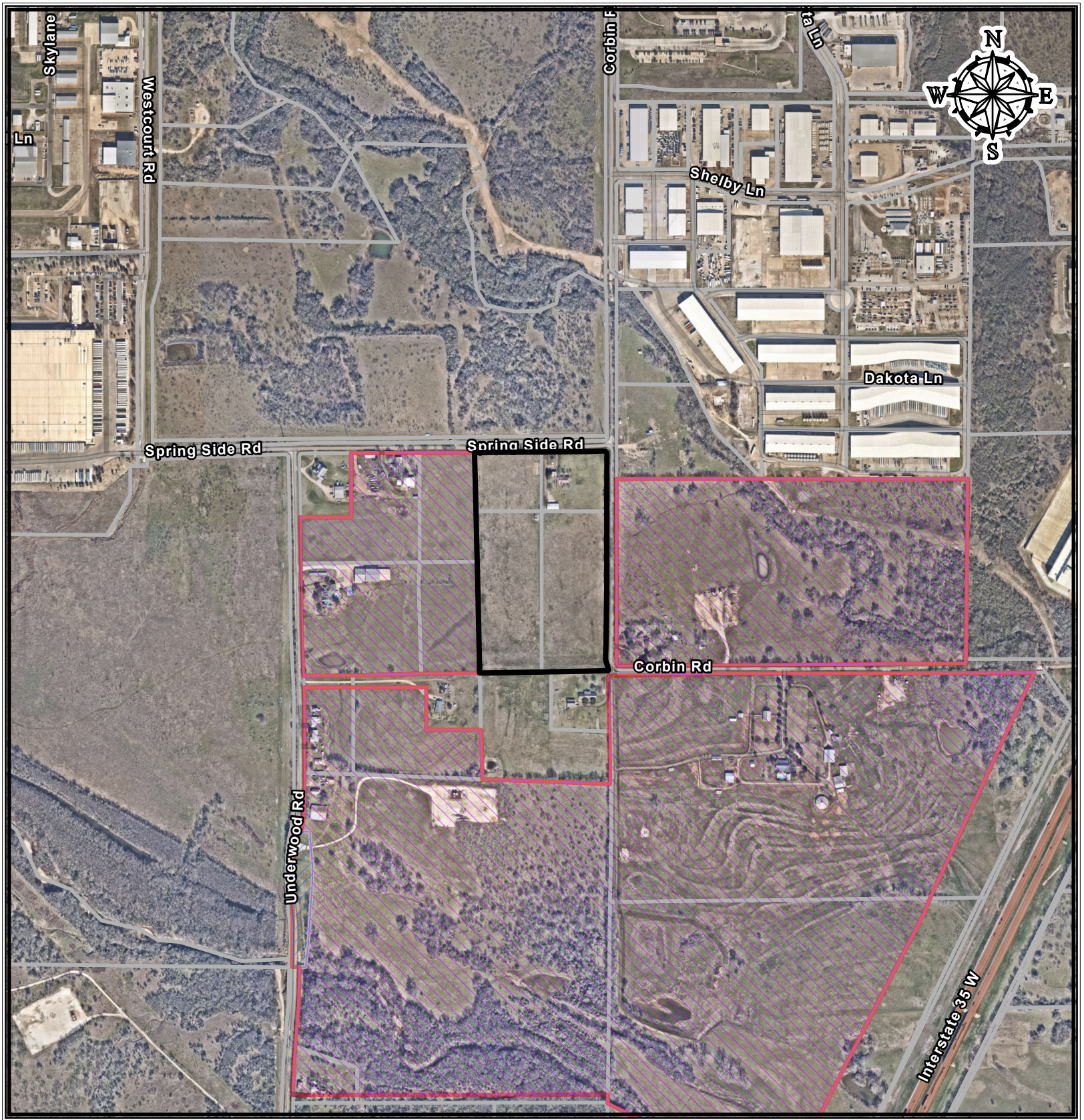
Water and Wastewater
Public water and wastewater services are located to the northeast of the site. When the subject property develops, the developer of the site will be responsible for extending utilities to the property.

Nearest Fire Station
Fire Station #9 (5000 Airport Road) is approximately 1.3 miles away along existing streets and within the eight minute or less response time boundary.

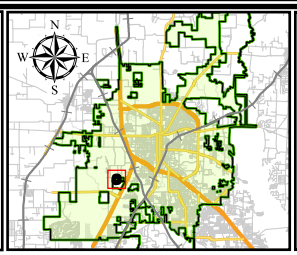
g. There was an error in establishing the current zoning district.

There was not an error in the assignment of the current zoning district. The subject property's zoning designation is the result of the RD-5X placeholder designation assigned to the property upon annexation and the subsequent transition to RR zoning in 2019. This is the City's standard practice for all annexed property.

Z25-0004
Site Location Map



COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40



0 225 450 900 Feet

CITY OF DENTON
Development Services · GIS
Date: 2/27/2025

"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 relati 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."

Zoning Change Project Narrative
3482 Spring Side Drive
Z25-0004

Project Description/Summary:

Location:

The property, consisting of 4 tracts (r37019, 37016, 37013 & 37023), is located at the southwest corner of Corbin Road and Spring Side Drive consisting of +/- 22 acres.

Purpose/Project Description:

To change the zoning from RR to HI in order to be consistent with zoning in this area and to create a shovel-ready site for businesses desiring to locate in Denton's industrial corridor.

The land is currently unplatted. There was a proposed project for a food processing facility in 2024 (PAC------), which was withdrawn when the applicant decided to locate to another state. Other than that proposed project, which never progressed to a rezoning application stage, there are no known applications for rezoning or permits on the property.

Surrounding Property Use:

Property is bounded on the north and east by HI zoning, to the west by property outside the city limits and to the south by RR zoning.

Existing and Proposed Land Use:

Existing Zoning: RR (Placeholder Zoning after annexation)

Proposed Zoning: HI

Existing Plat(s): No Plats exist for the property.

Acreage: The tract is +/- 22 acres in the proposed zoning change application.

Land Characteristics: The tract is primarily pasture land with a residential house and a metal shop structure located on the +/-3 acre northeast corner.

Existing Uses: 1 single family home and +/- 20 acres of pasture for grazing cattle.

Proposed Uses: Highest and Best Use is Distribution Warehouse.

Phasing and Proposed Access: At this time, There is not a user or developer contemplating a project at the property.

Existing Utilities: Utilities in the form of City water, sanitary sewer and electric do not exist to the property. City water and sewer are located along Corbin Road, just to the North of the Property

Existing Topography and Drainage: The property falls …….

Public Benefit:

The following benefits are provided by this development to the public through the use of the HI Zoning District:

- Provide a site already zoned and ready to accommodate a user or developer seeking to locate in Denton's industrial corridor who does not have the time or desire to go through the rezoning process in order to know of their project is viable in Denton.
- The city has missed out on several desirable users over the years because we did not have a shovel-ready site available. It is clear by the development that has occurred to the north of the site & continues to happen in this corridor, that these type of users want to be here.
- The city stands to benefit by having sites already zoned, allowing these types of users to move through the process & get opened faster than if rezoning had to occur first.

Consistency with the requirements of the Denton Development Code (DDC):

- HI zoning of this tract is consistent with development in the surrounding area.
- There have been significant changes in the immediate area to warrant the requested zoning change.
- The intensity of the expected uses in the new zoning district is not expected to create significant adverse impacts to surrounding properties.

Impact of the Proposed Change On:

a. The Goals and Objectives of The Denton 2040 Comprehensive Plan: The 2040 Comprehensive Plan Future Land Use Plan for this area is Industrial Commerce.

b. The Future Land Use Element of The Denton 2040 Comprehensive Plan: The proposed zoning district change meets the intent of Industrial Commerce of the Future Land Use Element.

c. The Balance of Land Uses in the City: The balance of Land Uses in the City will not be altered because of the proposed zoning district change.

d. Adequate Public Facility Elements and How the Change Will Effect the Provision of Services Anticipated by The City**:** Because of the ….

Zoning Map Amendment Approval Criteria:

a. *The proposed rezoning is consistent with the Comprehensive Plan.* As shown above, the proposed zone district change is consistent with the 2040 Comprehensive Plan and fits within the Community Mixed-Use designation.
b. *The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3: Zoning Districts:* The rezoning is consistent with the purpose statement for the HI district.
c. *There have been significant changes to the area to warrant a zoning change:* Development of hundreds of thousands of square feet in industrial projects in the immediate area.
d. *The intensity in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood:* As shown above, this zoning change will have negligible impact to the surrounding properties.
e. *Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development:* Adequate public facilities are available, and this development will not have a negative impact on existing service.
f. *The property was annexed into the city with a zoning designation of RR, historically known as "placeholder zoning" until such time the proper zoning was put in place for a use compatible with those around it.*

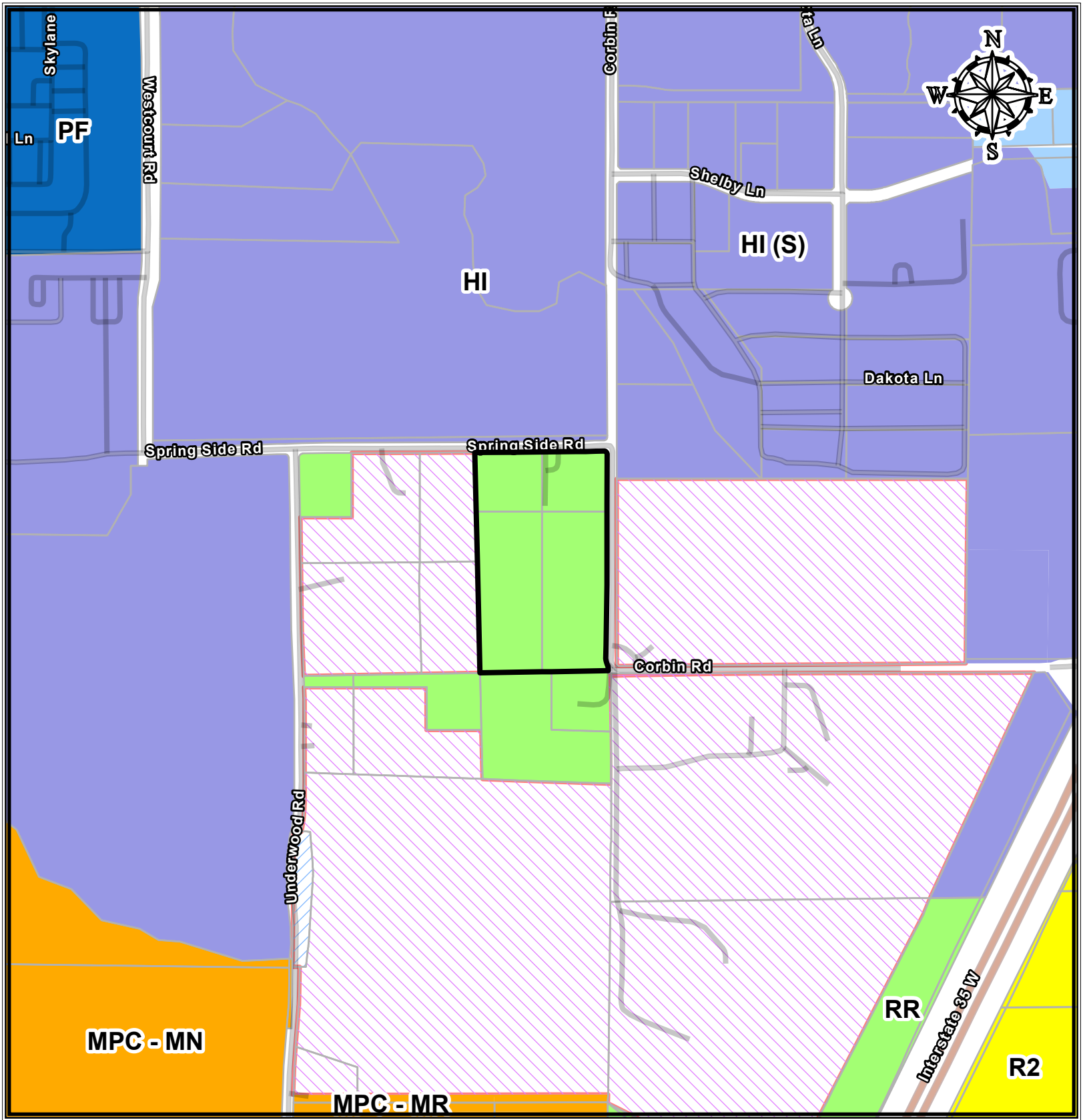
Filing Number:	805816005	**Entity Type:**	Domestic Limited Liability Company (LLC)
Original Date of Filing:	December 11, 2024	**Entity Status:**	In existence
Formation Date:	N/A		
Tax ID:	32097925187	**FEIN:**	
Duration:	Perpetual		

Name: QB Bros 73 LLC
Address: 3201 CARMEL ST
DENTON, TX 76205-8353 USA

REGISTERED AGENT | FILING HISTORY | NAMES | MANAGEMENT | ASSUMED NAMES | ASSOCIATED ENTITIES | INITIAL ADDRESS

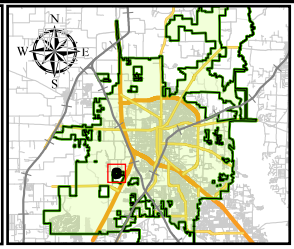
Name	Address	Inactive Date
Nathan Tune	3201 Carmel Street Denton, TX 76205 USA	

Z25-0004
Current Zoning Map



Current Zoning

- RR - Residential Rural
- R1 - Residential
- R2 - Residential
- R3 - Residential
- R4 - Residential
- R6 - Residential
- R7 - Residential
- MN - Mixed-Use Neighborhood
- MD - Mixed-Use Downtown Core
- MR - Mixed-Use Regional
- HC - Highway Corridor
- SC - Suburban Corridor
- GO - General Office
- LI - Light Industrial
- HI - Heavy Industrial
- PF - Public Facilities
- PD - Planned Development
- MPC
- OVERLAY

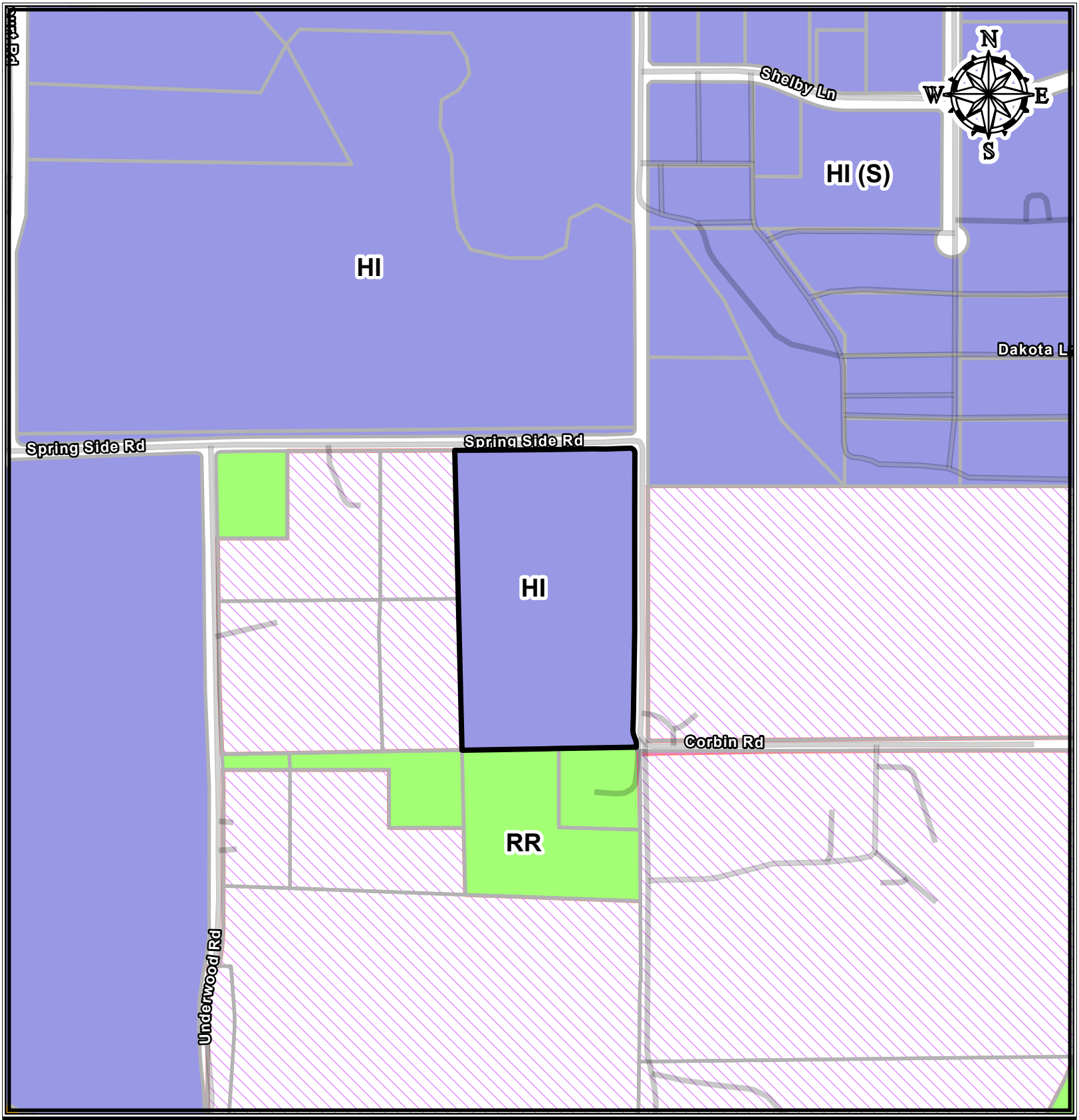


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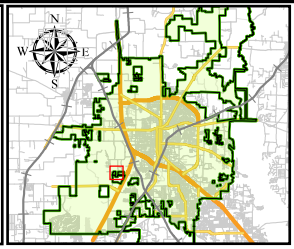
CITY OF DENTON
Development Services · GIS
Date: 2/27/2025

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Z25-0004
Proposed Zoning Map



Z25-0004
RR - Residential Rural
HI - Heavy Industrial
MPC
COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40

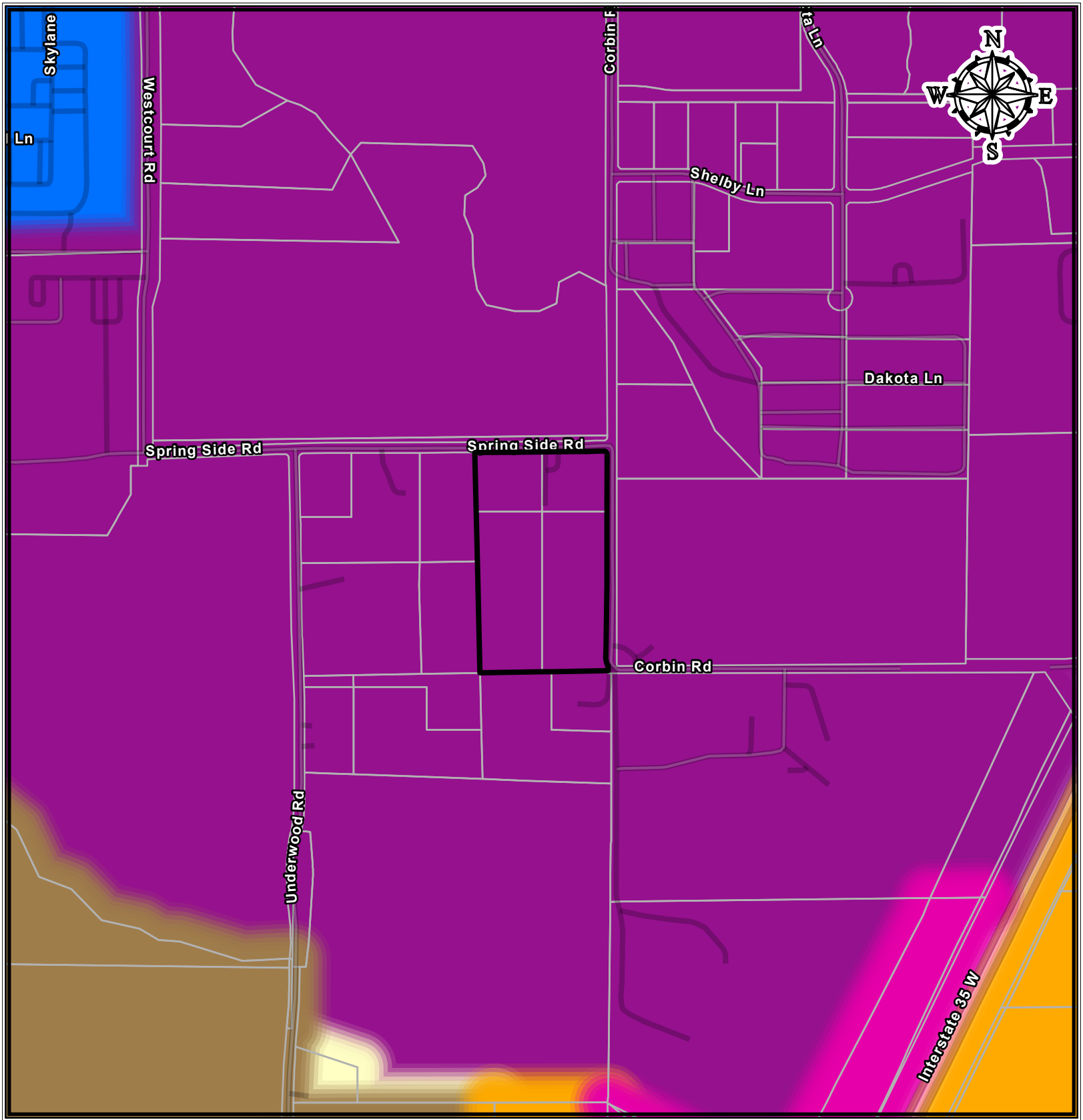


0 165 330 660 Feet

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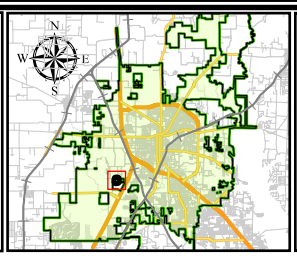
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Z25-0004
Future Land Use Map



Future Land Use 2040

- Agriculture
- Rural Areas
- Low Residential
- Moderate Residential
- Master Planned Community
- Downtown Denton
- Regional Mixed Use
- Community Mixed Use
- Neighborhood Mixed Use
- Neighborhood / University Compatibility Area
- Business Center
- Light Industrial
- Industrial Commerce
- Government / Institutional
- Parks / Open Space
- Site Location



0 225 450 900 Feet

CITY OF DENTON
Development Services · GIS
Date: 2/27/2025

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5.2.3 Table of Allowed Uses.

Table 5.2-A: Table of Allowed Uses																	
P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply																	
	Residential							**Mixed-Use**			**Corridor**		**Other Nonresidential**				**Use-Specific Standards**
	RR	**R1**	**R2**	**R3**	**R4**	**R6**	**R7**	**MN**	**MD**	**MR**	**SC**	**HC**	**GO**	**LI**	**HI**	**PF**	
Residential Uses																	
Household Living																	
Single-Family Detached Dwelling	P+	P+	P+	P+	P+	P+	P+	P+									5.3.3A
Townhome					S+	P+	P+	P+	P+	P+							5.3.3B
Duplex					S+	P+	P+	P+	P+	P+							5.3.3C
Triplex						P+	P+	P+	P+	P+							5.3.3C
Fourplex						P+	P+	P+	P+	P+							5.3.3C
Multifamily Dwelling							S+	P+	P+	P+	S+	S+	S+				5.3.3D
Tiny Home Development	Subject to approval of a planned development (PD); see 5.3.3E																
Work/Live Dwelling	P+						P+	P+	P+	P+	P+	S+	S+				5.3.3F
Manufactured Home Development (HUD Code)						S+	S+										5.3.3G
Group Living																	
Chapter House							S	S								P	
Community Home	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+							5.3.3I
Dormitory							S	S	P								
Elderly Housing						S+	S+	P+	P+	P+	S+	S+					5.3.3H
Group Home	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+							5.3.3J
Public, Institutional, Religious, and Civic Uses																	
Community and Cultural Facilities																	
Airport, City-Owned																P	
Cemetery, City-Owned																P	
Cemetery, Privately-Owned	S+		S+							S+	S+	S+	S+	S+		S+	5.3.4I
Club or Lodge	P	S	S	S	S	S	S+	P+	P	P+	P	P	P	P+	P+		5.3.4A
Community Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Day Care, Adult or Child	P	S	S	S	S	S	P	P	P	P	P	P	P	P+			5.3.4B
Funeral and Internment Facility									S	S	P	P	P	P			
Homeless Shelter	S+						S+	S+	S+	S+						P+	5.3.4C
Landfill, City-Owned																P	
Park, Playground, Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.4D
Educational Facilities																	
Business or Trade School								P+	P+	P+	P+	P	P	P	P		5.3.4E
College or University									P	P			P				
School, Private	P	S	S	S	S	S	S	P	P	P	P	P	P			P	

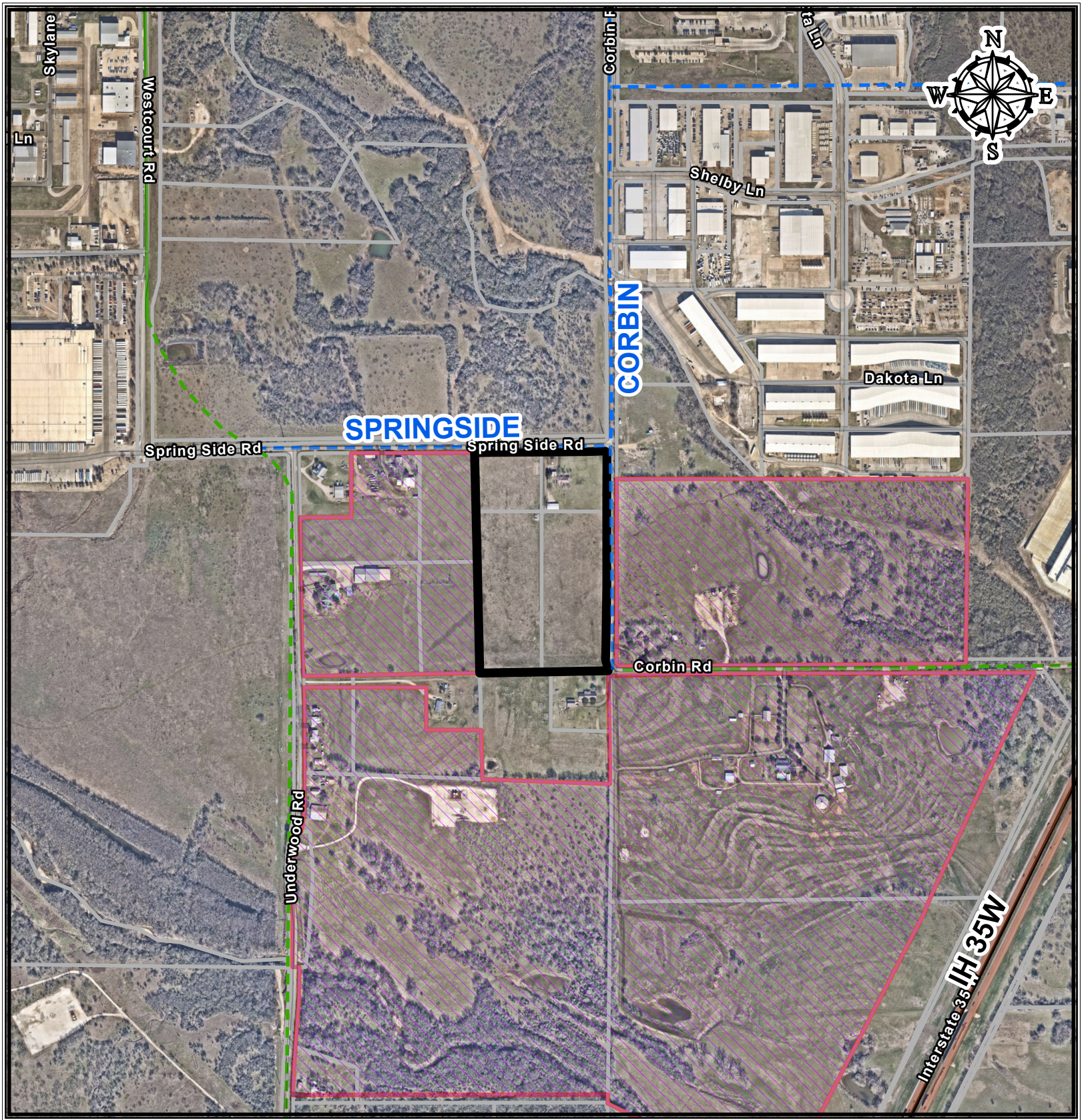
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Healthcare Facilities																	
Hospital Services										P+	P+	P	P				5.3.4F
Medical Clinic								S+	S+	P+	P+	P	P	P			5.3.4G
Medical Office							P+	P+	P+	P+	P+	P	P	P			5.3.4H
Commercial Uses																	
Agricultural and Animal Uses																	
General Agriculture	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P +	P+	P+	P+	5.3.5A
Commercial Stable	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.5B
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Kennel	P+	S+	S+								P+	P+	S+	P+	P+		5.3.5C
Urban Farm	p	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Veterinary Clinic	P	S	S					P	P+	P	P	P	P	P			5.3.5D
Recreation and Entertainment																	
Amenity Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Indoor Recreation Facility	P							P	P	P	P	P	P	P			
Outdoor Recreation Facility	P	P	P	P	P	P	P	S	S	S	P	P	P	P			
RV Park	S+		S+	S+	S+	S+	S+							S+	P+		5.3.5E
Food and Beverage Services																	
Bar, Tavern, or Lounge								S+	P	P	P	P	P	P			5.3.5F
Mobile Food Court								S+	S+	S+	S+	S+	S+	S+	S+		5.3.5G
Private Club	P+							P+	P+	P+	P+			P+	P+		5.3.5H
Restaurant								P+	P	P	P	P	P	P			5.3.5I
Restaurant, with Drive-Through								S+	S+	P+	P+	P+	P+	P+			5.3.5J
Office, Business, and Professional Services																	
Administrative, Professional, and Government Office				S+	S+	S+	P+	P+	P+	P	P	P	P	P	P	P	5.3.5K
Bank or Financial Institution							S+	P+	P+	P	P	P	P	P			5.3.5L
Musician Studio								P+	P+	P+	P+	P+	P+	P+	P+		5.3.5M
Credit Access Business								S+	P+	P	P	P	P	P			5.3.5N
Printing, Copying, and Publishing Establishment								S	P	P	P	P	P	P	P		
Personal Services																	
Laundry Facility, Industrial												S	S	P	P		
Laundry Facility, Self-Service							S+	P+	P+	P+	P	P	P	P	P		5.3.5O
Personal Service, General								P	P	P	P	P	P	P			
Tattoo and Body Piercing Parlor								P+	P+	P+	P+	P+					5.3.5P
Retail Sales																	
Building Materials and Supply Store											S	P		P	P		

General Retail Unless Otherwise Specified, Less than 5,000 Square Feet							S+	P	P	P	P	P	P	P	P	P	5.3.5Q
General Retail Unless Otherwise Specified, Between 5,000 Square Feet and 15,000 Square Feet								P	P	P	P	P	P	P	P		
General Retail Unless Otherwise Specified, More than 15,000 Square Feet								S	S	P	P	P	P	P+	P+		5.3.5R
Smoke Shop									P	P	P	P					
Lodging Facilities																	
Bed and Breakfast	P+				S+	S+	S+	P+	P+	P+	P+						5.3.5S
Boarding or Rooming House								S	P	P	P						
Hotel								P	P	P	P	P	P	P			
Motel										P	P	P	P	P			
Short-Term Rental	P+	P+	P+	P+	P+	P+	P+	P+									5.3.5T
Vehicles and Equipment																	
Auto Wash										P	P	P	P	P	P		
Automotive Fuel Sales								S+	S+	P+	P+	P+	P+	P+	P+		5.3.5U
Automotive Repair Shop, Major										P+	P+	P+	S+	P+	P+		5.3.5V
Automotive Repair Shop, Minor								S+		P+	P+	P+	P+	P+	P+		5.3.5W
Automotive Sales or Leasing												P					
Automotive Wrecking Service, Impound Lot, Junkyard, and Salvage Yard														S+	P+		5.3.5X
Equipment Sales and Rental												S+		S+	P+		5.3.5Y
Parking Lot as a Principal Use									P	P	P	P	P	P	P		
Travel Plaza												P		P	P		
Adult Entertainment Establishments																	
Sexually Oriented Business															S+		5.3.5Z
Industrial Uses																	
Data Center																	
Data Center, Modular														S^+	S^+	S^+	5.3.6I
Data Center, Warehouse										S^+	S^+	S^+	P^+	P^+	P^+	P^+	5.3.6J
Manufacturing and Processing																	
Craft Alcohol Production								S	P+	P+	P+	P	P	P	P		5.3.6A

Feedlot, Slaughterhouse, or Packaging Plant	S														S		
Food Processing, Less than 2,500 Square Feet								P+	P+	P+	P+	P+	P+	P+	P+		5.3.6B
Food Processing, More than 2,500 Square Feet								S+	S+	P+	P+	P+	P+	P+	P+		5.3.6C
Gas Well	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	Subchapter 6: Gas Wells
Manufacturing, Artisan								P+	P+	P	P	P	P	P	P		5.3.6D
Manufacturing, Low-Impact									S+	P+	P+	P+	P+	P	P		5.3.6E
Manufacturing, Medium-Impact													S	S	P		
Manufacturing, High-Impact															S		
Commercial Incinerator, Transfer Station															S		
Storage and Warehousing																	
Outdoor Storage														S+	S+	S+	5.3.6F
Self-Service Storage								S+	S+	S+	P+	S+	P+	P+	P+		5.3.6G
Storage of Hazardous Materials															S		
Warehouse and Wholesale Facility										S+	S+	P	P	P	P		5.3.6H
Public and Semi-Public Utility Uses																	
Basic Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Power Stations, Electric Substations, Interchanges, and Switch Stations	P+							P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.7A
Solar Collector as Principal Use	S+												S+	S+	S+	P+	5.3.7B
Wind Energy Conversion System (WECS)															S+	S+	5.3.7C
Wireless Telecommunications	See Section 5.6: Wireless Telecommunications Facilities																
Accessory Uses																	
Accessory Dwelling Unit	P+	P+	P+	P+	P+	P+	P+	P+									5.4.4A
Donation Box																	5.4.4B
Home Occupation	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+						5.4.4C
Outdoor Storage, Accessory												P+	P+	P+	P+	P+	5.4.4D
Sale of Produce and Plants Raised on Premises	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4E

Solar Collector, (Ground- or Building-Mounted)	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4F
Wind Energy Conversion System (WECS), Small (Ground-Mounted)	P+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	P+	P+	P+	5.4.4G
Wind Energy Conversion System (WECS), Small (Building-Mounted)	P+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	P+	P+	P+	0
Temporary Uses																	
Temporary Storage Containers and Other Portable Storage Units	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.6A
Concrete or Asphalt Batching Plant, Temporary	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.6B
Farmer's Market or Open Air Market								P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.4
Field or Construction Office	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.6C
Seasonal Sales								P+	P+	P+	P+	P+	P+	P+	P+		5.5.4
Special Event								P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.4
Portable Wireless Telecommunications Facility	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.4

Z25-0004
Mobility Plan Map



Z25-0004
Existing Freeway
Exisitng Secondary Arterial
Proposed Secondary Arterial
Proposed Secondary Arterial
Proposed Collector

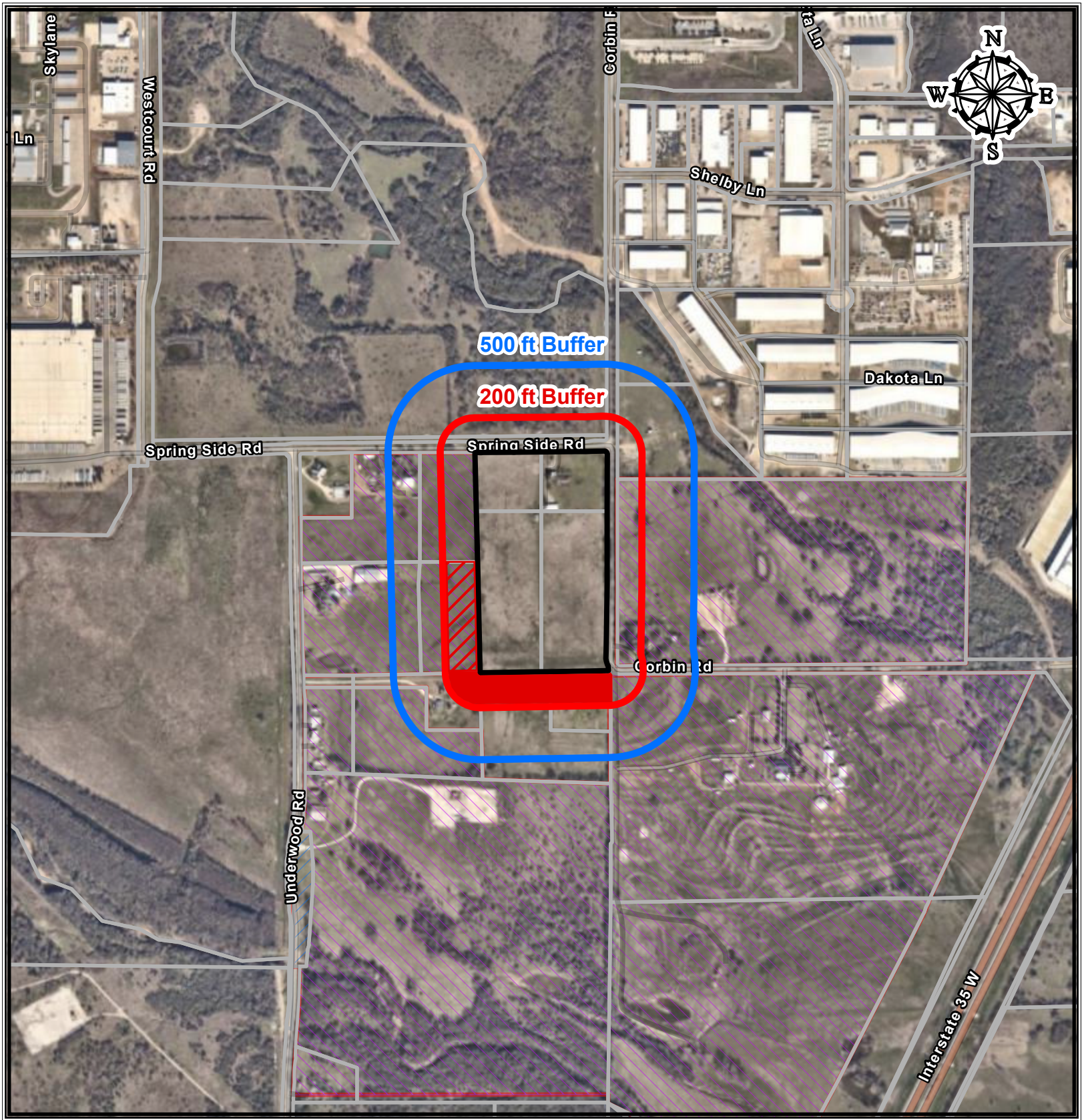
Proposed Collector
COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40

0 225 450 900 Feet

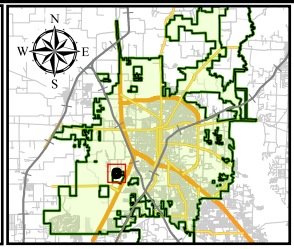
CITY OF DENTON
Development Services · GIS
Date: 7/17/2025

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Z25-0004
Notification Map



COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40
Property in Opposition (City limits)
Property in Opposition (ETJ)



0 225 450 900 Feet

CITY OF DENTON
Development Services · GIS
Date: 2/27/2025

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Project number Z 25–0004 Springside Rd. industrial

From Kelli Holdsclaw
Date Wed 7/9/2025 2:34 PM
To Bodine, Matt

Hi Matt. My name is Kelli Holdsclaw and my address is 2161 Underwood Rd., Denton, TX 76207. I received the notice of public hearing about changing the zoning near my house to heavy industrial and I 100% oppose this and so do all of my neighbors and you should be receiving something from all of them as well. Just wanted to send you an email and I will also be at the meeting. Thank you.

Kelli
Holdsclaw
REALTOR®
Post Oak Realty

Project # Z25-0004

From Barbara Whitworth
Date Fri 7/11/2025 2:12 PM
To Bodine, Matt

Mr Bodine, my name is H W. Whitworth & my wife is Barbara Ann Whitworth, I am writing to you about the July 23rd council meeting. We wanted to tell you that we Are Most Definitely Opposing this change of zoning.
We are located to the immediate South of Nathan Tune's property, we are located at 4085 Corbin Rd. We built or forever home in 1995, we are 80 years old and 75 years old. We certainly don't want to have to be close to some heavy industrial site. & Moving would be so hard for us. When Nathan bought the property, he said he had no plans of changing anything from what it is now.

So we are asking, no Pleading with the council to OPPOSE the changing of the zoning from Rural Residential to heavy industrial.

Thank you,

Barbara Ann. Whitworth

To: Development Services July 14, 2025

Project Number Z25-0004

I am writing to express my disagreement to the zoning change request of property, 21.8 -acre tract located at the southwest corner of Spring Side Road and Corbin Road in the City of Denton, Denton County, Texas from Rural Residential (RR) to Heavy Industrial (H1) District.

Besides the fact this property backs up to my tract of land, there was not a notification by mail (as a courtesy), I am against this request. Our rural neighborhood consists of six families (residents and farms). These families have lived and worked their farms for 30 or more years. Most are second or third generation.

Our tranquility and secluded atmosphere will cease by allowing the change to Heavy Industrial. QB Bros 73 LLC has purchased this property only as an investment. They have no interest in residing on the property.

The zoning change will create a safety concern with the added traffic for families as well as a deterioration to the current travelled road and the bridge on Underwood Road.

Each tract of land surrounding QB Bros 21.8 acres is Rural Residential and consists of more acres than their 21.8 acres. The six families that surround the tract in question all oppose this zoning change.

Kevin McKinney

2057 Underwood Rd.

Denton, TX 76207

(972) 979-0081

PS: I find it bad policy by the City of Denton to omit me from mailings for zoning changes.

New Residents From Residential



0

New Workers From Non-Residential *



275

* Calculations based on new commuters not total new workers in order to not double count with new residents

General Fund Impact Summary

General Fund - Total Revenue	General Fund - Total Expenses	General Fund - Net Impact
$13,784,600	-$10,590,100	$3,194,500

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A CHANGE IN THE ZONING DISTRICT AND USE CLASSIFICATION FROM RURAL RESIDENTIAL (RR) DISTRICT TO HEAVY INDUSTRIAL (HI) DISTRICT ON APPROXIMATELY 21.800 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF SPRING SIDE ROAD AND CORBIN ROAD, 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. (Z25-0005)

WHEREAS, Nathan Tune with QB Bros 73 LLC has submitted a request to rezone approximately 21.800 acres of land from Rural Residential (RR) to Heavy Industrial (HI) District, legally described in **Exhibit "A"**, attached hereto and depicted as **Exhibit "B"** and incorporated herein by reference (hereinafter, the "Property"); and

WHEREAS, on _____, 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 have held due hearings and afforded full and fair hearings to all property owners interested in this regard, and have recommended _____ (# - #) of the request; and

WHEREAS, on _____, the City Council likewise conducted a public hearing as required by law, and finds that the request meets and complies with all substantive and procedural standards set forth in Section 2.7.2 of the Denton Development Code, and is consistent with the Denton 2040 Comprehensive Plan and the Denton Development Code; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Denton, in considering the application for establishing the requested zoning district for the Property, have determined that the proposed use is in the best interest of the health, safety, and general welfare of the City of Denton, and accordingly, the City Council of the City of Denton is of the opinion and finds that said zoning change is in the public interest 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 zoning district and use classification for the Property is hereby changed to Heavy Industrial (HI) District.

SECTION 3. The City's official zoning map is hereby amended to show the established zoning district and use classification.

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 [___ - ___]:

	Aye	**Nay**	**Abstain**	**Absent**
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzie 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:
LAUREN THODEN, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

Exhibit A

Legal Description

TRACT 1:
FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J. DALTON SURVEY, ABSTRACT NUMBER 353, DENTON COUNTY, TEXAS AND BEING ALL OF A 3.00 ACRE TRACT OF LAND CONVEYED TO SHERRY HERNANDEZ, JEANNIE HOWELL, CORINA MAXSON, JONATHAN WHITWORTH, MICHAEL WHITWORTH & SARAH WHITWORTH BY DEED OF RECORD IN DOCUMENT NUMBER 2018-70424, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET WITH A CAP MARKED "KAZ" FOR THE NORTHEAST CORNER OF SAID 3.00 ACRE TRACT, IN THE INTERSECTION OF THE SOUTH LINE OF SPRING SIDE ROAD AND THE WEST LINE OF CORBIN ROAD;

THENCE SOUTH 00 DEGREES 07 MINUTES 58 SECONDS WEST, ALONG THE EAST LINE OF SAID 3.00 ACRE TRACT AND THE WEST LINE OF SAID CORBIN ROAD, A DISTANCE OF 351.23 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID 3.00 TRACT AND THE NORTHEAST CORNER OF A 7.867 ACRE TRACT OF LAND CONVEYED TO SHERRY HERNANDEZ, JEANNIE HOWELL, CORINA MAXSON, JONATHAN WHITWORTH, MICAHEL WHITWORTH & SARAH WHITWORTH BY DEED OF RECORD IN DOCUMENT NUMBER 2018-70423 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 89 DEGREES 53 MINUTES 58 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 3.00 ACRE TRACT AND THE NORTH LINE OF SAID 7.867 ACRE TRACT, A DISTANCE OF 375.62 FEET TO A 4 INCH METAL FENCE CORNER POST MAINTAINING THE SOUTHWEST CORNER OF SAID 3.00 ACRE TRACT, THE NORTHWEST CORNER OF SAID 7.867 ACRE TRACT AND IN THE EAST LINE OF A 3.00 ACRE TRACT 3 OF LANDS CONVEYED TO WHITWORTH FAMILY TRUST BY DEED OF RECORD IN DOCUMENT NUMBER 1998-63165 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 02 MINUTES 49 SECONDS WEST, ALONG THE WEST LINE OF SAID 3.00 ACRE TRACT AND THE EAST LINE OF SAID 3.00 ACRE TRACT 3, A DISTANCE OF 350.47 FEET TO A 1/2 INCH IRON ROD FOUND IN A TREE ROOT MAINTAINING THE NORTHWEST CORNER OF SAID 3.00 ACRE TRACT, THE NORTHEAST CORNER OF SAID 3.00 ACRE TRACT 3, AND IN THE SOUTH LINE OF SAID SPRING SIDE ROAD;

THENCE NORTH 89 DEGREES 59 MINUTES 04 SECONDS EAST, ALONG THE

NORTH LINE OF SAID 3.00 ACRE TRACT AND THE SOUTH LINE OF SAID SPRING SIDE ROAD, A DISTANCE OF 376.72 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.030 ACRES OF LAND, MORE OR LESS.

TRACT 2:
FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J. DALTON SURVEY, ABSTRACT NUMBER 353, DENTON COUNTY, TEXAS AND BEING ALL OF A 7.867 ACRE TRACT OF LANDS CONVEYED TO SHERRY HERNANDEZ, JEANNIE HOWELL, CORINA MAXSON, JONATHAN WHITWORTH, MICHAEL WHITWORTH & SARAH WHITWORTH BY DEED OF RECORD IN DOCUMENT NUMBER 2018-70423, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID 7.867 ACRE TRACT, THE SOUTHEAST CORNER OF A 3.00 ACRE TRACT OF LAND CONVEYED TO SHERRY HERNANDEZ, JEANNIE HOWELL, CORINA MAXSON, JONATHAN WHITWORTH, MICHAEL WHITWORTH & SARAH WHITWORTH BY DEED OF RECORD IN DOCUMENT NUMBER 2018-70424 OF SAID REAL PROPERTY RECORDS, AND IN THE WEST LINE OF CORBIN ROAD;

THENCE SOUTH 00 DEGREES 07 MINUTES 58 SECONDS WEST, ALONG THE EAST LINE OF SAID 7.867 ACRE TRACT AND THE WEST LINE OF SAID CORBIN ROAD, A DISTANCE OF 916.04 FEET TO A 6 INCH METAL FENCE CORNER POST MAINTAINING THE SOUTHEAST CORNER OF SAID 7.867 ACRE TRACT, AND THE NORTHEAST CORNER OF A 3.00 ACRE TRACT OF LAND CONVEYED TO WALLACE H. JR. AND BARBARA A. WHITWORTH BY DEED OF RECORD IN VOLUME 1070, PAGE 188 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 88 DEGREES 57 MINUTES 09 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 7.867 ACRE TRACT AND THE NORTH LINE OF SAID 3.00 ACRE TRACT, A DISTANCE OF 372.80 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHWEST CORNER OF SAID 7.867 ACRE TRACT AND THE SOUTHEAST CORNER OF A 7.887 ACRE TRACT 2 OF LANDS CONVEYED TO WHITWORTH FAMILY TRUST BY DEED OF RECORD IN DOCUMENT NUMBER 1998-63165 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 02 MINUTES 49 SECONDS WEST, ALONG THE WEST LINE OF SAID 7.867 ACRE TRACT AND THE EAST LINE OF SAID 7.887 ACRE TRACT 2, PASSING A 1/2 INCH IRON ROD MAINTAINING THE EASTERNMOST NORTHEAST CORNER OF SAID TRACT 2 AT A DISTANCE OF 900.61 FEET, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 923.51 FEET TO A 4 INCH METAL FENCE CORNER POST MAINTAINING THE NORTHWEST CORNER OF SAID 7.867 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 3.00 ACRE TRACT, AND IN THE EAST LINE OF A 3.00 ACRE TRACT 3 OF

LANDS CONVEYED TO WHITWORTH FAMILY TRUST BY DEED OF RECORD IN DOCUMENT NUMBER 1998-63165 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 89 DEGREES 53 MINUTES 58 SECONDS EAST, ALONG THE NORTH LINE OF SAID 7.867 ACRE TRACT AND THE SOUTH LINE OF SAID 3.00 ACRE TRACT, A DISTANCE OF 375.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.901 ACRES OF LAND, MORE OR LESS.

TRACT 3:

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J. DALTON SURVEY, ABSTRACT NUMBER 353, DENTON COUNTY, TEXAS AND BEING ALL OF A 7.887 ACRE TRACT 2 OF LANDS CONVEYED TO WHITWORTH FAMILY TRUST BY DEED OF RECORD IN DOCUMENT NUMBER 1998-63165, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 4 INCH METAL FENCE CORNER POST MAINTAINING THE NORTHWEST CORNER OF SAID 7.887 ACRE TRACT 2, THE NORTHEAST CORNER OF A 5.00 ACRE TRACT OF LAND CONVEYED TO JOHN AND DANA GANDY REVOCABLE LIVING TRUST BY DEED OF RECORD IN DOCUMENT NUMBER 2005-136596 OF SAID REAL PROPERTY RECORDS, AND IN THE SOUTH LINE OF SPRING SIDE ROAD, FROM WHICH A 1/2 INCH IRON ROD BEARS SOUTH 89 DEGREES 59 MINUTES 04 SECONDS WEST A DISTANCE OF 338.72 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 04 SECONDS EAST, ALONG THE NORTH LINE OF SAID 7.887 ACRE TRACT 2 AND THE SOUTH LINE OF SAID SPRING SIDE ROAD, A DISTANCE OF 30.01 FEET TO A 1/2 INCH IRON ROD SET WITH A CAP MARKED “KAZ” FOR THE NORTHERNMOST NORTHEAST CORNER OF SAID 7.887 ACRE TRACT 2 AND THE NORTHWEST CORNER OF A 3.00 ACRE TRACT 3 OF LANDS CONVEYED TO WHITWORTH FAMILY TRUST BY DEED OF RECORD IN DOCUMENT NUMBER 1998-63165 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 01 DEGREES 20 MINUTES 00 SECONDS EAST, ALONG AN EAST LINE OF SAID 7.887 ACRE TRACT 2 AND THE WEST LINE OF SAID 3.00 ACRE TRACT 3, A DISTANCE OF 373.40 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING AN INSIDE ELL CORNER OF SAID 7.887 ACRE TRACT 2 AND THE SOUTHWEST CORNER OF SAID 3.00 ACRE TRACT 3;

THENCE NORTH 89 DEGREES 59 MINUTES 45 SECONDS EAST, ALONG A NORTH LINE OF SAID 7.887 ACRE TRACT 2 AND THE SOUTH LINE OF SAID 3.00 ACRE TRACT 3, A DISTANCE OF 346.48 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE EASTERNMOST NORTHEAST CORNER OF SAID 7.887 ACRE TRACT 2, THE SOUTHEAST CORNER OF SAID 3.00 ACRE TRACT 3, AND IN THE WEST LINE OF A 7.867 TRACT OF LAND CONVEYED TO SHERRY HERNANDEZ,

JEANNIE HOWELL, CORINA MAXSON, JONATHAN WHITWORTH, MICAHEL WHITWORTH & SARAH WHITWORTH BY DEED OF RECORD IN DOCUMENT NUMBER 2018-70423 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 00 DEGREES 02 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF SAID 7.887 ACRE TRACT 2 AND THE WEST LINE OF SAID 7.867 ACRE TRACT, A DISTANCE OF 900.61 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID 7.867 TRACT 2, THE SOUTHWEST CORNER OF SAID 7.887 ACRE TRACT, AND IN THE NORTH LINE OF A 3.00 ACRE TRACT OF LAND CONVEYED TO WALLACE H. JR AND BARBARA A. WHITWORTH BY DEED OF RECORD IN VOLUME 1070, PAGE 188 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 88 DEGREES 44 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 7.887 ACRE TRACT 2 AND THE NORTH LINE OF SAID 3.00 ACRE TRACT, A DISTANCE OF 356.17 FEET TO A 4 INCH METAL FENCE CORNER POST MAINTAINING THE SOUTHWEST CORNER OF SAID 7.887 ACRE TRACT 2, THE SOUTHEAST CORNER OF A 5.00 ACRE TRACT OF LAND COVNEYED TO KEVIN AND SHERRI McKINNEY BY DEED OF RECORD IN DOCUMENT NUMBER 2013-110355 OF SAID REAL PROPERTY RECORDS, AND IN THE NORTH LINE OF A 7.822 ACRE TRACT OF LAND CONVEYED TO WALLACE H. JR. AND BARBARA A. WHITWORTH BY DEED OF RECORD IN VOLUME 1070, PAGE 192 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 01 DEGREES 20 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID 7.887 ACRE TRACT 2 AND THE EAST LINE OF SAID 5.00 ACRE TRACT, A DISTANCE OF 1282.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.864 ACRES OF LAND, MORE OR LESS.

TRACT 4:
FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J. DALTON SURVEY, ABSTRACT NUMBER 353, DENTON COUNTY, TEXAS AND BEING ALL OF A 3.00 ACRE TRACT 3 OF LANDS CONVEYED TO WHITWORTH FAMILY TRUST BY DEED OF RECORD IN DOCUMENT NUMBER 1998-63165, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN A TREE ROOT MAINTAINING THE NORTHEAST CORNER OF SAID 3.00 ACRE TRACT 3, THE NORTHWEST CORNER OF A 3.00 ACRE TRACT OF LAND CONVEYED TO SHERRY HERNANDEZ, JEANNIE HOWELL, CORINA MAXSON, JONATHAN WHITWORTH, MICAHEL WHITWORTH & SARAH WHITWORTH BY DEED OF RECORD IN DOCUMENT NUMBER 2018-70424 OF SAID REAL PROPERTY RECORDS, AND IN THE SOUTH LINE OF SPRING SIDE ROAD;

THENCE SOUTH 00 DEGREES 02 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF SAID 3.00 ACRE TRACT 3 AND THE WEST LINE OF SAID 3.00 TRACT,

PASSING A 4 INCH METAL FENCE CORNER POST MAINTAINING THE SOUTHWEST CORNER OF SAID 3.00 ACRE TRACT, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 373.37 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID 3.00 ACRE TRACT 3, THE EASTERNMOST NORTHEAST CORNER OF A 7.887 ACRE TRACT 2 OF LANDS CONVEYED TO WHITWORTH FAMILY TRUST BY DEED OF RECORD IN DOCUMENT NUMBER 1998-63165 OF SAID REAL PROPERTY RECORDS AND IN THE WEST LINE OF A 7.867 ACRE TRACT OF LAND CONVEYED TO SHERRY HERNANDEZ, JEANNIE HOWELL, CORINA MAXSON, JONATHAN WHITWORTH, MICHAEL WHITWORTH & SARAH WHITWORTH BY DEED OF RECORD IN DOCUMENT NUMBER 2018-70423;

THENCE SOUTH 89 DEGREES 59 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 3.00 ACRE TRACT 3 AND A NORTH LINE OF SAID 7.887 ACRE TRACT 2, A DISTANCE OF 346.48 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHWEST CORNER OF SAID 3.00 ACRE TRACT 3 AND AN INSIDE ELL CORNER OF SAID 7.887 ACRE TRACT 2;

THENCE NORTH 01 DEGREES 20 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID 3.00 ACRE TRACT 3 AND AN EAST LINE OF SAID 7.887 ACRE TRACT 2, A DISTANCE OF 373.40 FEET TO A 1/2 INCH IRON ROD SET WITH A CAP MARKED “KAZ” FOR THE NORTHWEST CORNER OF SAID 3.00 ACRE TRACT 3, THE NORTHERNMOST NORTHEAST CORNER SAID 7.887 ACRE TRACT 2, AND IN THE SOUTH LINE OF SAID SPRING SIDE ROAD;

THENCE NORTH 89 DEGREES 59 MINUTES 04 SECONDS EAST, ALONG THE NORTH LINE OF SAID 3.00 ACRE TRACT 3 AND THE SOUTH LINE OF SAID SPRING SIDE ROAD, A DISTANCE OF 354.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.005 ACRES OF LAND, MORE OR LESS.

Exhibit B

Site Location Map



File #: S25-0004, **Version:** 1

AGENDA CAPTION

Hold a public hearing and consider making a recommendation to City Council regarding a request by Robert Stevens, on behalf of the property owner, for a Specific Use Permit to allow for a Boarding House use on approximately 0.403 acres of land, generally located at the southwest corner of West Oak Street and Fry Street in the City of Denton, Denton County, Texas. (S25-0004, 1305 Oak Boarding House, Matt Bodine)

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: July 23, 2025

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by Robert Stevens, on behalf of the property owner, for a Specific Use Permit to allow for a Boarding House use on approximately 0.403 acres of land, generally located at the southwest corner of West Oak Street and Fry Street in the City of Denton, Denton County, Texas. (S25-0004, 1305 Oak Boarding House, Matt Bodine)

BACKGROUND

The applicant, Robert Stevens, on behalf of the proeprty owner, Singing Oaks Church of Christ of Denton, is requesting a Specific Use Permit (SUP) to allow for a Boarding House use on a 0.4-acre lot, generally located at the southwest corner of West Oak Street and Fry Street. The Boarding House use is defined as "A building or portion of a building, other than a hotel, motel, or multifamily dwelling wherein non-transient lodging and/or meals are provided for compensation to more than four but fewer than 20 persons. Provision for meals may be made, provided cooking is done in a central kitchen and not in individual rooms or suites."

The MN District permits the Boarding House use only with an approved SUP. The Specific Use Permit process is intended to ensure compatibility with the surrounding area and that adequate mitigation is provided for anticipated impacts. The proposed SUP includes an attached site plan (see Exhibit 5) which details the existing site features, including:

- **Bedrooms**: The site is developed with an existing 6,015 square foot building consisting of nine bedrooms.
- **Parking**: There are a total of 16 vehicular parking spaces provided. Parking may be modified in accordance with the requirements of the DDC and SUP Ordinance.
- **Access**: The site has vehicular access from Fry Street. Pedestrian sidewalks exist along the perimeter of the property on both Oak and Fry Streets and provide connectivity throughout the property and to the building.

The subject property was originally designed and developed as a fraternity chapter house in accordance with a SUP approved in 1999, and currently is utilized as a student- and religious-focused amenity center. As part of this request, the applicant is not proposing to change the existing structure or site features, which are still in the same general configuration as what was approved with the chapter house's SUP. The applicant has indicated that the Boarding House is intended to house visitors for varying periods of time as they visit Denton for training and development as part of the church's campus ministry.

The subject property is zoned Mixed-Use Neighborhood (MN) District and is developed with an existing building and site improvements. The MN district supports compatibility between higher-intensity mixed-use areas and adjacent residential and commercial areas. This district contributes to a vibrant environment for pedestrians and bicyclists and includes varying densities of residential, neighborhood-serving retail, restaurants, commercial, and office uses. The subject property is also part of the Fry Street Overlay District. The Fry Street Overlay District was established in February 2000 as recommended by the Fry Street Small Area Plan adopted in June 1999. The overlay district is intended to promote the public peace, safety, cleanliness, and general welfare for community members and patrons of the district by regulating off-street and remote parking, the location of solid waste containers, and the regulation of signs, setbacks, and residential and commercial density. The Fry Street Overlay does not provide land use restrictions in this area, so the permitted uses are in accordance with the base zoning of MN.

A full staff Analysis is provided in Exhibit 2.

OPTIONS

1. Recommend approval as submitted
2. Recommend approval subject to conditions
3. Recommend denial
4. Postpone consideration

RECOMMENDATION

Staff recommends approval of the request as it complies with the criteria in Section 2.4.5.E of the Denton Development Code (DDC) for approval of all applications, and Section 2.5.2.D of the DDC for approval of a Specific-Use Permit, subject to the following conditions:

1. Development of the site shall substantially comply with the attached Site Plan. Staff shall have the ability to approve administrative changes, provided such changes are permissible per the DDC, do not increase the number of bedrooms to more than nine, and do not decrease the number of parking spaces to less than ten. All other changes shall require a Specific Use Permit amendment in accordance with the DDC.

2. Notwithstanding the limited administrative approvals authorized in condition 1, the City reserves the right to require approval by ordinance of any amendments or alterations to the SUP and the attached site plan including those referenced in condition 1. The attached site plan is incorporated as requirements of the SUP.

3. The zoning map shall reflect the Specific Use Permit on the property consistent with the Post-Decision Action Steps for Specific Use Permits in the 2019 DDC.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
June 15, 1999	City Council	Resolution to approve the Fry Street Small Area Plan (R99-025)	Approved
June 15, 1999	City Council	SUP for a Fraternity/Chapter House	Approved
Feb 1, 2000	City Council	Establishment of Fry Street Overlay District (Ord. No. 2000-044)	Approved

Feb 5, 2002	City Council	Citywide zoning district transition from GR to DC-G zoning district. (Ord. No. 2002-040)	Approved
December 12, 2018	Planning and Zoning Commission	Consideration of the Oak Gateway Area Plan	Recommended Approval
January 15, 2019	City Council	Consideration of the Oak Gateway Area Plan	Approved
Oct 1, 2019	City Council	Citywide zoning district transition from DC-G to MN zoning district. (DCA18-0009)	Approved

PUBLIC OUTREACH:

Eleven notices were sent to property owners within 200 feet of the subject property, and 197 postcards were mailed to current residents within 500 feet of the subject property.

A notice was published in the Denton Record Chronicle on July 6, 2025.

A notice was published on the City's website on July 3, 2025.

Two signs were posted on the property on July 1, 2025.

The applicant reached out to neighboring property owners prior to the public hearing.

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

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Project Narrative
5. Proposed Site Plan
6. Existing Zoning Map
7. Future Land Use Map
8. Table of Allowed Uses
9. Notification Map
10. Financial Impact Summary
11. Draft Ordinance

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/Planning Director

Prepared by:
Matt Bodine
Associate Planner

Planning Staff Analysis
S25-0004 / 1305 Oak Boarding House
City Council District 3

REQUEST:
Specific Use Permit (SUP) to allow for a Boarding House use on approximately 0.403 acres of land. The subject property is zoned Mixed-Use Neighborhood (MN) within the Fry Street Overlay District. The Boarding House use is an allowed use with an approved SUP.

OWNER:
Singing Oaks Church of Christ of Denton

APPLICANT:
Robert Stevens

STAFF RECOMMENDATION:
Staff recommends **approval** of the SUP request with the following conditions:

1. Development of the site shall substantially comply with the attached Site Plan. Staff shall have the ability to approve administrative changes, provided such changes are permissible per the DDC, do not increase the number of bedrooms to more than nine, do not decrease the number of parking spaces to less than ten. All other changes shall require a Specific Use Permit amendment in accordance with the DDC.

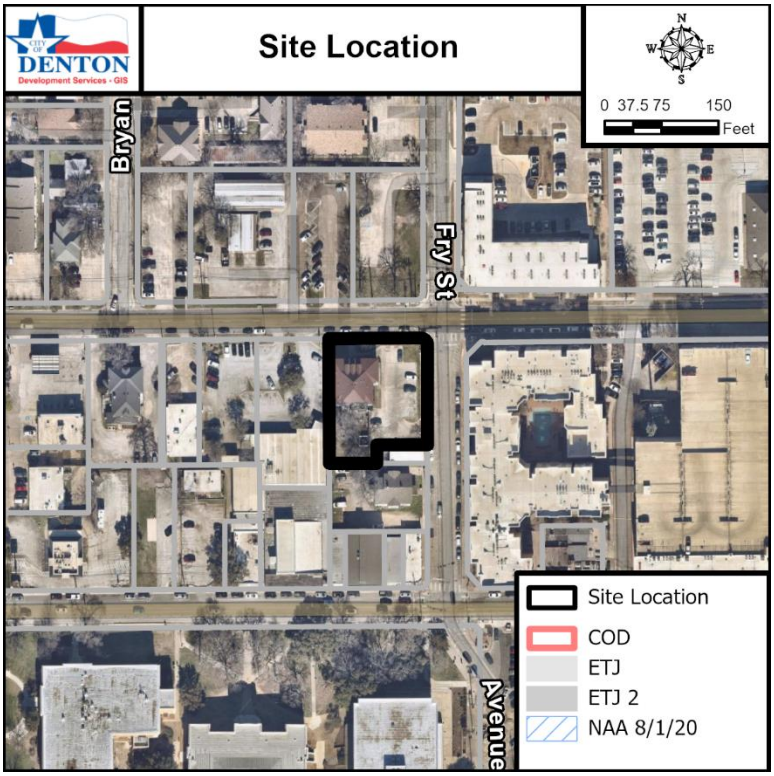
2. Notwithstanding the limited administrative approvals authorized in condition 1, the City reserves the right to require approval by ordinance of any amendments or alterations to the SUP and the attached site plan including those referenced in condition 1. The attached site plan is incorporated as requirements of the SUP.

3. The zoning map shall reflect the Specific Use Permit on the property consistent with the Post-Decision Action Steps for Specific Use Permits in the 2019 DDC.

SITE DATA:
The subject property is an approximately 0.4-acre lot that is currently developed. The existing building faces West Oak Street, is two stories or approximately 38 ft high to the ridge, and is approximately 6,015 sq ft in size. The site also has 16 existing parking spaces located in between the building and Fry Street. There is an existing drive approach onto Fry Street.

Fry Street is an improved two-lane roadway with on-street parking, paved sidewalks, and curb and gutter, and it is classified as a Collector on the City of Denton Mobility Plan. West Oak Street is an improved two-lane, one-way road with on-street parking, paved sidewalks, and curb and gutter, and it is classified as a Secondary Arterial on the Mobility Plan. Since the lot is already platted, right-of-way dedication is not required.

The lot is zoned Mixed-Use Neighborhood (MN) District and is part of the Fry Street Overlay District. The MN District allows for the Boarding House use with an approved SUP. The overlay does not have any additional use restrictions than what is allowed by the base zoning district.



SURROUNDING ZONING AND LAND USES:

All surrounding properties are zoned MN district. Properties to the south, east, and west are also part of the Fry Street Overlay District. The adjacent properties to the south and west are developed for commercial uses, except for one property to the south being used as a multifamily dwelling. The property to the east is developed as a vertically integrated mixed-use building with commercial and multifamily uses. The properties to the north are developed as multifamily dwellings and parking lot as the principal use. See Exhibit 6 for a map of existing zoning in the area.

Northwest: • Zoning: MN • Use: Multifamily Dwelling	**North:** • Zoning: MN • Uses: Parking Lot as the Principal Use	**Northeast:** • Zoning: MN • Use: Multifamily Dwelling
West: • Zoning: MN & Fry Street Overlay • Use: General Retail	**SUBJECT PROPERTY**	**East:** • Zoning: MN & Fry Street Overlay • Use: Multifamily and General Retail
Southwest: • Zoning: MN & Fry Street Overlay • Use: General Retail	**South:** • Zoning: MN & Fry Street Overlay • Use: General Retail and Multifamily Dwelling	**Southeast:** • Zoning: MN & Fry Street Overlay • Use: General Retail

CONSIDERATIONS:

A. Section 2.4.5E of the Denton Development Code (DDC) provides approval criteria applicable to all applications.

1. *General Criteria*
   a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.
   The general criteria have been applied.

   b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.
   Section 2.5.2D of the DDC applies to SUP requests. An analysis of this request per those criteria can be found below in Consideration B.

   c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5 through 2.9 controls.
   There are no conflicts between the general criteria and the criteria specific for Specific Use Permit requests.

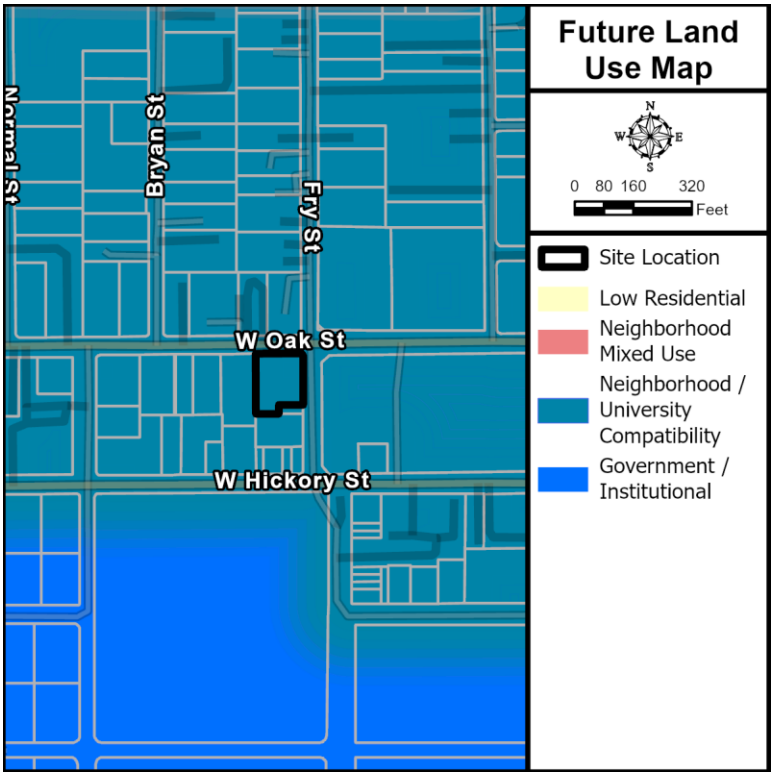
2. *Prior Approvals*
   The Fry Street Overlay District was approved by City Council February 1, 2000. The subject property is located with Subarea A of the Fry Street Overlay, and the proposed SUP does not conflict with any provisions within the Fry Street Overlay. The Oak Gateway Plan was approved by City Council January 15, 2019. Additionally, a Final Plat of the property was administratively approved on December 19, 2006.

3. *Consistent with the Comprehensive Plan and Other Applicable Plans*

   The decision–making authority:

   a. Shall weigh competing goals, policies, and strategies.
   There are no competing goals, policies, or strategies with this proposal.

   b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in the Comprehensive Plan.
   The use and scale of the proposed Boarding House use conforms with the Future Land Use Map (FLUM) of the Denton 2040 Comprehensive Plan. The FLUM designates the subject property as Neighborhood/University Compatibility Area (see below and Exhibit 7). This designation applies to residential and commercial areas adjacent to University of North Texas (UNT) and Texas Woman's University (TWU) that are affected by their proximity to the university. This designation is intended to create compatible form and land uses for the areas that serve both the established neighborhoods and the universities. The Boarding House use in this location is consistent with the existing development patterns in the area and would not introduce any incompatible land uses to the region. Additionally, as part of the SUP review process the site was reviewed for adequate landscaping, refuse enclosures, lighting, and parking to confirm the site would not create any adverse impacts for adjoining developments.



The proposed application also furthers the following goal from the Denton 2040 Comprehensive Plan:

- Goal LU-1: Grow Compactly: Achieve sound, sustainable growth in compact development patterns with balanced land uses planned in coordination with transportation and infrastructure systems.

Allowing the Boarding House use to exist where it is proposed promotes compact development because it is an adaptive re-use of a developed lot and existing building. The re-use of a property takes advantage of existing utilities and nearby amenities as opposed to greenfield development that must extend utilities to undeveloped land with generally fewer, nearby amenities. Additionally, the boarding house will be used to house individuals who are visiting the UNT campus for training at the church's campus ministry, and the location of the Boarding House would put individuals within walking distance of UNT and many commercial businesses located in the Fry Street area.

The proposed application is located within the boundaries of the Oak Gateway Area Plan. The Area Plan had several goals promoting pedestrian mobility. The boarding house's proximity to UNT and existing infrastructure in the area encourages pedestrian mobility for its tenants.

4. *Compliance with this DDC*

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

b. *Compliance with these standards is applied at the level of detail required for the subject submittal.*
The proposed site plan was reviewed to ensure compliance with the Denton Development Code. Furthermore, an SUP submittal requires a detailed planning analysis of the proposal to ensure conformance with the development standards specific to the zoning district and Boarding House use, including bulk and dimensions, parking, landscaping, and site design. Staff also reviewed the site in context with the surrounding uses, development patterns, and neighborhood character to determine compatibility of the use in his location.

5. *Compliance with Other Applicable Regulations*
This proposed request complies with all other applicable regulations.

6. *Consistent with Interlocal and Development Agreements*
There are no interlocal or development agreements for the subject site.

7. *Minimizes Adverse Environmental Impacts*
This application does not have any adverse environmental impacts. There are no environmentally sensitive areas on the subject property and no changes proposed to the existing site conditions that would impact existing trees or stormwater.

8. *Minimizes Adverse Impacts on Surrounding Property*
The application is expected to have minimal adverse impacts on surrounding property due to it being a continuation of existing conditions and its substantial compliance with the intent of the existing zoning. The subject property is zoned MN and is located within the Fry Street Overlay District. The MN district supports compatibility between higher-intensity mixed-use areas and adjacent residential and commercial areas. Additionally, the district contributes to a vibrant environment for pedestrians and bicyclists and includes varying densities of residential, neighborhood-serving retail, restaurants, commercial, and office uses. The Fry Street Overlay District is intended to promote the public peace, safety, cleanliness, and general welfare for community members and patrons of the district by regulating off-street and remote parking, the location of solid waste containers, and the regulation of signs, setbacks, and residential and commercial density.

The surrounding properties are also zoned MN and are developed with a variety of commercial uses and residential uses. The subject property will not introduce any new or incompatible land uses to the area and will contribute to the variety of residential and commercial land uses the MN District is intended to support. Additionally, the subject property's existing site features serve to mitigate potential impacts between land uses. The proposed site plan includes an existing, six feet high, wooden fence and landscape area along the subject property's border with the multifamily use to the south.

9. *Minimizes Adverse Fiscal Impacts*
The proposed application is not anticipated to create significantly adverse fiscal impacts. Staff used the Fiscal Impact Tool to analyze the proposed SUP request. The Fiscal Impact Summary (Exhibit 10) indicates that the proposal would result in a net $658,000 expense to the General Fund over a 40-year project duration. Not all land use types generate a net revenue, and expenses are minimized for this application due to its use of existing City utilities and services around the site.

10. *Compliance with Utility, Service, and Improvement Standards*

    Sufficient utilities exist along West Oak Street and Fry Street for the applicant to use. Since there will be no increase nor change to the impervious cover, no negative impact to drainage capacity is anticipated. Since the applicant is not proposing alterations to the existing building, which was originally a residential structure, no additional utility-use impacts are anticipated.

11. *Provides Adequate Road Systems*
    West Oak Street and Fry Street are improved streets with sufficient capacity to handle traffic from the Boarding House use.

12. *Provides Adequate Public Services and Facilities*
    The subject property is within 1.5 miles of Fire Stations #1 and #3, and within the 8-minute response boundary.

13. Rational Phasing Plan
    The project does not have a phasing plan.

B. Section 2.5.2D of the DDC states that in reviewing a proposed SUP, the Planning and Zoning Commission and City Council shall consider the general approval criteria in Subsection 2.4.5E and whether:

1. *The specific use proposed is compatible with the surrounding area;*
   The proposed Boarding House use is compatible with the surrounding area. This area has a mix of commercial and high-intensity residential uses. The Boarding House use is classified as a lodging facility under commercial uses in the DDC and could be expected to bring patrons to area businesses and the UNT campus. The zoning district encourages a mixture of uses to enhance of the quality of life for residents and visitors.

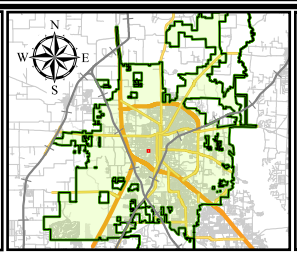
2. *The specific use proposed has negative impacts on future development of the area; and*
   The proposed Boarding House use is not anticipated to have negative impacts on future development of the area. The immediately surrounding properties are all developed, and the change in use of this already-developed property would contribute to the mix of uses in the area by reusing an existing structure instead of letting it sit vacant.

3. *Any impacts associated with access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, and odor have been adequately mitigated.*
   The proposed site plan has been reviewed by staff and found to be compliant with the DDC. The site plan adequately mitigates against negative impacts caused by refuse area, noise, glare, and odor.

S25-0004
Aerial Site Location



COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40



0 25 50 100 Feet

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1305 West Oak Street
Specific Use Permit

1.1 SUP21-0004 First Submittal Narrative

Singing Oaks Church, owner, is requesting a Specific Use Permit to allow usage as a Boarding House at the property at 1305 West Oak Street. The property, legally described as Lot 2, Block A, Delta Land Addition (Denton County Plat Records Doc No: 2006-155404), is currently zoned as part of a Mixed-Use Neighborhood (MN) District within the Fry Street Overlay District.

1.2 Associated Fees

A payment of $601 is included in this submittal

1.3 Owner Authorization Form

Attached

1.4 Legal Description

Lot 2, Block A, Delta Land Addition of Denton Texas

1.5 Project Narrative

The property will be utilized to house up to 19 individuals who will be living in Denton for periods varying from a few days up to six months as they participate in training and development programs. Changes to the building or property are not envisioned or included in this request, as the 9 existing bedrooms will be sufficient. This property was originally designed and utilized as fraternity house, and the current design fully meets the requirements for our planned utilization. No change is necessary.

There are presently 16 parking spaces on the facility's property, which will be sufficient for the occupants' needs. Public transportation may be used by some residents.

Water and sewer usage will not change significantly and be well within the present configuration. The existing dumpster will continue to be used for trash pickup by the city.

The building currently has a central kitchen area which may be used for cooking. Cooking will not occur within the living areas.

School age children will not be living in the residences, so schools will not be affected.

No public safety impact is anticipated.

The property has an up to code fire alarm system, a sprinkler system, a fire escape and a monitoring system. The property has been inspected annually by the Fire Marshall, with no problems outstanding. There are also exterior security cameras.

1.6 Site Plan

The site plan has been redrawn to show the changes since the Fraternity house was submitted and approved (Ordinance # 99-208), and to include items requested in the comments to our original submission. This redrawn plan is what we are requesting to be approved by the City Council.

1.6.1 Site Data Table

Lot Area		19731 Sq Ft .45 Acres
Building Coverage	80% Maximum	3727 Sq Ft 19%
Building Height	65 foot Maximum	38’ 2” boarding house 14’9” shed
Landscape Area		6534 Sq Ft, 33%
Impermeable On-Site Parking Spaces	1 per bedroom + 1 for operator	16
Permeable On-Site Parking Spaces		none
Accessible Parking Spaces		1
On Street Parking Spaces		5 (not needed)

1.6.2 Traffic Impact Analysis

ITE LUC	220
ITE Land Use	Multifamily Low Rise
Quantity	19
Variable	Number of Residents

Weekday Trips

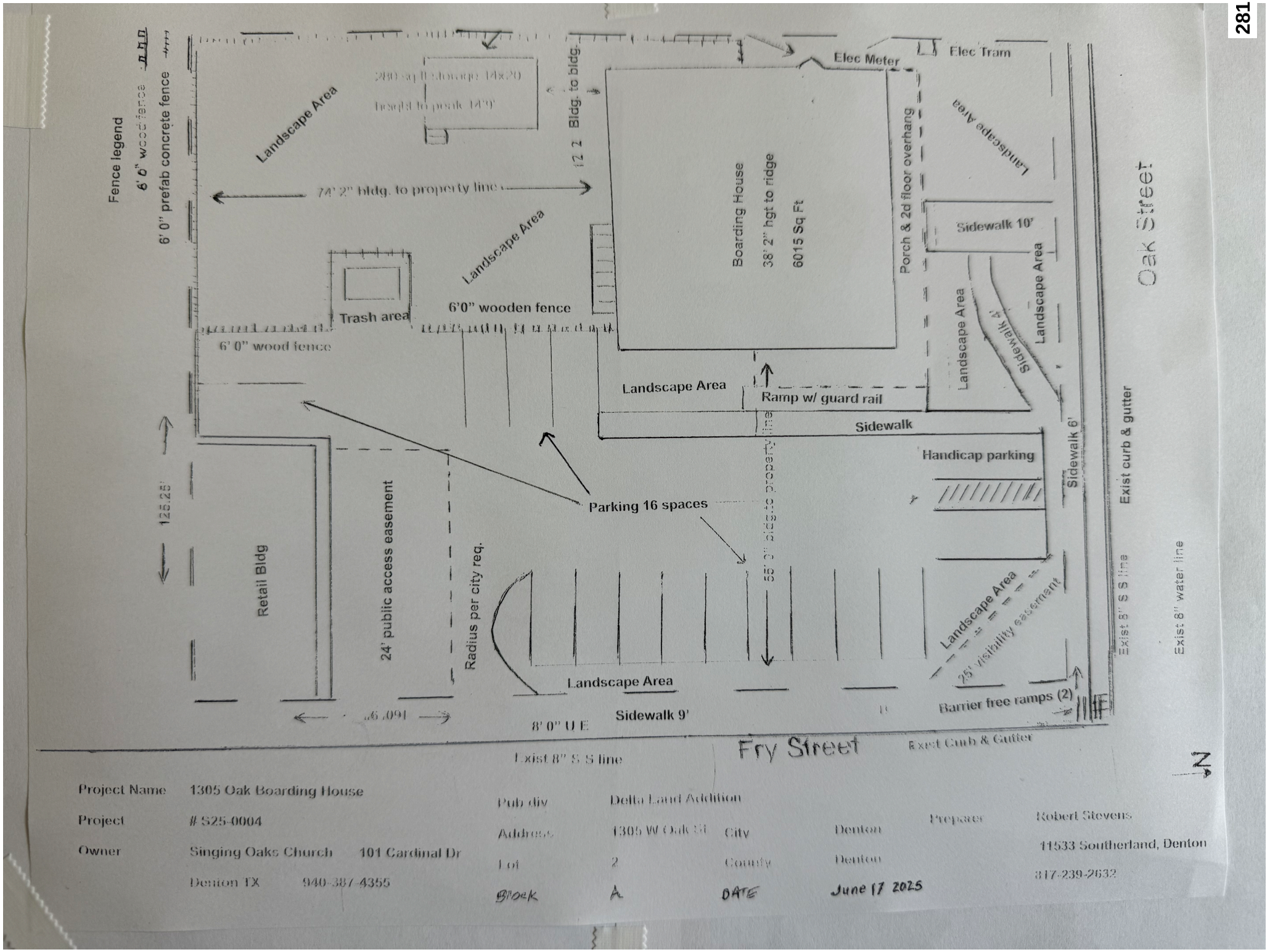
Total	Entry	Exit
35	18	17

AM Peak Hour

Total	Entry	Exit
28	5	23

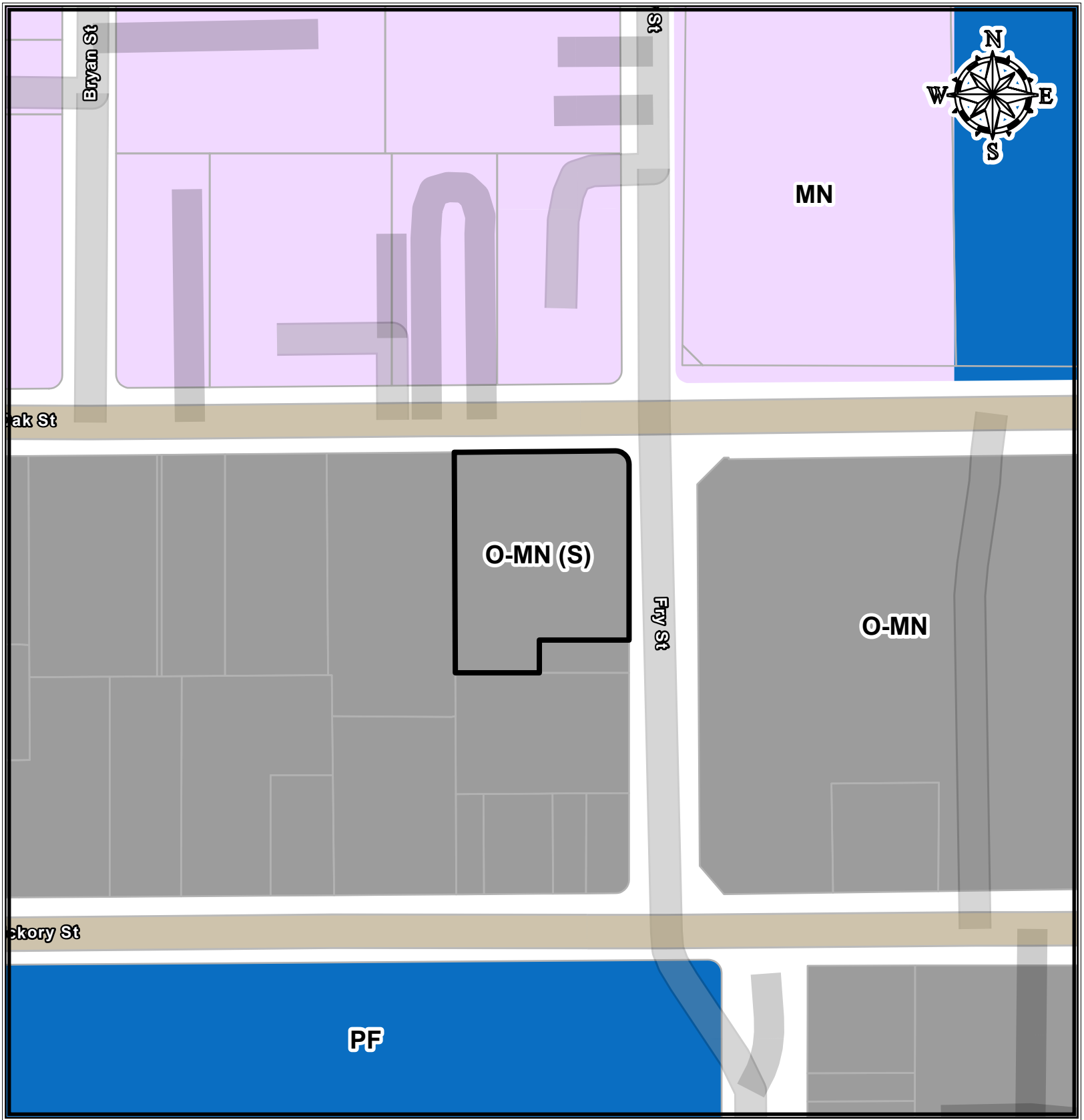
PM Peak Hour

Total	Entry	Exit
60	40	20



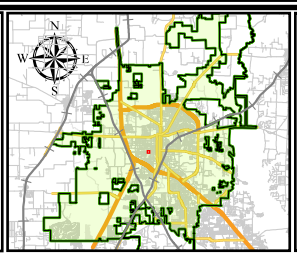
Project Name	1305 Oak Boarding House				
Project	# S25-0004				
Owner	Singing Oaks Church	101 Cardinal Dr			
	Denton TX	940-387-4355			
Pub div	Delta Land Addition				
Address	1305 W Oak St	City	Denton	Prepared	Robert Stevens
Lot	2	County	Denton		11533 Southerland, Denton
Block	A	DATE	June 17 2025		817-239-2632

S25-0004
Current Zoning Map



Current Zoning

- RR - Residential Rural
- R1 - Residential
- R2 - Residential
- R3 - Residential
- R4 - Residential
- R6 - Residential
- R7 - Residential
- MN - Mixed-Use Neighborhood
- MD - Mixed-Use Downtown Core
- MR - Mixed-Use Regional
- HC - Highway Corridor
- SC - Suburban Corridor
- GO - General Office
- LI - Light Industrial
- HI - Heavy Industrial
- PF - Public Facilities
- PD - Planned Development
- MPC
- OVERLAY

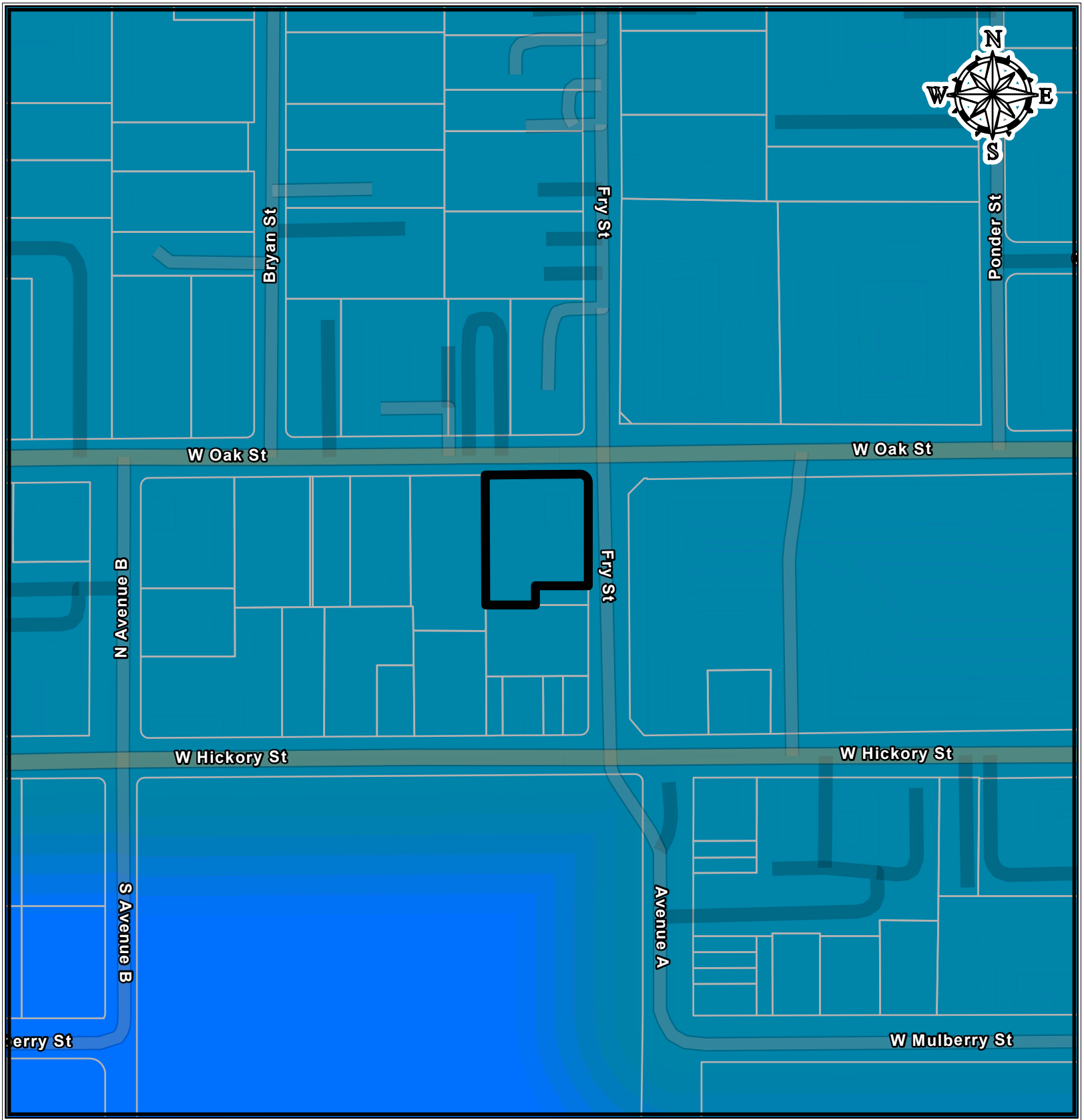


0 25 50 100 Feet

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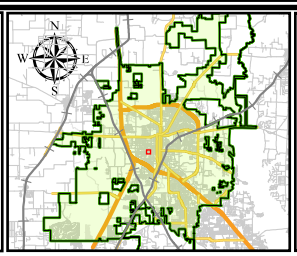
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S25-0004
Future Land Use Map



Future Land Use 2040

- Agriculture
- Rural Areas
- Low Residential
- Moderate Residential
- Master Planned Community
- Downtown Denton
- Regional Mixed Use
- Community Mixed Use
- Neighborhood Mixed Use
- Neighborhood / University Compatibility Area
- Business Center
- Light Industrial
- Industrial Commerce
- Government / Institutional
- Parks / Open Space
- Site Location



0 45 90 180 Feet

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5.2.3 Table of Allowed Uses.

Table 5.2-A: Table of Allowed Uses																	
P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply																	
	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Residential Uses																	
Household Living																	
Single-Family Detached Dwelling	P+	P+	P+	P+	P+	P+	P+	P+									5.3.3A
Townhome					S+	P+	P+	P+	P+	P+							5.3.3B
Duplex					S+	P+	P+	P+	P+	P+							5.3.3C
Triplex						P+	P+	P+	P+	P+							5.3.3C
Fourplex						P+	P+	P+	P+	P+							5.3.3C
Multifamily Dwelling							S+	P+	P+	P+	S+	S+	S+				5.3.3D
Tiny Home Development	Subject to approval of a planned development (PD); see 5.3.3E																
Work/Live Dwelling	P+						P+	P+	P+	P+	P+	S+	S+				5.3.3F
Manufactured Home Development (HUD Code)						S+	S+										5.3.3G
Group Living																	
Chapter House							S	S								P	
Community Home	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+							5.3.3I
Dormitory							S	S	P								
Elderly Housing						S+	S+	P+	P+	P+	S+	S+					5.3.3H
Group Home	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+							5.3.3J
Public, Institutional, Religious, and Civic Uses																	
Community and Cultural Facilities																	
Airport, City-Owned																P	
Cemetery, City-Owned																P	
Cemetery, Privately-Owned	S+		S+							S+	S+	S+	S+	S+		S+	5.3.4I
Club or Lodge	P	S	S	S	S	S	S+	P+	P	P+	P	P	P	P+	P+		5.3.4A
Community Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Day Care, Adult or Child	P	S	S	S	S	S	P	P	P	P	P	P	P	P+			5.3.4B
Funeral and Internment Facility									S	S	P	P	P	P			
Homeless Shelter	S+						S+	S+	S+	S+						P+	5.3.4C
Landfill, City-Owned																P	
Park, Playground, Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.4D
Educational Facilities																	
Business or Trade School								P+	P+	P+	P+	P	P	P	P		5.3.4E
College or University									P	P			P				
School, Private	P	S	S	S	S	S	S	P	P	P	P	P	P			P	

School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Healthcare Facilities																	
Hospital Services										P+	P+	P	P				5.3.4F
Medical Clinic								S+	S+	P+	P+	P	P	P			5.3.4G
Medical Office							P+	P+	P+	P+	P+	P	P	P			5.3.4H
Commercial Uses																	
Agricultural and Animal Uses																	
General Agriculture	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P +	P+	P+	P+	5.3.5A
Commercial Stable	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.5B
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Kennel	P+	S+	S+								P+	P+	S+	P+	P+		5.3.5C
Urban Farm	p	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Veterinary Clinic	P	S	S					P	P+	P	P	P	P	P			5.3.5D
Recreation and Entertainment																	
Amenity Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Indoor Recreation Facility	P							P	P	P	P	P	P	P			
Outdoor Recreation Facility	P	P	P	P	P	P	P	S	S	S	P	P	P	P			
RV Park	S+		S+	S+	S+	S+	S+							S+	P+		5.3.5E
Food and Beverage Services																	
Bar, Tavern, or Lounge								S+	P	P	P	P	P	P			5.3.5F
Mobile Food Court								S+	S+	S+	S+	S+	S+	S+	S+		5.3.5G
Private Club	P+							P+	P+	P+	P+			P+	P+		5.3.5H
Restaurant								P+	P	P	P	P	P	P			5.3.5I
Restaurant, with Drive-Through								S+	S+	P+	P+	P+	P+	P+			5.3.5J
Office, Business, and Professional Services																	
Administrative, Professional, and Government Office				S+	S+	S+	P+	P+	P+	P	P	P	P	P	P	P	5.3.5K
Bank or Financial Institution							S+	P+	P+	P	P	P	P	P			5.3.5L
Musician Studio								P+	P+	P+	P+	P+	P+	P+	P+		5.3.5M
Credit Access Business								S+	P+	P	P	P	P	P			5.3.5N
Printing, Copying, and Publishing Establishment								S	P	P	P	P	P	P	P		
Personal Services																	
Laundry Facility, Industrial												S	S	P	P		
Laundry Facility, Self-Service							S+	P+	P+	P+	P	P	P	P	P		5.3.5O
Personal Service, General								P	P	P	P	P	P	P			
Tattoo and Body Piercing Parlor								P+	P+	P+	P+	P+					5.3.5P
Retail Sales																	
Building Materials and Supply Store											S	P		P	P		

General Retail Unless Otherwise Specified, Less than 5,000 Square Feet							S+	P	P	P	P	P	P	P	P	P	5.3.5Q
General Retail Unless Otherwise Specified, Between 5,000 Square Feet and 15,000 Square Feet								P	P	P	P	P	P	P	P		
General Retail Unless Otherwise Specified, More than 15,000 Square Feet								S	S	P	P	P	P	P+	P+		5.3.5R
Smoke Shop									P	P	P	P					
Lodging Facilities																	
Bed and Breakfast	P+				S+	S+	S+	P+	P+	P+	P+						5.3.5S
Boarding or Rooming House								S	P	P	P						
Hotel								P	P	P	P	P	P	P			
Motel										P	P	P	P	P			
Short-Term Rental	P+	P+	P+	P+	P+	P+	P+	P+									5.3.5T
Vehicles and Equipment																	
Auto Wash										P	P	P	P	P	P		
Automotive Fuel Sales								S+	S+	P+	P+	P+	P+	P+	P+		5.3.5U
Automotive Repair Shop, Major										P+	P+	P+	S+	P+	P+		5.3.5V
Automotive Repair Shop, Minor								S+		P+	P+	P+	P+	P+	P+		5.3.5W
Automotive Sales or Leasing												P					
Automotive Wrecking Service, Impound Lot, Junkyard, and Salvage Yard														S+	P+		5.3.5X
Equipment Sales and Rental												S+		S+	P+		5.3.5Y
Parking Lot as a Principal Use									P	P	P	P	P	P	P		
Travel Plaza												P		P	P		
Adult Entertainment Establishments																	
Sexually Oriented Business															S+		5.3.5Z
Industrial Uses																	
Data Center																	
Data Center, Modular														S^+	S^+	S^+	5.3.6I
Data Center, Warehouse										S^+	S^+	S^+	P^+	P^+	P^+	P^+	5.3.6J
Manufacturing and Processing																	
Craft Alcohol Production								S	P+	P+	P+	P	P	P	P		5.3.6A

Feedlot, Slaughterhouse, or Packaging Plant	S														S		
Food Processing, Less than 2,500 Square Feet								P+	P+	P+	P+	P+	P+	P+	P+		5.3.6B
Food Processing, More than 2,500 Square Feet								S+	S+	P+	P+	P+	P+	P+	P+		5.3.6C
Gas Well	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	Subchapter 6: Gas Wells
Manufacturing, Artisan								P+	P+	P	P	P	P	P	P		5.3.6D
Manufacturing, Low-Impact									S+	P+	P+	P+	P+	P	P		5.3.6E
Manufacturing, Medium-Impact													S	S	P		
Manufacturing, High-Impact															S		
Commercial Incinerator, Transfer Station															S		
Storage and Warehousing																	
Outdoor Storage														S+	S+	S+	5.3.6F
Self-Service Storage								S+	S+	S+	P+	S+	P+	P+	P+		5.3.6G
Storage of Hazardous Materials															S		
Warehouse and Wholesale Facility										S+	S+	P	P	P	P		5.3.6H
Public and Semi-Public Utility Uses																	
Basic Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Power Stations, Electric Substations, Interchanges, and Switch Stations	P+							P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.7A
Solar Collector as Principal Use	S+												S+	S+	S+	P+	5.3.7B
Wind Energy Conversion System (WECS)															S+	S+	5.3.7C
Wireless Telecommunications	See Section 5.6: Wireless Telecommunications Facilities																
Accessory Uses																	
Accessory Dwelling Unit	P+	P+	P+	P+	P+	P+	P+	P+									5.4.4A
Donation Box																	5.4.4B
Home Occupation	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+						5.4.4C
Outdoor Storage, Accessory												P+	P+	P+	P+	P+	5.4.4D
Sale of Produce and Plants Raised on Premises	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4E

Solar Collector, (Ground- or Building-Mounted)	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4F
Wind Energy Conversion System (WECS), Small (Ground-Mounted)	P+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	P+	P+	P+	P+	5.4.4G
Wind Energy Conversion System (WECS), Small (Building-Mounted)	P+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	P+	P+	P+	P+	0
Temporary Uses																		
Temporary Storage Containers and Other Portable Storage Units	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.6A
Concrete or Asphalt Batching Plant, Temporary	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.6B
Farmer's Market or Open Air Market								P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.4
Field or Construction Office	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.6C
Seasonal Sales								P+	P+	P+	P+	P+	P+	P+	P+	P+		5.5.4
Special Event								P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.4
Portable Wireless Telecommunications Facility	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.4

New Residents From Residential



19

New Workers From Non-Residential *



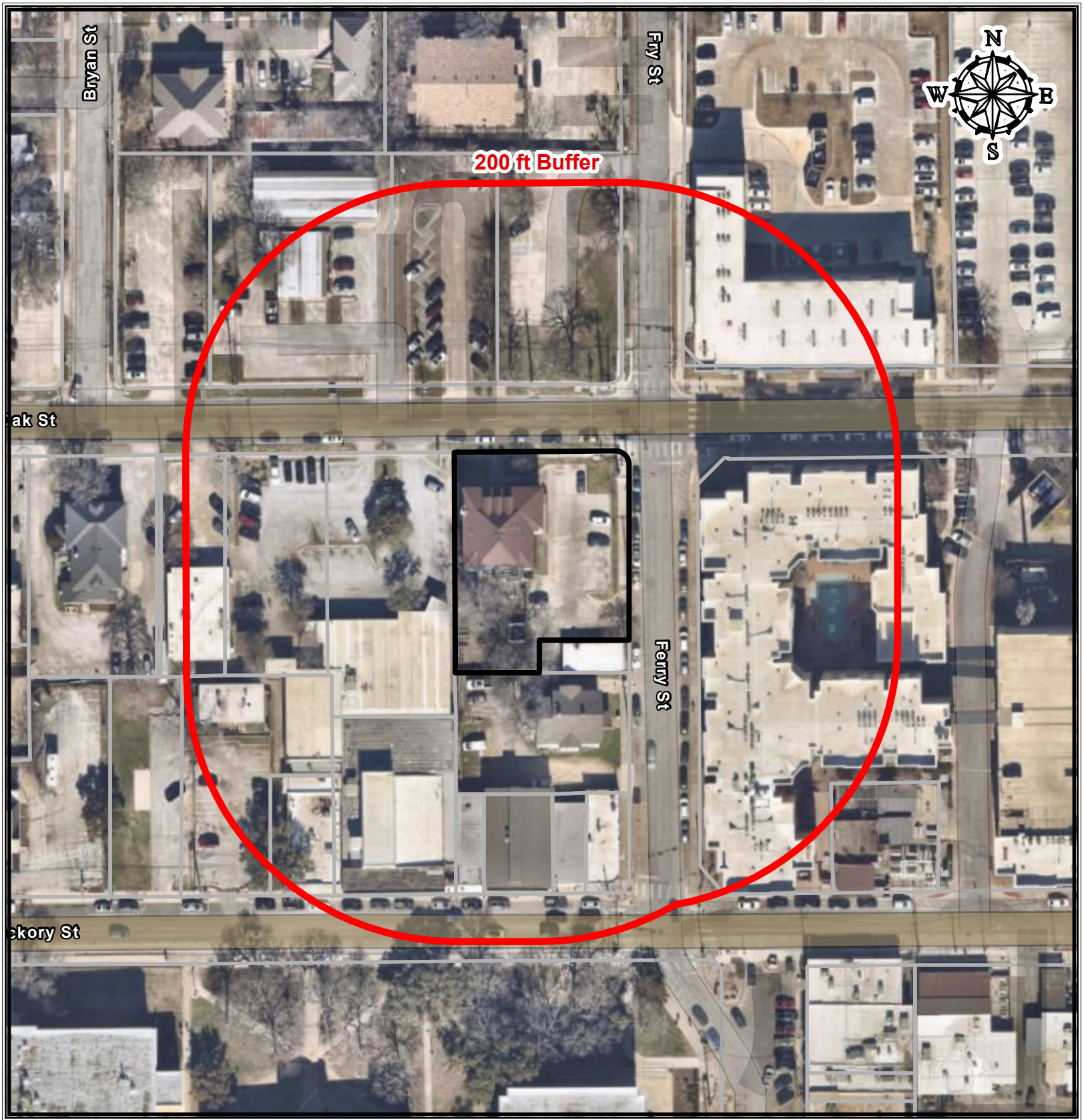
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* Calculations based on new commuters not total new workers in order to not double count with new residents

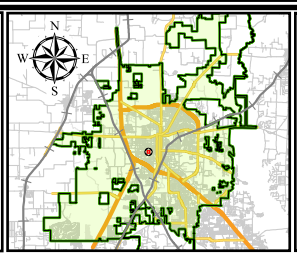
General Fund Impact Summary

General Fund - Total Revenue	General Fund - Total Expenses	General Fund - Net Impact
$78,300	-$736,300	-$658,000

S25-0004
Notification Map



COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40



0 25 50 100 Feet

CITY OF DENTON
Development Services · GIS
Date: 3/28/2025

"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 relati 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."

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, APPROVING A SPECIFIC USE PERMIT TO ALLOW FOR A BOARDING HOUSE USE ON APPROXIMATELY 0.403 ACRES OF LAND, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF WEST OAK STREET AND FRY 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 SEVERABILITY AND AN EFFECTIVE DATE. (S25-0004 – OAK BOARDING HOUSE)

WHEREAS, Robert Stevens (the "Applicant"), representing the property owner Singing Oaks Church of Christ Denton applied for a Specific Use Permit ("SUP") to allow for a Boarding House use on approximately 0.403 acres of land within the Mixed-Use Neighborhood (MN) zoning district, legally described in **Exhibit "A"** (hereinafter, the "Property"); and

WHEREAS, on _____, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, having given the requisite notices by publication and otherwise, and having afforded full and fair hearings to all property owners interested in this regard, recommended _____ [___-___] of the requested SUP, subject to conditions; and

WHEREAS, on _____, the City Council likewise conducted a public hearing as required by law to consider the SUP request, and finds that the request is consistent with the Denton 2040 Comprehensive Plan and federal, state, and local law, and that the Applicant has agreed to comply with all provisions of the Denton Development Code ("DDC"), and has further agreed to comply with the additional restrictions and conditions set forth herein; and

WHEREAS, the City Council has determined that it will be beneficial to Denton and its citizens to grant the SUP; that such grant will not be detrimental to the public welfare, safety, or health; that proposed permit, as conditioned below, satisfies criteria set forth in Sections 2.4.5E and 2.5.2D of the Denton Development Code; and that the SUP should be granted; 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 SUP to allow the Boarding House use on the Property as shown on the site plan attached and incorporated herein as **Exhibit "B",** is hereby approved, with the following conditions:

1. Development of the site shall substantially comply with the attached Site Plan. Staff shall have the ability to approve administrative changes, provided such changes are permissible per the DDC, do not increase the number of bedrooms to more than nine, and do not decrease the number of parking spaces to less than ten. All other changes shall require a Specific Use Permit amendment in accordance with the DDC.

2. Notwithstanding the limited administrative approvals authorized in condition 1, the City reserves the right to require approval by ordinance of any amendments or alterations to the SUP and the attached site plan including those referenced in condition 1. The attached site plan is incorporated as requirements of the SUP.

3. The zoning map shall reflect the Specific Use Permit on the property consistent with the Post-Decision Action Steps for Specific Use Permits in the 2019 DDC.

SECTION 3. Failure to Comply. Except as otherwise stated above, all terms of the SUP shall be complied with prior to issuance of a Certificate of Occupancy. Failure to comply with any term or condition of this ordinance will result in the SUP being declared null and void, and of no force and effect. The SUP is issued to the entity named above runs with the land, and is assignable and transferable to subsequent owners of the Property.

SECTION 4. SUP Regulations. Upon notice to the Property owner and a hearing before the City Council, a SUP may be revoked or modified if: 1. There is one or more of the conditions imposed by this ordinance that has not been met or has been violated on the Property; or 2. The SUP was obtained or extended by fraud or deception; or 3. As otherwise permitted by law and/or the current DDC.

SECTION 5. Unlawful use. It shall be unlawful for any person, firm, entity, or corporation to make use of the above-referenced Property in some manner other than as authorized by the current DDC, Code of Ordinances, and this ordinance.

SECTION 6. Severability. 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 7. Penalty. Any person, firm, entity or corporation violating any provision of this ordinance shall, upon conviction, be fined a sum not exceeding $2,000.00 for each violation. Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense. The penal provisions imposed under this ordinance shall not preclude Denton from filing suit to enjoin the violation and it retains all legal rights and remedies available to it under local, state and federal law.

SECTION 8. 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 [___ - ___]:

DRAFT

	Aye	Nay	Abstain	Absent
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:

LAUREN THODEN, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:

MACK REINWAND, CITY ATTORNEY

BY: _____

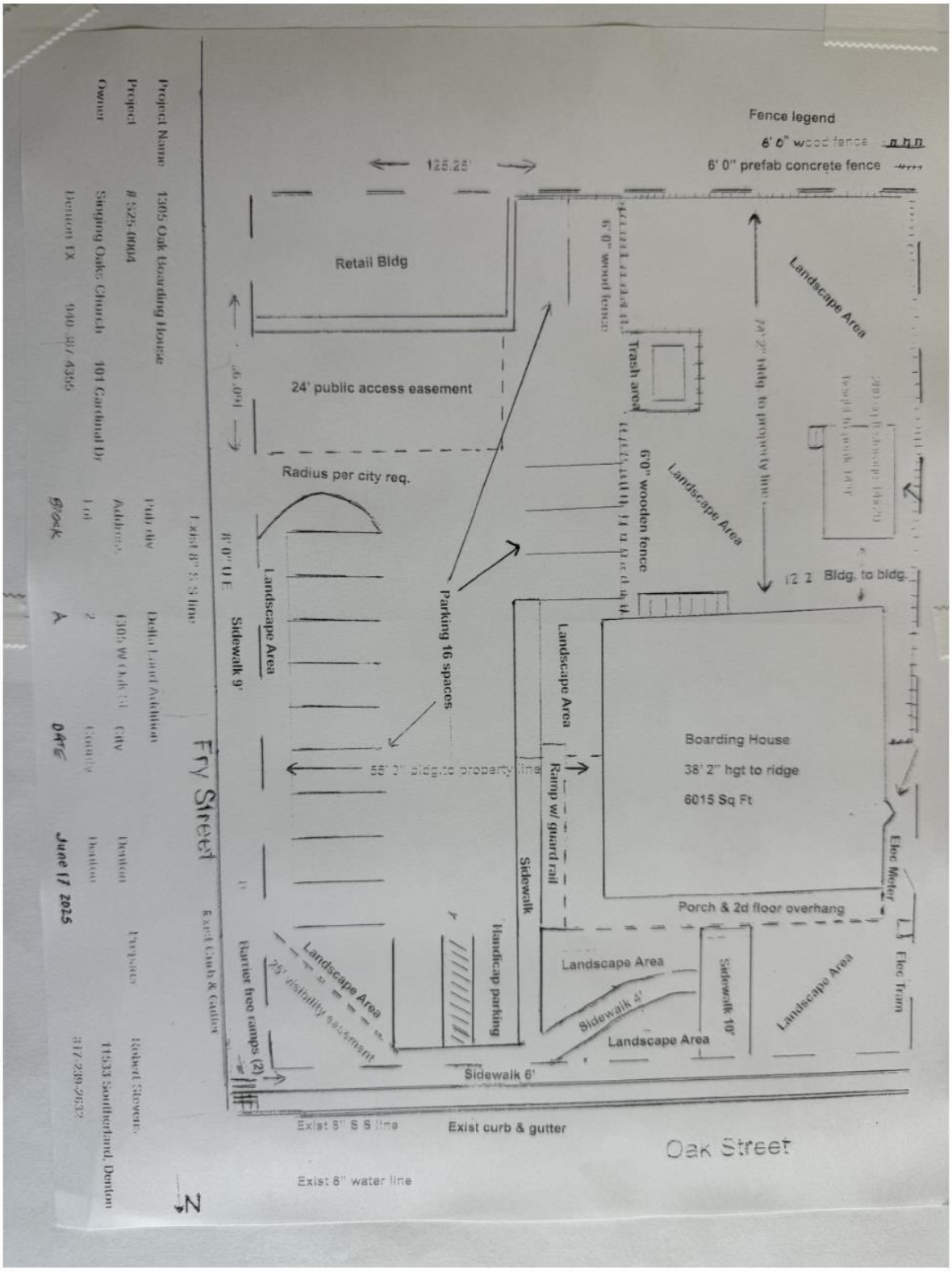
DRAFT

Exhibit A
Legal Description

Lot 2, Block A, of Delta Land Addition, an Addition to the City of Denton, Denton County, Texas, according to the Plat thereof recorded in County Clerk's Document No. 2006-155404, Plat Records of Denton County, Texas.

DRAFT

Exhibit B
Site Plan



File #: PZ25-024, **Version:** 1

AGENDA CAPTION

Hold a discussion regarding the Planning and Zoning Project Matrix.

2025

Planning and Zoning Commission Requests for Information
Meeting Dates

Request		Request Date	Status
Discussion related to removing minimum parking requirements from the DDC.	Villarreal	9/14/2022	This item is on hold given the pending city-wide parking study; City Council to provide subsequent direction at a future date.
LSR explaining the practices and legal limitations based on recent state law changes regarding right-of-way dedication for roadways and perimeter street improvements.	Pruett	5/15/2024	Staff will provide an update at a future date.
Discussion regarding applicability of gas well regulations within the City's ETJ.	Pruett	9/11/2024	Work session tentatively scheduled for September 2025.
Discussion on communal living and how small home communities could be achieved.	Pruett	10/9/2024	Work session tentatively scheduled for August 2025.
Mobility Plan discussion regarding neighborhoods along east McKinney Street and trail connectivity to neighboring parks.	Pruett	10/9/2024	Work session tentatively scheduled for September 2025.
P&Z Boot camp presentations	Firgens	1/23/2025	Various work session meetings throughout 2025.
Public engagement techniques that staff performs.	McDuff	6/11/2025	To be scheduled for future work session.

Ongoing Items		Request Date	Status
Request for additional detail regarding the results of TIAs on future projects.	Smith	10/12/2022	Information regarding TIAs will be provided in the analysis of future projects.
Request to include the number of extension requests associated with a plat application within the agenda information summary (AIS).	Villarreal	12/13/2023	Information regarding the number of extension requests associated with a plat application will be provided for future projects.
Request to include link to videos of past Public Meetings related to a project when the Commission has previously had a public hearing on the item.	Ellis	8/14/2024	Links to video recordings of prior public hearings will be provided within the AIS for projects on which the Commission has previously held a public hearing (i.e. amendments to SUPs or PDs).
Requested as the smaller drainage studies are being completed for the Storm Water Master Plan to inform the commission of the long-term plans for areas to allow them to be more confident about development applications that come in where we see drainage issues existing as opposed to creating drainage with new development.	Pruett	11/13/2024	Provide periodic updates regarding completed area drainage studies that inform the Storm Water Master Plan.
Annual Updates		**Request Date**	**Status**
Provide annual updates related to progress on implementing the Denton 2040 Comprehensive Plan Action Items	Smith	3/9/2022	Ongoing 2024 update provided on August 28, 2024. 2023 update provided on June 14, 2023.