

ORDINANCE NO. PDA25-0003

AN ORDINANCE OF THE CITY OF DENTON, TEXAS REGARDING A PLANNED DEVELOPMENT AMENDMENT TO ESTABLISH SPECIAL SIGN STANDARDS FOR APPROXIMATELY 4.291 ACRES OUT OF PLANNED DEVELOPMENT 139, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF VINTAGE BOULEVARD AND I-35W, 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 SAVINGS AND SEVERABILITY CLAUSES AND AN EFFECTIVE DATE. (PDA25-0003)

WHEREAS, Reece Flanagan, on behalf of the property owner, Vintage Denton Series, LLC, applied for a planned development amendment for Planned Development 139 (PD-139) on approximately 4.291 acres of land legally described in Exhibit "A," attached hereto and incorporated herein by reference (hereinafter, the "Property") to; and

WHEREAS, on March 5, 1991, the City Council adopted Ordinance 91-034, approving a change in zoning for 450 acres of land to Planned Development 139 (PD-139) Zoning District, including the Property, as more particularly described therein; and

WHEREAS, on September 7, 1999, the City Council adopted Ordinance 1999-317, approving an amendment to the concept plan for 401.23 acres of land in Planned Development 139 (PD-139) Zoning District, including the Property, as more particularly described herein; and

WHEREAS, on May 14, 2002, the City Council adopted Ordinance 2002-147, approving an amendment to the concept plan for 401 acres of land in Planned Development 139 (PD-139) Zoning District, including the Property, as more particularly described herein; and

WHEREAS, on February 1, 2022, the City Council adopted Ordinance PD21-0004b, approving a detailed development plan for approximately 12 acres of land in Planned Development 139 (PD-139) Zoning District, including a portion of the Property, as more particularly described herein; and

WHEREAS, on June 18, 2024, the City Council adopted Ordinance PDA23-0005a, approving a detailed development plan for the Property, as more particularly described herein; and

WHEREAS, on June 11, 2025 the Planning and Zoning Commission, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and held a public hearing for all property owners interested in this regard, and have recommended ( - ) of the request; and

WHEREAS, on August 5, 2025 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 for a Planned Development Amendment set forth in Section 2.7.3 of the Denton Development Code; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Denton, have determined that the proposed Planned Development Amendment is in the best interest of the health, safety, morals, 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 the special sign standards are 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 Planned Development Regulations for PD-139 are hereby amended to include the special sign standards as detailed in Exhibit “B” and shown in the Comprehensive Sign Plan provided in Exhibit “C”.

SECTION 3. The provisions of this ordinance, as they apply to the portion of PD-139 shown in Exhibit B are herein approved and shall govern and control over any conflicting provision of Ordinances No. 91-034, 1999-317, 2002-147, and PD21-0004b, but all provisions of Ordinances No. 91-034, 1999-317, 2002-147, PD21-0004b, and PDA23-0005a as they apply to that remaining portion of the PD District not herein affected shall continue in force and effect and apply to the remainder of the PD District.

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

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

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

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

	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Mayor Gerard Hudspeth:	_____	_____	_____	_____

Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Paul Meltzer, 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

### METES AND BOUNDS DESCRIPTION:

BEING A 4.289 ACRE TRACT OF LAND SITUATED IN THE S. PRITCHETT SURVEY, ABSTRACT NUMBER 1021, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO VINTAGE DENTON SERIES, LLC, IN SPECIAL WARRANTY WITH VENDOR'S LIEN RECORDED IN DOCUMENT (DOC.) NUMBER (NO.) 2024-67817, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015063);

BEGINNING, AT A 5/8-INCH IRON ROD WITH CAP STAMPED "DUNAWAY ASSOC." FOUND FOR THE WESTERNMOST NORTHWEST CORNER OF LOT 1, BLOCK 1, VINTAGE RANCH ADDITION, AN ADDITION TO THE CITY OF DENTON, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOC. NO. 2022-471, O.P.R.D.C.T., SAID POINT BEING THE SOUTHWEST CORNER OF SAID VINTAGE DENTON TRACT, AND LYING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35W (A VARIABLE-WIDTH RIGHT-OF-WAY);

THENCE, NORTH 26 DEGREES 27 MINUTES 19 SECONDS EAST, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35W, AND THE NORTHWEST LINE OF SAID VINTAGE DENTON TRACT, A DISTANCE OF 477.09 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 4818" FOUND FOR THE NORTHWEST CORNER OF SAID VINTAGE DENTON TRACT, SAID POINT LYING AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35W WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF VINTAGE BOULEVARD (A 120-FOOT RIGHT-OF-WAY);

THENCE, SOUTH 64 DEGREES 06 MINUTES 06 SECONDS, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID VINTAGE BOULEVARD, AND THE NORTHEAST LINE OF SAID VINTAGE DENTON TRACT, PASSING AT A DISTANCE OF 15.63 FEET A TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT FOUND ON LINE, AND CONTINUING A TOTAL DISTANCE OF 439.80 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN" SET FOR CORNER, SAID POINT BEING AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 56 MINUTES 24 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 65 DEGREES 48 MINUTES 41 SECONDS EAST - 80.04 FEET;

THENCE, IN A SOUTHEASTERLY DIRECTION, WITH THE CURVING SOUTHWEST RIGHT-OF-WAY LINE OF SAID VINTAGE BOULEVARD, AND THE NORTHEAST LINE OF SAID VINTAGE DENTON TRACT, AN ARC LENGTH OF 80.05 FEET TO A 5/8-IRON ROD WITH CAP STAMPED "DUNAWAY ASSOC." FOUND FOR THE NORTHERNMOST NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING THE NORTHEAST CORNER OF SAID VINTAGE DENTON TRACT;

THENCE, SOUTH 14 DEGREES 59 MINUTES 59 SECONDS WEST, WITH A NORTHWEST LINE OF SAID LOT 1, AND THE SOUTHEAST LINE OF SAID VINTAGE DENTON TRACT, A DISTANCE OF 209.40 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLANAGAN" SET FOR THE SOUTHEAST CORNER OF SAID VINTAGE DENTON TRACT, SAID POINT BEING AN INTERIOR "ELL" CORNER OF SAID LOT 1;

THENCE, NORTH 89 DEGREES 59 MINUTES 51 SECONDS WEST, WITH THE WESTERNMOST NORTH LINE OF SAID LOT 1, AND THE SOUTH LINE OF SAID VINTAGE DENTON TRACT, A DISTANCE OF 626.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 186,842 SQUARE FEET, OR 4.289 ACRES OF LAND, MORE OR LESS.

## **Exhibit B**

(HOLD for Vintage Travel Plaza Special Sign Standards)

## **Exhibit C**

(HOLD for Vintage Travel Plaza Comprehensive Sign Plan)