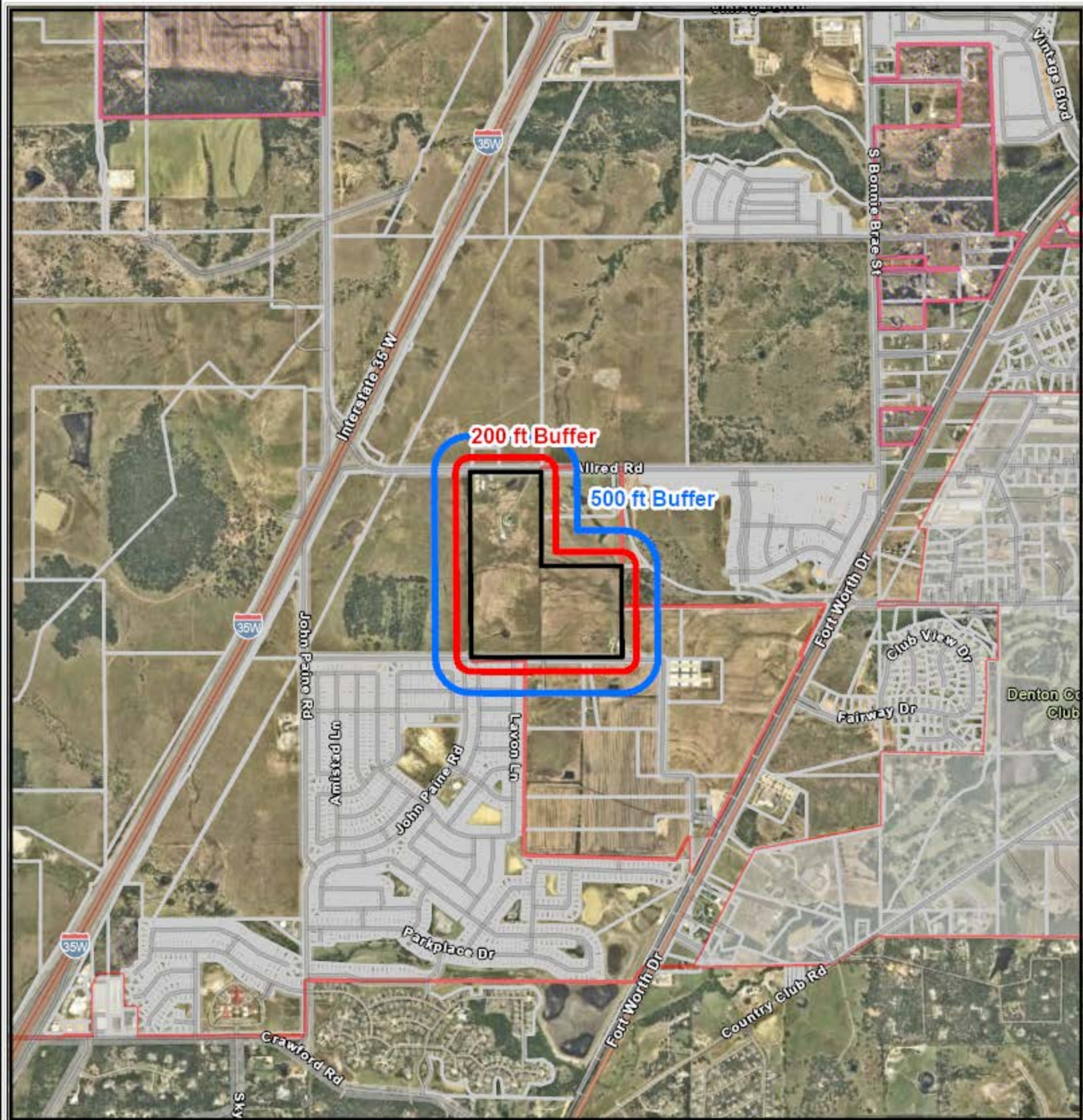


AESA24-0002 Notification Map



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

CITY OF DENTON
Development Services - GIS
Date: 9/17/2024

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

BRUSH CREEK ROAD/ALLRED ROAD

JOHN PAYNE PARKWAY

EXISTING WATER TRANSMISSION MAINS

COMMERCIAL / RETAIL / HIGH DENSITY RESIDENTIAL

TRACT B
TRACT A

DEVELOPMENT
WATERWAY
SIGNAGE

OPEN SPACE
BUFFER &
DETENTION

ANGELA DOMINGUEZ &
MICHAEL BARBER

ANGELA DOMINGUEZ &
MICHAEL BARBER

UTILITY, STORM &
ACCESS BASEMENT
& TREE

ANGELA DOMINGUEZ &
MICHAEL BARBER

7.5' TRAIL
CONNECTING
TO CITY PARK

CONCRETE

CONCRETE

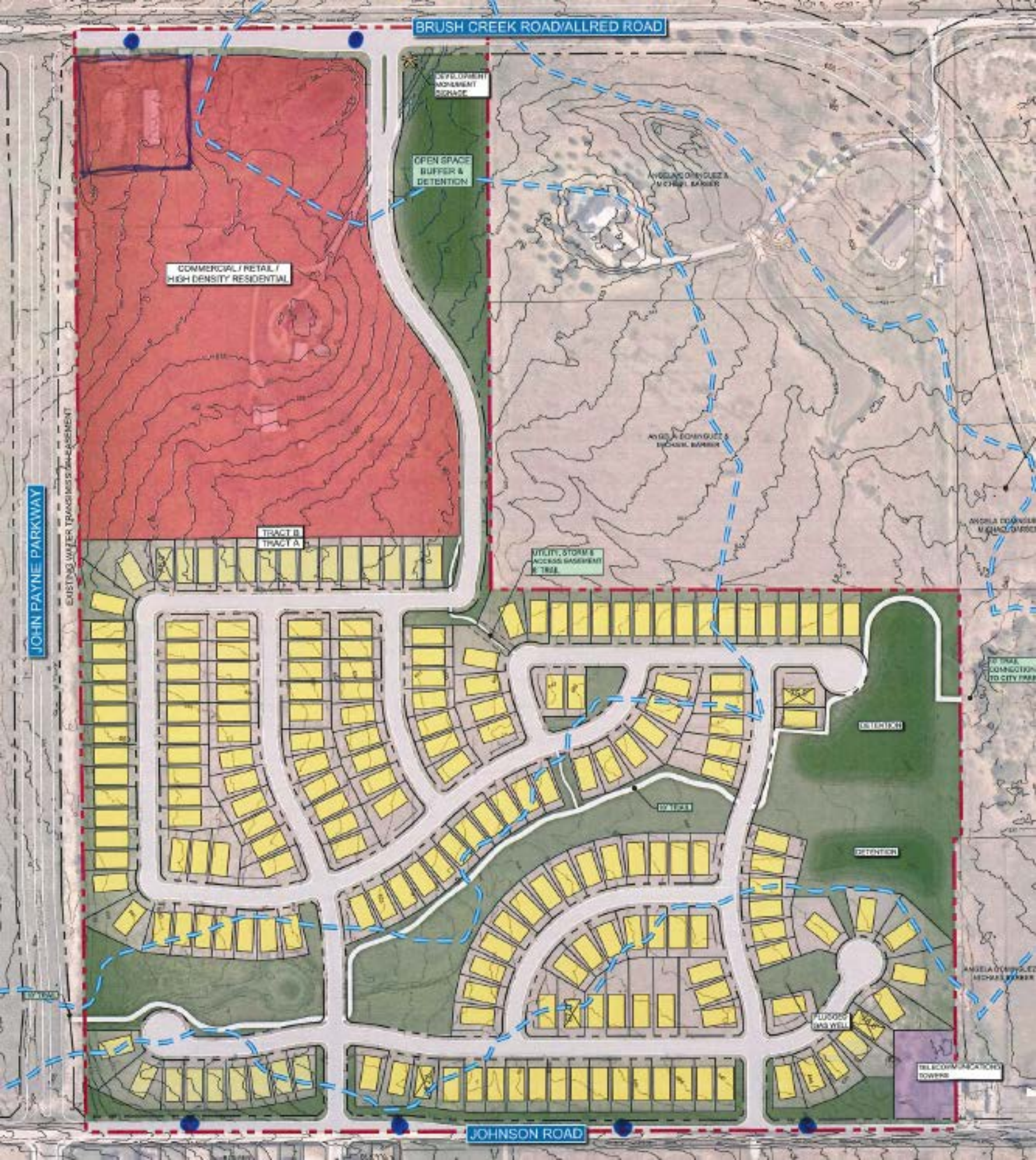
CONCRETE

PLUMBING
BASIN WITH

ANGELA DOMINGUEZ &
MICHAEL BARBER

DEVELOPMENT
WATERWAY
SIGNAGE

JOHNSON ROAD



27-Sep-2024 13:31

14SPB6945668872 ± 8.44m

237° SW

Johnson Ln

M



Notice of Public Hearing

Project Number: AESA24-0022

Project Name: DENTON

Request: Alternate Environmentally
Sensitive Area Field Assessment

For more information:

www.denton.com/public-hearing

CALL (940) 349-8540



27-Sep-2024 13:04

14SPB6937169673 ±11.02m

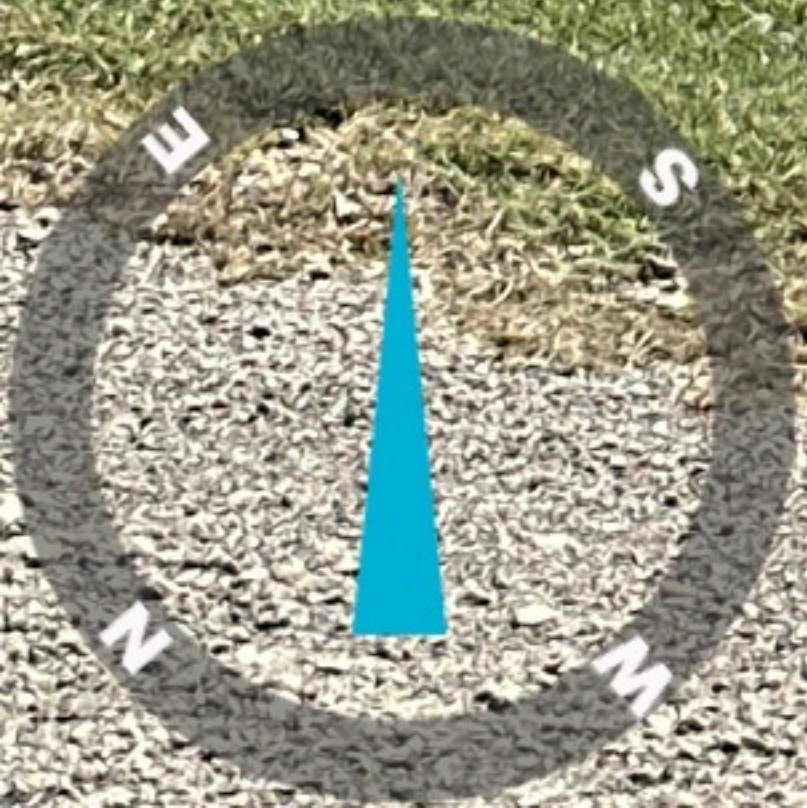
131° SE

6242-6280 Allred Rd

M




DENTON
Notice of Public Hearing
Project Number: AESA24-0002
Project Name: DENTEX
Request: Alternate Environmentally Sensitive Area Field Assessment
For more information:
www.cityofdenton.com/public-meetings
CALL: (940) 349-8541



27-Sep-2024 13:11
14SPB6924969668 +4.64m
214° SW
6242-6280 Allred Rd
M



Notice of Public Hearing

Project Number: AESA24-0002

Project Name: DENTEX

Request: Alternate Environmentally
Sensitive Area Field Assessment

For more information:

www.cityofdenton.com/public-meetings

CALL: (940) 349-8541



27-Sep-2024 13:24
14SPB6973268879 ±60.76m
50° NE
4491 Johnson Ln
M




DENTON
Notice of Public Hearing
Project Number: AESA24-0002
Project Name: DENTEX
Request: Alternate Environmentally
Sensitive Area Field Assessment
For more information:
www.cityofdenton.com/public-meetings
CALL: (940) 349-8541



27-Sep-2024 13:37

14SPB6931168868 ±21.39m

330° NW

Johnson Ln

M



Notice of Public Hearing

Project Number: AESA24-0002

Project Name: DENTEX

Request: Alternate Environmentally Sensitive Area Field Assessment

For more information:

www.cityofdenton.com/public-meetings

CALL: (940) 349-8541



27-Sep-2024 13:44
14SPB6915868865 ±26.94m
274° W
Johnson Ln
M



Notice of Public Hearing

Project Number: AESA24-0002

Project Name: DENTEX

Request: Alternate Environmentally
Sensitive Area Field Assessment

For more information:

www.cityofdenton.com/public-meetings

CALL: (940) 349-8541





September 24, 2024

Current Resident

**RE: *Dentex Land, Cattle, and Energy, LP – 93.33-Acre Tract
Alternate ESA Site Plan Request (AES24-0002)***

On behalf of Dentex Land, Cattle, and Energy, LP (the Hughes family), we are providing this letter as a summary of the Alternate Environmentally Sensitive Area (ESA) Site Plan Request for this property for which you may have seen the signs on the property or received notification from the city. If you are receiving this it is because your property is within the 500-foot courtesy notification limits.

Zoning of this was finalized on August 20, 2024. The northern 27.95-acres of the tract was zoned Mixed Use Neighborhood, "MN", and the southern 65.39-acres of the tract was zoned Residential 6, "R6".

As part of the development, an Alternate ESA Site Plan is required to mitigate for impacts to the undeveloped floodplain ESA. The undeveloped floodplain ESA currently consists of pasture that is made up of Bermuda grass, dallisgrass, and perennial ryegrass. The proposed mitigation plan includes vegetating the disturbed areas with native sun turf mix, drainfield mix and riparian recovery mix. Two retention ponds will be constructed with the development and will provide additional water quality benefits. Additionally, a minimum of 0.6-acres of rain garden will be constructed which provides water quality, animal habitat, and flood reduction. A public trail connecting this development to the surrounding developments and maximizes public use of the ESA is included as part of the project. An exhibit is attached to provide an overview of the mitigation measures.

The Planning & Zoning Hearing is scheduled for October 9, 2024, and the City Council Hearing is scheduled for October 22, 2024.

We would be happy to discuss this individually or set aside time for a meeting prior to the Planning & Zoning Hearing or the City Council Hearing to answer any questions you may have. Feel free to send me an email with any questions at thomas.fletcher@kimley-horn.com or call my office at 972-731-2186. I will be happy to answer any questions you may have, and I know the owners would appreciate your support for this request.

Sincerely,

Thomas L. Fletcher, P.E.
Kimley-Horn and Associates

Upton, Christi

From: Fletcher, Thomas <thomas.fletcher@kimley-horn.com>
Sent: Monday, September 30, 2024 3:06 PM
To: Upton, Christi
Cc: Chris Green
Subject: FW: Dentex project

This message has originated from an **External Source**. Please be cautious regarding links and attachments.

Hey Christi,

See below for correspondence with one of the adjacent neighbors. Looks like I was able to address his questions, so I wanted to keep you in the loop when neighbors reach out.

Sincerely,

Thomas L. Fletcher, P.E. (TX)
Kimley-Horn | 6160 Warren Parkway, Suite 210 | Frisco, TX 75034
Direct: 972.731.2186 | Main: 972.335.3580

From: Fletcher, Thomas
Sent: Monday, September 30, 2024 3:01 PM
To: 'Paul Henley' <Paul.Henley@FlowerMound.gov>
Cc: kathyhenley <kathyhenley@outlook.com>
Subject: RE: Dentex project

You're welcome. Don't hesitate to reach out with any additional questions.

Sincerely,

Thomas L. Fletcher, P.E. (TX)
Kimley-Horn | 6160 Warren Parkway, Suite 210 | Frisco, TX 75034
Direct: 972.731.2186 | Main: 972.335.3580

From: Paul Henley <Paul.Henley@FlowerMound.gov>
Sent: Monday, September 30, 2024 2:29 PM
To: Fletcher, Thomas <thomas.fletcher@kimley-horn.com>
Cc: kathyhenley <kathyhenley@outlook.com>
Subject: RE: Dentex project

You have been more than helpful. I appreciate your time, attention and the background provided.

Paul

From: Fletcher, Thomas <thomas.fletcher@kimley-horn.com>
Sent: Monday, September 30, 2024 2:26 PM

To: Paul Henley <Paul.Henley@FlowerMound.gov>

Cc: kathyhenley <kathyhenley@outlook.com>

Subject: [EXTERNAL] RE: Dentex project

Paul,

You're welcome for the additional information. The owners that operate the horse boarding and wedding venue have seen a dramatic decrease in boarding opportunities with the development starting to occur around them. They have owned the land for more than 30-years and have now decided to move forward with the development of the residential. Jan plans to continue to reside on the northern portion of the property and operate the wedding venue. We realize that most people that live adjacent to this tract would prefer it not to develop but the timing makes sense for the owners. Just wanted to provide you with a little background that was discussed with the zoning case.

A portion of the Hillwood property flows into this tract and this tract flows to the east. None of the drainage area impacts Country Lakes. Discharge from this development will match existing conditions flow and we have completed the downstream assessment and conditional letter of map revision (CLOMR). All these applications are outlined within the Denton Development Code so all design will be in accordance with City and FEMA requirements.

On Johnson Road, we will be improving our half section similar to Country Lakes. The details of this are still being worked out with the city through the ZCP and CEP process. A traffic impact analysis is being prepared to assist in determining improvement requirements. The residential will also build connection to Allred Road so there will be access to both Allred Road and Johnson Road.

For project timeline, I would anticipate that construction would start second quarter of 2025. It will likely take 18 months to complete, and house construction is generally 4-6 months. This would put residents moving in first or second quarter of 2027.

Let me know if you have any additional questions.

Sincerely,

Thomas L. Fletcher, P.E. (TX)

Kimley-Horn | 6160 Warren Parkway, Suite 210 | Frisco, TX 75034

Direct: 972.731.2186 | Main: 972.335.3580

From: Paul Henley <Paul.Henley@FlowerMound.gov>

Sent: Monday, September 30, 2024 1:55 PM

To: Fletcher, Thomas <thomas.fletcher@kimley-horn.com>

Cc: kathyhenley <kathyhenley@outlook.com>

Subject: RE: Dentex project

You don't often get email from paul.henley@flowermound.gov. [Learn why this is important](#)

Mr. Fletcher,

Thanks so much for this information. The pasture is beautiful and the cows are content, lol. My main concern is the mitigation of the floodplain having "downstream" effects into the coming Hillwood subdivision as well as ours at Country Lakes. It seems the detention and the rain gardens have been thoughtfully planned to alleviate that concern. I understand that this may be out of your purview, but do you know what the plans for Johnson road are at this time? What is the projected timeline for your project? I am equally concerned with the traffic patterns onto a road that is not

wide enough to support additional traffic from two new and large subdivisions. I sincerely appreciate you and this information.

Respectfully,

Paul Henley

From: Fletcher, Thomas <thomas.fletcher@kimley-horn.com>

Sent: Monday, September 30, 2024 1:37 PM

To: Paul Henley <Paul.Henley@FlowerMound.gov>

Subject: [EXTERNAL] RE: Dentex project

Good afternoon, Paul,

See attached for additional information. In Denton, undeveloped floodplain is considered ESA and requires an Alt ESA Site Plan for development which is a public hearing with recommendation from P&Z and approval by City Council. We are proposing to add environmental features with our development that are not currently present with the open pasture. This letter and exhibit provide some of the details. The city report that comes out at the end of the week will have additional information as well.

As you can see, the development is for residential within the requirements of the R6 zoning district.

Let me know if you have any questions or would like to discuss on a call. Thanks!

Sincerely,

Thomas L. Fletcher, P.E. (TX)

Kimley-Horn | 6160 Warren Parkway, Suite 210 | Frisco, TX 75034

Direct: 972.731.2186 | Main: 972.335.3580

From: Paul Henley <Paul.Henley@FlowerMound.gov>

Sent: Monday, September 30, 2024 1:20 PM

To: Fletcher, Thomas <thomas.fletcher@kimley-horn.com>

Subject: Dentex project

You don't often get email from paul.henley@flowermound.gov. [Learn why this is important](#)

Hi Mr. Fletcher,

I just moved to 5400 Hazelnut Drive and will be at the public hearing scheduled for October 9th. I was wondering if you could provide me any information about what Dentex is trying to achieve with the environmental mitigation plan. I know the material would be available on Friday from the city, but wanted to reach out to get particulars if you are willing to share. My cell number is 469-236-0240.

Paul



I am now sending emails from flowermound.gov, as the Town has transitioned its website domain. You can learn more at flowermound.gov/official.