



City of Denton

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

Meeting Agenda Planning and Zoning Commission

Wednesday, September 10, 2025

6:00 PM

Council Work Session Room
&
Council Chambers

WORK SESSION BEGINS AT 6:00 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, September 10, 2025, at 6:00 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. [PZ25-175](#) Receive a report and hold a discussion regarding gas well regulations within the City of Denton and Extraterritorial Jurisdiction.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

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, September 10, 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. [PZ25-176](#) Consider approval of the August 27, 2025, Planning and Zoning meeting minutes.

Attachments: [August 27, 2025](#)

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. [FP25-0024](#) Consider a request by Travis Pruett of Jacob and Hefner, LLC, on behalf of the property owner, SY3M, LLC, for a Final Plat of 3301 N. Elm Street. The approximately 2.4-acre site is generally located on the south side of North Elm Street approximately 560 feet east of Riney Road, in the City of Denton, Denton County, Texas. (FP25-0024, 3301 N. Elm Street, Ashley Ekstedt).

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. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ25-027](#) Hold a discussion regarding the Planning and Zoning Project Matrix.

Attachments: [Matrix 2025](#)

5. 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 September 3, 2025, in advance of the three (3) business day 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 TWO (2) BUSINESS DAYS 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.



City of Denton

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Legislation Text

File #: PZ25-175, Version: 1

AGENDA CAPTION

Receive a report and hold a discussion regarding gas well regulations within the City of Denton and Extraterritorial Jurisdiction.



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: September 10, 2025

SUBJECT

Receive a report and hold a discussion regarding gas well regulations within the City of Denton and the Extraterritorial Jurisdiction.

BACKGROUND

As part of the 2025 work plan, staff is presenting a series of work sessions to the Planning and Zoning Commission to serve as a refresher on a variety of planning-related topics, the development application and review process, and the roles and responsibilities of the Planning and Zoning Commission. At this work session, staff will present information regarding gas well regulations both within the City Limits and in the Extraterritorial Jurisdiction, including:

- Gas well development, including zoning districts in which gas wells are permitted, required setbacks and reverse setbacks for gas wells.
- Measurement of setbacks from gas wells to adjacent land uses.
- Protected Uses.
- Gas well development site plans.
- Relief measures from setback requirements.

The presentation slides from this work session will be shared with the Commission as a resource for future reference after the meeting.

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Hayley Zagurski, AICP
Acting Planning Director

Prepared by:
Angie Manglaris, AICP
Development Review Manager



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Legislation Text

File #: PZ25-176, **Version:** 1

AGENDA CAPTION

Consider approval of the August 27, 2025, Planning and Zoning meeting minutes.

MINUTES
PLANNING AND ZONING COMMISSION
August 27, 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, August 27, 2025, at 5:12 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Erica Garland

ABSENT: Commissioners Sherri McDade 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 item was presented, and discussion was had:

5.A (Z25-0008)

The following items were not presented or discussed:

3.A(FP25-0029a), 3.B(FP25-0013c), 3.C(FP25-0022a), 4.A (PZ25-168), 4.B (FP25-0018b), and 4.C (PP25-0003)

3. Work Session Reports

A. PZ25-171 Receive a report and hold a discussion regarding traffic impact analyses.

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.

The Work Session was adjourned at 5:35 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, August 27, 2025, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Erica Garland

ABSENT: Commissioners Sherri McDade 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. PZ25-156 Consider approval of the August 13, 2025, Planning and Zoning meeting minutes.

Commissioner McDuff moved to approve the August 13, 2025, Planning and Zoning meeting minutes. Motion seconded by Commissioner Dyer. Motion carried.

AYES (4): Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Erica Garland

NAYS (0): None

3. CONSENT AGENDA

- A. FP24-0029a Consider a request by Greg Edwards of Allison Engineering Group, on behalf of the property owner, for a Final Plat of Prominence Square Phase 2, Lots 1-4, Block A. The approximately 3.957-acre site is generally located on the east side of North Loop 288, approximately 478 feet north of the northeast corner of the intersection of Prominence Parkway and North Loop 288, in the City of Denton, Denton County, Texas. (FP24-0029a, Prominence Square Phase 2a, Sean Jacobson)
- B. FP25-0013c Consider a request by Baird, Hampton & Brown, Inc., on behalf of HR JV L.P., for approval of a Final Plat for Landmark Center South Addition, Block 1, Lots 1 and 2. The 20.285-acre tract is located on the northwest corner of Robson Ranch Road and the frontage road of Interstate 35W in the City of Denton, Denton County, Texas. (FP25-0013c, Landmark Center South Addition, Cameron Robertson)

Citizen comments will be listed on Exhibit A.

- C. FP25-0022a Consider a request by McAdams, on behalf of Rayzor Investments LTD, for approval of a Final Plat of Lot 1, Block A Roselawn Village Addition. The 22.453-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. (FP25-0022a, Roselawn Village Apartments, Matt Bodine)

Citizen comments will be listed on Exhibit A.

Commissioner McDuff moved to approve the Consent Agenda as presented. Motion seconded by Commissioner Dyer. Motion carried.

AYES (4): Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Erica Garland

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. PZ25-168 Elect a Vice-Chair to the Planning and Zoning Commission.

Commissioner McDuff moved to nominate Clay Riggs as Vice-Chair. Motion seconded by Commissioner Dyer. Motion carried.

AYES (4): Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Erica Garland

NAYS (0): None

B. FP25-0018b 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. (FP25-0018b, Hickory Grove 4, Mia Hines)

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to date certain of September 24, 2025. Motion seconded by Commissioner McDuff. Motion carried.

AYES (4): Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Erica Garland

NAYS (0): None

C. PP25-0003 Consider a request by Kimley-Horn & Associates, on behalf of Rayzor Investments, LTD, for a Preliminary Plat of C5LC Rayzor Ranch Addition. The 81.24-acre tract is generally located south of U.S. Highway 380, approximately 900 feet west of Interstate-35, and approximately 600 feet north of Jim Christal Road in the City of Denton, Denton County, Texas. (PP25-0003, C5LC Rayzor Ranch Addition, Erin Stanley)

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the extension of the item to date certain of September 24, 2025. Motion seconded by Commissioner Garland. Motion carried.

AYES (4): Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Erica Garland

NAYS (0): None

5. PUBLIC HEARINGS

- A. Z25-0008 Hold a public hearing and consider making a recommendation to City Council regarding a request by CATDENTON FIVE, Inc. for a zoning change from Planned Development 142, Hillcrest Center, to Planned Development - General Office (PD-GO) District including but not limited to establishing uses and standards. The approximately 68-acre site is generally located east of North Interstate 35, north of Loop 288, and southwest of Highway 77 (North Elm Street), in the City of Denton, Denton County, Texas. (Z25-0008, CAT 35, Julie Wyatt)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

Commissioner Dyer moved to approve the item as presented. Motion seconded by Commissioner Garland. Motion carried.

AYES (4): Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Erica Garland

NAYS (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ25-026: 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 7:04 p.m.

X _____
Eric Pruett, Planning and Zoning Commission Chair Date

X _____
Cathy Welborn, Administrative Assistant III Date

Minutes approved on: _____

August 27, 2025 Planning and Zoning Meeting - EXHIBIT A

Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone

| Name | Address | Agenda Item | Position | Method | Comments |
|-------------------------|---------------------------------|-------------|----------|-----------|---|
| Miles Terry (Applicant) | 5710 Bent Oak Pl, Dallas, 75248 | Z25-0008 | Support | In Person | See video for comment. |
| Brett Wilson | 76208 | FP25-0013c | Opposed | eComment | We do not need more housing. This doesn't build a sustainable tax base given no one works in Denton. We need to prioritize infrastructure, businesses, and parks. |
| Brett Wilson | 76208 | FP25-0022a | Opposed | eComment | We do not need more housing. This doesn't build a sustainable tax base given no one works in Denton. We need to prioritize infrastructure, businesses, and parks. |



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Legislation Text

File #: FP25-0024, **Version:** 1

AGENDA CAPTION

Consider a request by Travis Pruett of Jacob and Hefner, LLC, on behalf of the property owner, SY3M, LLC, for a Final Plat of 3301 N. Elm Street. The approximately 2.4-acre site is generally located on the south side of North Elm Street approximately 560 feet east of Riney Road, in the City of Denton, Denton County, Texas. (FP25-0024, 3301 N. Elm Street, Ashley Ekstedt).



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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: September 10, 2025

SUBJECT

Consider a request by Travis Pruett of Jacob and Hefner, LLC, on behalf of the property owner, SY3M, LLC, for a Final Plat of 3301 N. Elm Street. The approximately 2.4-acre site is generally located on the south side of North Elm Street approximately 560 feet east of Riney Road, in the City of Denton, Denton County, Texas. (FP25-0024, 3301 N. Elm Street, Ashley Ekstedt).

BACKGROUND

The purpose of this Final Plat is to establish the lot and easement for a multifamily development. The subject property is zoned Residential 7 (R7).

| | |
|---------------------------------------|--------------------|
| Date Application Filed: | June 24, 2025 |
| Withdrawn: | July 9, 2025 |
| Days in Review: | 15 Days |
| Resubmittal Date: | July 22, 2025 |
| Withdrawn: | August 1, 2025 |
| Days in Review: | 10 Days |
| Resubmittal Date: | August 12, 2025 |
| Planning & Zoning Commission Meeting: | September 10, 2025 |
| Days in Review: | 29 Days |

This application is being considered under (TX LGC) 212.009, which was updated as of September 1, 2023 with the passage of House Bill 3699.

OPTIONS

1. Approve as submitted
2. Deny with reasons

RECOMMENDATION

Staff recommends approval of this Final Plat as it does meet the established criteria for approval.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

| | | | |
|--------------|------------------------------|-----------------|----------|
| June 5, 2019 | Planning & Zoning Commission | Conveyance Plat | Approved |
|--------------|------------------------------|-----------------|----------|

| | | | |
|--------------------|------------------------------|--|----------------------|
| October 25, 2023 | Planning & Zoning Commission | Subdivision Variance (V23-0006) | Approved |
| July 24, 2024 | Planning & Zoning Commission | Specific Use Permit for Multifamily (S23-0001) | Recommended Approval |
| September 17, 2024 | City Council | Specific Use Permit for Multifamily (S23-0001) | 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. LLC Members

Respectfully submitted:
Hayley Zagurski, AICP
Interim Planning Director

Prepared by:
Ashley Ekstedt, AICP
Associate Planner

Planning Staff Analysis

FP25-0024 / 3301 N. Elm Street

Council District: 2

Planning & Zoning Commission

REQUEST:

Final Plat for approximately 2.4 acres of land.

APPLICANT:

Travis Pruett of Jacob and Hefner, LLC on behalf of the property owner, SY3M, LLC

RECOMMENDATION:

Staff recommends approval of this Final Plat as it does meet the established approval criteria.

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: <div>The Final Plat does meet all review criteria, as detailed by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B.</div> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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: <div>The Final Plat does meet the review criteria of DDC Section 2.6.4D.</div> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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: <div>There is no conflict.</div> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | | Compliance | | |
|--|--|-------------------------------------|--------------------------|-------------------------------------|
| | | Met | Not Met | N/A |
| Findings: <div>The Final Plat is consistent with the previously approved Specific Use Permit and Civil Engineering Plans.</div> | | | | |
| 3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans. Findings: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div> | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. The decision-making authority shall weigh competing plan goals, policies, and strategies Findings: <div>There are no competing plan goals, policies, and strategies for this site.</div> | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. 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: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div> | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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: <div>All applications shall include all required information requested by the Director of staff to demonstrate compliance with City codes per DDC Section 2.4.4B. The proposed final plat complies with the applicable DDC requirements.</div> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Compliance with these standards is applied at the level of detail required for the subject submittal. Findings: <div>The subject submittal is a Final Plat, and it was reviewed based on the established checklist and requirements.</div> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

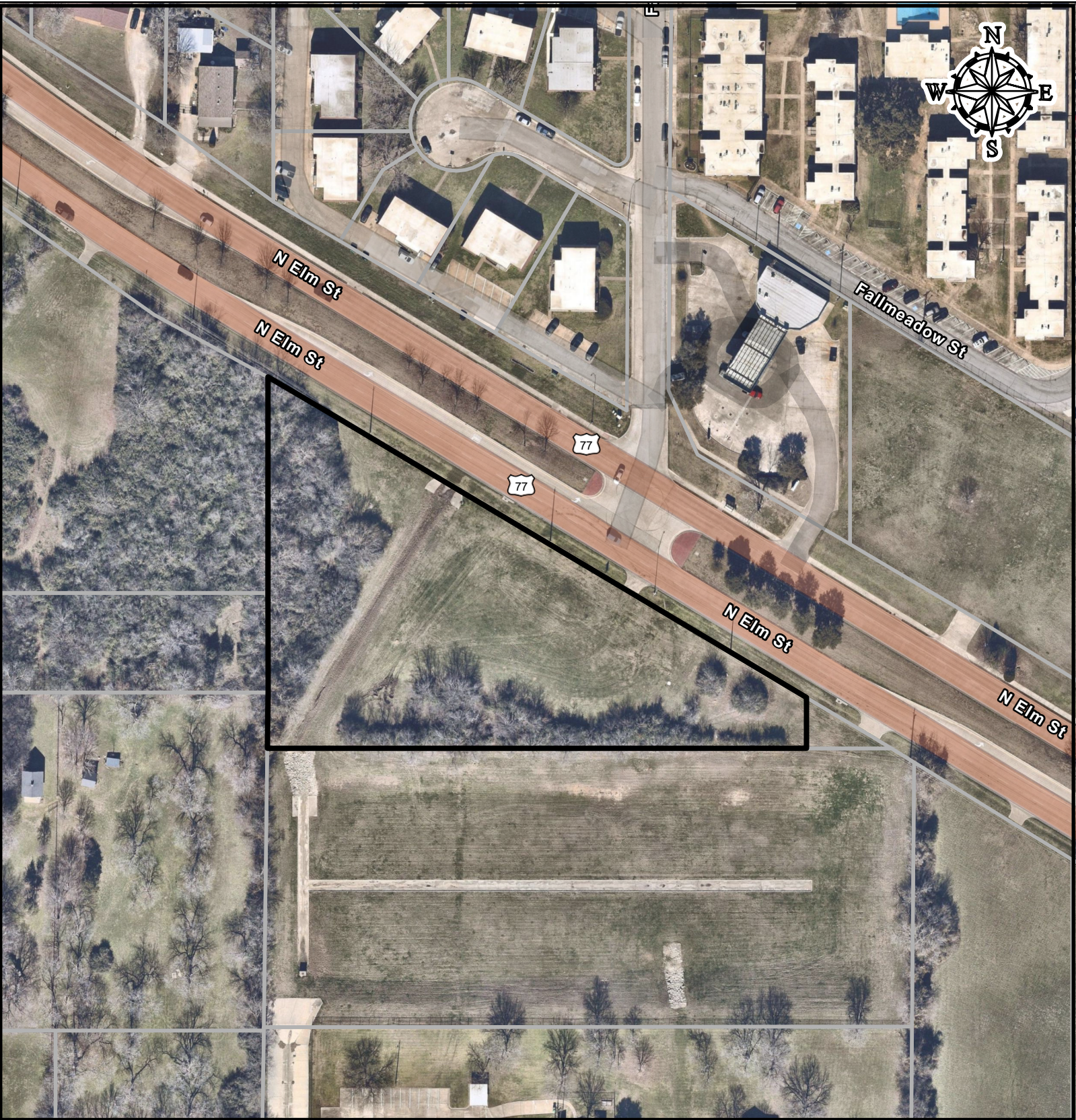
| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | | Compliance | | |
|--|--|-------------------------------------|--------------------------|-------------------------------------|
| | | Met | Not Met | N/A |
| 5. Compliance with Other Applicable Regulations | | | | |
| <p>a. 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.</p> <p>Findings:</p> <div>The proposed Final Plat complies with all other applicable City regulations.</div> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Consistent with Interlocal and Development Agreements | | | | |
| <p>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.</p> <p>Findings:</p> <div>There are no development agreements applicable to this proposed Final Plat.</div> | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Minimizes Adverse Environmental Impacts | | | | |
| <p>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.</p> <p>Findings:</p> <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div> | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Minimizes Adverse Impacts on Surrounding Property | | | | |
| <p>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.</p> <p>Findings:</p> <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div> | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Minimizes Adverse Fiscal Impacts | | | | |

| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | | Compliance | | |
|---|--|-------------------------------------|--------------------------|-------------------------------------|
| | | Met | Not Met | N/A |
| a. The proposed development should not result in significant adverse fiscal impacts on the city. Findings: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div> | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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: <div>The proposed Final Plat is compliant with all regulations.</div> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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: <div>Adequate road capacity exists to serve the development.</div> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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: <div>There are adequate facilities to serve the development. Civil engineering plans have been approved.</div> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. Rational Phasing Plan | | | | |

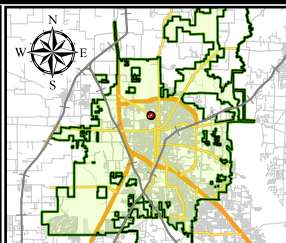
| Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E) | | Compliance | | |
|--|--|-------------------------------------|--------------------------|--------------------------|
| | | Met | Not Met | N/A |
| <p>a. If the application involves phases, each phase of the proposed development 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.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">The site will be developed in one phase.</div> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| Final Plat Review Applicability Criteria (DDC Section 2.6.4.D) | | Applicability | | |
|---|--|-------------------------------------|--------------------------|-------------------------------------|
| | | Met | Not Met | N/A |
| <p>13. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">There is not an approved preliminary plat. The applicant has opted to omit the preliminary plat step in accordance with Denton Development Code 2.6.3B.1.</div> | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>14. Whether the development will substantially comply with all requirements of this DDC.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">This Final Plat does meet all review criteria as required by the DDC.</div> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15. Whether the development will comply with the applicable technical standards and specifications adopted by the City.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">The Final Plat does comply with all applicable technical standards and specifications.</div> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

FP25-0024 Aerial Site Location



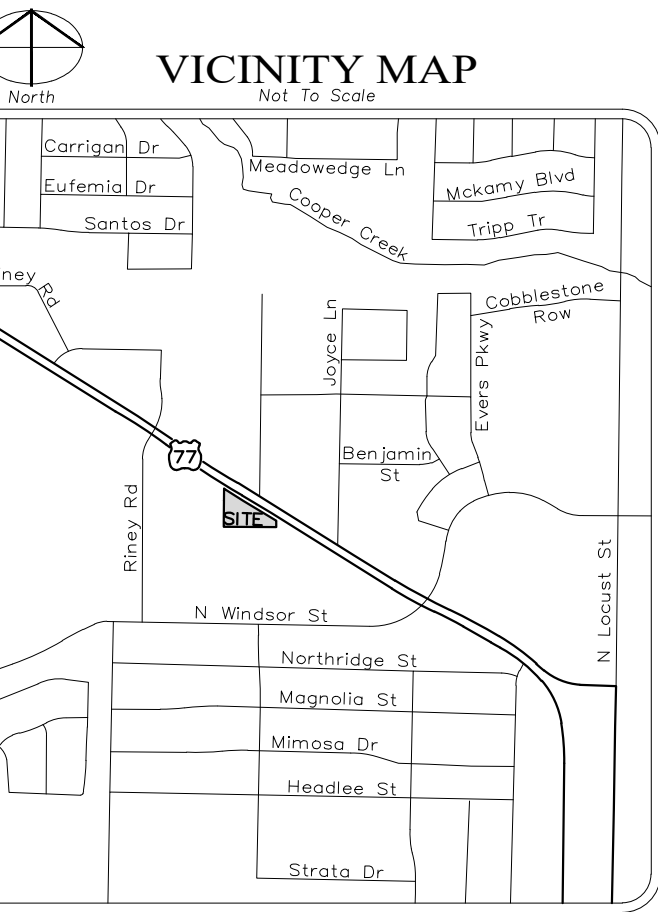
- COD
- ETJ
- ETJ 2
- NAA 8/1/20
- NAA 8/1/40



Development Services • GIS

Date: 7/3/2025

0 35 70 140
Feet



22. The Minimum Finish Floor (Slab) Elevation shall be 686.50' & 686.28' feet, one foot above top of curb, 1.5 feet above natural ground, or, if applicable, as indicated on individual lots, whichever elevation is higher. Natural ground contours indicated are prior to development of the tract.

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.

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 transmission 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.

44. All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.

45. Property may not be subdivided or made part of the public water system before reconstructing water and sanitary sewer lines in compliance with applicable law, including but not limited to – the Texas Administrative Code (TAC) Title 30 Part 1 Chapters 217 through 220, the Texas Sanitary Code, and 290 Public Drinking Water, of the City of Denton's Code of Ordinances, and any amendments or additions thereto.

- = Property Corner
- P.O.B. = Point of Beginning
- MONB = TxDOT Brass Monument Found
- IRF = Iron Rod Found
- CIRF = 1/2" Iron Rod with Yellow Plastic Cap Stamped, "PLS INC." Found
- CIRS = 5/8" Iron Rod with Purple Plastic Cap Stamped, "RPLS 6451" Set
- Vol., Pg. = Volume, Page
- D.R.D.C.T. = Deed Records, Denton County, Texas
- Instr. No. = Instrument Number
- O.P.R.D.C.T. = Official Public Records, Denton County, Texas
- Sq. Ft. = Square Feet
- R.O.W. = Right-of-Way
- FFE = Finished Floor Elevation
- B.L. = Building Line
- N: = Northing
- E: = Easting
- = Property Line
- = Centerline
- = Easement Line
- = Lot Line
- = Overhead Electric Line

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT SY3M, LLC, acting herein by _____ through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as **DENTON LIVING ADDITION No. 2**, 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.

SY3M, LLC

Ali Mortazavi
Owner Representative

STATE OF TEXAS)(
COUNTY OF DENTON)

Before me, the undersigned authority, on this day personally appeared **Ali Mortazavi**, known to me to be the 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 and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

NOTARY PUBLIC in and for the State of

My commission expires: _____

Detail A
Scale: 1"=30'

SURVEYOR'S CERTIFICATION

STATE OF TEXAS)(
COUNTY OF DALLAS)(

I, Dustin D. Davison, Registered Professional Land Surveyor of the State of Texas, do hereby certify that this subdivision is true and correct; was prepared from an actual and accurate survey of the land, according to the standards of practice of the Texas Board of Professional Land Surveyors; and that all previously existing property monuments are sufficiently described on this document as found and all set monuments meets or exceeds the requirements of section 138.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure."



PRELIMINARY
RELEASED 08/07/25 FOR REVIEW PURPOSES ONLY. THIS
DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
Dustin D. Davison, R.P.L.S.
Registration No. 6451

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____
2025.

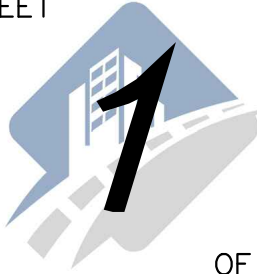
NOTARY PUBLIC in and for the State of Texas

Planning and Zoning Commission Approval

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this plat and subdivision of DENTON LIVING ADDITION No. 2, 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

SHEET



OF 1

FINAL PLAT
LOT 1, BLOCK 1
DENTON LIVING ADDITION No. 2

Being a total of 2.400 Acres out of the
THOMAS TOBY Survey, Abstract No. 1288,
B.B.B. & C. R.R. CO. Survey, Abstract No. 915,
City of Denton, Denton County, Texas
Same being LOT 1, BLOCK 1
DENTON LIVING ADDITION
Instr. No. 2019-318
P.R.D.C.T.
FP25-0024
August 2025

TEXAS SECRETARY of STATE
JANE NELSON**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

Filing Number: 804151390
Original Date of Filing: July 14, 2021
Formation Date: N/A
Tax ID: 32080138020
Duration: Perpetual

Entity Type: Domestic Limited Liability Company (LLC)
Entity Status: In existence
FEIN:

Name: SY3M, LLC
Address: 6147 BONANZA CREEK RD
FRISCO, TX 75036-2310 USA

| REGISTERED AGENT | FILING HISTORY | NAMES | MANAGEMENT | ASSUMED NAMES | ASSOCIATED ENTITIES | INITIAL ADDRESS |
|----------------------------------|---|-----------------------|----------------------------|-------------------------------|-------------------------------------|---------------------------------|
| Name | Address | | | | Inactive Date | |
| ALI MORTAZAVI | 6147 Bonanza Creek Rd Frisco, TX 75034 USA | | | | | |

[Order](#)[Return to Search](#)Instructions:

- To place an order for additional information about a filing press the 'Order' button.



City of Denton

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

Legislation Text

File #: PZ25-027, **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 |
|---|--|------------|---------------------|--|
| 1 | 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. |
| 2 | 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. |
| 3 | Discussion regarding applicability of gas well regulations within the City's ETJ. | Pruett | 9/11/2024 | Work session tentatively scheduled for September 2025. |
| 4 | Discussion on communal living and how small home communities could be achieved. | Pruett | 10/9/2024 | Work session tentatively scheduled for Fall 2025. |
| 5 | 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. |
| 6 | P&Z Boot camp presentations | Firgens | 1/23/2025 | Various work session meetings throughout 2025. |
| 7 | Public engagement techniques that staff performs. | McDuff | 6/11/2025 | To be scheduled for future work session. |
| 8 | Discuss best practices for responding to developer and citizen inquiries | McDuff | 8/13/2025 | To be scheduled for future work session. |

| | Ongoing Items | | Request Date | Status |
|---|--|------------|--------------|--|
| 1 | 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. |
| 2 | 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. |
| 3 | 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). |
| 4 | 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 |
| 1 | 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. |