City of Denton

Meeting Agenda

Planning and Zoning Commission

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

Wednesday, May 27, 2026 **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, May 27, 2026, 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.

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, May 27, 2026, 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. PZ26-086 Consider approval of the May 13, 2026, Planning and Zoning meeting minutes.

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. FP26-0013b Consider a request by Quiddity Engineering on behalf of TG Duchess Denton, LLC., for a Final Plat of Olivo Apartments. The 18.897-acre site is generally located south of Duchess Drive, approximately 794.21 feet west of Loop 288 in City of Denton, Denton County, Texas. (FP26-0013b, Olivo Apartments, Angie Manglaris).

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. FP26-0014 Consider a request by Grayson Hughes of Sutherland King Consulting, on behalf of the property owner, for approval of a Final Plat of Affordable Estates, Lot 1, Block 1. The approximately 1.832-acre site is generally located on the west side of Hinkle Drive, approximately 107 feet south of the southeast corner of the intersection of Hinkle Drive and Meadow Ridge Drive, in the City of Denton, Denton County, Texas. (FP26-0014, Affordable Estates, Sean Jacobson)

B. FP26-0015 Consider a request by Mitchell Ryan of Trailspur, LLC, on behalf of the property owner, for approval of a Flex Business Park Addition, Block 1, Lot 1. The approximately 4.991-acre site is generally located on the west side of Rankin Drive, at the intersection of Rankin Drive and Leatherwood Lane, in the City of Denton's Extraterritorial Jurisdiction Division 1, Denton County, Texas. (FP26-0015, Flex Business Park Addition, Sean Jacobson)

C. FP26-0011b Consider a request by Kimley-Horn on behalf of the property owner, Honey Farms Estates, LLC, for a Final Plat of the Honey Farms Estates Addition. The approximately 9.24-acre site is generally located on the south side of Sanders Road, approximately 1,910 feet east of Country Club Road in the City of Denton, Denton County, Texas. (FP26-0011b, Honey Farms Estates, Ashley Ekstedt)

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. Z26-0005 Hold a public hearing and consider making a recommendation to City Council regarding a request by Jamie Bratton of Winston-Cox Waterworx, on behalf of the property owner, ZBH Denton Ltd, to rezone approximately 2 acres of land from a Residential 2 (R2) zoning district to a Light Industrial (LI) zoning district. The subject site is generally located on the south side of FM 377, approximately 1,025 feet east of the intersection of FM 377 and North Trinity Road in the City of Denton, Denton County, Texas. (Z26-0005, Winston-Cox Waterworx, Sean Jacobson)

B. S25-0018 Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for a Major Automotive Repair Shop

use on approximately 2.02 acres of land, generally located on the south corner of the intersection of Fort Worth Drive (US 377) and Central Village Drive in the City of Denton, Denton County, Texas. (S25-0018, Le Collision Center, Matt Bodine)

C. DCA26-0002a — Hold a public hearing and consider making a recommendation to City Council regarding a proposed revision to the Denton Development Code; specifically by amending Subchapter 4 - Overlay and Historic Districts, to establish Section 4.11, Southeast Denton Area Plan Overlay Districts, including the Southeast Denton Residential Overlay (SEDRO), the Southeast Denton Height Overlay District (SEDHO), and the Southeast Denton Live/Work Overlay District (SEDLWO), and providing applicability, dimensional standards, design standards, allowed uses, and/or use-specific standards for each district. The Southeast Denton Residential Overlay includes 375.94 acres generally bounded by East McKinney Street to the north; North Bradshaw Street, East Prairie Street, and the MKT Railroad to the west; Smith Street, Kerly Street, and Morse Street to the south; and South Woodrow Lane to the east; the Southeast Denton Height Overlay District includes 39.77 acres generally bounded by East McKinney Street to the north, Exposition Street to the west, East Sycamore Street to the south, and North Bradshaw Street to the east; and the Southeast Denton Live/Work Overlay District encompasses 27.58 acres and generally includes properties along the north and south sides of East Prairie Street between Oakwood Cemetery and the MKT Railroad, properties along the west side of Skinner Street, properties along the north and south side of Robertson Street situated between Wye Street and the Stream PEC 4 drainage channel, and properties along the east and west sides of Cook Street north of Wye Street in the City of Denton, Denton County, Texas. (DCA26-0002a, Julie Wyatt and Mia Hines)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. PZ26-087 — Hold a discussion regarding the Planning and Zoning Project 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 May 20, 2026, 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.

MINUTES
PLANNING AND ZONING COMMISSSION
May 13, 2026

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, May 13, 2026, at 5:37 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff

ABSENT: Commissioners Erica Garland and Sherri McDade

WORK SESSION

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

The following item was presented, and discussion was had:
3.B (FP26-0004a)

The following item was presented, and no discussion was had:
3.A (FP26-0012b)

2. Work Session Reports

A. PZ26-082 Receive a report and hold a discussion regarding the Planning and Zoning Commission's role in relation to the City's historic preservation program.

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 Commission did note they would like staff to suggest requiring more than one criteria for approval for a Historic Landmark Designation to the Historic Landmark Commission.

The Work Session was adjourned at 6:09 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, May 13, 2026, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff

ABSENT: Commissioners Erica Garland and Sherri McDade

1. **PLEDGE OF ALLEGIANCE**
   A. U.S. Flag
   B. Texas Flag

2. **CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES**

A. PZ26-079 Consider approval of the April 29, 2026, Planning and Zoning meeting minutes.

Commissioner Ketchersid moved to approve the April 29, 2026, Planning and Zoning meeting minutes. Motion seconded by Commissioner Dyer. Motion carried.

AYES (5): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

3. **ITEMS FOR INDIVIDUAL CONSIDERATION**

A. FP26-0012b Consider a request by Mack Mattke of Kimley Horn & Associates on behalf of CATDENTON 35 for a Final Plat of Summit 35 Addition. The approximately 68.175-acre property 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. (FP26-0012b, Summit 35, Julie Wyatt)

City staff presented the item. No discussion followed.

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

AYES (5): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

B. FP26-0004a Consider a request by Kimley-Horn on behalf of the property owner, HR 3200 LP, for a Final Plat of Landmark Phase 2 North. The approximately 184.877-acre site is generally located on the north side of Robson Ranch Road, approximately 1.07 miles west of I-35W in the City of Denton, Denton County, Texas. (FP26-0004a, Landmark Phase 2 North, Cameron Robertson)

City staff presented the item. No discussion followed.

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

AYES (5): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

4. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. PZ26-080: Staff provided updates regarding the matrix and City Council items. No items were added to the matrix.

5. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 6:36 p.m.

X_____
Eric Pruett, Planning and Zoning Commission Chair Date

X_____
Cathy Welborn, Administrative Assistant Date

Minutes approved on: _____

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: May 27, 2026

SUBJECT

Consider a request by Quiddity Engineering on behalf of TG Duchess Denton, LLC., for a Final Plat of Olivo Apartments. The 18.897-acre site is generally located south of Duchess Drive, approximately 794.21 feet west of Loop 288 in City of Denton, Denton County, Texas. (FP26-0013b, Olivo Apartments, Angie Manglaris).

BACKGROUND

The purpose of this Final Plat is to establish two lots of record and dedicate necessary easements and right-of-way for the development of multifamily and to dedicate park land. The subject property is zoned Suburban Corridor and received a Specific Use Permit (SUP) for a multifamily development in 2023.

Date Application Filed:	March 9, 2026
Planning & Zoning Commission Meeting:	April 8, 2026
Days in Review:	30 Days
Extension Granted:	April 8, 2026
Resubmitted:	April 6, 2026
Planning & Zoning Commission Meeting:	April 29, 2026
Days in Review:	21 Days
Extension Granted:	April 29, 2026
Resubmitted:	April 27, 2026
Planning & Zoning Commission Meeting:	May 27, 2026
Days in Review:	28 Days

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.

OPTIONS

1. Approve as submitted
2. Deny with reasons

RECOMMENDATION

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

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
2002	City Council	Citywide rezoning from Commercial (C) District to Community Mixed Use General (CM-G) District	Approved
2019	City Council	Zoning Transition from CM-G-District to Suburban Corridor (SC) District	Approved
October 11, 2023	Planning and Zoning Commission	Specific Use Permit for Multifamily Land Use	Recommended Approval
October 24, 2023	City Council	Specific Use Permit for Multifamily Land Use	Approved
September 16, 2025	City Council	Extend the approval period for the Specific Use Permit	Approved
April 8, 2026	Planning and Zoning Commission	Final Plat 30-day Extension	Extension Approved
April 29, 2026	Planning and Zoning Commission	Final Plat 30-day Extension	Extension Approved
May 19, 2026	City Council	Development Agreement for Parkland Dedication	Approved

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:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Angie Manglaris, AICP

Assistant Planning Director

Planning Staff Analysis
FP26-0013b / Olivo Apartments
Planning & Zoning Commission

REQUEST:
Final plat for an approximately 18.897-acre site

APPLICANT:
Quiddity Engineering on behalf of TG Duchess Denton, LLC.

RECOMMENDATION:
Staff recommends approval of this Final Plat as it meets 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:** The Final Plat meets all review criteria, as detailed in the following items 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 the review criteria of DDC Section 2.6.4D as described herein.	☒	☐	☐
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 proposed Final Plat is consistent with the previously approved Specific Use Permit (S23-0005).			
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:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
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 Final Plat complies with all applicable DDC requirements.	☒	☐	☐

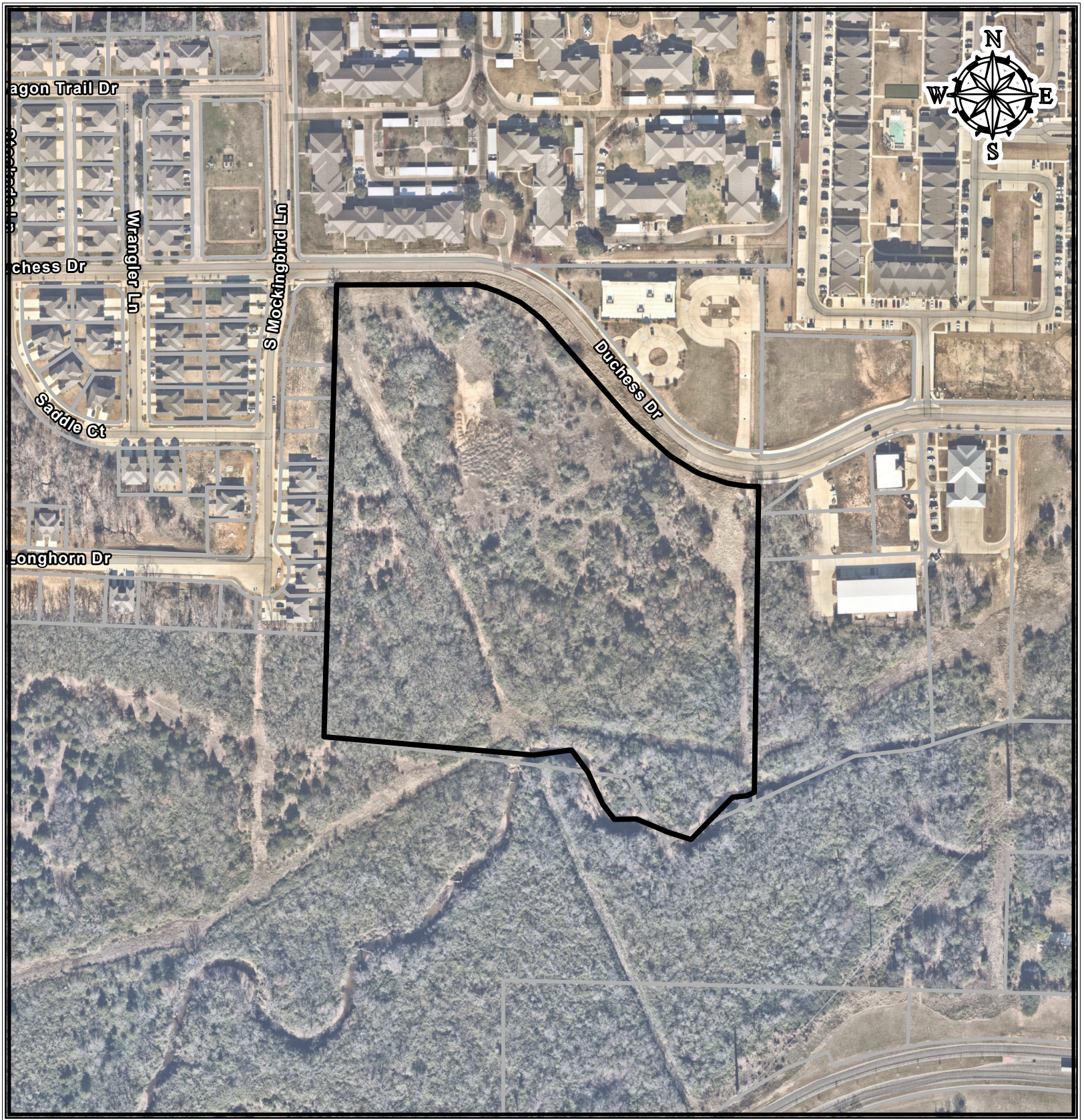
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The Final Plat was submitted at an adequate level of detail.	☒	☐	☐
5. Compliance 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 complies with all other applicable city 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:** There are no interlocal nor development agreements associated with this 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.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
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:** The Final Plat is compliant with all utility standards.	☒	☐	☐
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.	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: There are adequate facilities to serve the development.			
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:** There is no proposed phasing plan as part of this development.	☐	☐	☒

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:** There is no approved preliminary plat associated with the proposed Final Plat.	☐	☐	☒
15. Whether the development will substantially comply with all requirements of this DDC. **Findings:** The Final Plat does comply with all 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 Final Plat does comply with the applicable technical standards and specifications adopted by the City.	☒	☐	☐

FP26-0013
Aerial Site Location

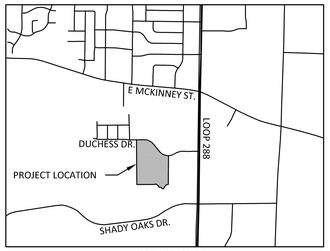


COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40

0 80 160 320 Feet

CITY OF DENTON
Development Services · GIS
Date: 3/12/2026

"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."



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. The gross land area is 18.897 acres.

2. The intersection of Duchess Road and Loop 288 is located approximately 783.00 feet from the Northeast corner of the subject tract.

3. Lot 2, Block 1 is dedicated to the City of Denton as Park Land Dedication.

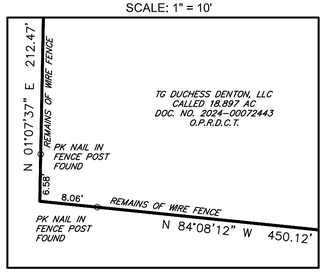
4. Water and sewer service will be provided through the City of Denton.

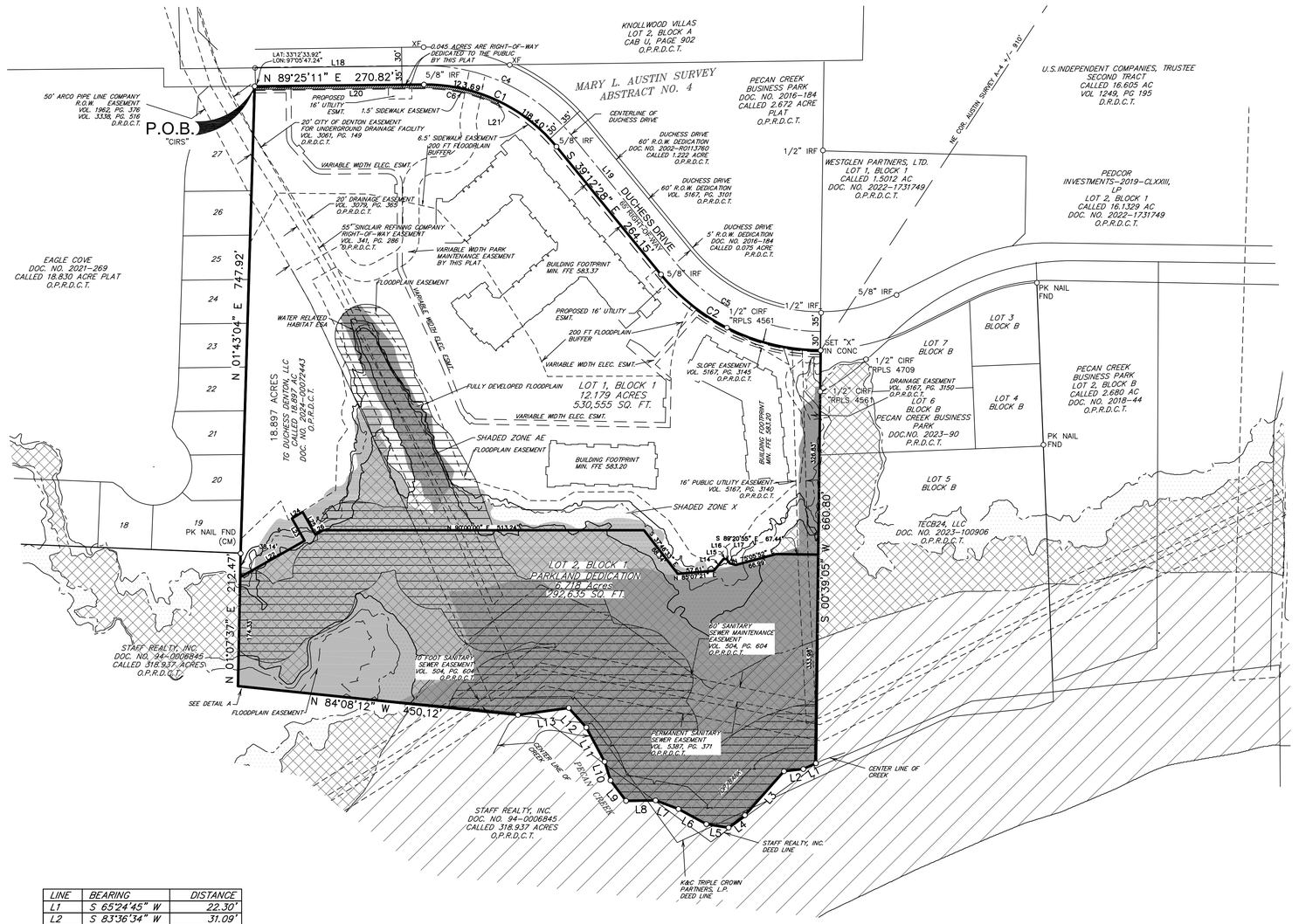
5. Property may not be subdivided or made part of the public water system before constructing water and sanitary sewer lines in compliance with applicable law, including- but not limited to- the Texas Administrative Code (TAC) Title 30 Part 1 Chapters 217 Design Criteria for Domestic Wastewater Systems and 290 Public Drinking Water, the City of Denton's Code of Ordinances, and any amendments or additions thereto.

6. Any structure within the 200' floodplain buffer, floodplain, or floodway, shall have an elevation certificate.

7. The Park Maintenance Easement is for the sole use of the City of Denton for the maintenance of the Parkland Dedication on Lot 2, Block 1 of the Olivo Apartments Addition. The Park Maintenance Easement is restricted to cimy employee use only.

DETAIL A
SCALE: 1" = 10'





0' 50' 100' 200'
SCALE: 1"= 100'

LINE	BEARING	DISTANCE
L1	S 65°24'45" W	22.30'
L2	S 83°36'34" W	31.09'
L3	S 41°38'09" W	94.16'
L4	S 52°34'20" W	32.76'
L5	N 80°54'34" W	36.06'
L6	N 61°33'29" W	50.72'
L7	N 69°24'28" W	39.15'
L8	S 89°06'44" W	47.25'
L9	N 37°09'55" W	41.09'
L10	N 17°33'06" W	31.36'
L11	N 28°05'22" W	62.15'
L12	N 41°55'43" W	41.87'
L13	S 82°14'19" W	82.11'
L14	N 39°52'28" E	24.73'
L15	S 88°57'34" E	5.00'
L16	S 32°48'16" E	8.08'
L17	S 75°29'13" E	10.34'
L18	N 89°25'11" E	270.82'
L19	S 39°12'28" E	264.15'
L20	N 89°25'11" E	271.02'
L21	N 25°40'00" E	5.00'
L22	N 60°27'17" E	118.41'
L23	N 29°32'43" W	40.92'
L24	N 58°00'50" E	20.02'
L25	S 29°32'43" E	41.78'
L26	N 60°27'17" E	14.13'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.00'	242.09'	234.06'	S 64°53'39" E	51°22'22"
C2	330.00'	292.52'	283.04'	S 64°36'08" E	50°47'20"
C4	300.00'	268.99'	260.07'	S 64°53'39" E	51°22'22"
C5	300.00'	265.93'	257.31'	S 64°36'08" E	50°47'20"
C6	265.00'	121.40'	120.34'	S 77°27'25" E	26°14'50"

LEGEND:

FND	FOUND
CM	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
XF	X CUT FOUND
"CIRS"	SET 5/8-INCH IRON ROD (WITH CAP STAMPED "QUIDDITY ENG PROPERTY CORNER")
"CIRF"	CAPPED IRON ROD FOUND
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS

CONCRETE

FEMA SHADED ZONE X

FEMA SHADED ZONE AE /UNDEVELOPED FLOODPLAIN ESA

FEMA FLOODWAY

RIPARIAN BUFFER

WATER RELATED HABITAT ESA

CROSS TIMBERS UPLAND HABITAT

RIGHT-OF-WAY

ROAD CENTERLINE

ADJOINER LINE

BOUNDARY LINE

EASEMENT LIMITS

FINAL PLAT

LOTS 1 & 2, BLOCK 1
OLIVO APARTMENTS

BEING 18.897 ACRES
SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4
IN THE CITY OF DENTON
DENTON COUNTY, TEXAS
MAY 2026

FP26-0013

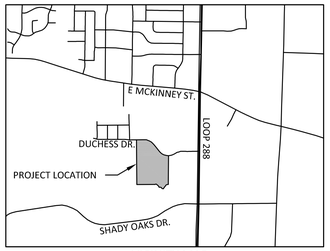
OWNER:
TG DUCHESS DENTON LLC
14241 DALLAS PARKWAY
SUITE 1090
DALLAS, TX 75254
PHONE: (214) 416-7034
CONTACT: FLOYD LEE

DEVELOPER:
ROERS COMPANIES
TWO CARLSON PARKWAY N
SUITE 400
PLYMOUTH, MINNESOTA 55447
PHONE: 763-285-8808
CONTACT: JULIA TOLLEFSON

CIVIL ENGINEER:
QUIDDITY ENGINEERING
4500 MERCANTILE PLAZA DRIVE
SUITE 228
FORT WORTH, TX 76137
PHONE: 972-265-6043
CONTACT: JOSHUA F. SCHULIK, PE

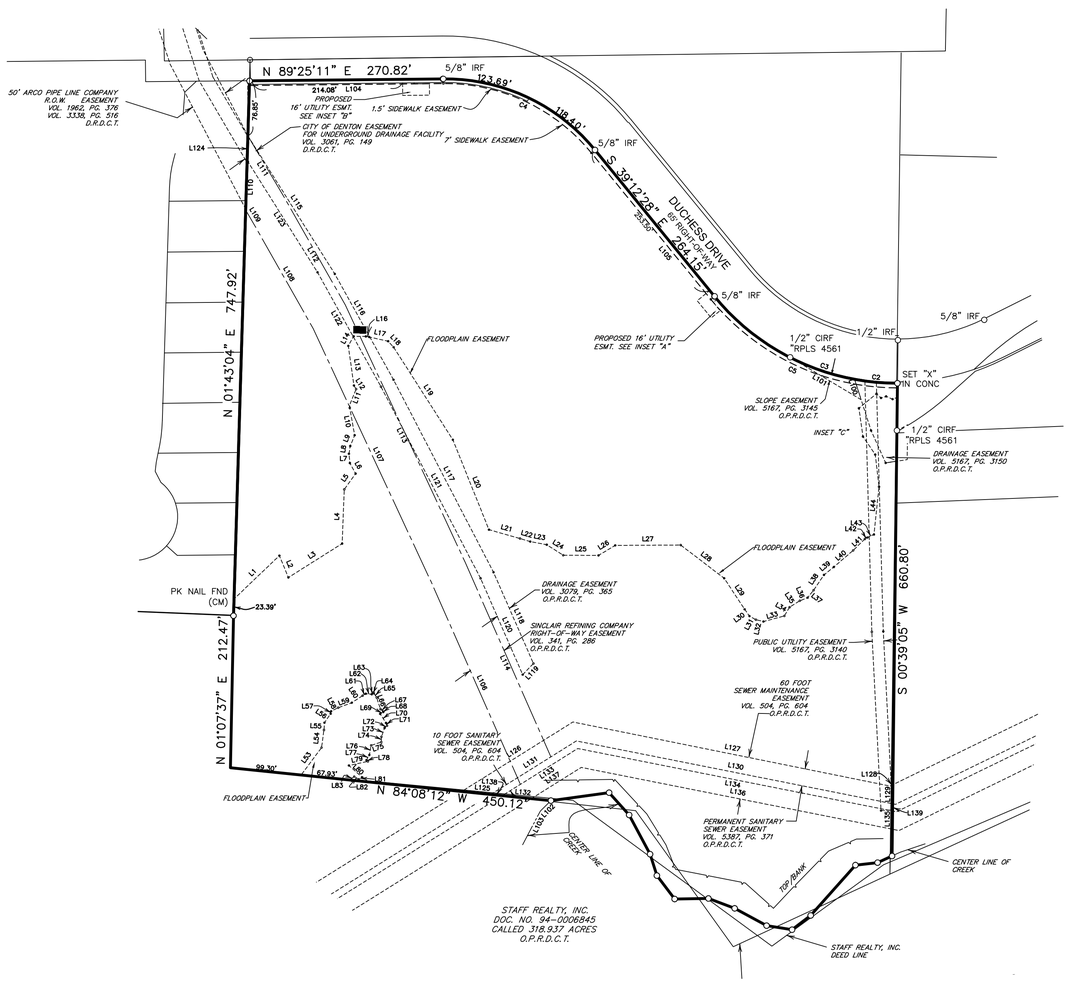
QUIDDITY
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2805 Dallas Parkway, Suite 600 Plano, TX 75093 972-488-3880

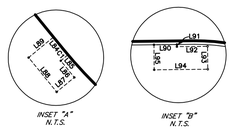
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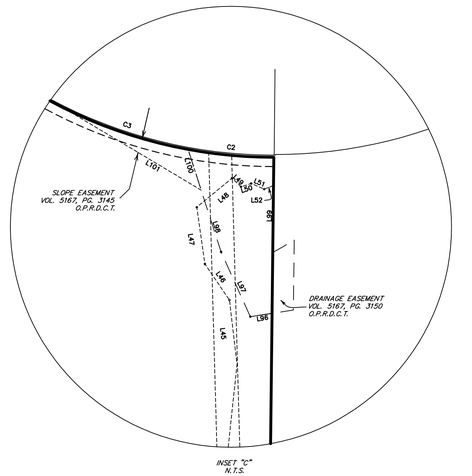


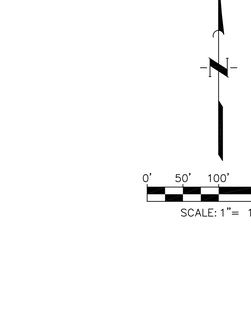
VICINITY MAP
N.T.S.

LINE	BEARING		DISTANCE
L1	N 46°17'57"	E	87.74'
L2	S 22°25'07"	E	33.02'
L3	N 57°47'28"	E	88.78'
L4	N 02°14'03"	E	75.82'
L5	N 35°45'37"	E	27.22'
L6	N 28°34'20"	W	16.76'
L7	N 05°53'25"	W	13.02'
L8	N 09°27'41"	E	11.07'
L9	N 22°13'48"	E	16.29'
L10	N 10°10'59"	W	38.79'
L11	N 22°20'36"	E	22.10'
L12	N 31°40'50"	W	5.97'
L13	N 08°04'01"	W	55.91'
L14	N 28°46'44"	E	15.26'
L15	S 89°27'02"	E	17.22'
L16	S 79°46'54"	E	4.76'
L17	S 77°30'22"	E	27.12'
L18	S 42°18'57"	E	11.31'
L19	S 32°37'02"	E	153.56'
L20	S 21°52'19"	E	135.46'
L21	S 74°04'14"	E	45.08'
L22	S 73°31'38"	E	14.97'
L23	S 79°14'38"	E	23.48'
L24	S 57°21'46"	E	27.28'
L25	S 89°43'12"	E	49.32'
L26	N 58°59'43"	E	27.23'
L27	N 89°43'37"	E	91.56'
L28	S 52°37'09"	E	76.44'
L29	S 33°23'34"	E	51.93'
L30	S 35°16'30"	E	11.64'
L31	S 60°21'10"	E	10.33'
L32	S 76°33'02"	E	10.84'
L33	N 75°00'52"	E	30.20'
L34	N 31°05'32"	E	14.24'
L35	N 57°39'00"	E	16.93'
L36	N 68°37'43"	E	11.69'
L37	N 38°35'46"	E	13.27'
L38	N 34°12'42"	E	25.99'
L39	N 51°15'52"	E	17.64'
L40	N 49°18'46"	E	35.60'
L41	S 46°29'36"	W	4.63'
L42	N 59°27'42"	E	4.06'
L43	N 65°22'30"	E	10.06'
L44	N 06°07'25"	E	67.13'
L45	N 06°44'45"	W	45.27'
L46	N 34°15'17"	W	30.48'
L47	N 08°07'03"	W	40.04'
L48	N 50°29'00"	E	31.92'
L49	S 46°16'08"	E	8.68'
L50	N 72°33'05"	E	7.49'
L51	S 66°34'18"	E	9.83'
L52	N 68°44'54"	E	7.02'
L53	N 36°38'51"	E	47.70'
L54	N 07°46'15"	E	24.82'
L55	N 03°49'42"	E	10.24'
L56	N 34°47'48"	E	15.23'
L57	N 10°11'24"	E	3.57'
L58	N 63°34'42"	E	11.01'
L59	N 69°53'11"	E	20.18'
L60	N 56°56'46"	E	18.11'
L61	N 58°12'12"	E	5.21'
L62	S 84°45'28"	E	8.35'
L63	N 35°57'09"	E	2.69'
L64	S 61°06'49"	E	1.70'
L65	S 34°02'17"	E	7.06'
L66	S 19°08'49"	E	11.60'
L67	S 47°20'54"	E	5.06'
L68	S 16°35'28"	E	0.67'
L69	S 61°09'41"	W	5.08'
L70	S 32°40'58"	E	15.19'
L71	S 19°44'51"	E	4.14'
L72	S 47°49'18"	W	4.62'
L73	S 19°39'23"	W	13.10'
L74	S 01°27'55"	W	7.38'
L75	S 72°04'24"	W	14.85'
L76	S 10°35'53"	W	13.58'
L77	S 28°51'47"	W	8.42'
L78	S 50°19'32"	E	2.56'
L79	S 77°39'47"	W	27.09'
L80	S 48°27'52"	E	24.97'
L81	S 61°38'51"	W	5.53'
L82	N 60°10'15"	W	7.42'
L83	S 54°24'51"	W	8.06'
L84	S 39°12'28"	E	10.65'
L85	S 50°33'25"	W	6.54'
L86	S 39°12'28"	E	15.03'
L87	S 50°45'39"	W	16.00'
L88	N 39°12'28"	W	30.97'
L89	N 50°33'55"	E	22.50'
L90	N 89°25'11"	E	16.00'
L91	S 00°30'56"	E	1.50'
L92	N 89°26'21"	E	21.42'
L93	S 00°34'49"	E	16.00'
L94	S 89°25'11"	W	37.44'
L95	N 00°30'56"	W	17.50'
L96	S 81°16'48"	W	15.38'
L97	N 24°16'29"	W	49.66'
L98	N 17°50'46"	W	75.29'
L99	S 00°44'32"	W	66.56'
L100	S 17°50'46"	E	30.00'
L101	N 59°08'21"	W	115.40'
L102	S 45°55'37"	W	20.75'
L103	S 27°40'13"	W	53.20'
L104	N 89°25'11"	E	270.92'
L105	S 39°12'28"	E	264.15'
L106	N 23°46'01"	W	305.10'
L107	N 24°58'23"	W	394.62'
L108	N 29°33'34"	W	168.17'
L109	N 30°34'13"	W	22.47'
L110	N 01°43'04"	E	103.91'
L111	S 30°34'13"	E	102.04'
L112	S 29°33'34"	E	170.61'
L113	S 24°58'23"	E	397.14'
L114	S 23°46'01"	E	296.95'
L115	S 32°10'53"	E	228.02'
L116	S 29°01'19"	E	169.20'
L117	S 27°26'49"	E	303.17'
L118	S 23°37'37"	E	139.22'
L119	S 43°59'20"	W	21.63'
L120	N 23°37'37"	W	146.90'
L121	N 27°26'49"	W	301.84'
L122	N 29°01'19"	W	182.88'
L123	N 32°10'53"	W	182.55'
L124	N 00°08'08"	W	36.21'
L125	N 84°08'12"	W	40.73'
L126	N 58°00'00"	E	183.18'
L127	S 78°34'51"	E	452.08'
L128	N 64°04'49"	E	4.44'
L129	S 00°00'00"	E	26.72'
L130	N 78°46'00"	W	450.91'
L131	S 58°00'00"	W	141.11'
L132	N 84°08'12"	W	40.73'
L133	N 58°00'00"	E	124.29'
L134	S 78°46'00"	E	448.50'
L135	S 00°39'05"	W	25.43'
L136	N 78°46'00"	W	443.27'
L137	S 58°00'00"	W	82.22'
L138	N 84°08'12"	W	16.29'
L139	S 00°39'05"	W	10.17'









CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°55'47"	330.00'	5.35'	S 39°40'21" E	5.35'
C2	10°27'54"	330.00'	60.27'	S 84°40'41" E	60.19'
C3	16°32'26"	330.05'	95.28'	S 71°10'26" E	94.95'
C4	51°22'22"	263.50'	236.26'	S 64°53'39" E	228.43'
C5	50°47'00"	336.50'	298.25'	S 64°35'58" E	288.59'

LEGEND:

CM	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
XF	X CUT FOUND
"CIRS"	SET 5/8-INCH IRON ROD (WITH CAP STAMPED "QUIDDITY ENG")
"CIRF"	CAPPED IRON ROD FOUND
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS

ADJOINER LINE

BOUNDARY LINE

EASEMENT LIMITS

FINAL PLAT

LOTS 1 & 2, BLOCK 1
OLIVO APARTMENTS

BEING 18.897 ACRES
SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4
IN THE CITY OF DENTON
DENTON COUNTY, TEXAS
MAY 2026

FP26-0013

OWNER:
TG DUCHESS DENTON LLC
14241 DALLAS PARKWAY
SUITE 1090
DALLAS, TX 75254
PHONE: (214) 416-7034
CONTACT: FLOYD LEE

DEVELOPER:
ROERS COMPANIES
TWO CARLSON PARKWAY N
SUITE 400
PLYMOUTH, MINNESOTA 55447
PHONE: 763-285-8808
CONTACT: JULIA TOLLEFSON

CIVIL ENGINEER:
QUIDDITY ENGINEERING
4500 MERCANTILE PLAZA DRIVE
SUITE 228
FORT WORTH, TX 76137
PHONE: 972-265-6043
CONTACT: JOSHUA F. SCHULIK, PE

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2805 Dallas Parkway, Suite 600 Plano, TX 75093 972-488-3880

JOB No. 16899-0006 JDB2/EM **SHEET 2 OF 3**

BEING a 18.897 acre tract of land situated in the Mary L. Austin Survey, Abstract No. 4, Denton County Texas, being all of a called 18.897 acre tract of land described in a deed to Duchess Denton, LLC, recorded in Document Number 2024-00072443, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202:

BEGINNING at a set 5/8-inch iron rod (with cap stamped "Quiddity Eng. Property Corner") in the west line of said 18.897 acre tract, being the northeast corner of Eagle Cove, an addition to the City of Denton according to the plat recorded in Document No. 2021-269, O.P.R.D.C.T., also being in the south right-of-way line of Duchess Drive (60' right-of-way), according to the right-of-way document recorded in Document No. 2002-R0113760, O.P.R.D.C.T.;

THENCE along the south right-of-way of said Duchess Drive, the following courses:

North 89 Degrees 25 Minutes 11 Seconds East, a distance of 270.82 feet to a 5/8 inch iron rod found at the beginning of a tangent curve to the right;

Southeasterly, along said tangent curve to the right having a central angle of 51 Degrees 22 Minutes 22 Seconds, a radius of 270.00 feet, an arc distance of 242.09 feet and a chord bearing and distance of South 64 Degrees 53 Minutes 39 Seconds East, 234.06 feet to a 5/8" iron rod found for corner;

South 39 Degrees 12 Minutes 28 Seconds East, a distance of 264.15 feet to a 5/8 inch iron rod found at the beginning of a tangent curve to the left;

Southeasterly, along said tangent curve to the left having a central angle of 50 Degrees 47 Minutes 20 Seconds, a radius of 330.00 feet, an arc distance of 292.52 feet and a chord bearing and distance of South 64 Degrees 36 Minutes 08 Seconds East, 283.04 feet to a set cut "X" in concrete on the east line of the aforementioned Tract 1, being the northeast corner of said 18.897 acre tract;

THENCE South 00 Degrees 39 Minutes 05 Seconds West, departing the south right-of-way line of said Duchess Drive, along said east line of said 18.897 acre tract, at a distance of 65.98 passing a 1/2" iron rod found for the northwest corner of Lot 5, Block B of Pecan Creek Business Park Recorded in Document No. 2023-90, .P.R.D.C.T., and continuing along the common line between said 18.897 acre tract and said Tract II, a distance of 660.80 feet to the center of Pecan Creek;

THENCE along the center of said Pecan Creek, the following courses:

South 65 Degrees 24 Minutes 45 Seconds West, a distance of 22.30 feet;

South 83 Degrees 36 Minutes 34 Seconds West, a distance of 31.09 feet;

South 41 Degrees 38 Minutes 09 Seconds West, a distance of 94.16 feet;

North 52 Degrees 34 Minutes 20 Seconds West, a distance of 32.76 feet;

North 80 Degrees 54 Minutes 34 Seconds West, a distance of 36.06 feet;

North 61 Degrees 33 Minutes 29 Seconds West, a distance of 50.72 feet;

North 69 Degrees 24 Minutes 28 Seconds West, a distance of 39.15 feet;

South 89 Degrees 06 Minutes 44 Seconds West, a distance of 47.25 feet;

North 37 Degrees 09 Minutes 55 Seconds West, a distance of 41.09 feet;

North 17 Degrees 33 Minutes 06 Seconds West, a distance of 31.36 feet;

North 28 Degrees 05 Minutes 22 Seconds West, a distance of 62.15 feet;

North 41 Degrees 55 Minutes 43 Seconds West, a distance of 41.87 feet;

South 82 Degrees 14 Minutes 19 Seconds West, a distance of 82.11 feet;

THENCE North 84 Degrees 08 Minutes 12 Seconds West, departing the center of said Pecan Creek, along the remains of a wire fence, at a distance of 442.06 feet passing a found PK Nail in fence post, and continuing for a total distance of 450.12 feet to a point for corner;

THENCE North 01 Degrees 07 Minutes 37 Seconds East, along the west line of said 18.897 acre tract, at a distance of 6.58 feet passing a found PK Nail in fence post, along the remains of a wire fence, continuing for a total distance of 212.47 feet to a PK Nail found in fence post found at the southeast corner of the aforementioned Eagle Cove subdivision;

THENCE North 01 Degrees 43 Minutes 04 Seconds East, along the west line of said 18.897 acre tract and the east line of said Eagle Cove subdivision, a distance of 747.92 feet to the **POINT OF BEGINNING** and containing 18.897 acres more or less as shown on Drawing Number 18504 in the office of Quiddity Engineering in Plano, 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 Olivo Apartments 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 _____, 20___.

_____ _____

Chair, Planning & Zoning Commission City Secretary

STATE OF TEXAS :
COUNTY OF DENTON:

Owner's Dedication Block

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT _____, acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as Olivo Apartments, 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: _____ DATE: _____

BY: _____

STATE OF TEXAS
COUNTY OF DENTON

This instrument was acknowledged before me on _____, 20___. By _____ of _____, on behalf of said limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that he executed the same for the purpose of and consideration therein expressed, and in the capacity therein stated.

Given my hand and seal of office, this the _____ day of _____, 20____.

_____

Notary Public, State of Texas

My Commission expires :_____

· The Floodplain Easement 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 Floodplain Easement. 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 Floodplain Easement, as herein above defined, unless approved by the City.The owners shall keep the Floodplain 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 Floodplain 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 Floodplain Easement 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 to 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.

· 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 Drainage and Detention Easement 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 Drainage and Detention Easement. 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 Drainage and Detention Easement, as herein above defined, 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 Drainage and Detention Easement 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.

· A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject sire. Minimum Tree Preservation requirements of Denton Development Code Section 7.7.4. must be met prior to the release of any permits.

· City of Denton shall have a blanket temporary access easement to allow the city staff to enter the property to conduct necessary inspections. Temporary access easement shall expire at time of final acceptance.

· Water and sewer service will be provided through the City of Denton.

· Lots 1 and 2, Block 1 · Olivo Apartments have Floodplain, Riparian Buffer, Water Related Habitat, and Cross Timbers Upland Habitat Environmentally Sensitive Areas. The City of Denton has certain regulations to preserve and protect Environmentally Sensitive Areas. Land disturbance and vegetation removal within these areas are regulated and limited. See Denton Development Code Subsection 7.4: Environmentally Sensitive Areas for permitted and prohibited activities or uses.

KNOW ALL MEN BY THESE PRESENTS:

That I, Eduardo Martinez, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Signature: _____

Date: _____

PRELIMINARY
FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Eduardo Martinez, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 the _____th day of _____, 20____.

_____

Notary Public in and for the State of Texas

MASTER NOTES:

1.) The purpose of this plat is to create one multifamily lot and one parkland lot.

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 Coordinate System, North Central Zone, NAD 83.

4.) This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by Fidelity National Title Insurance Company, g.f. no. FTDAL-34-9000342600040-CK, effective date January 15, 2026. The surveyor has not abstracted the above property.

5.) This plat lies wholly within the City Limits of Denton (or) 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 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 ite within the city limits. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4. must be met within the city limits prior to the release of any permits.

14.) Master Note N/A

15.) Wastewater utility service will be provided by the City of Denton.

16.) Master Note N/A

17.) Master Note N/A

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.) I have reviewed the FEMA Flood Insurance Rate map for the City of Denton, Community Number 480194 effective date 4-18-2011 and that map indicates as scaled, scaled, that a portion of this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance floodplain", a portion of which is in "Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance floodplain" and a portion is within "Shaded Zone AE" defined as "Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (100-year); with Base Flood Elevations determined", a portion of which is within the "Floodway" defined as "The channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments"

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

21.) Vertical datum used for the minimum finished floor elevations is NAVD 83 and is the same as the datum used to establish 100-year base flood elevations.

22.) Master Note N/A

23.) Lots within 200 feet of the FEMA Floodplain require minimum finished floor elevations as shown on plat. All buildings within the 200 foot Floodplain Buffer Floodplain or Floodway shall have elevation certificates.

24.) Master Note N/A

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 Floodplain/Drainage 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 Floodplain/Drainage 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 Floodplain/Drainage Easements, as herein above defined, 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 Floodplain/Drainage 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.) Master Note N/A

29.) Master Note N/A

30.) Master Note N/A

31.) Master Note N/A

32.) Master Note N/A

33.) Master Note N/A

34.) Master Note N/A

35.) Master Note N/A

36.) Master Note N/A

37.) Lot 2, Block A is dedicated to the City of Denton as a Park Land Dedication Lot.

38.) Master Note N/A

39.) Master Note N/A

40.) Master Note N/A

41.) Master Note N/A

42.) Master Note N/A

43.) Master Note N/A

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

FINAL PLAT

LOTS 1 & 2, BLOCK 1
OLIVO APARTMENTS

BEING 18.897 ACRES
SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4
IN THE CITY OF DENTON
DENTON COUNTY, TEXAS
MAY 2026

FP26-0013

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2805 Dallas Parkway, Suite 600 Plano, TX 75093 972-488-3880

OWNER:
TG DUCHESS DENTON LLC
14241 DALLAS PARKWAY
SUITE 1090
DALLAS, TX 75254
PHONE: (214) 416-7034
CONTACT: FLOYD LEE

DEVELOPER:
ROERS COMPANIES
TWO CARLSON PARKWAY N
SUITE 400
PLYMOUTH, MINNESOTA 55447
PHONE: 763-285-8808
CONTACT: JULIA TOLLEFSON

CIVIL ENGINEER:
QUIDDITY ENGINEERING
4500 MERCANTILE PLAZA DRIVE
SUITE 228
FORT WORTH, TX 76137
PHONE: 972-265-6043
CONTACT: JOSHUA F. SCHULIK, PE

K:\16899\16899-0007-01 Denton Duchess\1 Surveying Phase\CAD Files\Final Dwg\16899-0006-00 Denton Duchess Subdivision Plat V4.dwg

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	805610343	**Entity Type:**	Domestic Limited Liability Company (LLC)
Original Date of Filing:	July 2, 2024	**Entity Status:**	In existence
Formation Date:	N/A		
Tax ID:	32095764521	**FEIN:**	
Duration:	Perpetual		

Name: TG Duchess Denton, LLC

Address: 14241 DALLAS PKWY STE 1090
DALLAS, TX 75254-2995 USA

REGISTERED AGENT | FILING HISTORY | NAMES | MANAGEMENT | ASSUMED NAMES | ASSOCIATED ENTITIES | INITIAL ADDRESS

Name	Address	Inactive Date
Matthew Keim	14241 Dallas Pkwy., Suite 1090 Dallas, TX 75254 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 Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: May 27, 2026

SUBJECT

Consider a request by Grayson Hughes of Sutherland King Consulting, on behalf of the property owner, for approval of a Final Plat of Affordable Estates, Lot 1, Block 1. The approximately 1.832-acre site is generally located on the west side of Hinkle Drive, approximately 107 feet south of the southeast corner of the intersection of Hinkle Drive and Meadow Ridge Drive, in the City of Denton, Denton County, Texas. (FP26-0014, Affordable Estates, Sean Jacobson)

BACKGROUND

The purpose of this Final Plat is to create one platted lot from an existing unplatted tract.

The property is currently zoned Residential 3 (R3).

Date Application Filed:	April 27, 2026
Planning and Zoning Meeting:	May 27, 2026
Days in Review:	30 Days

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 a 30-day extension to allow for additional time to work through staff's comments on the plat and allow for additional review (see Exhibit 5). The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

This is the first extension request for this item.

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 June 10, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

February 2002	City Council	New DDC Zoning Code & City-wide zoning change – rezoned to new Neighborhood Residential 2 (NR-2) district.	Approved
October 1, 2019	City Council	Citywide Zoning Map Update – Zoning Reclassified to R3	Approved Citywide Zoning Map Update

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. Extension Request

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Sean Jacobson
Senior Planner

Planning Staff Analysis

FP26-0014/Affordable Estates Addition
District 3
Planning & Zoning Commission

REQUEST:
Final plat for an approximately 1.832-acre site

APPLICANT:
Grayson Hughes of Sutherland King Consulting, on behalf of the property owner, Denton Affordable Housing Corporation.

RECOMMENDATION:
Staff recommends denial of this plat as it does not meet 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 proposed Final Plat does not meet all criteria set forth by the Final Plat Checklist (FPC), authorized by Denton Development Code (DDC) Subsection 2.6.4D.3. Prior to approval, the following comments must be addressed:

1. Provide plat notes in accordance with the Standard Plat notes. (FPC 5.8)
2. Provide correct contact information for property owner. (FPC 2.4)
3. Accurately depict all easements onsite. (FPC 3.6; DDC 2.6.2C.6.b)
4. Dimension and label right-of-way (ROW) dedication width and centerline to edge of ROW dedication. (FPC 3.13 and 4.1)
5. Label recording information for adjacent properties. (FPC 4.2)
6. Correctly identify the FEMA Flood Zone in which the property is located. (FPC 3.11 and DDC 7.5.3)
7. Include all lines and acronyms in legend. (FPC 2.12)
8. Provide copy of computer-generated closure sheet. (FPC 5.2)
9. Label finish floor elevation for pad site on a lot within the 200' floodplain permit buffer. (FPC 3.14 and DDC 7.5.3.I.3)
10. Provide a 3"x3" space in the lower right-hand corner of the plat for County filing information. (FPC 2.21)
11. Add note regarding reconstructing water and sewer lines in compliance with Texas Administrative Code Title 30 Part 1 Chapters 217 and 290 and the City of Denton Code of Ordinances. (FPC 6.7)
12. Label existing public street right-of-way correctly. (FPC 4.4)

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
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 herein.	☐	☒	☐
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 are no prior approvals for this property.	☐	☐	☒
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:**	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
Not applicable.			
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 Final Plat does not comply with the applicable DDC requirements as described herein: 1. Accurately depict all easements onsite. (FPC 3.6; DDC 2.6.2C.6.b) 2. Label finish floor elevation for pad site on a lot within the 200' floodplain permit buffer. (FPC 3.14 and DDC 7.5.3.I.3) 3. Correctly identify the FEMA Flood Zone in which the property is located. (FPC 3.11 and DDC 7.5.3) 4. Compliance with DDC ROW dedication requirements is unclear until ROW half width and ROW dedication are both correctly dimensioned. Provide this information to show compliance. (DDC 7.8.7A-B) 5. Provide note to identify compliance with DDC requirement of adequate water and sewer for newly platted lots. (DDC 8.4.10-11)	☐	☒	☐
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The proposed Final Plat provides sufficient detail required for the submittal.	☒	☐	☐
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 proposed Final Plat does not comply with all other city regulations, in the following ways: 1. Provide note regarding water and wastewater line reconstruction to ensure compliance with state and City of Denton code, as discussed further in Criterion 1. (FPC 6.7) 2. The need for an elevation certificate for any structure proposed within the FEMA floodplain buffer should be included in a note on the plat. (Denton Code of Ordinances Section 30-53(a); Section 30-33).	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
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 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:** 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			

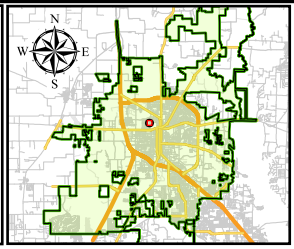
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards. **Findings:** Compliance with regulatory standards for roadways and drainage cannot be determined until additional information is provided, as discussed further in Criterion 4.	☐	☒	☐
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:** Adequate road capacity cannot be determined until applicant correctly labels size of proposed ROW dedication, as discussed in Criterion 4.a . (DDC 7.8.7A-B)	☐	☒	☐
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:** Plat notes are needed to establish that the lot will be served by City of Denton water and sewer services as required by DDC 8.4.10-11 .(FPC 2.14-15)	☐	☒	☐
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:** 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:** There is no approved preliminary plat associated with the proposed Final Plat.	☐	☐	☒
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 detailed in Criterion 4.	☐	☒	☐
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. **Findings:** The Final Plat has not established compliance with all applicable technical standards of City of Denton, as detailed in Criteria 1 and 5.	☐	☒	☐

FP26-0014
Aerial Site Location



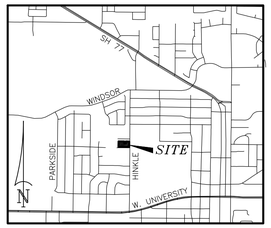
- COD
- ETJ
- ETJ 2
- NAA 8/1/20
- NAA 8/1/40



0 55 110 220 Feet

CITY OF DENTON
Development Services · GIS
Date: 4/30/2026

"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."



VICINITY MAP
NOT TO SCALE

LEGEND

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
C.M.	CONTROLLING MONUMENT
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
VOL.	VOLUME
PG.	PAGE

FOUND/SET MONUMENT (AS NOTED)
SUBJECT PROPERTY
OFFSITE PROPERTY
EASEMENT LINE
CENTERLINE OF RIGHT-OF-WAY

N

GRAPHIC SCALE
0 15 30 60
1"=30'

GENERAL NOTES

1. The Bearings and grid coordinates shown on this plat are based on the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Alterra RTK Network and adjusted to surface using a scale factor of 1.00015063.
2. 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.
3. The purpose of this plat is to create one recorded lot out of a tract of land.
4. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared without the benefit of a title commitment.
5. This plat lies wholly within the City Limits of Denton, and Denton County.
6. Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.
7. There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
8. 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.
9. 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
10. cross or cover the easement with a paved driveway or paved parking lot under the following conditions:

10.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

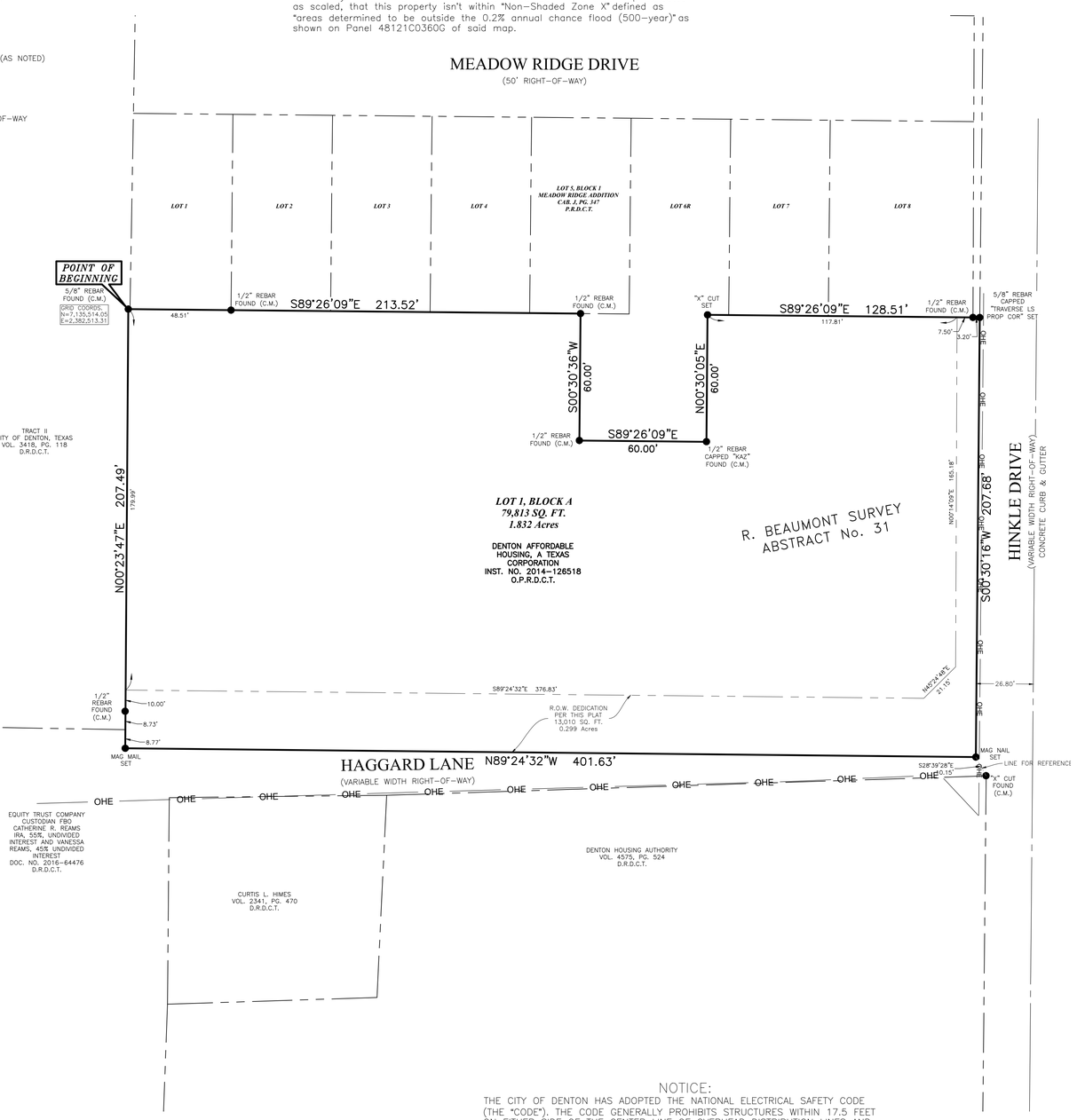
10.b. There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.

10.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. This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
14. 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.
15. All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted

FLOOD NOTES

I have reviewed the FEMA Flood Insurance Rate map for the City of Denton, Community Number 48121 effective date 4-18-2011 and that map indicates as scaled, that this property isn't within "Non-Shaded Zone X" defined as "areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 48121C0360G of said map.



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 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.

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS Denton Affordable Housing, A Texas Corporation are the owners of a 1.832 acre tract of land situated in the R. Beaumont Survey, Abstract Number 31, Denton County, Texas, being all of a tract of land described to Denton Affordable Housing, a Texas Corporation by deed recorded in Instrument Number 2014-126518, Official Public Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar found for the northwest corner of hereindescribed tract, same being a point on the east line of a tract of land referenced as "Tract II" described to the City of Denton, Texas by deed recorded in Volume 3418, Page 118, Deed Records, Denton County, Texas;

THENCE South 89 degrees 26 minutes 09 seconds East, departing an east line of said City of Denton tract, with the south line of Lot 1, Block 1 of Meadow Ridge Addition, an addition to the City of Denton, as recorded in Cabinet J, Page 347, Plat Records, Denton County, Texas, passing at a distance of 48.51 feet a 1/2 inch rebar found for the southeast corner of said Lot 1, same being the southwest corner of Lot 2 of said Meadow Ridge Addition, continuing with the south line of said Block 1, a total distance of 213.52 feet to a 1/2 inch rebar fond for the westernmost northwest corner of Lot 6R, Block 1 of Meadow Ridge Addition, an addition to the City of Denton, as recorded in Cabinet L, Page 187, Plat Records, Denton County, Texas;

THENCE South 00 degrees 30 minutes 36 seconds West, with the westernmost line of said Lot 6R, a distance of 60.00 feet to a 1/2 inch rebar found for the southwesternmost corner of said Lot 6R;

THENCE South 89 degrees 26 minutes 09 seconds East, with the south line of said Lot 6R, a distance of 60.00 feet to a 1/2 inch rebar capped "KAZ" found for the southeasternmost corner of said Lot 6R;

THENCE North 00 degrees 30 minutes 05 seconds East, with the southeasternmost line of said Lot 6R, a distance of 60.00 feet to an "X" Cut set for corner;

THENCE South 89 degrees 26 minutes 09 seconds East, with a south line of said Lot 6R, continuing with the south line of said Block 1, passing a 1/2 inch rebar found for the southeast corner of Lot 8, Block 1 of said first referenced Meadow Ridge Addition, a distance of 125.31 feet and continuing a total distance of 128.51 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner on the west right-of-way line of Hinkle Drive (Variable Width right-of-way);

THENCE South 00 degrees 30 minutes 16 seconds West, with the west right-of-way line of said Hinkle Drive, a distance of 207.68 feet to a Mag Nail set at the intersection of the west right-of-way line of said Hinkle Drive and the north right-of-way line of Haggard Lane (Variable Width right-of-way);

THENCE North 89 degrees 24 minutes 32 seconds West, with the north right-of-way line of said Haggard Lane, a distance of 401.63 feet to a mag nail set in said Haggard Lane;

THENCE North 00 degrees 23 minutes 47 seconds East, departing said Haggard Lane, passing the southeast corner of said Tract II, continuing with the east line of said Tract II, a total distance of 207.49 feet to the POINT OF BEGINNING and containing 79,813 square feet or 1.832 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Denton Affordable Housing, A Texas Corporation, acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as **Lot 1, Block A, Affordable Estates**, 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: _____ DATE:_____

BY: _____

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Denton, Texas.

Witness, my hand at _____, _____, This _____ day of _____, 20_____.

STATE OF TEXAS §
COUNTY OF _____ §

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 person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20_____.

_____
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 _____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 __, 20____.

_____ _____
Chair, Planning & Zoning Commission

_____ _____
City Secretary

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

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 David F. McCullah, 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

OWNER/DEVELOPER
Contact: Jacob Moses
Denton Affordable Housing Corporation
306 N Loop 288, Suite 124
Denton, Texas 76209
jacob@dentonaffordablehousing.com

TRAVERSE LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321 e: grayson@traverselandsurveying.com
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting

Date: 2026-04-15 Project No.: TR-191-23

FINAL PLAT
LOT 1, BLOCK A AFFORDABLE ESTATES
BEING 1.832 ACRES
OUT OF THE R. BEAUMONT SURVEY,
ABSTRACT NO. 31 CITY OF DENTON, DENTON COUNTY, TEXAS

Z:\PROJECTS\2023\TR-191-23 - 2403 Hinkle Drive - Denton\DWG\TR-191-23 - 2403 Hinkle Drive - Denton - PLAT

SUTHERLAND KING

May 14, 2026 2026.003

City of Denton Department of Development Services
215 E. McKinney Street
Denton, TX 76201

RE: Request for Plat Application Extension
FP26-0014

To whom it may concern,

SUTHERLAND KING CONSULTING, LLC (SKC) is providing this letter as applicant for a formal request to extend the 30-day shot clock for the above reference Final Plat Application.

We request to continue to work with staff through comments to have this plat ready to go to the next available agenda once Civil Engineering Plans associated with the referenced project are approved.

If you should have any questions about this request, please do not hesitate to contact the SKC office for clarification.

Regards,

Sutherland King Consulting, LLC
Texas Engineering Firm No. F-22938

Grayson K. Hughes, P.E.
Founder / Principal

6430 MEADOWCREEK DRIVE, DALLAS, TX 75254
PHONE: 214.208.0519

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: May 27, 2026

SUBJECT

Consider a request by Mitchell Ryan of Trailspur, LLC, on behalf of the property owner, for approval of a Flex Business Park Addition, Block 1, Lot 1. The approximately 4.991-acre site is generally located on the west side of Rankin Drive, at the intersection of Rankin Drive and Leatherwood Lane, in the City of Denton's Extraterritorial Jurisdiction Division 1, Denton County, Texas. (FP26-0015, Flex Business Park Addition, Sean Jacobson)

BACKGROUND

The purpose of this Final Plat is to create one platted lot from an existing unplatted tract.

The property is in the City's Extraterritorial Jurisdiction (ETJ) Division 1. While the City of Denton's subdivision regulations are applicable in the ETJ, the City has no zoning authority or land use authority in the ETJ.

Date Application Filed:	April 27, 2026
Planning and Zoning Meeting:	May 27, 2026
Days in Review:	30 Days

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 a 30-day extension to allow for additional time to work through staff's comments on the plat and allow for additional review (see Exhibit 5). The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

This is the first extension request for this item.

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 June 10, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)
No prior action/review.

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. Extension Request
6. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Sean Jacobson
Senior Planner

Planning Staff Analysis

FP26-0015/Flex Business Park Addition
ETJ
Planning & Zoning Commission

REQUEST:
Final plat for an approximately 4.991-acre site.

APPLICANT:
Mitchel Ryan of Trailspur, LLC, on behalf of the property owner, TCP Leatherwood, LLC.

RECOMMENDATION:
Staff recommends denial of this plat as it does not meet 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:** Proposed plat does not comply with all general applicable review criteria, as detailed 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 herein.	☐	☒	☐
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.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
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 are no prior approvals for this property.	☐	☐	☒
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:** Not applicable.	☐	☐	☒
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:**	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
The Final Plat does not comply with the applicable DDC requirements as described herein: 1. Provide notes indicating how adequate water and wastewater service will be provided for the development, whether by the City of Denton or, where permitted, by an alternative water or wastewater service or facility. (DDC 8.4.10-11 and FPC 2.14) 2. Plat cannot be approved until Civil Engineering Plans are approved. (DDC 2.6.4C.2d) 3. PL1.6 Label and dimension all lots and blocks and include the area expressed in square feet and acres (DDC Section 8.3.2 and 8.3.3) (Checklist 3.3) The proposed Final Plat does not meet all criteria set forth by the Final Plat Checklist (FPC), authorized by Denton Development Code (DDC) Subsection 2.6.4D.3. Prior to approval, the following comments must be addressed: 1. Provide plat notes and approval block in accordance with the Standard Plat notes for a Final Plat. (FPC 5.8) 2. Dimension and label right-of-way (ROW) dedication. (FPC 4.1) 3. Label the exact location, dimension, and centerline (with dimension from centerline to edge of existing or proposed ROW) of existing public ROW intersecting or contiguous with its boundary or forming such boundary. Display the centerline of proposed ROW with dimension from centerline to the edge of proposed ROW. (FPC 3.13) 4. Include all lines and acronyms in legend. (FPC 2.12) 5. Provide copy of computer-generated closure sheet. (FPC 5.2) 6. Depict all overhead electric distribution and transmission line clearance zones intersecting or adjacent to the property. (FPC 2.19) 7. Show, label, and dimension all existing and proposed easements. (DDC 2.6.2.C.6.b and DDC 8.4.4). Provide line and curve data for easement boundaries and tie down easements. Provide recording information for existing easements. If all or portion of an existing platted easement is to be abandoned, label “To be abandoned by this plat.” Indicate abandonments using a hatching pattern. (FPC 3.6, FPC 4.3) 8. Show the 200-foot floodplain buffer on the plat. Label minimum finish floor elevation for each pad site on any lot encumbered by floodplain or within the 200’ floodplain buffer. If a single lot is expected to have multiple buildings, the location of each pad site must be shown on the plat with its minimum elevation. (DDC Section 7.5.3.I.3 and FPC 3.14) 9. Provide and label ROW corner clip dedications. Provide line and curve data for dedications. (DCM 5.4.1, DCM 5.4.2 and FPC 3.16) 10. Limit plat notes to those applicable to the plat type submitted. (FPC 5.9) 11. Label point of beginning with coordinates in decimal degrees. Indicate on graphic and in legal description. (FPC 2.9) 12. Ensure correct spelling. (FPC 2.1)			

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 proposed Final Plat provides sufficient detail required for the submittal.	☒	☐	☐
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 proposed Final Plat does not comply with all other city regulations, in the following ways: Depict proposed driveway location and dimension distance between driveway and nearest intersection to show that it complies with the minimum distance requirement in Denton Criteria Manual Table 5.5-C.	☐	☒	☐
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 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:** As discussed further in Criterion 4: 1. Compliance with regulatory standards for roadways cannot be determined until additional information is provided. 2. Corner clip easements are required. 3. Additional labeling is required to comply with drainage standards.	☐	☒	☐
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:** Compliance with DDC ROW dedication requirements is unclear until ROW centerline is properly depicted and ROW half width and ROW dedication are both correctly dimensioned. Provide this labeling and information to show compliance. Provide additional ROW dedication if needed to achieve required minimum ROW width. (DDC 7.8.7A-B) Depict proposed driveway and demonstrate proper drive approach spacing, as discussed in Criterion 5.	☐	☒	☐
12. Provides Adequate Public Services and Facilities			

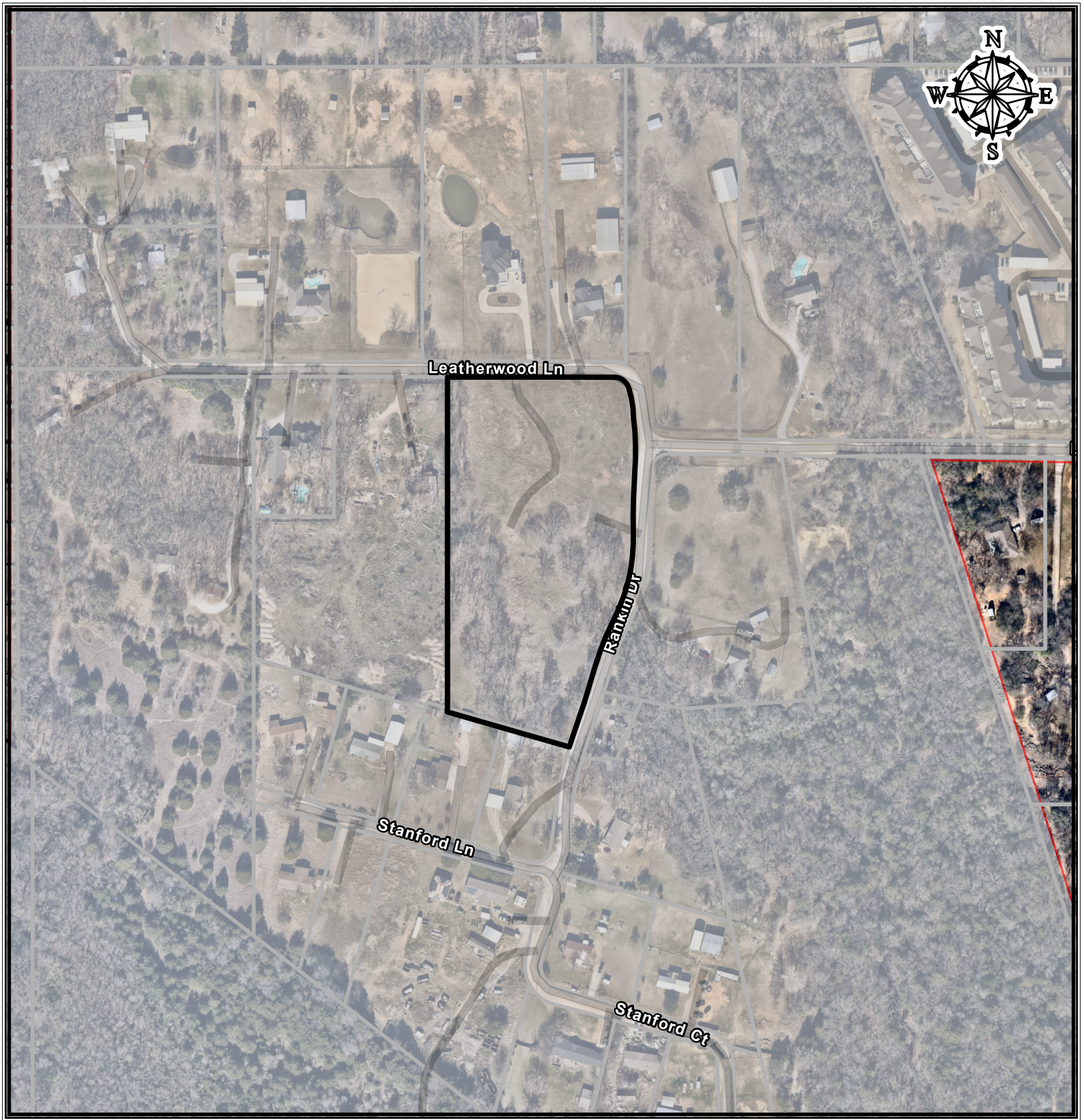
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service 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:** Plat notes are needed to establish that the lot will be served by City of Denton water and sewer services as required by DDC 8.4.10-11. (FPC 2.14-15)	☐	☒	☐
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:** 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:** There is no approved preliminary plat associated with the proposed Final Plat.	☐	☐	☒
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 detailed in Criterion 4.	☐	☒	☐
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. **Findings:**	☐	☒	☐

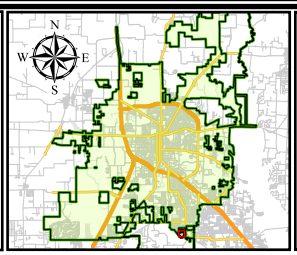
Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
The Final Plat has not established compliance with all applicable technical standards of City of Denton, as detailed in Criteria 5 and 10.			

FP26-0015

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: 4/30/2026

"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."



VICINITY MAP

N.T.S.

GENERAL
Construction not completed within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.
A driveway culvert must be obtained from Development Services by the owner of each lot prior to the construction, installation, or placement of any driveway access improvements within the dedicated right-of-way.
The City of Denton does not approve plats for property located in their Division 2 ETJ based on an ICA with Denton County regarding platting in the ETJ.

UTILITIES
Sanitary sewer to be handled by facilities approved by the Denton County Public Health Department.
All utility providers' names, addresses and phone numbers or will serve letters.

EASEMENTS
All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the

EASEMENTS
All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.

MAINTENANCE
The maintenance of paving, grading, and drainage improvements and/or easements show on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.

DRAINAGE
Blocking the flow of water or construction improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.

FLOODPLAIN
No construction, without written approval from Denton County, shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit, including engineering plans and studies to show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two-feet above the 100-year flood elevation.

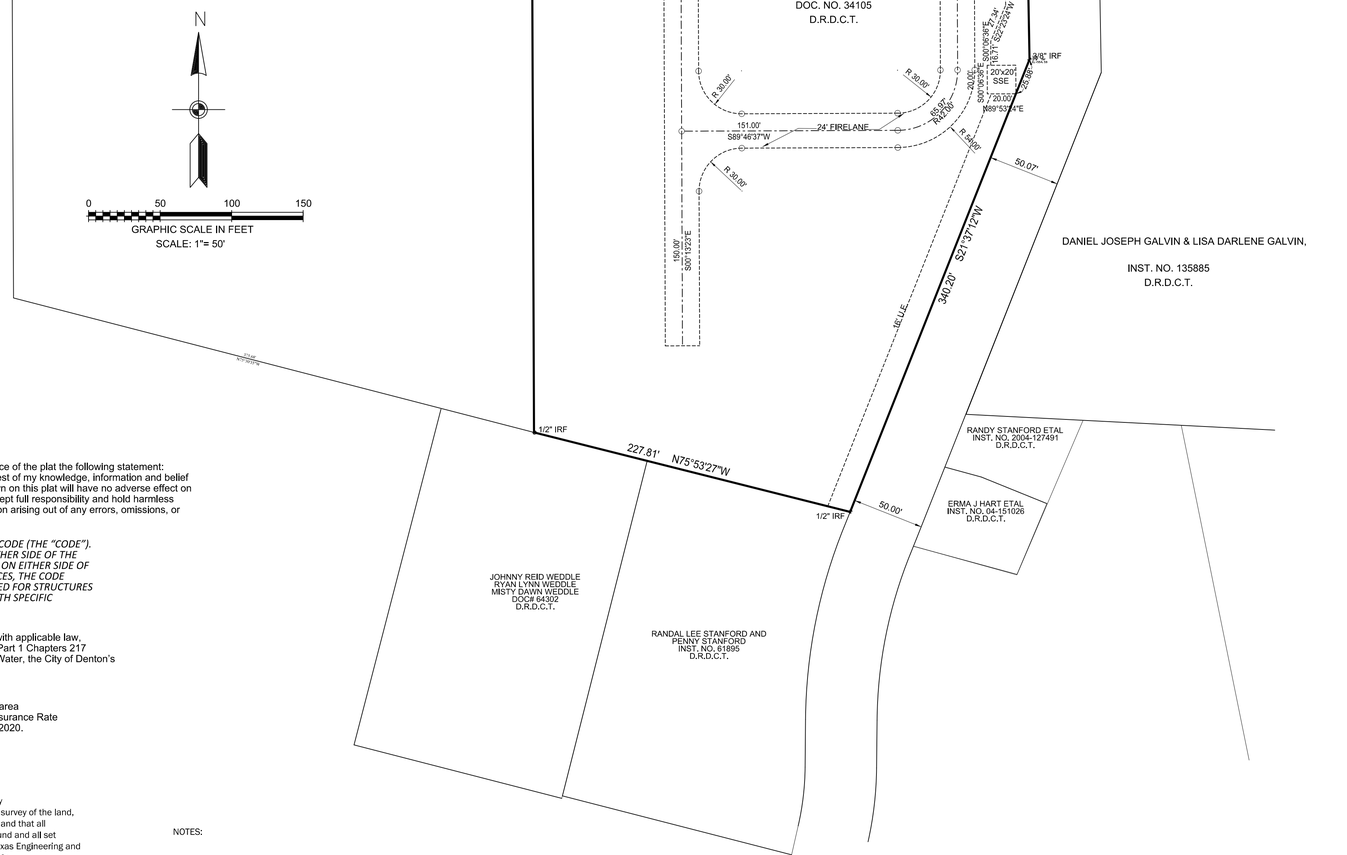
PRIVATE STREETS
Denton County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless Denton County, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

ENGINEERING
When engineering plans are provided, the engineer shall execute on the face of the plat the following statement: "I _____, a Texas Licensed Engineer, do hereby affirm that to the best of my knowledge, information and belief and based upon the information provided, the drainage improvements shown on this plat will have no adverse effect on any property adjacent to the property shown. I further declare that I will accept full responsibility and hold harmless Denton County from any claim or litigation arising out of any errors, omissions, or other acts of negligence in the preparation of same."

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.

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 Design Criteria for Domestic Wastewater Systems and 290 Public Drinking Water, the City of Denton's Code of Ordinances, and any amendments or additions thereto.

By graphic scale the subject property appears to lie in Zone X, not shaded, (area determined to outside 500-Year Floodplain) according to the FEMA Flood Insurance Rate Map for Denton County, Texas, Panel No. 48121C0388H, Effective on 6/19/2020.



KNOW ALL MEN BY THESE PRESENTS:

"I, Edward Khalil, a 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."

_____, R.P.L.S. Date
Texas Registration No. 5951

STATE OF TEXAS REGISTERED EDWARD K. KHALIL 5951 PROFESSIONAL LAND SURVEYOR

NOTES:

IRF = IRON ROD FOUND
IRS = IRON ROD SET WITH YELLOW CAP STAMPED "ANA",

Bearings are relative to True North obatained from Global Positioning Satellite System (GPS) Observations, North American Datum, 1983 (NAD '83), Texas North Central Zone.

OWNER'S CERTIFICATION AND DEDICATION STATEMENT

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, TCP LEATHERWOOD, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the JOHN S. DICKSON SURVEY, ABSTRACT NO. 342, Denton County, Texas, according to the deed recorded in Document Number 34105, of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEING 4.991 ACRE TRACT OF LAND LOCATED IN THE TANDY JOHN S. DICKSON SURVEY, ABSTRACT NO. 342, DENTON COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND AS CONVEYED TO TCP LEATHERWOOD, LLC, BY DEEDS RECORDED IN DOCUMENT NUMBER 34105, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL SET IN THE MIDDLE OF LEATHERWOOD LANE (60' RIGHT-OF-WAY), FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, BEING IN THE SOUTH LINE OF LOT 2, BLOCK A, SADER ADDITION, AN ADDITION TO DENTON COUNTY, TEXAS, AS RECORDED IN DOCUMENT NUMBER 2020-421, PLAT RECORDS, DENTON COUNTY, TEXAS, FROM WHICH A PK NAIL FOUND BEARS SOUTH 89 DEGREES 41 MINUTES 32 SECONDS WEST, 41.53 FEET; 5.0 U.E.

THENCE NORTH 89 DEGREES 41 MINUTES 32 SECONDS EAST, 341.74 FEET WITH THE APPROXIMATE CENTERLINE OF SAID LEATHERWOOD LANE AND THE NORTH LINE OF HEREIN DESCRIBED TRACT OF LAND TO A PK NAIL FOUND FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF LOT 1, OF SAID BLOCK A;

THENCE SOUTH 01 DEGREES 02 MINUTES 29 SECONDS EAST, 389.04 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF LEATHERWOOD LANE AND THE WEST RIGHT-OF-WAY LINE OF RANKIN DRIVE (50 FOOT RIGHT-OF-WAY) AS PER DOCUMENT NUMBER 2021-135885, OF SAID DEED RECORDS, TO A 3/8 INCH IRON ROD FOUND FOR AN ANGLE POINT IN THE EAST LINE OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 21 DEGREES 37 MINUTES 12 SECONDS WEST, 340.20 FEET WITH THE EAST LINE OF HEREIN DESCRIBED TRACT AND THE WEST LINE OF SAID RANKIN DRIVE TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO RANDAL LEESTANFORD AND PENNY STANFORD AS REORDED IN DOCUMENT NUMBER 61895, OF SAD DEED RECORDS;

THENCE NORTH 75 DEGREES 53 MINUTES 27 SECONDS WEST, 227.81 FEET WITH THE SOUTH LINE OF HEREIN DESCRIBED TRACT AND THE NORTH LINE OF SAID STANFORD TRACT TO 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED BY DEED TO SCHKUN LYNN HOSKINS AND LORI LAINE HUTCHINSON AS RECORDED IN DOCUMENT NUMBER 2018-101374, OF SAID DEED RECORDS, IN THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED TO JOHNNY, RYAN, AND MISTY WEDDLE AS RECORDED IN DOCUMENT NUMBER 64302, OF SAD DEED RECORDS;

THENCE NORTH 00 DEGREES 13 MINUTES 23 SECONDS WEST, 647.88 FEET WITH THE COMMON LINE OF HEREIN DESCRIBED TEACT AND SAID HUTCHINSON TRACT TO THE **PLACE OF BEGINNING** AND CONTAINING 217,391 SQUARE FEET OR 4.9906 ACRES OF LAND, MORE OR LESS INCLUDING 10,259 SQUARE FEET TO BE DEDICATED FOR STREET RIGHT-OF-WAY.

Owner's Dedication Block
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT _____, acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as LOT 1, BLOCK 1, FLEX BUSINESS PARK, an addition to 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:_____ DATE: _____

BY:_____

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned authority, on this day personally appeared _____ of TCP LEATHERWOOD, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated,

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____ , 2026.

Notary Public, State of Texas

My Commission expires:

NOTARY SEAL

This is to certify that this plat is a minor/amending plat under the provisions of the Texas Local Government Codes Section 212.0065 and meets all the requirements of Subchapter 8 of the Development Code of the City of Denton. The City of Denton has approved and authorizes the recording of this plat this this ____ day of _____, 20___.

_____ _____
Director of Development Services City Secretary

ENGINEER / SURVEYOR
A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955

OWNER / DEVELOPER
TCP LEATHERWOOD, L.L.C.
4311 W. LOVERS LANE, STE 200
DALLAS, TX. 75209
TEL. (817) 692 -2974

FINAL PLAT
LOT 1, BLOCK 1
FLEX BUSINESS PARK ADDITION
BEING 4.991 ACRE OF LAND
SITUATED IN J.S. DICKSON SURVEY,
ABSTRACT NO. 342, IN THE
EXTRATERRITORIAL JURISDICTION
OF CITY OF DENTON, DENTON COUNTY, TEXAS

PREPARED APRIL, 2026

REVISIONS			
DATE			
PROJECT NO.	250330	DRAWN BY	JSW
APPROVED BY	EKK	DATE	04-20-2026

FINAL PLAT
FLEX BUSINESS PARK ADDITION

5000 Thompson Terrace
Colleyville, TX.76034
(817)335-9900
FAX:(817)335-9955

SHEET 1 OF 2

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A. N. A. JOB NUMBER 160300

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5000 Thompson Terr.
Colleyville, Texas 76034
(817) 335-9900

May 13, 2026

Sean Jacobson, Senior Planner
Department of Development Services
City of Denton
215 E. McKinney St.
Denton, TX 76201

Re: FP26-0015 – Leatherwood Warehouse – Request for 30-Day Extension

Sean,

Please accept this letter as a formal request for a 30-day extension for Final Plat Application FP26-0015, Leatherwood Warehouse.

Our team is currently reviewing and addressing the outstanding comments provided as part of the 1st Development Assistance Team (DAT) review. Due to the nature of the comments and the coordination required to prepare a complete response and revised plat package, additional time is needed before resubmittal.

We intend to resubmit the revised plat package by the next eligible platting submittal deadline for consideration at the June 10, 2026 Planning and Zoning Commission meeting.

Sincerely,

Alex Srur, P.E.
A.N.A. Consultants, L.L.C.

Filing Number: 804468750
Original Date of Filing: February 23, 2022
Formation Date: N/A
Tax ID: 32083375082
Duration: Perpetual

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

FEIN:

Name: Trailspur, LLC
Address: 500 W 7TH ST STE 1220
Fort Worth, TX 76102-4758 USA

REGISTERED AGENT | FILING HISTORY | NAMES | MANAGEMENT | ASSUMED NAMES

Last Update	Name	Title	Address
April 19, 2024	DONALD L. SIRATT III	MANAGER	500 W 7TH ST, STE 1220 FORT WORTH, TX 76102 USA
April 19, 2024	DONALD L. SIRATT III	DIRECTOR	500 W 7TH ST, STE 1220 FORT WORTH, TX 76102 USA
April 19, 2024	MITCHELL J. RYAN	MANAGER	500 W 7TH ST, STE 1220 FORT WORTH, TX 76102 USA
April 19, 2024	MITCHELL J. RYAN	DIRECTOR	500 W 7TH ST, STE 1220 FORT WORTH, TX 76102 USA

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: May 27, 2026

SUBJECT

Consider a request by Kimley-Horn on behalf of the property owner, Honey Farms Estates, LLC, for a Final Plat of the Honey Farms Estates Addition. The approximately 9.24-acre site is generally located on the south side of Sanders Road, approximately 1,910 feet east of Country Club Road in the City of Denton, Denton County, Texas. (FP26-0011b, Honey Farms Estates, Ashley Ekstedt)

BACKGROUND

The purpose of this Final Plat is to create seven residential lots, dedicate right-of-way, and dedicate easements.

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

Date Application Filed:	March 9, 2026
Planning & Zoning Commission Meeting:	April 8, 2026
Days in Review:	30 Days
Resubmittal Date:	April 6, 2026
Planning & Zoning Commission Meeting:	April 29, 2026
Days in Review:	23 Days
Resubmittal Date:	April 27, 2026
Planning & Zoning Commission Meeting:	May 27, 2026
Days in Review:	30 Days

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 a 30-day extension to allow for additional time to work through staff's comments on the plat and allow for additional review (see Exhibit 5). The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

This is the third extension request for this item.

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 June 10, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
February 20, 2001	City Council	Annexation	Approved
April 8, 2026	Planning & Zoning Commission	Plat Extension Request	Approved
April 27, 2026	Planning & Zoning Commission	Plat Extension Request	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. Extension Request
6. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Ashley Ekstedt, AICP
Associate Planner

Planning Staff Analysis

FP26-0011b/Honey Farms Estates Addition
District 4
Planning & Zoning Commission

REQUEST:
Final plat for an approximately 9.24-acre site

APPLICANT:
Kimley-Horn on behalf of the property owner, Honey Farms Estates, LLC

RECOMMENDATION:
Staff recommends denial of this plat as it does not meet 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 proposed Final Plat does not meet all criteria set forth by the Final Plat Checklist (FPC), authorized by DDC Subsection 2.6.4D.3. Prior to approval, the following comments must be addressed: 1. Show all easements, including private drainage easement recording information once recorded. (FPC 3.9) 2. Note 25 must include SWFMA recording number for all 3 SWFMAs. Add clarifying information to notes. (FPC 5.8) 3. Centerline and dimension ROW (FPC 3.15)	☐	☒	☐
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 herein.	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
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:** The proposed development is consistent with prior approvals.	☒	☐	☐
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.	☐	☐	☒

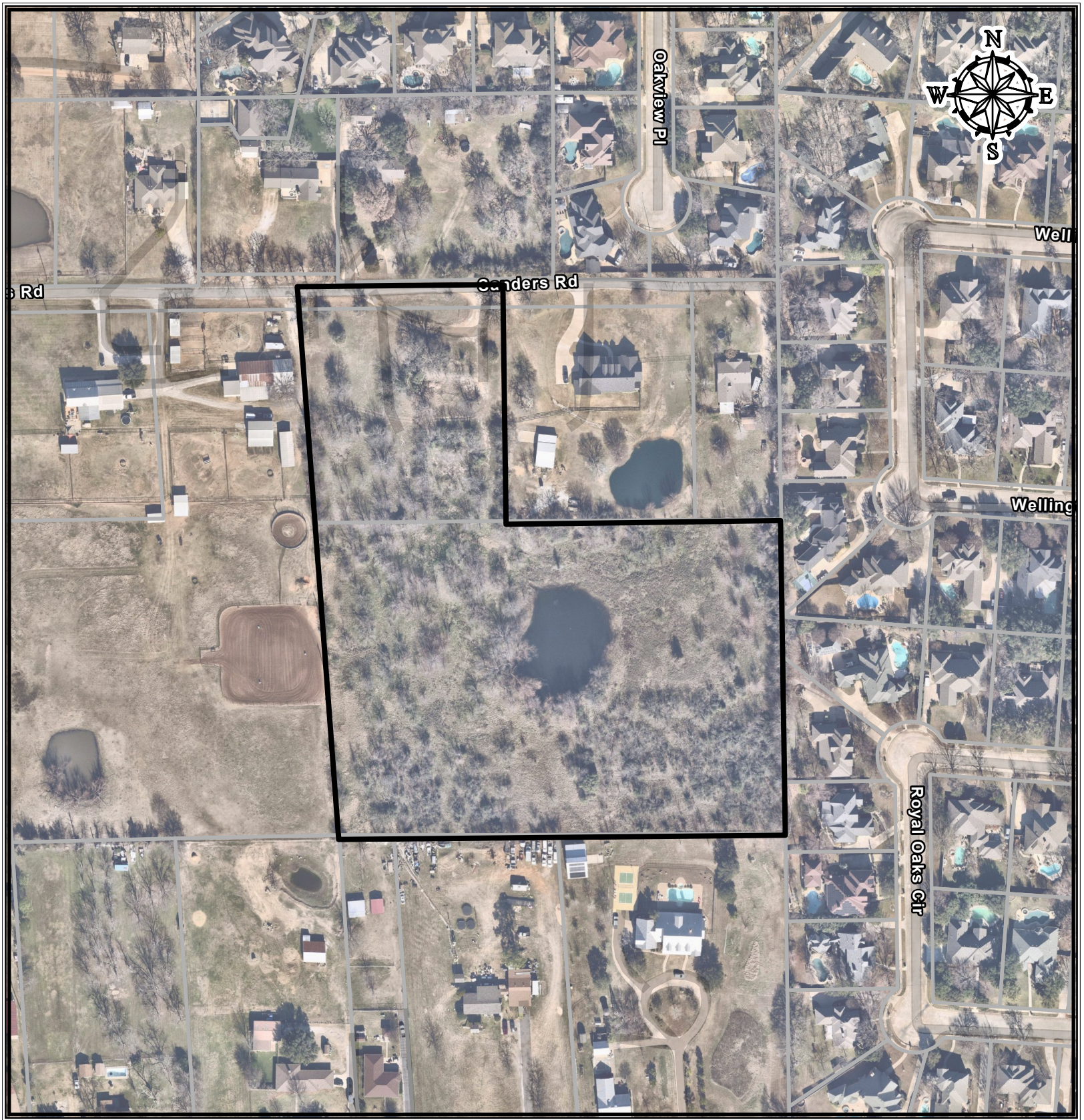
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: Not applicable.			
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	**Compliance**		
4. Compliance with this DDC			
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. **Findings:** The Final Plat does not comply with the applicable DDC requirements as described herein: 1. Include specific dedication language for easements (DDC 7.5.3N)	☐	☒	☐
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The proposed Final Plat provides sufficient detail required for the submittal.	☒	☐	☐
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 proposed Final Plat does comply with all other city 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:** There are no development agreements applicable to this 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:** 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:**	☒	☐	☐

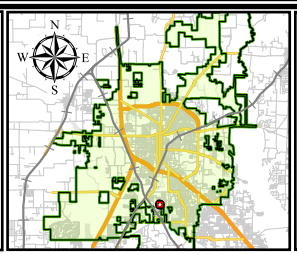
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
The Final Plat complies with the applicable DDC requirements as described herein.			
11. Provides Adequate Road Systems			
a. Adequate road capacity shall exist to serve the uses permitted under the proposed 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 has adequate road capacity and complies 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:** There is adequate capacity to serve the proposed development. On-site sewage facilities will be utilized for sewer.	☒	☐	☐
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:** 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:** There is no approved preliminary plat associated with the proposed Final Plat.	☐	☐	☒
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 detailed in Criterion 4.	☐	☒	☐
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 of the Denton Development Code.	☒	☐	☐

FP26-0011
Aerial Site Location



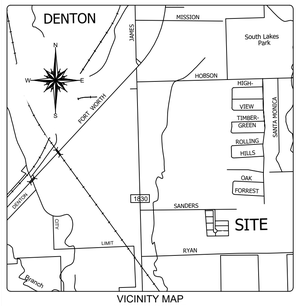
COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40



0 55 110 220 Feet

CITY OF DENTON
Development Services · GIS
Date: 3/12/2026

"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."

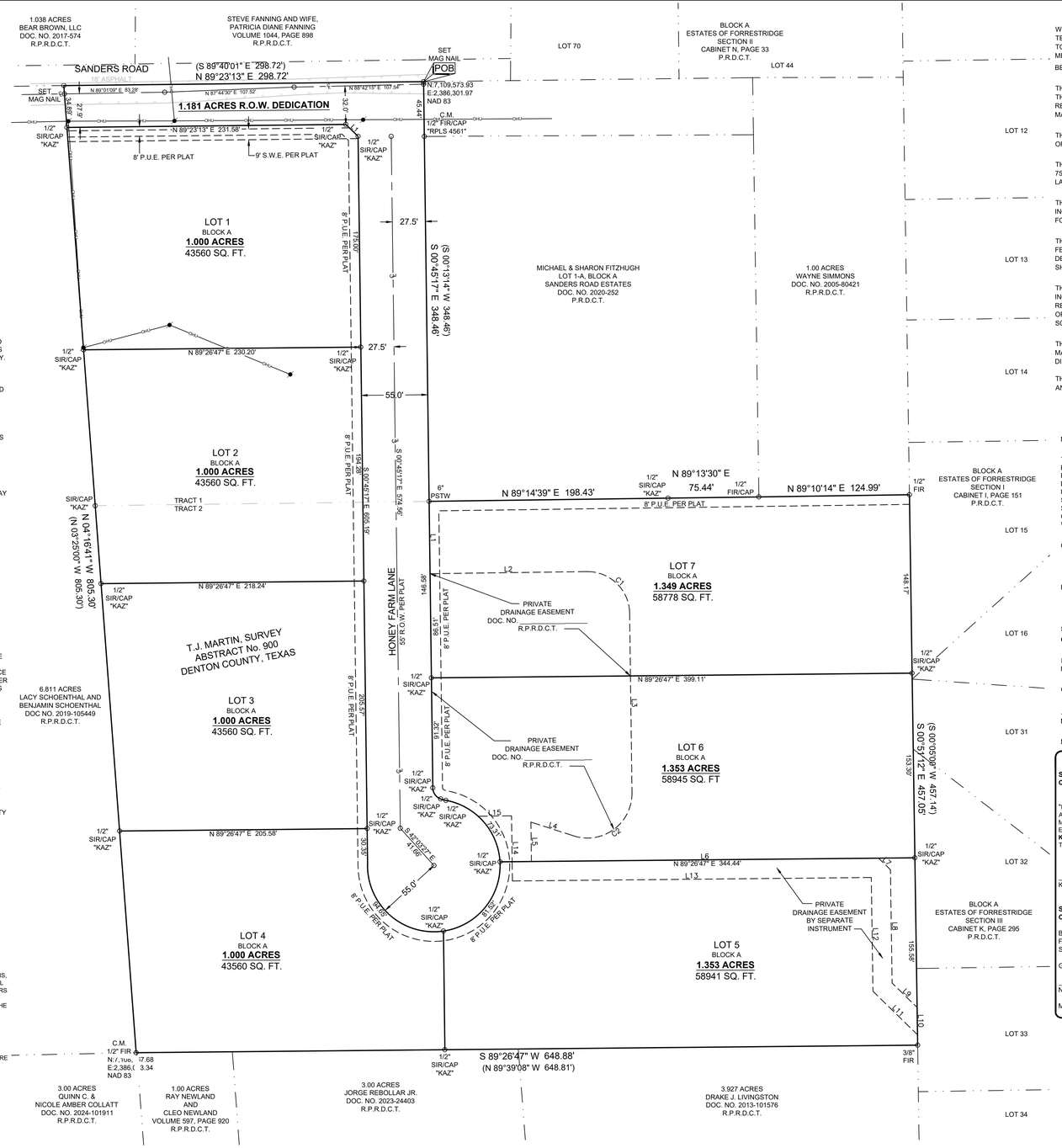


VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO IS TO CREATE 7 LOTS OF RECORD FROM AN UNPLATTED TRACT OF LAND.
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 NAD83, TEXAS NORTH CENTRAL 4202.
4. THIS PLAT WAS PREPARED TO MEET CITY OF DENTON AND DENTON COUNTY REQUIREMENTS. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT, NOT SHOWN HEREON. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
5. THIS PLAT LIES WHOLLY WITHIN THE CITY LIMITS OF DENTON.
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 IF 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 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
   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 WITHIN THE CITY LIMITS. MINIMUM TREE PRESERVATION REQUIREMENTS OF THE DENTON DEVELOPMENT CODE SECTION 7.7.4. MUST BE MET WITHIN THE CITY LIMITS PRIOR TO THE RELEASE OF ANY PERMITS.
14. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY 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 HOUSES WILL NOT FRONT OR SIDE. HOMEBUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE BEFORE BUILDING PERMITS WILL BE FINALIZED.
15. WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY AN ONSITE SANITARY SEWER FACILITY PERMITTED THROUGH THE CITY OF DENTON.
17. ONSITE SEWAGE FACILITIES ARE PROHIBITED TO ENCROACH INTO PUBLIC EASEMENTS.
18. WATER UTILITY SERVICE WILL BE PROVIDED BY 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 F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 480194 EFFECTIVE DATE 04-18-2011 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 FLOODPLAIN", AS SHOWN ON PANEL 370 G 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 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 PRIVATE DRAINAGE EASEMENT 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 *PRIVATE DRAINAGE EASEMENT*. 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 *PRIVATE DRAINAGE EASEMENT, AS HEREIN ABOVE* DEFINED, 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 OBSTRUCTION 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 PRIVATE *DRAINAGE EASEMENT* 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.
29. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO SECTION 7.8.9 OF THE DEVELOPMENT CODE AND IN THE RELEVANT SECTION OF THE TRANSPORTATION CRITERIA MANUAL OF THE CITY OF DENTON.
30. STREET TREES LOCATED WITHIN THE RIGHT-OF-WAY SHALL NOT BE PLANTED WITHIN 10 FEET OF EITHER SIDE OF SIDE LOT LINES.
33. 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 DISTANCES FOR BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
34. ALL LAKE/DETENTION TRACTS, EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, OR OTHER PERPETUAL PRIVATE ENTITY. HOMEOWNERS' ASSOCIATIONS SHALL BE ESTABLISHED IN ACCORDANCE WITH SECTION 8.3.6.J OF THE DEVELOPMENT CODE OF THE CITY OF DENTON.
39. THIS FINAL PLAT DOES NOT VACATE, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
42. LOTS 5-7 ARE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENT PER THE SWFMA RECORDED UNDER DOCUMENT NUMBER _____.
44. ALL NUMBERS OMITTED ABOVE ARE CITY OF DENTON MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.

NOTE: THE PROPOSED LOTS MEET THE LAND USE STANDARDS OF THE CITY OF DENTON FOR AN ON-SITE SEWER FACILITY. A PERMIT FOR AN ON-SITE SEWER FACILITY HAS BEEN REVIEWED AND APPROVED BY THE CITY OF DENTON WASTEWATER DEPARTMENT.



OWNER'S CERTIFICATION

WHEREAS HONEY FARM ESTATES LLC IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE T.J. MARTIN SURVEY, ABSTRACT NUMBER 900, DENTON COUNTY, TEXAS AND BEING ALL OF A 2.31 ACRE TRACT ONE, ALL OF A 6.93 ACRE TRACT 2 OF LANDS, TOGETHER WITH A 50' INGRESS AND EGRESS EASEMENTS KNOWN AS TRACT 3 OF LANDS CONVEYED TO HONEY FARM ESTATES LLC BY DEED OF RECORD IN DOCUMENT NUMBER 2022-105335, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PREVIOUSLY SET MAG NAIL FOR THE NORTHEAST CORNER OF SAID TRACT 1, IN OR NEAR THE CENTER OF SANDERS ROAD;

THENCE SOUTH 00 DEGREES 45 MINUTES 17 SECONDS EAST, ALONG THE EAST LINE OF SAIT TRACT 1, PASSING EN ROUTE A 1/2 INCH IRON ROD FOUND WITH A CAP MARKED "4561" MAINTAINING THE NORTHWEST CORNER OF LOT 1, BLOCK A, SANDERS ROAD ESTATES, AN ADDITION IN THE CITY OF DENTON AS SHOWN BY PLAT OF RECORD IN DOCUMENT NUMBER 2020-252, PLAT RECORDS, DENTON COUNTY, TEXAS, AT A DISTANCE OF 45.44 FEET, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 348.46 FEET TO A 6 INCH WOODEN FENCE CORNER POST MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1, IN THE NORTH LINE OF SAID TRACT 2;

THENCE NORTH 89 DEGREES 14 MINUTES 39 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 2 AND THE SOUTH LINE OF SAID LOT 1, BLOCK A, SANDERS ROAD ESTATES, A DISTANCE OF 198.43 FEET TO A PREVIOUSLY SET 1/2 INCH IRON ROD WITH A CAP MARKED "KAZ";

THENCE NORTH 89 DEGREES 13 MINUTES 30 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 2 AND THE SOUTH LINE OF SAID LOT 1, BLOCK A, SANDERS ROAD ESTATES, A DISTANCE OF 75.44 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, SANDERS ROAD ESTATE SAND THE SOUTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO WAYNE SIMMONS BY DEED OF RECORD IN DOCUMENT NUMBER 2005-80421 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 89 DEGREES 10 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 2 AND THE SOUTH LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 124.99 FEET TO A 1/2 INCH IRON ROD MAINTAINING THE NORTHEAST CORNER OF SAID TRACT 2, THE SOUTHEAST CORNER OF SAID 1.00 ACRE TRACT, AND IN THE WEST LINE OF LOT 15, BLOCK A, ESTATES OF FORREST RIDGE, SECTION ONE, AN ADDITION IN THE CITY OF DENTON, TEXAS AS SHOWN BY PLAT OF RECORD IN CABINET I, PAGE 151 OF SAID PLAT RECORDS;

THENCE SOUTH 00 DEGREES 51 MINUTES 12 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT 2 AND THE WEST LINE OF SAID ESTATES FORREST RIDGE ADDITION, A DISTANCE OF 457.05 FEET TO A 3/8 INCH IRON ROD MAINTAINING THE SOUTHEAST CORNER OF SAID TRACT 2, THE NORTHEAST CORNER OF A 3.927 ACRE TRACT OF LAND CONVEYED TO DRAKE J. LIVINGSTON BY DEED OF RECORD IN DOCUMENT NUMBER 2013-101576 OF SAID REAL PROPERTY RECORDS AND IN THE WEST LINE OF LOT 33, BLOCK A, ESTATES OF FORREST RIDGE, SECTION THREE, AS SHOWN BY PLAT OF RECORD IN CABINET K, PAGE 295 OF SAID PLAT RECORDS;

THENCE SOUTH 89 DEGREES 26 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 2 AND THE NORTH LINE OF SAID 3.927 ACRE TRACT, A DISTANCE OF 648.88 FEET TO A 1/2 INCH IRON ROD MAINTAINING THE SOUTHWEST CORNER OF SAID TRACT 2, THE NORTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO RAY AND CLEO NEWLAND BY DEED OF RECORD IN VOLUME 597, PAGE 920 OF SAID REAL PROPERTY RECORDS, THE NORTHEAST CORNER OF A 3.00 ACRE TRACT OF LAND CONVEYED TO QUINN AND NICOL AMBER COLLATT BY DEED OF RECORD IN DOCUMENT NUMBER 2024-101911 OF SAID REAL PROPERTY RECORDS, AND THE SOUTHEAST CORNER OF A 6.811 ACRE TRACT OF LAND CONVEYED TO LACY AND BENJAMIN SCHOENTHAL BY DEED OF RECORD IN DOCUMENT NUMBER 2019-105449 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 04 DEGREES 16 MINUTES 41 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT 2 AND THE EAST LINE OF SAID 6.811 ACRE TRACT, PASSING EN ROUTE A 1/2 INCH IRON ROD MAINTAINING THE NORTHWEST CORNER OF SAID TRACT 2 AND THE SOUTHWEST CORNER OF SAID TRACT 1, AT A DISTANCE OF 455.44 FEET, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 805.30 FEET TO A PREVIOUSLY SET MAG NAIL FOR THE NORTHWEST CORNER OF SAID TRACT 1, IN OR NEAR THE CENTER OF SAID SANDERS ROAD;

THENCE NORTH 89 DEGREES 23 MINUTES 13 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 1, ALONG SAID SANDERS ROAD, A DISTANCE OF 298.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 402,350 SQUARE FEET OR 9.237 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT HONEY FARMS ESTATES LLC., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DO/DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS HONEY FARM ESTATES ADDITION, 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: HONEY FARMS ESTATES LLC.

BY: _____ _____
NATHAN TUNE DATE
OWNER HONEY FARMS ESTATES LLC

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **NATHAN TUNE**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

"I, KENNETH ZOLLINGER, A 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."
KENNETH ZOLLING, R.P.L.S. 4-1-2026
TEXAS REGISTRATION NO.10002100

_____
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS
KENNETH A ZOLLINGER
5312
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF HONEY FARM ESTATES 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 _____, 20___.

_____
CHAIR, PLANNING AND ZONING COMMISSION

_____
CITY SECRETARY

LEGEND

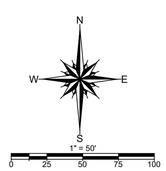
———	= BOUNDARY LINE
- - - -	= ADJOINING PROPERTY
– – – –	= EASEMENT LINE
– – – –	= BUILDING LINE
——℄——	= CENTER LINE ROAD
——OHU——	= OVERHEAD UTILITY LINE
●	= POWER POLE
R.P.R.D.C.T.	= REAL PROPERTY RECORDS DENTON COUNTY TEXAS
P.R.D.C.T.	= PLAT RECORDS DENTON COUNTY TEXAS
P.A. & U.E.	= PRIVATE ACCESS & UTILITY EASEMENT
R.O.W.	= RIGHT-OF-WAY
CM	= CONTROLLING MONUMENT
FIR	= FOUND IRON ROD
SIR/CAP	= SET IRON ROD W/CAP
POB	= POINT OF BEGINNING
S.W.E.	= SIDEWALK EASEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
( )	= PLAT/DEED CALLS

Closure Report		Tue Oct 15 14:56:13 2024	
Northing	Easting	Bearing	Distance
7108626.722	2390976.450	S 00°45'17" E	348.460
7108278.293	2390981.041	N 89°14'39" E	198.429
7108280.910	2391179.452	N 89°13'30" E	75.437
7108281.930	2391254.882	N 89°10'14" E	124.992
7108283.740	2391379.861	S 00°51'12" E	457.052
7107826.739	2391386.668	S 89°26'47" W	648.879
7107820.470	2390737.819	N 04°16'41" W	805.300
7108623.526	2390677.747	N 89°23'13" E	298.720
7108626.722	2390976.450		

Closure Error Distance> 0.00000
Total Distance> 2957.269
Polyline Area: 402350 sq ft, 9.237 acres

LINE	BEARING	DISTANCE
L1	S 00°45'17" E	60.07'
L2	N 89°14'43" E	130.27'
L3	S 00°45'17" E	149.26'
L4	N 72°05'16" W	37.38'
L5	S 00°45'17" E	132.75'
L6	N 89°26'47" E	288.25'
L7	S 45°42'12" E	13.75'
L8	S 00°51'12" E	94.12'
L9	S 45°42'12" E	28.95'
L10	S 00°51'12" E	22.69'
L11	N 45°42'12" W	51.63'
L12	N 00°51'12" W	94.50'
L13	S 89°26'47" W	297.98'
L14	N 00°45'17" W	54.10'
L15	S 89°14'43" W	27.72'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	35.00'	54.98'	49.50'	N 45°45'17" W	90°00'00"
C2	37.00'	70.17'	60.12'	N 53°34'43" E	108°40'01"



SURVEYOR:
KAZ SURVEYING, INC.
4321 I-35 SUITE 575
GAINESVILLE, TEXAS 76240
PHONE: 940-382-3446
TBPLS FIRM# 10002100

OWNER:
HONEY FARM ESTATES LLC
3201 CARMEL STREET
DENTON, TEXAS 76205
CONTACT: NATHAN TUNE (214) 578-3361

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

4321 I-35 SUITE 575
GAINESVILLE, TX 76205
(940) 382-3446

JOB NUMBER: 220373-02
DRAWN BY: TEP
DATE: 8-21-2025
R.P.L.S.
KENNETH A. ZOLLINGER

FP26-0011
FINAL PLAT
HONEY FARM ESTATES ADDITION
LOTS 1-7, BLOCK A
BEING 9.237 ACRES
(1.181 ACRES RIGHT-OF-WAY DEDICATION)
IN THE T.J. MARTIN SURVEY, ABSTRACT NUMBER 900, CITY OF DENTON, DENTON COUNTY, TEXAS
(7 RESIDENTIAL LOTS)

May 14, 2026

Ashely Ekstedt
City of Denton
401 N. Elm Street
Denton, Texas 76201

RE: ***Honey Farms – Single Family Development, FP26-0011***

Dear Ashley:

On behalf of the owner and applicant, I request that the final replat associated with FR26-0011 be granted a 30-day extension in order that staff's comments may be more fully addressed for consideration at the June 10th, 2026, Planning and Zoning commission meeting.

Please contact me at (469-249-9726) or cailtin.bobb@kimley-horn.com should you have any questions or need any additional information.

Sincerely,

Caitlin Bryan

Caitlin Bryan, P.E

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	804624948	**Entity Type:**	Domestic Limited Liability Company (LLC)
Original Date of Filing:	June 27, 2022	**Entity Status:**	In existence
Formation Date:	N/A		
Tax ID:	32085212788	**FEIN:**	
Duration:	Perpetual		

Name: Honey Farm Estates, LLC

Address: 513 W OAK ST STE 105
DENTON, TX 76201-9041 USA

REGISTERED AGENT | FILING HISTORY | NAMES | MANAGEMENT | ASSUMED NAMES | ASSOCIATED ENTITIES | INITIAL ADDRESS

Name	Address	Inactive Date
Nathan Tune	513 W Oak St Ste 105 Denton, TX 76201 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 Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: May 27, 2026

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by Jamie Bratton of Winston-Cox Waterworx, on behalf of the property owner, ZBH Denton Ltd, to rezone approximately 2 acres of land from a Residential 2 (R2) zoning district to a Light Industrial (LI) zoning district. The subject site is generally located on the south side of US 380, approximately 1,025 feet east of the intersection of US 380 and North Trinity Road in the City of Denton, Denton County, Texas. (Z26-0005, Winston-Cox Waterworx, Sean Jacobson)

BACKGROUND

On October 14, 2025, following an approximately six-month staff analysis, the Planning & Zoning Commission recommended, and City Council approved, a Future Land Use Map (FLUM) Amendment for approximately 55.3 acres around the US 380 corridor at the City's easternmost limits – an area that includes the subject property. The FLUM designation for this area was amended from Rural Areas and Low Residential to Light Industrial. The Light Industrial designation for this area better aligns with many of the current uses of the properties in the area (including the subject property), the recent development inquiries received by staff about the area, and the City's goals and expectations for future development of the area, particularly given its location adjacent to a freeway.

Following the FLUM amendment, the applicant, Jamie Bratton of Winston-Cox Waterworx, on behalf of the property owner, ZBH Denton Ltd., submitted an application to rezone approximately 2 acres of land from Residential 2 (R2) District to Light Industrial (LI) District. The subject property's two current uses – an Office use and an Outdoor Storage use are both not permitted in the R2 zoning district and are thus nonconforming. In 2024, the applicant submitted a pre-application conference request for construction of a General Retail and Outdoor Storage Facility. Staff informed the applicant that a Comprehensive Plan Amendment, Rezoning, and Specific Use Permit (SUP) would be required to proceed through the development review and permitting process. The applicant proceeded to construct the proposed uses as planned without proper permits, creating the nonconforming situation. Upon learning of the development of the property, Staff worked through the code compliance process to contact the property owner and outline next steps necessary to legally operate the proposed uses. The purpose of this rezoning is to begin the process of bringing the subject property into compliance with the City's codes and ordinances. The Office use is permitted in the LI District by right, and Outdoor Storage, as a primary land use, is permitted in the LI District with a Specific Use Permit (SUP) approved by City Council. Should the rezoning be approved, the applicant is expected to bring forward an SUP for the Outdoor Storage use.

Although this request is intended to bring the currently developed land use into conformance with the City's codes and ordinances, if this zoning change were approved, any use permitted under the LI zoning district could be developed on the subject property in the future. See Exhibit 8 for a complete list of

permitted uses under both the current and proposed zoning districts. Any future site improvements or use changes would require a detailed review of developments plans by staff for compliance with the City's codes and ordinances.

The subject property is surrounded by a mix of commercial and residential uses within the City limits and industrial uses in the adjacent Extraterritorial Jurisdiction (ETJ) to the south. The subject property has frontage on and direct driveway access to US 380. There are no recognized Environmentally Sensitive Areas, floodplain, or floodway on the subject property.

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
September 3, 1974	City Council	City-initiated Annexation and zoned to Agricultural (A) District.	Approved
February 2002	City Council	New DDC Zoning Code & City-wide zoning change – rezoned to new Neighborhood Residential 2 (NR-2) district.	Approved
October 1, 2019	City Council	New DDC Zoning Code & City-wide zoning district transition to Residential 2 (R2) District.	Approved
April 23, 2025	Planning & Zoning Commission	Work Session Report on FLUM Amendment	Direction Received
September 24, 2025	Planning & Zoning Commission	Future Land Use Map Amendment from Rural Areas and Low Residential designation to Light Industrial designation.	Recommend Approval
October 14, 2025	City Council	Future Land Use Map Amendment from Rural Areas and Low Residential designation to Light Industrial designation.	Approved

PUBLIC OUTREACH:

Ten notices were sent to property owners within 200 feet of the subject property, and eleven postcards were mailed to current residents within 500 feet of the subject property. As of the writing of this report, no responses have been received.

The applicant held a neighborhood meeting on May 11, 2026. There were no neighbors in attendance.

A notice was published on the City's website on May 6, 2026.

A notice was published in the Denton Record Chronicle on May 9, 2026.

One sign was posted on the site on May 14, 2026.

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. Current Zoning Map
6. Proposed Zoning Map
7. Future Land Use Map
8. Table of Allowed Uses
9. Notification Map & Sign Affidavit
10. Draft Ordinance

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Sean Jacobson
Senior Planner

Planning Staff Analysis

Z26-0005/Winston-Cox Waterworks
City Council District #2

REQUEST:
Request to rezone approximately 2 acres from Residential 2 (R2) District to Light Industrial (LI) District.

STAFF RECOMMENDATION:
Staff recommends approval of the rezoning of approximately 2 acres of land from R2 to LI 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 2-acre subject property is generally located on the south side of US 380, approximately 1,025 feet east of the intersection of US 380 and North Trinity Road. The existing use of the property is nonconforming Office and Outdoor Storage. In the proposed Light Industrial (LI) District, Office is permitted by right and Outdoor Storage is permitted with approval by City Council of a Specific Use Permit (SUP). Prior to the development of the current use, which occurred without proper zoning authorization and permitting as detailed in Exhibit 1, the property contained a single-family home that was used as a law office. The property has direct access to US 380.



SURROUNDING ZONING AND USES:
North of the subject property is US 380, with property across US 380 to the north zoned R2 and developed with a range of commercial uses. To the east and west are properties zoned R2 and developed with both single-family residential uses and access roads for adjacent commercial and industrial uses to the south. Due south of the subject property is property partly zoned R2 and partly in the Extraterritorial Jurisdiction (ETJ), developed with a combination RV Park and RV

Storage use. These surrounding land use and zoning conditions are detailed further below and can be seen in the maps provided as Exhibits 3 and 5, respectively.

Northwest: Zoning: Residential 2 (R2) Use: Single-Family Residential	**North:** Zoning: Residential 2 (R2) Use: Mixed-Use Commercial, Industrial, and Institutional.	**Northeast:** Zoning: Residential 2 (R2) Use: Undeveloped
West: Zoning: Residential 2 (R2) Use: Single-Family Residence	**SUBJECT PROPERTY**	**East:** Zoning: Residential 2 (R2) Use: Administrative Office
Southwest: Zoning: Residential 2 (R2) and ETJ Use: Outdoor Storage, RV Storage, and RV Park	**South:** Zoning: Residential 2 (R2) and ETJ Use: RV Park and RV Storage	**Southeast:** Zoning: Residential 2 (R2) and ETJ Use: Aggregate Supplier and Outdoor Storage

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 to zoning requests.

2. *Prior Approvals*
   A Future Land Use Map (FLUM) Amendment for this property from Rural Areas and Low Residential designations to Light Industrial designation was approved by City Council on October 14, 2025. The proposed rezoning of this property from R2 to LI would bring it into alignment with the recent approval of Light Industrial FLUM designation for the subject property.

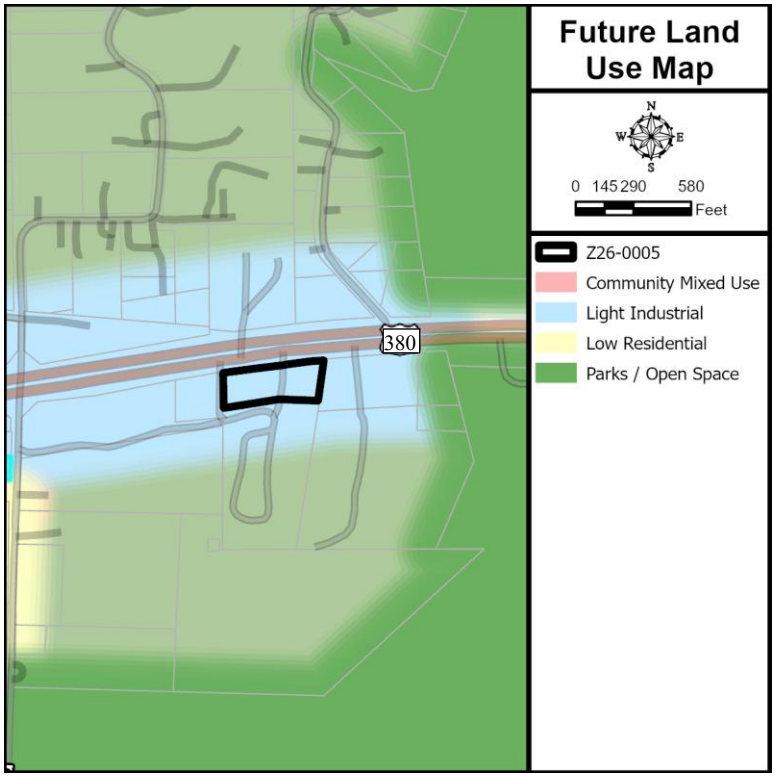
3. *Consistent with the Comprehensive Plan and Other Applicable Plans*
   The decision–making authority:
   a. *Shall weigh competing goals, policies, and strategies.*
   There are no competing goals, policies, or strategies with this proposal.

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) designates the subject property as Light Industrial. Per the Comprehensive Plan, "this designation is intended for tracts of land that are appropriate for light industrial activity. Primary uses include light manufacturing, assembling, and warehousing and distribution, and include associated supporting uses, such as offices, retail, and restaurants. Light Industrial areas should have adequate access to infrastructure, including the transportation network. It is important in future development that transitions to adjacent sensitive land uses are considered"

The proposed rezoning from RR to LI District is consistent with FLUM. The LI District is "intended to provide locations for a variety of light industrial and employment uses such as light manufacturing, assembly, fabrication, warehousing and distributing, indoor and outdoor storage, and a wide range of supporting commercial uses and activities." The intent of the LI District to provide locations for industrial uses is consistent with the FLUM designation's purpose of enabling development of industrial and supporting uses on the subject property, which has direct access to the area's major east-west transportation network, in the future.



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 proposed rezoning would allow the property owner to pursue the Specific Use Permit approval that would bring the site improvements they have made related to the existing use into conformity with the City's codes and ordinances. In addition, the rezoning would more easily allow the subject property to be redeveloped to other nonresidential uses that the FLUM encourages in this area.

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 zoning change is an important step in bringing the site into compliance with the DDC because it must be approved by City Council prior to approval of a SUP for Outdoor Storage. Development plans for any future site improvements or use changes, would be reviewed for compliance with applicable standards including, but not limited to fencing and screening, parking, tree preservation, and landscaping. If the applicant intends to continue with the existing Outdoor Storage use as noted in their narrative (Exhibit 4), then review for compliance with these standards will be a part of the SUP process.

   b. *Compliance with these standards is applied at the level of detail required for the subject submittal.*
      If the rezoning request is approved, all future development plans for site improvements or use changes will be reviewed during the development process to ensure compliance with all zoning, transportation, drainage, public utility, tree preservation, and subdivision requirements. Any deficiencies in the future plats/plans would have to be addressed prior to approval.

5. *Compliance with Other Applicable Regulations*
   If the proposed rezoning to the LI District is approved, a detailed review of development plans associated with any site improvements or use changes will be conducted to ensure compliance with other applicable City, state, and federal 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 rezoning is not anticipated to create adverse environmental impacts upon the subject property. Staff have determined there are no potential Environmentally Sensitive Areas nor recognized Wildlife Corridors on the subject property. Any future development plans will be reviewed for compliance with tree preservation and stormwater management standards.

8. *Minimizes Adverse Impacts on Surrounding Property*
   The proposed rezoning is not anticipated to create adverse impacts on surrounding properties. The single-family residential property to the west of the subject lot is part of a larger lot that extends into the ETJ and is developed there with commercial and industrial uses. The lot to the east is part of the aggregate sales and outdoor storage use to the south. That means that every lot around the subject property is already at least partly developed with an industrial use. The adjacent property to the south is developed with commercial and industrial uses.

   Any commercial or industrial use proposed for the subject property, whether the current use which needs to come into conformity, or a future use that may redevelop the site, will be required to comply with DDC design standards and use-specific standards, mitigating potential adverse impacts. This includes providing required landscape buffers between the proposed use and the residential property to the west. Additionally, the applicant is expected to apply for an SUP for the Outdoor Storage use which will require additional review by staff to ensure adequate mitigation of potential impacts created by the Outdoor Storage use.

9. *Minimizes Adverse Fiscal Impacts*
   This proposed rezoning is not anticipated to create adverse fiscal impacts. As the applicant's stated intent is to continue with the existing use of the property for Office and Outdoor Storage, no fiscal impacts are expected.

10. *Compliance with Utility, Service, and Improvement Standards*
    This proposed rezoning will not adversely affect utilities, services, or improvements in the area as the newly developed use is utilizing the existing on-site utilities since public water and sewer do not currently extend to this far east. Any future development plans will be reviewed to ensure compliance with all applicable standards.

11. *Provides Adequate Road Systems*
    The subject property has street frontage on US 380, which is classified as a Primary Arterial on the Denton Mobility Plan. US 380 is a developed roadway with curb and gutter, 5-ft wide sidewalk, and six vehicle lanes with a median. The subject property takes access to US 380 via a driveway that is also shared with the adjacent property to the south.

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 2, is approximately 4 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 Consideration A.3, the proposed rezoning to LI District is consistent with the Denton 2040 Comprehensive Plan.

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 3.5.2A, "the LI district is intended to provide locations for a variety of light industrial and employment uses such as light manufacturing, assembly, fabrication, warehousing and distributing, indoor and outdoor storage, and a wide range of supporting commercial uses and activities. The LI district provides a variety of transportation options for access including transit, bicycle, and pedestrian facilities. The LI district provides appropriate transitions to surrounding uses and lower-intensity districts, and is sensitive to the adjacent built and natural context."

The LI District is appropriate in this location as it is consistent with the FLUM designation of Light Industrial and with the trend toward increasing interest in commercial and industrial development on both sides of US 380 in this area, and it would allow the owner to bring site improvements into compliance with the DDC, subject to approval of a Specific Use Permit for the Outdoor Storage use. The other zoning districts which allow for the Outdoor Storage use with an approved SUP are the Heavy Industrial (HI) district and the Public Facilities (PF) district. The HI district is not appropriate because many uses allowed within HI would not be appropriate along a major corridor leading into the City, and the PF district is not appropriate as it is intended to provide adequate lands for public and quasi-public community uses. The LI district in this location is appropriate, because it allows commercial and industrial uses, like those that have already begun to develop in the area and about which there have been numerous inquiries regarding the area, while still limiting more intensive uses and providing for appropriate building scale and higher tree canopy than would be required in HI.

d. *There have been or will be significant changes in the area to warrant a zoning change.*

As noted when the FLUM Amendment for this area was presented, staff has recently been receiving more inquiries about development along the US 380 corridor in this area, indicating that current development trends, including to the east of the subject property, are increasing interest in this area as a viable location for more development – and particularly for commercial and industrial uses. Additionally, TXDOT's planned freeway conversion is expected to significantly change how properties take access along this corridor and the type of traffic passing through the corridor. These changes are expected to make the uses permitted by an LI zoning increasingly more appropriate for the subject property and for the area, and, conversely, to make the current R2 residential zoning even less appropriate.

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 Consideration A.8, the proposed rezoning is not expected to adversely impact surrounding properties, which have either comparable or more intensive zoning. Any future 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 LI District does not allow residential uses, the request would not add students to schools within the attendance boundary.

Water and Wastewater
Water and wastewater for this site are provide by well and septic service.

Nearest Fire Station
Fire Station #2 (110 Mockingbird Lane) is approximately 4 miles away along existing streets and within the 8-minute response boundary.

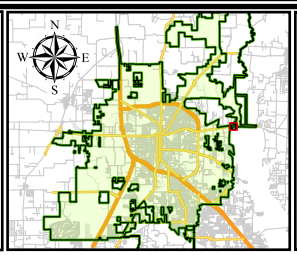
g. There was an error in establishing the current zoning district.

There was not an error in the assignment of the current zoning district. The subject property's zoning designation is the result of the NR-2 district to which the property was rezoned in 2002 and then the transition to R2 zoning in 2019.

Z26-0005
Aerial Site Location



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



0 90 180 360 Feet

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Development Services · GIS
Date: 4/9/2026

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Rezoning Proposal

Request: Rezoning from Residential to Light Industrial
Location: City of Denton, Texas
Applicant: Winston-Cox Waterworx
Date: 03/13/2026

I. Introduction

This proposal is submitted in support of a request to rezone the subject property from a residential zoning designation to a **light industrial zoning designation**. The request is consistent with the intent, purpose, and approval standards of the City of Denton Development Code (DDC), specifically Section 2.4.5(E) (Zoning Map Amendments) and the Specific Criteria for Approval in Section 2.7.2(D).

The proposed rezoning will allow for a productive light industrial use of the property that aligns with existing development patterns in the surrounding area, supports economic growth, and incorporates appropriate standards to mitigate potential impacts on adjacent properties.

II. Compliance with DDC Section 2.4.5(E)

1. Consistency with the Comprehensive Plan
The proposed light industrial zoning is consistent with the City of Denton's Comprehensive Plan goals of promoting orderly development, supporting employment centers, and appropriately locating industrial uses in areas with access to transportation corridors. The subject property is situated in an area where non-residential uses are present or anticipated, making this rezoning a logical transition from residential designation.

2. Suitability of the Property for the Proposed Zoning
The property's size, configuration, access, and proximity to transportation infrastructure make it well suited for light industrial use. Due to surrounding land uses and operational characteristics, the site is not ideal for long-term residential use. Light industrial zoning allows the property to function in a manner that is both practical and aligned with the surrounding environment.

3. Compatibility with Surrounding Uses
The proposed light industrial use will be designed and operated to remain compatible with adjacent properties. Site development will incorporate required buffering, setbacks, screening, and operational controls in accordance with DDC standards to minimize visual, noise, and operational impacts.

4. Public Health, Safety, and Welfare
The rezoning will not adversely affect public health, safety, or welfare. Instead, it will promote compliance with current development standards, improve site organization, and ensure that all operations are conducted within a regulated and controlled framework.

III. Compliance with DDC Section 2.7.2(D) – Specific Criteria for Approval

1. Logical and Reasonable Development Pattern
Approval of the rezoning will promote a logical development pattern by aligning zoning with existing and anticipated land uses. Light industrial zoning is appropriate for the property's location and will reduce potential land use conflicts by formalizing a use consistent with the surrounding area.

2. Adequate Public Facilities and Services
The subject property is served by existing infrastructure, including roadways, utilities, drainage, and emergency services. The proposed zoning will not place undue burden on these systems and will utilize them efficiently.

3. Mitigation of Potential Impacts
Potential impacts associated with light industrial use will be mitigated through compliance with DDC standards, including landscaping, screening, fencing, and operational limitations. These measures will ensure the site remains orderly and compatible with adjacent uses.

4. Economic Benefit to the Community
The proposed rezoning supports economic development by enabling a viable light industrial operation that contributes to employment, supports local industry, and enhances the tax base. This aligns with the City's broader economic development objectives.

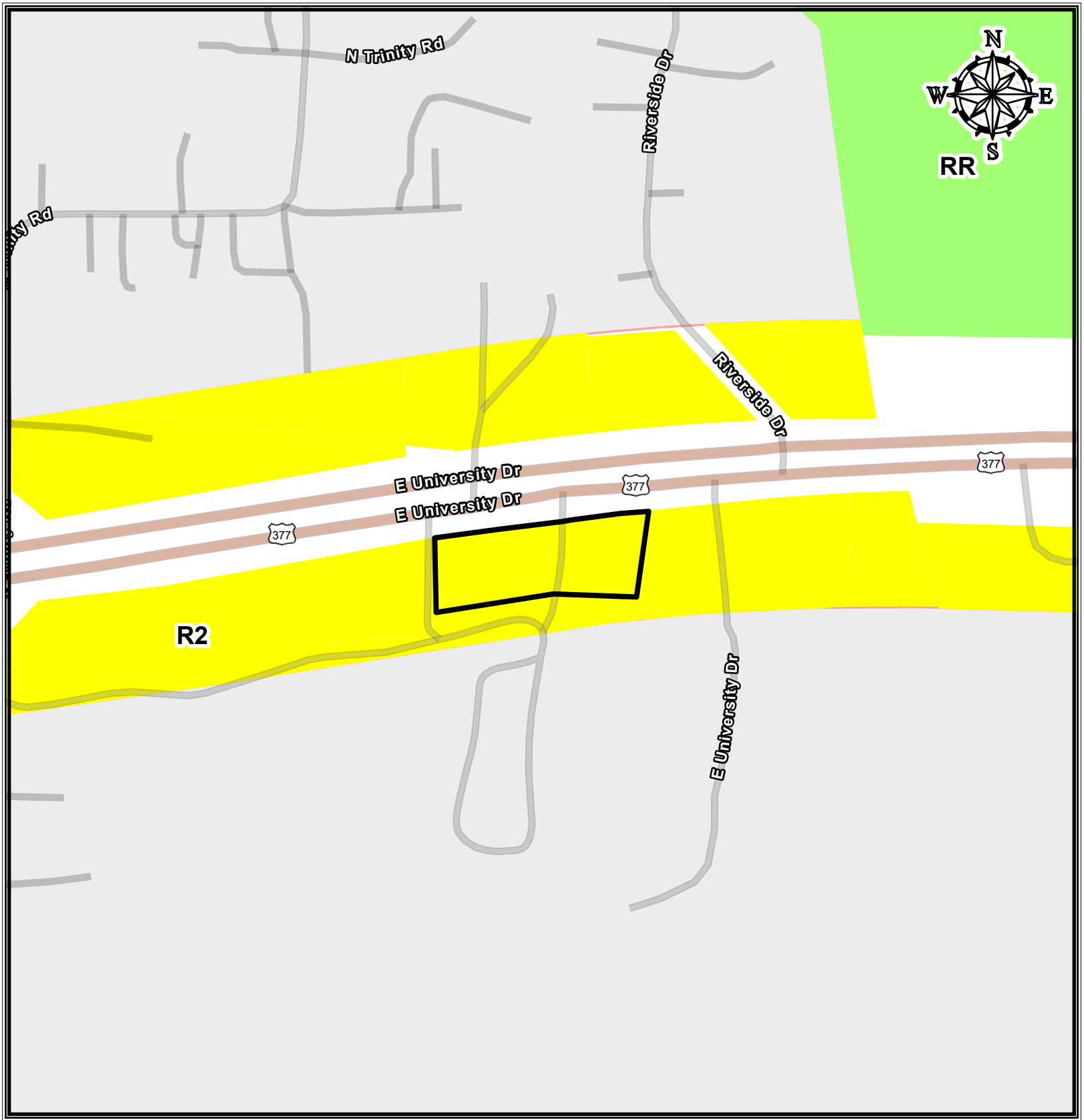
IV. Conclusion

The requested rezoning from residential to **light industrial** meets all applicable criteria set forth in DDC Sections 2.4.5(E) and 2.7.2(D). The proposal is consistent with the Comprehensive Plan, compatible with surrounding land uses, supported by adequate infrastructure, and beneficial to the public health, safety, and welfare.

For these reasons, approval of the rezoning request is respectfully requested.

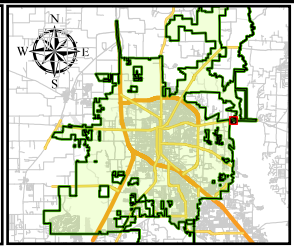
Submitted by:
Jamie Bratton
Business Administrator
916-792-0390 / jbratton@winstoncoxwater.com

Z26-0005
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

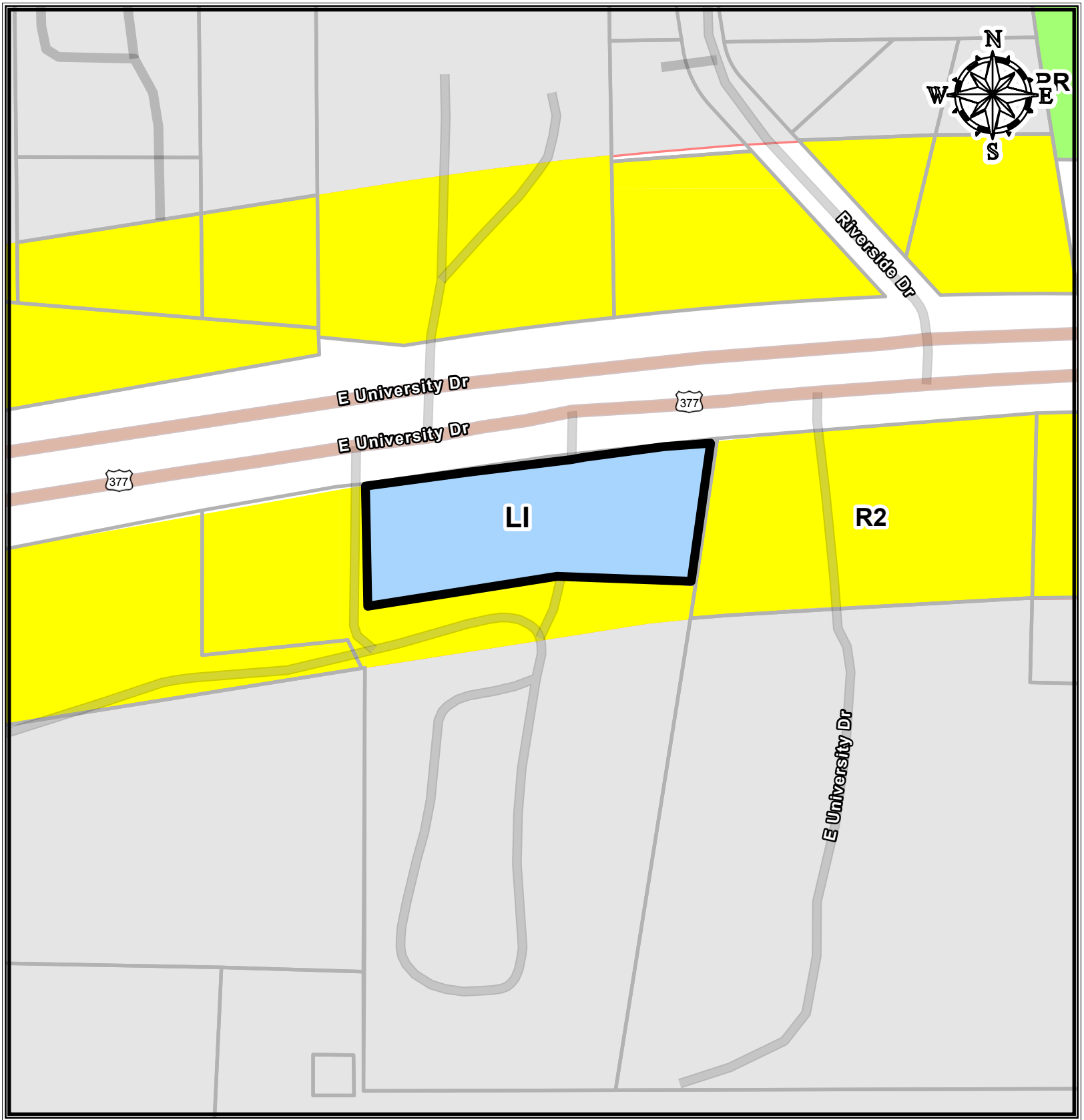


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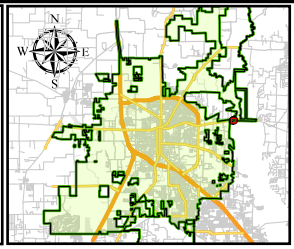
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Z26-0005
Proposed Zoning Map



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
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- GO - General Office
- LI - Light Industrial
- HI - Heavy Industrial
- PF - Public Facilities
- PD - Planned Development
- MPC
- OVERLAY

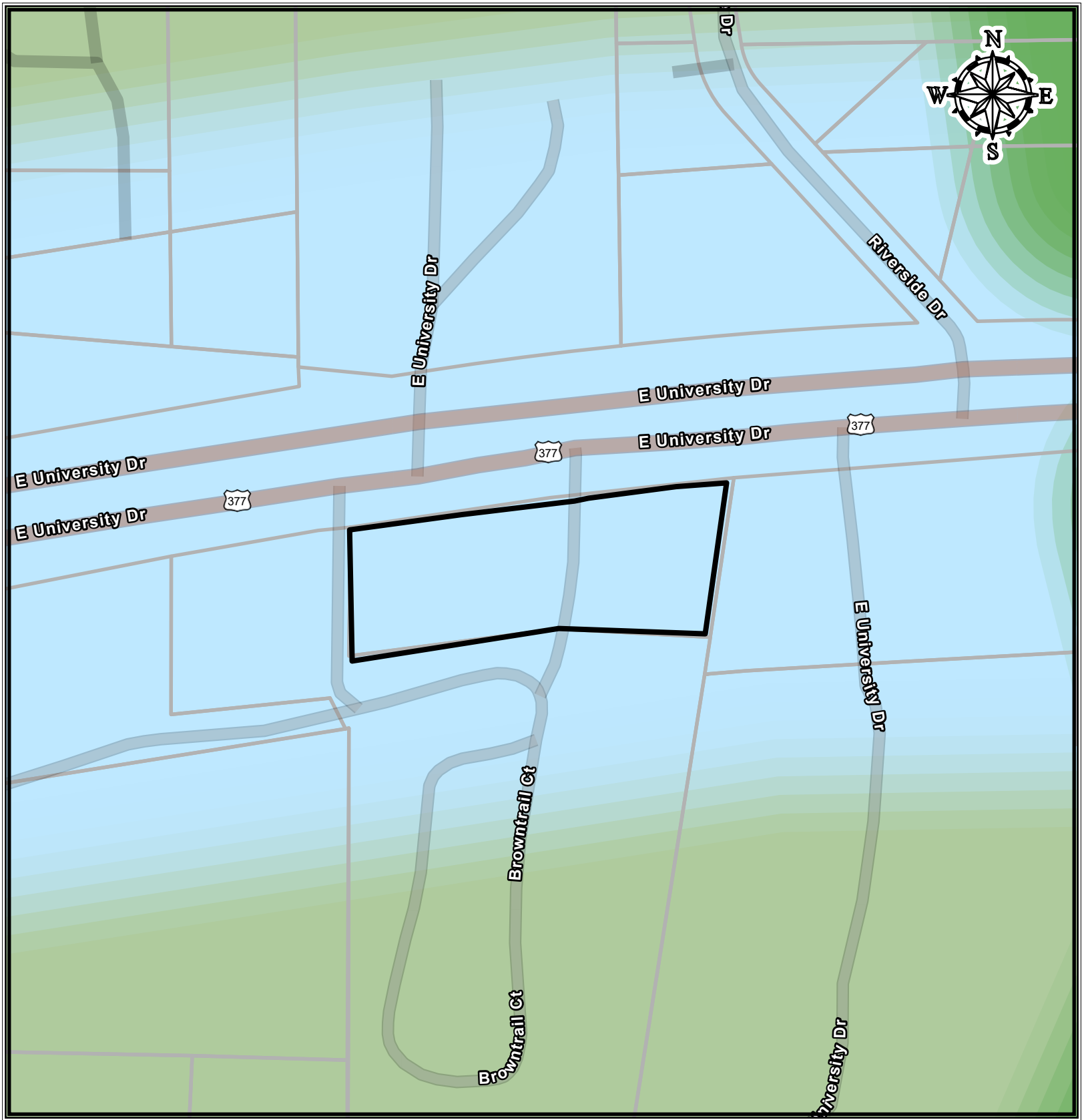


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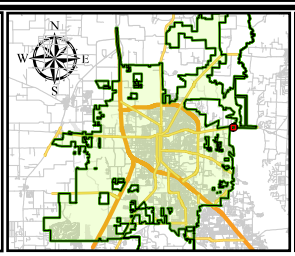
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Z26-0005
Future Land Use Map



- Z26-0005
- Agriculture
- Business Center
- Community Mixed Use
- Downtown Denton
- Government / Institutional
- Industrial Commerce
- Light Industrial
- Low Residential
- Master Planned Community
- Moderate Residential
- Neighborhood / University Compatibility Area
- Neighborhood Mixed Use
- Parks / Open Space
- Regional Mixed Use
- Rural Areas



0 50 100 200 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	
School, Charter	P	P+	P+	P+	P+	P+	P+	P	P	P	P	P	P	P+	P+	P	5.3.4J
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 Animal Service (Indoor)	P+	S+	S+					P+	P+	P+	P+	P+	P+	P+	P+		5.3.5B
Commercial Animal Service (Outdoor)	P+	S+	S+							P+	P+	P+	P+	P+	P+		5.3.5B
Commercial Stable	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.5C
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
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

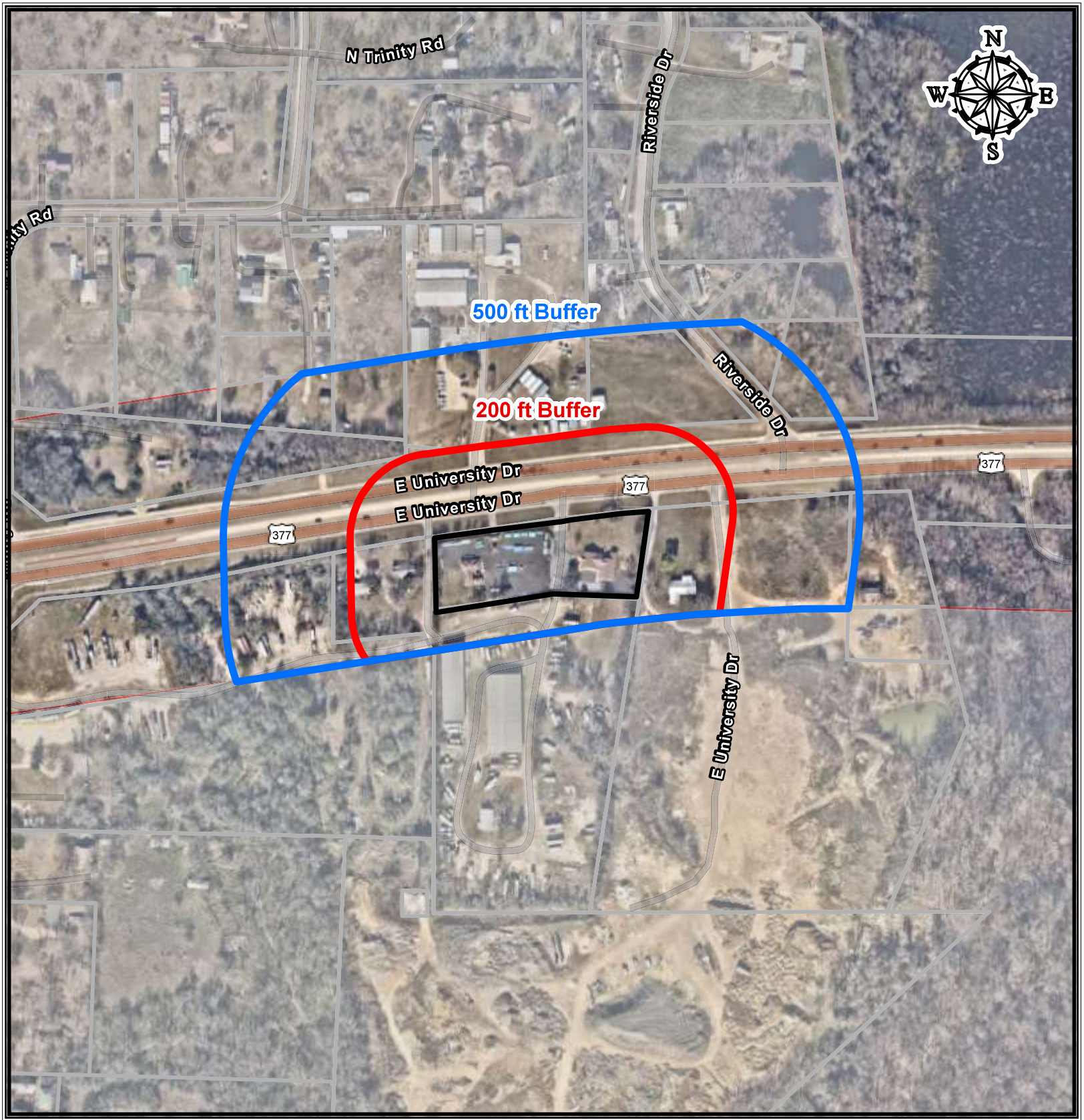
Personal Service, General								P	P	P	P	P	P	P			
Tattoo and Body Piercing Parlor								P+	P+	P+	P+	P+					5.3.5P
Retail Sales																	
Building Materials and Supply Store											S	P		P	P		
General Retail Unless Otherwise Specified, Less than 5,000 Square Feet							S+	P	P	P	P	P	P	P	P	P	5.3.5Q
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+	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																	

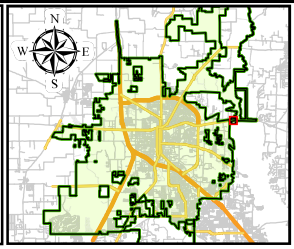
Accessory Dwelling Unit	P+	P+	P+	P+	P+	P+	P+	P+									5.4.4A
Donation Box	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4B
Home Occupation	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+						5.4.4C
Outdoor Storage, Accessory												P+	P+	P+	P+	P+	5.4.4D
Sale of Produce and Plants Raised on Premises	P+	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

(Ord. No. DCA19-0012a, § 2(Exh. A), 11-5-2019; Ord. No. DCA19-0023a, § 2(Exh. A), 1-7-2020; Ord. No. DCA19-0025a, § 2(Exh. A), 2-4-2020; Ord. No. DCA19-0027a, § 2(Exh. A), 2-4-2020; Ord. No. DCA20-0004, § 2, 10-20-2020; Ord. No. DCA22-0003a, § 2(Exh. A), 9-20-2022; Ord. No. DCA23-0010b, § 2(Exh. A), 9-19-2023; Ord. No. DCA23-0001b, § 2(Exh. A), 9-26-2023; Ord. No. DCA23-0011b, § 2(Exh. A), 12-5-2023; Ord. No. DCA24-0006a, § 2(Exh. A), 6-4-2024; Ord. No. DCA24-0009a, § 2(Exh. A), 8-20-2024; Ord. No. DCA23-0002l, § 2(Exh. A), 10-22-2024; Ord. No. DCA24-0011d, § 2(Exh. A), 5-20-2025)

Z26-0005
Notification Map



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



0 90 180 360 Feet

CITY OF DENTON
Development Services · GIS
Date: 4/9/2026

"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."

CITY OF DENTON

DEPARTMENT OF DEVELOPMENT SERVICES

Development Services Center – 401 N. Elm Street – Denton, Texas 76201 voice: (940) 349-8600 www.cityofdenton.com

PUBLIC HEARING NOTIFICATION SIGN AFFIDAVIT OF SIGN POSTING

Project No. PAC24-01165

Date of Planning and Zoning Commission Meeting: May 27, 2026

I hereby certify that I have posted or caused to be posted Public Hearing Notification sign(s) on the property subject to Project Name/Number Winston-Cox Waterworx / PAC24-01165, located at 5118 E University Dr. Denton, TX 76208

Said sign(s) have been obtained through a sign contractor of choice and meet the specifications as stated in the City of Denton Public Hearing Sign Criteria Sheet.

Posting of said signs was accomplished on May 13, 2026 Said signs have been posted in a manner that provides an unobstructed view and allows clear reading from the public right(s)of-way along E University Dr.

Said signs will be maintained on the property throughout the entire public hearing process and will be removed within three (3) calendar days subsequent to the final decision by the approving body. I further certify that this affidavit was filed with the Planning Department of the City of Denton within the time provisions specified in the City of Denton Public Hearing Sign Criteria Sheet.

Executed this the 14th day of May 2026

Signature of Applicant or Authorized Representative for Project No.

Jamie Bratton

Printed Name of Applicant or Authorized Representative for Project No.

STATE OF TEXAS COUNTY OF Denton BEFORE ME, a Notary Public, on this _____ day personally appeared (printed owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 14 day of May, 2026.

Notary Signature

(seal) MARIA GARCIA
Notary Public, State of Texas
Comm. Expires 11-13-2028
Notary ID 135167977

PLEASE NOTE: ***Failure to post the notification sign(s) on the property by the close of business (5 pm) on the tenth (10th) day prior to the first public hearing shall result in the postponement of consideration by the Board or Commission.***

STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____


CITY OF DENTON
Notice of Public Hearing
Project Number: Winston-Cox Waterworx
Project Name: Z26-0005
Request: Rezoning
For more info:
www.cityofdenton.com/
ProjectInfo
Call: (940) 349-8600

ORDINANCE NO. _____

HOLD A PUBLIC HEARING AND CONSIDER ADOPTION OF AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A CHANGE IN THE ZONING DISTRICT AND USE CLASSIFICATION FROM RESIDENTIAL 2 (R2) DISTRICT TO LIGHT INDUSTRIAL (LI) DISTRICT ON APPROXIMATELY 2 ACRES OF LAND GENERALLY LOCATED ON THE SOUTH SIDE OF US 380, APPROXIMATELY 1,025 FEET EAST OF THE INTERSECTION OF US 380 AND NORTH TRINITY 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 FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (Z26-0005a)

WHEREAS, Jamie Bratton of Winston-Cox Waterworx, on behalf of the property owner, ZBH Denton Ltd., has submitted a request to rezone approximately 2 acres of land from Residential 2 (R2) district to Light Industrial (LI) District, legally described in **Exhibit "A"**, attached hereto and depicted as **Exhibit "B"** and incorporated herein by reference (hereinafter, the "Property"); and

WHEREAS, on May 27, 2026, 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 ___ [xx-xx] 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 the requested zoning district change for the Property, have determined that the proposed change 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 Light Industrial (LI) 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:	_____	_____	_____	_____
Jordan Villarreal, District 1:	_____	_____	_____	_____
Nick Stevens, 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 _____, 2026.

_____
GERARD HUDSPETH, MAYOR

ATTEST:
KRISTI FOGLE, INTERIM CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

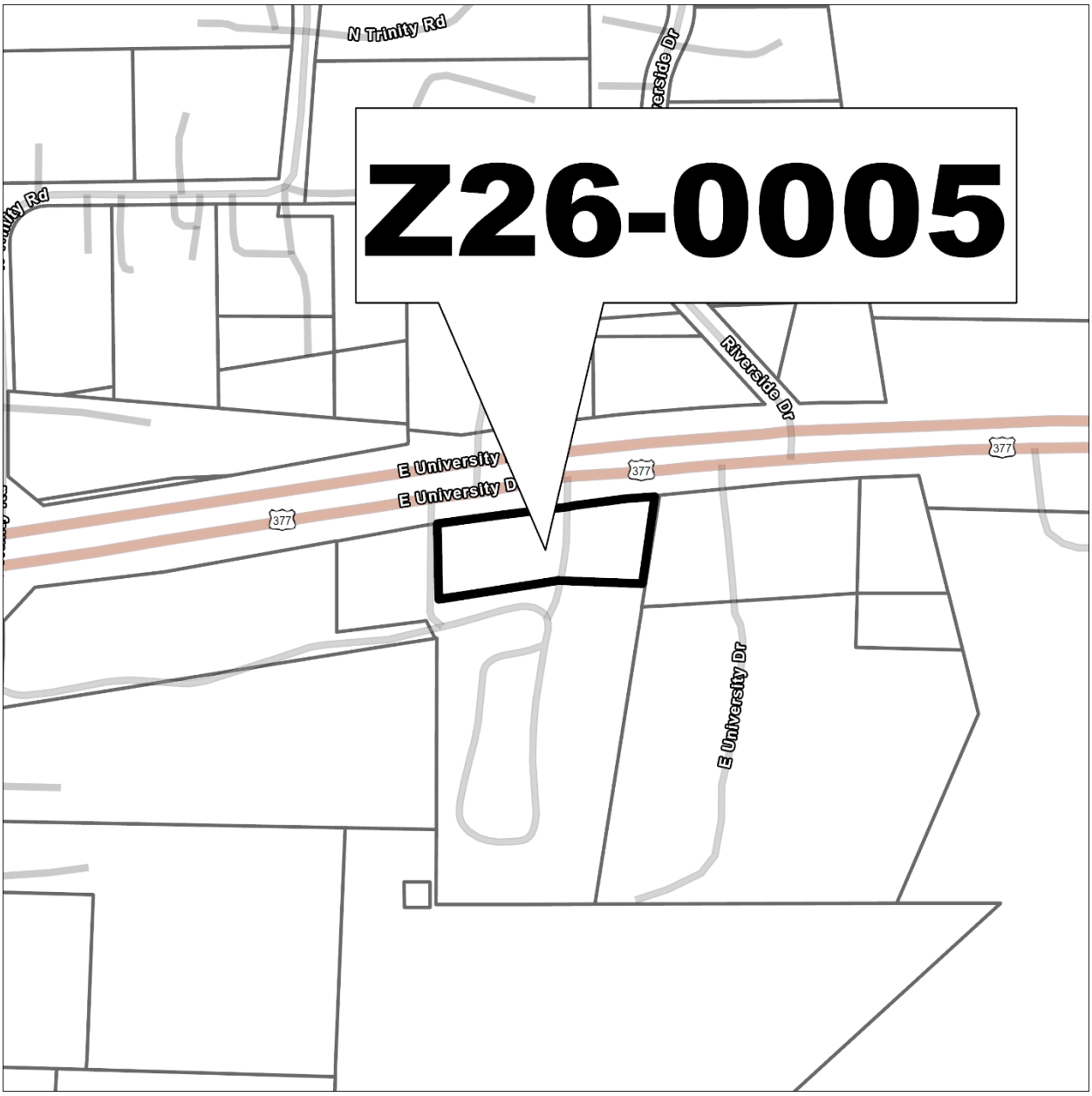
Exhibit A

Legal Description

Being Lot 1-R, Block A, of Texas 380 RV Addition, an Addition to the City of Denton, Denton County, Texas, according to the Plat thereof recorded under Document Number 2022-255, Plat Records, Denton County, Texas.

Exhibit B

Site Location Map



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: May 27, 2026

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) for a Major Automotive Repair Shop use on approximately 2.02 acres of land, generally located at the south corner of the intersection of Fort Worth Drive (US 377) and Central Village Drive in the City of Denton, Denton County, Texas. (S25-0018, Le Collision Center, Matt Bodine)

BACKGROUND

The applicant is requesting a Specific Use Permit (SUP) to allow for a Major Automotive Repair Shop use on an approxiamtely 1.52-acre portion of a 2.02-acre lot, generally located at the south corner of the intersection of Fort Worth Drive (US 377) and Central Village Drive. The subject property is developed with three existing buildings and necessary site improvements and has previously been occupied with various office/warehouse land uses. As part of the requested SUP, the applicant is proposing to reuse two of the three existing buildings on the property for a Major Automotive Repair Shop. The remaining building is not part of the SUP, and it would continue to operate as a convenience store. Nearly all of the existing site features will continue to be used as is they exist today, including access drive, parking spaces, refuse area, and fences. Additional landscaping is proposed with the SUP to bring the site into compliance with the landscape standards required by the Denton Development Code (DDC).

The Major Automotive Repair Shop use is defined as “an establishment primarily engaged in providing major automotive repair services such as engine and drive train repair, body work, mechanical servicing, and/or painting”. The subject property is zoned General Office (GO) District, which permits the Major Automotive Repair Shop 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.

Fort Worth Drive is a TxDOT road classified as a Primary Arterial and Central Village Drive is a local road. Utilities exist along both streets’ frontages. Neighboring properties along Fort Worth Drive are a mix of commercial and industrial uses. To the east and south of the subject property is a single-family residential neighborhood.

A compatibility landscape buffer is proposed along the southeast property line adjacent to single-family residential properties. The buffer is 20 feet wide and includes a variety of landscape and screening elements to mitigate the impacts from the Automotive Shop use. Additionally, staff’s recommended conditions for approval are intended to help mitigate any potential adverse impacts.

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 recommend 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. The use must abide by all use-specific standards in DDC Subsection 5.3.5V, as may be amended and as applicable to properties within the GO zoning district.
2. The development of the Major Automotive Repair Shop use shall be in accordance with the attached Site Plan and Landscape Plan. The use shall be limited to the area shown as the Development Impact Area on these plans. Modifications and expansions to the existing buildings may be approved subject to the standards of the DDC; however, the area of the property dedicated to temporary outdoor storage of vehicles shall not be enlarged and shall be opaquely screened from all rights-of-way and adjacent residential properties with a minimum 8-foot high fence or wall.
3. A compatibility landscaped buffer shall be installed and maintained along property lines adjacent to residential uses and in the locations shown on the Site Plan and Landscape Plan. The buffer shall be a minimum of 15 feet in width and contain a number of elements equal to a minimum of 30 points from Table 7.F: Buffer Points and Minimum Width Requirements in the 2019 DDC, as amended. The landscaped buffer shall include an opaque fence of at least 8 feet in height, and an additional 5 feet in width for a total of 20 feet in width as two of the required elements.
4. The existing covered patio is a nonconforming site feature that encroaches into the rear yard setback. The existing covered patio is permitted to remain in its current configuration subject to the limitations in DDC Subsection 1.5.6.
5. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
December 14, 2005	Planning and Zoning Commission	Final Plat	Approved
October 1, 2019	City Council	Citywide zoning district transition from EC-C to GO zoning district. (DCA18-0009)	Approved

PUBLIC OUTREACH:

28 notices were sent to property owners within 200 feet of the subject property, and 150 postcards were mailed to current residents within 500 feet of the subject property. As of the issuance of this report, one response in opposition to the request has been received and is provided in Exhibit 9.

A notice was published in the Denton Record Chronicle on May 9, 2026.

A notice was published on the City's website on May 7, 2026

Two signs were posted on the property on May 15, 2026.

To Staff's knowledge, the applicant did not hold any community engagement meetings. Staff has had phone calls with property owners within the 200 ft notice area.

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. Site Plan
6. Landscape Plan
7. Current Zoning Map
8. Future Land Use Map
9. Public Notification Map and Written Responses
10. Draft Ordinance

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Matt Bodine
Assistant Planner

Planning Staff Analysis
S25-0018 / Le Collision Center
City Council District 4

REQUEST:
Specific Use Permit (SUP) to allow for a Major Automotive Repair Shop use on approximately 2.02 acres of land. The subject property is zoned General Office (GO) Zoning District.

OWNER:
KD Dinh Investment Group LLC – Ken Dinh

APPLICANT:
KD Dinh Investment Group LLC - Ken Dinh

STAFF RECOMMENDATION:
Staff recommends **approval** of the SUP request with the following conditions:

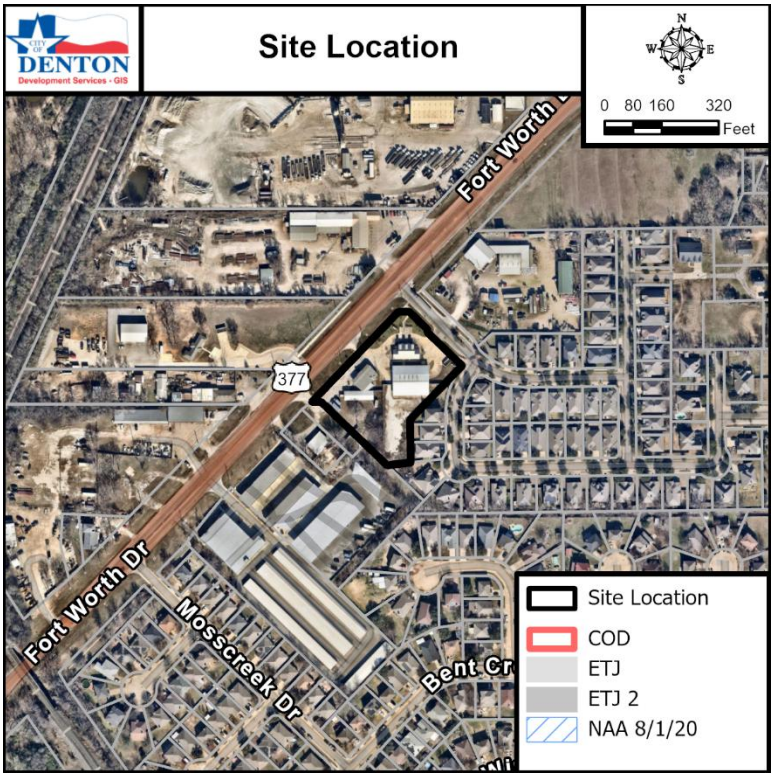
1. The use must abide by all use-specific standards in DDC Subsection 5.3.5V, as may be amended and as applicable to properties within the GO zoning district.
2. The development of the Major Automotive Repair Shop use shall be in accordance with the attached Site Plan and Landscape Plan. The use shall be limited to the area shown as the Development Impact Area on these plans. Modifications and expansions to the existing buildings may be approved subject to the standards of the DDC; however, the area of the property dedicated to temporary outdoor storage of vehicles shall not be enlarged and shall be opaquely screened from all rights-of-way and adjacent residential properties with a minimum 8-foot high fence or wall.
3. A compatibility landscaped buffer shall be installed and maintained along property lines adjacent to residential uses and in the locations shown on the Site Plan and Landscape Plan. The buffer shall contain a number of elements equal to a minimum of 30 points from Table 7.F: Buffer Points and Minimum Width Requirements in the 2019 DDC, as amended. The landscape buffer shall include an opaque fence of at least 8 feet in height, and shall be an additional 5 feet in width beyond the required minimum of 15 feet for a total of 20 feet in width as two of the required landscape elements.
4. The existing covered patio is a nonconforming site feature that encroaches into the rear yard setback. The existing covered patio is permitted to remain in its current configuration subject to the limitations in DDC Subsection 1.5.6.
5. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.

SITE DATA:
The subject property is an approximately 2.02-acre lot on the south corner of the intersection of Fort Worth Drive (US 377) and Central Village Drive. The proposed Major Automotive Repair Shop use would be developed on approximately 1.52 acres of the total lot area. Fort Worth Drive is a TxDOT roadway and is classified as a Primary Arterial on the Denton Mobility Plan. It has two lanes of traffic, a drainage ditch, and a five-foot-wide concrete sidewalk. Southbound traffic has a turn lane onto Central Village Drive. Central Village Drive is a two-lane, local roadway with curb and gutter and an eight-foot-wide sidewalk. Existing water and wastewater lines exist along the subject property's frontage on both streets. Overhead electric lines traverse the subject property's frontage on Fort Worth Drive.

The subject property is zoned General Office (GO) District. The GO District allows for the Major Automotive Repair Shop use with an approved SUP. The subject property is currently developed

with three buildings on site. The building on the west side of the lot is a convenience store and is not part of the requested SUP. The other two buildings were previously used as office/warehouse space. There are nine existing parking spaces with one of the spaces designated as accessible parking. The rear of the lot is a gravel area fenced in with an approximately eight-foot tall, metal panel fence and an approximately eight-foot tall, wooden fence with masonry columns along the rear property line.

The building on the north end of the property sits closest to the street, is 22.5 feet tall, and has a masonry and vinyl siding façade. Its proposed use is as an office for the auto repair shop. The second building is behind the previously mentioned office, and it is a 20-foot-tall metal structure to be used for auto repair work. The fenced-in gravel area is proposed as accessory, outdoor storage for the repair shop.



SURROUNDING ZONING AND LAND USES:
There are a variety of zoning districts and land uses on surrounding properties. The properties on the west side of Fort Worth Drive are zoned Heavy Industrial (HI) District and are a mix of industrial and intensive commercial uses. The surrounding properties on the east side of Fort Worth Drive are zoned General Office (GO) District and are a mix of retail and light industrial uses. To the east of the subject property is a single-family, residential neighborhood zoned Residential 6 (R6) District.

Northwest: • Zoning: HI • Use: Building Material and Supply Store	**North:** • Zoning: HI • Uses: Building Material and Supply Store	**Northeast:** • Zoning: GO • Use: General Retail
West: • Zoning: HI • Use: Warehouse	**SUBJECT PROPERTY**	**East:** • Zoning: R6 • Use: Single-Family Residential
Southwest:	**South:**	**Southeast:**

• Zoning: GO • Use: Self-Service Storage	• Zoning: R6 • Use: Single-Family Residential	• Zoning: R6 • Use: Single-Family Residential

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 by 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.

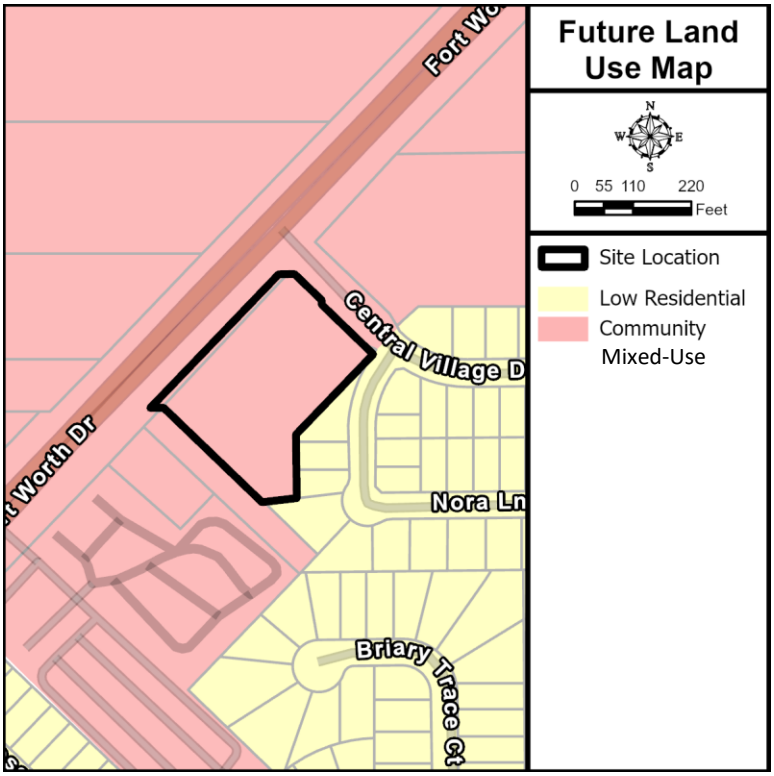
2. *Prior Approvals*
   A Final Plat of the property was approved by the City of Denton Planning and Zoning Commission on December 14, 2005.

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 Major Automotive Repair Shop use conforms with the Future Land Use Map (FLUM) of the Denton 2040 Comprehensive Plan. The FLUM designates the subject property as Community Mixed-Use. This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. This land use applies to existing and future commercial areas in the city, where redevelopment to mixed-use is desirable. The intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. The Major Automotive Repair Shop is classified as a commercial use and is appropriate within the context of the commercial and industrial uses along the subject property's section of Fort Worth Drive.



The requested SUP 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.

The requested SUP proposes reusing a developed lot with existing utilities and services in a developed area of the City. Adaptive reuse of a property is an example of compact development since transportation and infrastructure systems are already in place to serve the change in land use on the property.

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 the Major Automotive Repair Shop use.

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 is not anticipated to have any adverse environmental impacts. There are no environmentally sensitive areas on the subject property. The applicant submitted a Tree Preservation Plan to preserve the existing tree in the middle of the lot. Additionally, no changes are being proposed to the existing site conditions that would substantially impact existing stormwater drainage.

8. *Minimizes Adverse Impacts on Surrounding Property*
   Several conditions of staff's approval seek to minimize adverse impacts on neighboring residential properties. All auto repair work must be done inside an enclosed building and is required to comply with the City's Noise Ordinance. Additionally, a 20 ft landscaped buffer is required along the property line adjacent to neighboring residential properties, which includes several landscaping and screening elements to minimize adverse impacts.

9. *Minimizes Adverse Fiscal Impacts*
   The proposed application is not anticipated to create significantly adverse fiscal impacts. The reuse of the existing structures and proposed improvements to the property can reasonably be expected to have a positive fiscal impact. No new utilities or roadway infrastructure is being constructed as part of this SUP that the City would need to maintain.

10. *Compliance with Utility, Service, and Improvement Standards*
    Sufficient utilities exist along Fort Worth Drive and Central Village Drive and have been extended to the subject property for the applicant to use. Since there will be no increase nor change to the impervious cover, no negative impact on drainage capacity is anticipated.

11. *Provides Adequate Road Systems*
    Fort Worth Drive and Central Village Drive provide sufficient access to and from the site. The Trip Generation Summary for the proposed use estimated minimal traffic to be generated by the use, and a TIA was not required.

12. *Provides Adequate Public Services and Facilities*
    There are adequate public services for this site.

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;*
   As explained in Consideration A.3.b, the requested Major Automotive Repair Shop use is compatible with the mix of commercial and light industrial uses that exist along Forth Worth Drive. Adequate buffering and screening have been provided along the subject property's southern property line where adjacent to residential uses to ensure compatibility between the more intensive land uses expected along the Fort Worth Drive corridor and the residential properties situated to the east.

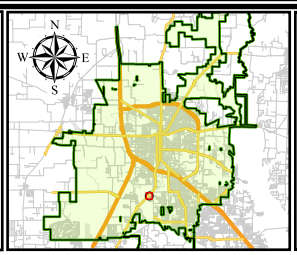
2. *The specific use proposed has negative impacts on future development of the area; and*
   The proposed Major Automotive Shop use is not anticipated to have negative impacts on the future development of the area as the use is of a comparable scale and intensity as other surrounding commercial and light industrial uses.

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 and conditions of staff's approval as explained in Consideration A.8, adequately mitigate against impacts from traffic, refuse areas, glare, odor, and noise

S25-0018
Aerial Site Location



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



0 75 150 300 Feet

CITY OF DENTON
Development Services · GIS
Date: 5/5/2026

"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."

Project Narrative

The scope of work for this project is to develop a collision repair facility. The work will include body repair and painting for automobiles utilizing a commercial paint booth for painting and drying. The name of the company will be Collision Repair II Center located at 3209-3211 Fort Worth Drive or Hwy 377 in Denton

The site was previously utilized by a contracting company.

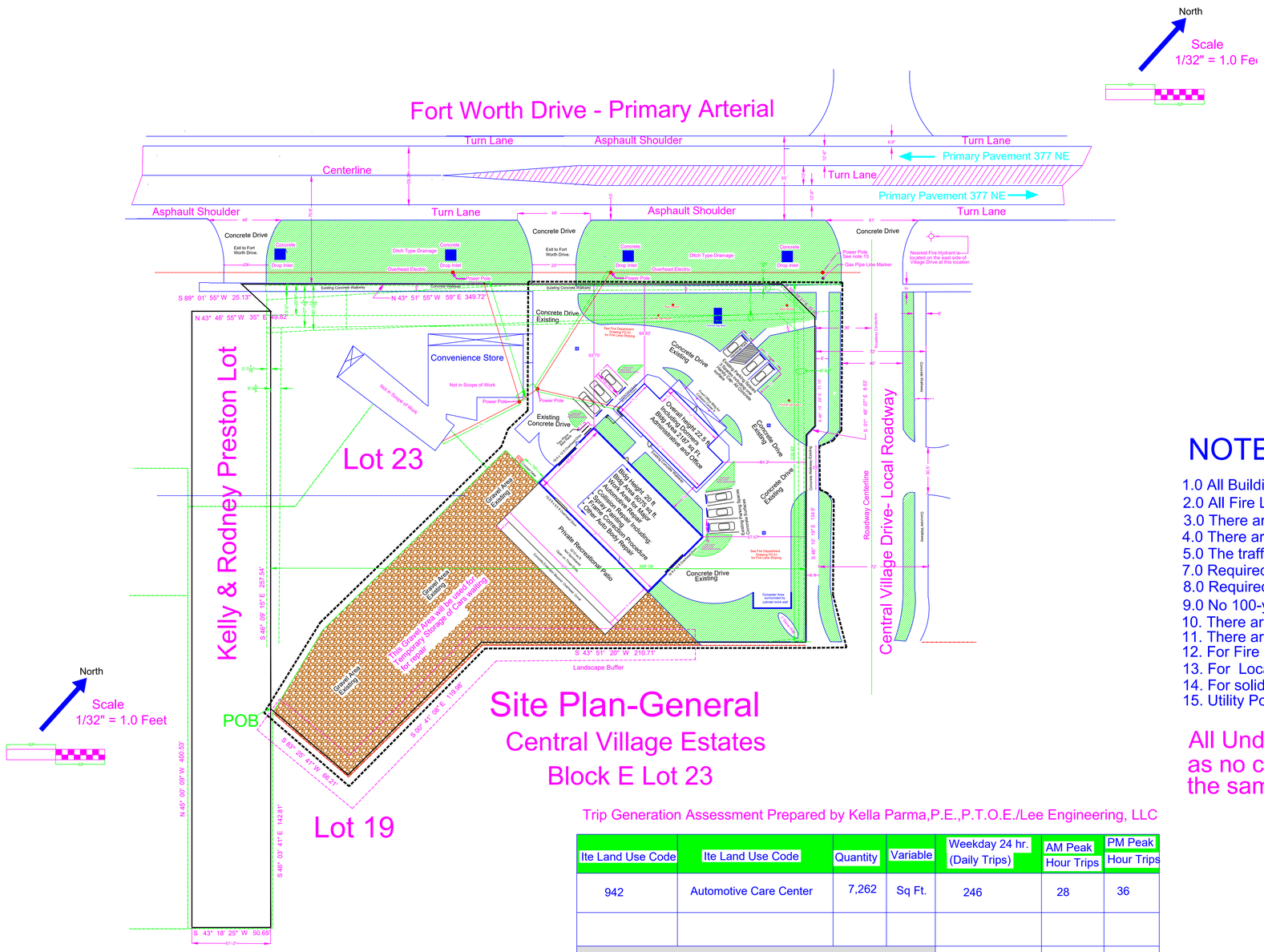
The surrounding businesses are a convenience store located to the West, a feed store located to the East and an apartment building located to the South. Directly North across Highway 377 is an undeveloped piece of vacant property.

The existing site conditions are excellent. There are three buildings on the property covering lot 23 Block E, CENTRAL VILLAGE ESTATES. The building on the West side is a convenience store. The building on the North end of the property will be the administrative offices for the new collision enter. The building to the south is a 5000 sq ft metal building with a covered metal porch. A clearer picture can be formed by reviewing the recent site plan prepared by David Rose a registered land surveyor and provided as part of the submittal.

The property is zoned for GO general office. The proposed property use is compatible with surrounding property uses. All safety and fire codes will be followed in the development of this property. Entrances and turn around radii meet requirements of appendix D of the IFC 2021 edition for fire department vehicles.

There will be a minimal impact on the existing traffic patterns as there is no constant delivery and selling of products. The only delivery of products will be supplies required for the collision center and the only other traffic will be the delivery and pickup of cars to be repaired.

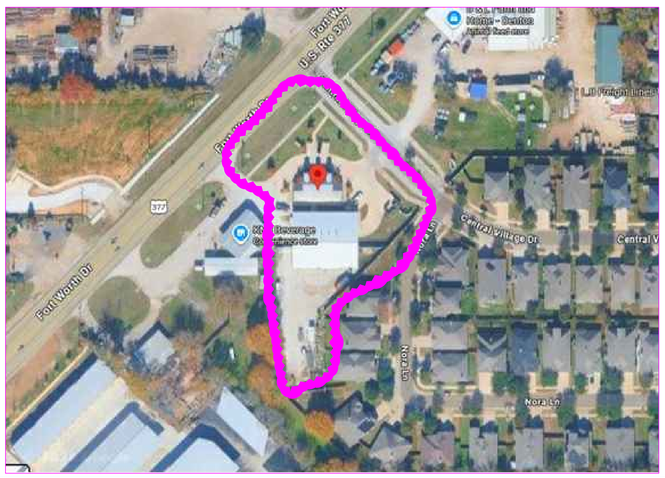
The only possible effect on the surrounding businesses will be the paint vapors generated by the spaying of cars after repairs from the paint booth. However, this is minimized by extending the air discharge vent 6 ft above the roof level and pointing the discharge 90 degrees to west towards the vacant fields. This is in compliance with NFPA 33, the standard for paint spray booths.



Site Plan-General

Central Village Estates

Block E Lot 23



North

Scale

1/32" = 1.0 Fe

Symbol Legend

Sysmbol	Description	Status
	2.5" x 2.5"x4" Fire Hydrant	Existing
Electrical	Existing Electrical Circuit Breakers For Collision Work Area	Existing
	Property Boundry Line	Existing
	Concrete Edges	Existing
	Fence Line -Wooden Fence - 8.2 ft Height	Existing
	Fence Line - Metal Fence - 7.8 ft Height	Existing
	Building Perimiter	Existing
	Overhead Electric	Existing
	GravelArea	Existing
	Landscaped Area	Existing
	Development Impact Area	New
	Easement	New
POB	Point of Beginning for Survey Metes and Bounds	Existing
	Storm Drain	Existing
	Landscape Buffer	New

NOTES:

1.0 All Buildings on the Property are existing. No Exterior New Construction.
2.0 All Fire Lanes have been previously established. See Fire Department Drawing.
3.0 There are no loading areas planned for this project.
4.0 There are no changes to the Underground or Overhead Utilities
5.0 The traffic impact study is shown on a Separate Report
7.0 Required Elecrtical Modifications will be applied for under a separate permit
8.0 Required Gas Line Modifications will be applied for under a separate permit
9.0 No 100-year floodplain exist within 200 ft of property.
10. There are no changes to the utility easements
11. There are no curbs on this property.
12. For Fire Lanes see DWG FD.01 Fire Department Drawing
13. For Location of any Preserved Trees see Landscape Submittal
14. For solid Waste Requirements see dwgSW.01 "Solid Waste Plan"
15. Utility Power Lnes along FortWorth Drive have a toatal of5 Transformers.

All Underground and Overhead Utilities to Remain Intact as no changes will be made. The Easements will remain the same as well.

Trip Generation Assessment Prepared by Kella Parma,P.E.,P.T.O.E./Lee Engineering, LLC

Ite Land Use Code	Ite Land Use Code	Quantity	Variable	Weekday 24 hr. (Daily Trips)	AM Peak Hour Trips	PM Peak Hour Trips
942	Automotive Care Center	7,262	Sq Ft.	246	28	36
			Total Trips	246	28	36

Site Data Summary Table

Item	Required	Provided
General Site Data		
Lot Area (square ft and acres)	10,000 sq ft/.23 Ac	88,013 sq ft. / 2.02 Ac
Total Building Area (closed in)	5000 to 15,000	7,262 sq ft.* 10.92% of DIA
Building Coverage (Closed + Open)	5,000 to 15,000	10,472 sq ft. ** 15.75% of DIA
DIA (Developement Impact Area)	NA	66,509 sq ft / 1.52 Ac
Open Space	NA	56,037 sq ft / 1.29 Ac ***
Max Building Height	55 ft.	22.5"
Parking		
Parking Ratio (Denton Dev Code)		
Parking Office Area & Collision II Building	1 Space per 500 sq ft. of Office Space, plus, 1 space per Bay Six (6) Spaces.	Eight (8) Spaces
Accessible Parking	1-25 Requires - One1	One(1)
Bicycle Spaces	Two(2)	Two(2)

*Front office bldg =2,187 sq Ft.
Automotive repair = 5,075 sq ft.
Total = 7,262 sq ft.

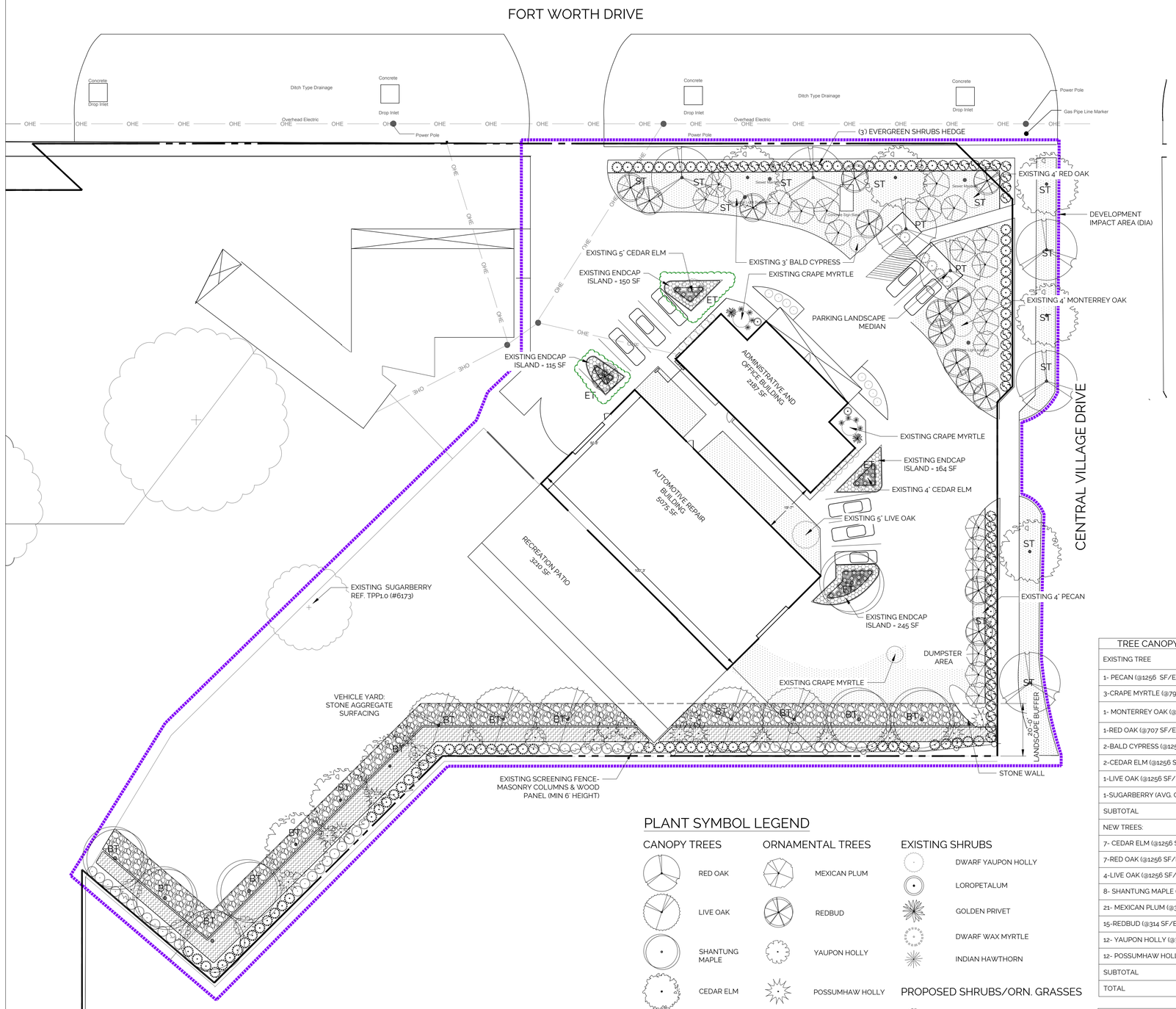
**Front office bldg =2,187 sq Ft.
Automotive repair = 5,075 sq ft.
Covered Patio = 3210 sq ft.
Total = 10,472 sq ft.

*** Open Space is Developement Impact Area (DIA) minus Builing Coverage.

DRAWING TITLE - SITE PLAN

Sheet Number SP.01

Date of Preparation 04/19/2026
Project Name- Le Collision Center 2
City Assigned Project Number -S25-0018
Plan Preparer - Dewey W. Lewis,P.E. TX 142819
5946 Goliad Ave Dallas Texas 75206
Bus. 214-826-3857 Cell 214-213-2716
Developer - Hoang Le
Address - 2723 Honey Suckle Drive
Grand Prairie Texas 75052
Phone Number - 682 521 9211
Subdivision Name - Central Village Estates
Lot 23 Block E 88,013 sq ft / 2.02 Ac
Zoned - General Office Proposed use - Vehicle Repair Shop



LANDSCAPE PLAN

SCALE: 1"=20'-0"

N

0 20 40

PLANT SYMBOL LEGEND

CANOPY TREES

- RED OAK
- LIVE OAK
- SHANTUNG MAPLE
- CEDAR ELM
- EXISTING TREE

ORNAMENTAL TREES

- MEXICAN PLUM
- REDBUD
- YAUPON HOLLY
- POSSUMHAW HOLLY

EXISTING SHRUBS

- DWARF YAUPON HOLLY
- LOROPETALUM
- GOLDEN PRIVET
- DWARF WAX MYRTLE
- INDIAN HAWTHORN

PROPOSED SHRUBS/ORN. GRASSES

- DWARF WAX MYRTLE
- GULF MUHLY
- TEXAS SAGE
- DWARF YAUPON HOLLY

TREE TYPES

ST	STREET TREE
ET	END CAP TREE
BT	BUFFER TREE
PT	PARKING MEDIAN TREE

OTHER

- BERMUDA SOD
- RIVER ROCK
- LAMB'S EAR
- PURPLE WINTERCREEPER
- DEVELOPMENT IMPACT AREA
- OVERHEAD ELECTRIC

"THE CLOUDS AND TEXT IN GREEN INDICATE ITEMS THAT ARE PROPOSED AS ALTERNATIVES TO THE STANDARD REQUIREMENTS. REFER TO ACCOMPANYING NARRATIVE FOR EXPLANATION.

GENERAL LANDSCAPE DATA TABLE

ZONING: GO

	REQUIRED BY DDC SUBCHAPTER 7.7	PROVIDED
LOT AREA	N/A	109,334 SF (2.5 AC)
DEVELOPMENT IMPACT AREA		66,140 SF (1.51 AC)
PERVIOUS LANDSCAPE AREA	20% / 13,228 SF	52% / 34,450 SF
SETBACK (MINIMUM)	- FRONT YARD- NONE - SIDE YARD-NONE - REAR YARD-10'	YES
BUILDING COVERAGE (MAXIMUM)	80% (52,912 SF)	15% (10,472 SF)
BUILDING HEIGHT (MAXIMUM)	100'	20'
LOT PERCENTAGE/AREA OF TOTAL EXPECTED TREE CANOPY COVERAGE AT MATURITY	30% /19,842 SF	78 % /51,955 SF
*METHOD OF CALCULATING TREE CANOPY: THE ENTIRE DEVELOPMENT IMPACT AREA (66,140 SF)		
BUFFER	30 POINTS/15' WIDTH	YES (20')
1 STREET TREE EVERY 30 LF	FT. WORTH DR: 166 /6 TREES CENTRAL VILLAGE DR: 216LF/ 7 TREES	FT. WORTH DR: 166 /6 TREES CENTRAL VILLAGE DR: 216LF/ 7 TREES

PLANT MATERIAL SCHEDULE

QUANTITY	COMMON NAME	BOTANICAL NAME	CAL.	HT.	SPREAD	CONT.	REMARKS
CANOPY TREES							
7	RED OAK	QUERCUS SHUMARDII	3"	12'	4'	45 GAL.	FULL & MATCHED, STRAIGHT TRUNK
4	LIVE OAK	QUERCUS VIRGINIANA 'HIGH RISE'	3"	12'	4'	45 GAL.	FULL & MATCHED, STRAIGHT TRUNK
7	CEDAR ELM	ULMUS CRASSIFOLIA	3"	12'	4'	45 GAL.	FULL & MATCHED, STRAIGHT TRUNK
8	SHANTUNG MAPLE	ACER TRANCATUM	3"	12'	4'	45 GAL.	FULL & MATCHED, STRAIGHT TRUNK
ORNAMENTAL TREES							
21	MEXICAN PLUM	PRUNUS MEXICANA	2"	8'	3'	B & B	FULL & MATCHED, STRAIGHT TRUNK
15	REDBUD	CERCIS CANADENSIS	2"	8'	3'	B & B	FULL & MATCHED, STRAIGHT TRUNK
12	YAUPON HOLLY	ILEX VOMITORIA					
12	POSSUMHAW HOLLY	ILEX DECIDUAS					
SHRUBS / ORNAMENTAL GRASSES							
91	DWARF WAX MYRTLE	MORELLA PUMILA	-	36" MIN.	24" MIN	5 GAL.	36" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
38	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	-	36" MIN.	24" MIN	5 GAL.	36" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
32	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	-	24" MIN	24" MIN	5 GAL.	36" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
00	GULF MUHLY	MUHLENBERGIA CAPILLARIS	-	24" MIN	24" MIN	5 GAL.	36" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS
GROUNDCOVER							
2343 SF	PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	-	12" MIN	12" MIN	1 QT.	12" TRIANGULAR SPACING
00 SF	LAMB'S EAR	STACHYS BYZANTINA	-	12" MIN	12" MIN	1 GAL.	15" TRIANGULAR SPACING
TURF GRASS							
9772 SF	BERMUDA SOD						
OTHER							
645 LF	BED EDGING						
1472 SF	RIVER ROCK						

TREE CANOPY CALCULATION TABLE

EXISTING TREE	CANOPY AREA
1- PECAN (@1256 SF/EA)	1256 SF
3-CRAPE MYRTLE (@79 SF/EA.)	237 SF
1- MONTERREY OAK (@1256 SF/EA)	1256 SF
1-RED OAK (@707 SF/EA)	707 SF
2-BALD CYPRESS (@1256 SF/EA)	2512 SF
2-CEDAR ELM (@1256 SF/EA)	2,512 SF
1-LIVE OAK (@1256 SF/EA)	1,256 SF
1-SUGARBERRY (AVG. CANOPY SF/EA)	755 SF
SUBTOTAL	10,491 SF
NEW TREES:	CANOPY AREA
7- CEDAR ELM (@1256 SF/EA)	8,792 SF
7-RED OAK (@1256 SF/EA)	8,792 SF
4-LIVE OAK (@1256 SF/EA)	5,024 SF
8- SHANTUNG MAPLE (@707 SF/EA)	5,656 SF
21- MEXICAN PLUM (@314 SF/EA)	6,594 SF
15-REDBUD (@314 SF/EA)	4,710 SF
12- YAUPON HOLLY (@79 SF/EA)	948 SF
12- POSSUMHAW HOLLY (@79 SF/EA)	948 SF
SUBTOTAL	41,464 SF
TOTAL	51,955 SF

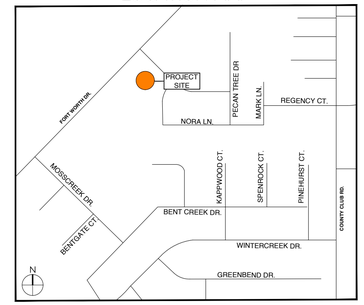
LANDSCAPE AREA POINT SYSTEM

SECTION A. RIGHT-OF-WAY ELEMENTS (MIN. 2)	PROVIDED	POINTS
A MINIMUM 3' HIGH CONTINUOUS HEDGE OF EVERGREEN SHRUBS (FT. WORTH DR)	YES	5
THREE SMALL ACCENT TREES CLUSTERED EVERY 30 LF WHEN SPACE DOES NOT PERMIT LARGE CANOPY TREES -CENTRAL VILLAGE DR= 21 TREES (212 LF) - FT WORTH DR= 15 TREES (149 LF)	YES	5
SECTION B. PARKING LOT ELEMENTS (MIN. 2)		
END CAPS WITH AN AREA OF AT LEAST 9' BY 18' CONTAINING AT LEAST ONE CANOPY TREE	"YES	5
A LANDSCAPE MEDIAN OF AT LEAST 8' WIDE RUNNING THE LENGTH OF A PARKING ROW AND CONTAINING AT LEAST ONE LARGE TREE PER 30LF	YES	5
SECTION C. OTHER SITE LANDSCAPING ELEMENTS		
AT LEAST 75% OF PLANTS PROPOSED ARE DROUGHT-TOLERANT AS INDICATED IN THE APPROVED LANDSCAPE PLANT LIST OR ADAPTIVE TO DENTON'S PLAN HARDINESS ZONE AS DETERMINED BY THE US DEPARTMENT OF AGRICULTURE	YES	5
LANDSCAPE AREA PROVIDED EXCEEDS REQUIRED MINIMUM BY AN ADDITIONAL 10% OR MORE	YES (18,737 SF REQUIRED 49,741 SF PROVIDED)	3
TREE CANOPY EXCEEDING MINIMUM REQUIREMENT BY AN ADDITIONAL 25% OR MORE	YES	3
POINTS NEEDED = 30		TOTAL 31

BUFFER POINTS TABLE

BUFFER ELEMENT	PROVIDED	POINTS
SOLID OPAQUE SCREENING FENCE, MINIMUM 6' IN HEIGHT, SINGLE-FACED	YES	5
5' OR MORE IN LANDSCAPED BUFFER WIDTH BEYOND REQUIRED MINIMUM	YES (20')	5
3 ORNAMENTAL TREES FOR EVERY 50LF OF BUFFER (405 LF= 24 TREES)	YES	5
5 SHRUBS FOR EVERY 20LF OF BUFFER (5 GAL. SIZE) (405 LF/20= 101 SHRUBS)	YES	5
1 LARGE CANOPY TREE FOR EVERY 30LF OF BUFFER (405LF/30=14 TREEES)	YES	10
POINTS NEEDED = 30		TOTAL 30

LOCATION MAP



Valley Quest DESIGN

LANDSCAPE ARCHITECTS
222 S. Elm St. Ste. 102
Denton, Texas 76201
ph: 214.783.1715

CONSULTANT:

OWNER / CLIENT:

LE COLLISION CENTER II
3209-3211 FORT WORTH AVE.
DENTON, TX

Project No:	2026-004
Drawn By:	LB
Reviewed By:	JDB
Issue Type:	SUP- Resubmittal
Issue Date:	05/11/2026

REVISIONS:

No.	Date	Description

REGISTERED LANDSCAPE ARCHITECT
JEREMY D. BLACK
2734
STATE OF TEXAS

5/11/26

May 11, 2026

PROJECT:

FORT WORTH DRIVE COLLISION CENTER

CITY PROJECT NO. S25-0018

DENTON, TEXAS

SHEET TITLE:

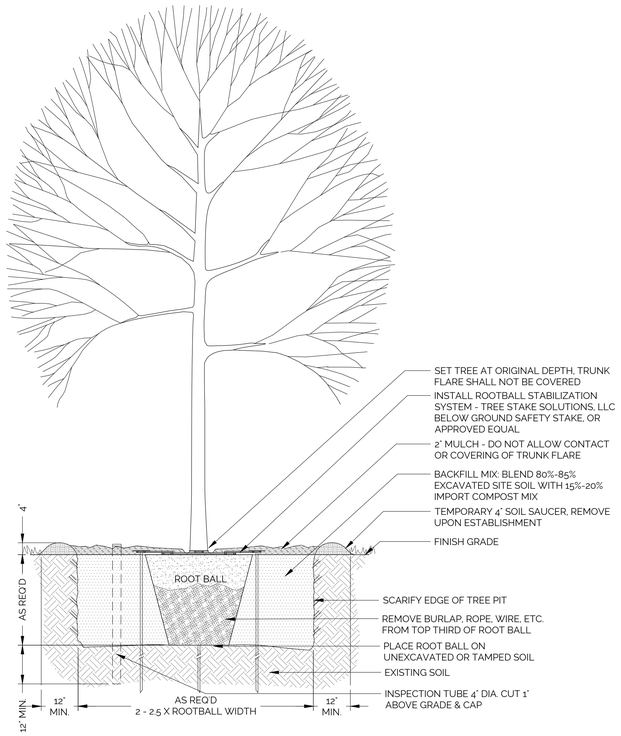
LANDSCAPE PLAN

SHEET NUMBER:

LP1.0

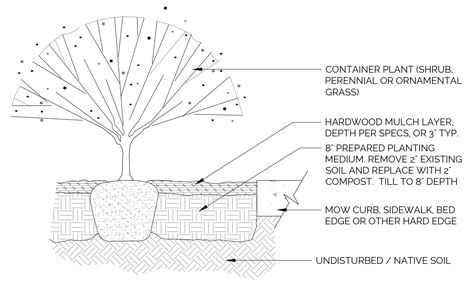
AMENITY POINTS TABLE		
AMENITY OPTIONS	PROVIDED	POINTS
ENHANCED LANDSCAPING (WITHIN DEVELOPMENT AND AT THE ENTRYWAYS OF THE DEVELOPMENT)	YES	5
ENHANCED LANDSCAPING SURROUNDING MONUMENT SIGHT	YES	5
FOUNDATION PLANTING ALONG 75% OF THE BUILDING'S PRIMARY FACADE	YES	5
POINTS NEEDED - 15		TOTAL 15

PROJECT LANDSCAPE DATA TABLE				
CITY LANDSCAPE REQUIREMENTS				
TYPE	REQUIREMENT	AREA / MEASUREMENT	REQUIRED	PROVIDED
GENERAL	AT LEAST 20% OF ALL STREET YARDS SHALL BE LANDSCAPED USING THE RECOMMENDED PLANT LIST OF THE CITY.	41,592 SF	20% / 8,318 SF	35% / 14,881 SF
	STREET YARDS BETWEEN 10,000 SF AND 110,000 SF : 10 TREES PLUS ONE TREE PER 2,500 SF OR STREET YARD OVER 10,000 SF SHALL BE REQUIRED.	43,094 SF	10 TREES + 10,000 SF OF LANDSCAPING IN STREET YARD	10 TREE + 14,881 SF OF LANDSCAPING IN STREET YARD
	ALL REQUIRED LANDSCAPING AND LANDSCAPED AREA SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT.	-	YES	YES
TREES	ALL TREES SHALL BE AT LEAST 12' IN HEIGHT AND 2" CAL. AT THE TIME OF PLANTING. ALL TREES SHALL BE PLANTED IN AN AREA AT LEAST 5' WIDE	-	YES	YES
STREETSCAPE BUFFER	ONE 3" CAL. STREET TREE 12' IN HEIGHT FOR EVERY 40 LINEAR FEET OF FRONTAGE	MEMORIAL DR. - 523 LF STANDRIDGE DR. - 244	MEMORIAL DR. - 13 TREES STANDRIDGE DR. - 6 TREES	19 TREES
	EVERGREEN SHRUBS, PLANTED AT A RATE OF 3 SHRUBS FOR EVERY 10 LINEAR FEET OF LANDSCAPE BUFFER. SHRUBS SHALL BE A MINIMUM 24" TALL AT THE TIME OF PLANTING.	750 LF	225 SHRUBS	225 SHRUBS
PERIMETER BUFFER	PERIMETER LANDSCAPE BUFFERS NOT ADJACENT TO THE PUBLIC RIGHT-OF-WAY SHALL CONTAIN AT LEAST ONE ORNAMENTAL TREE FOR EVERY 50 LF WHEN ADJACENT TO ANOTHER COMMERCIAL USE.	305 LF	6 TREES	8 TREES
PARKING LOT	60 SQUARE FEET OF LANDSCAPING IS REQUIRED FOR EACH 12 PARKING SPACES IN ALL NON-STREET YARD PARKING LOTS	53 PARING SPACES	300 SF	3,544 SF
	NO COMPLETE PARKING SPACE SHALL BE LOCATED FURTHER THAN 75' FROM A TREE OR PERMEABLE LANDSCAPE ISLAND, PENINSULA OR MEDIAN.	-	YES	YES
	PARKING ISLANDS SHALL CONTAIN AT LEAST ONE LARGE CANOPY TREE AND SHALL BE LOCATED AT THE TERMINUS OF ALL PARKING ROWS. THE REMAINDER OF THE ISLAND SPACES SHALL BE LANDSCAPED WITH SHRUBS, ORNAMENTAL GRASSES, TURF AND OR LIVING GROUNDCOVER.	-	YES	YES



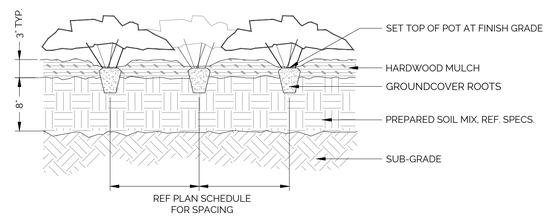
6 SHADE TREE PLANTING

1/2"=1'-0"



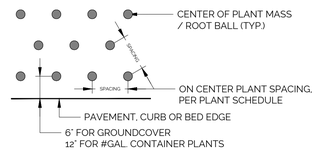
1 CONTAINER PLANTING

1"=1'-0"



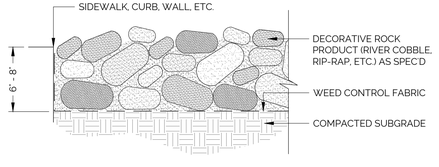
2 GROUNDCOVER PLANTING

1 1/2"=1'-0"



3 PLANT SPACING

1/4"=1'-0"



6 DECORATIVE ROCK

1 - 1/2"=1'-0"

Valley Quest DESIGN

LANDSCAPE ARCHITECTS
222 S. Elm St. Ste. 102
Denton, Texas 76201
ph: 214.783.1715

CONSULTANT:

OWNER / CLIENT:

LE COLLISION CENTER II
3209-3211 FORT WORTH AVE.
DENTON, TX

Project No:	2026-004
Drawn By:	LB
Reviewed By:	JDB
Issue Type:	SUP- Resubmittal
Issue Date:	05/11/2026

REVISIONS:

No.	Date	Description

REGISTERED LANDSCAPE ARCHITECT
JEREMY D. BLAIR
2734
STATE OF TEXAS

5/11/26

May 11, 2026

PROJECT:

FORT WORTH DRIVE COLLISION CENTER

DENTON, TEXAS

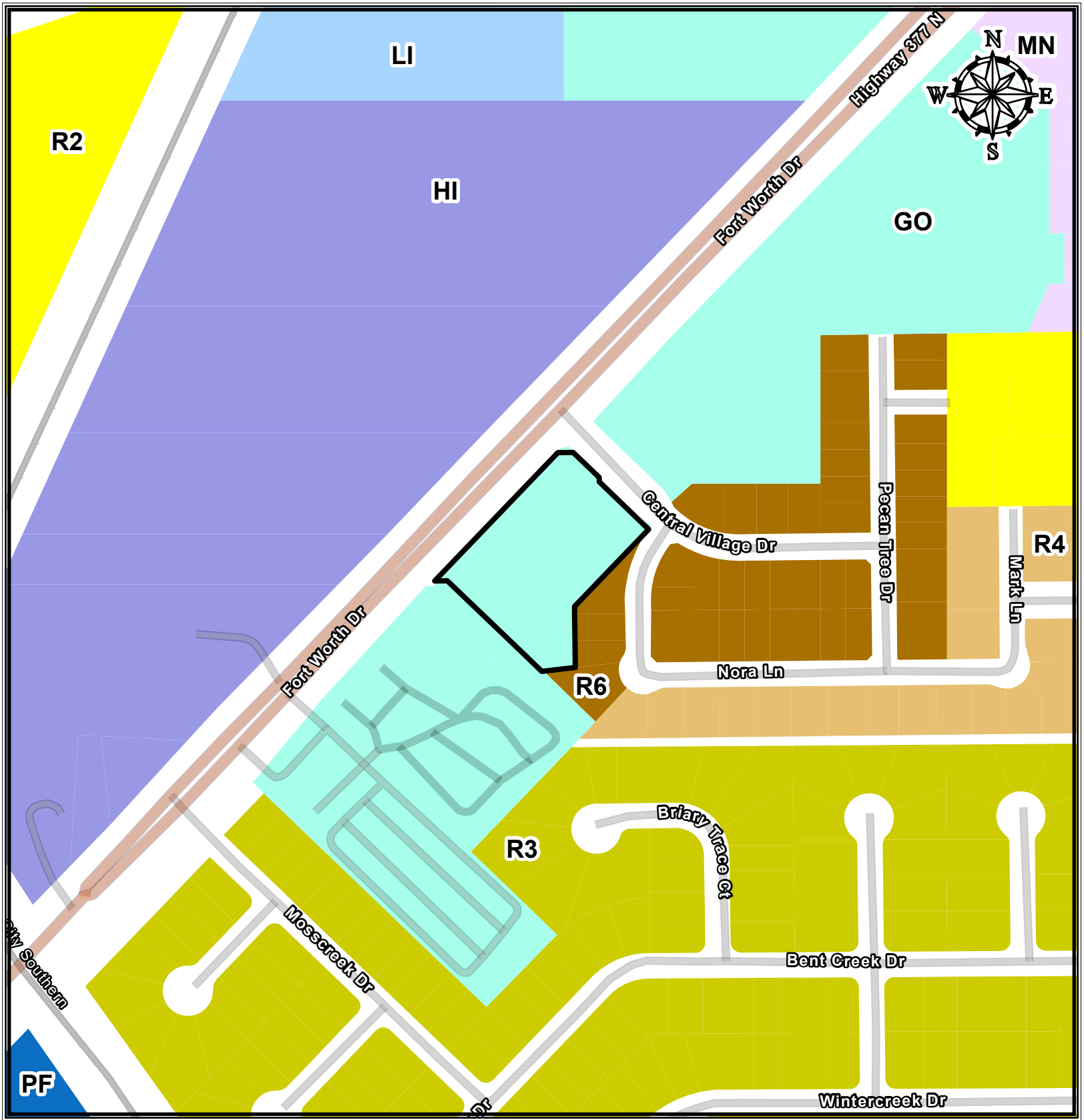
SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

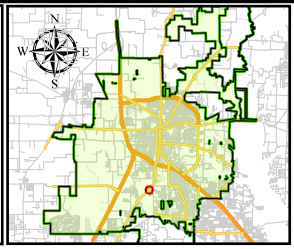
LP1.1

S25-0018
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

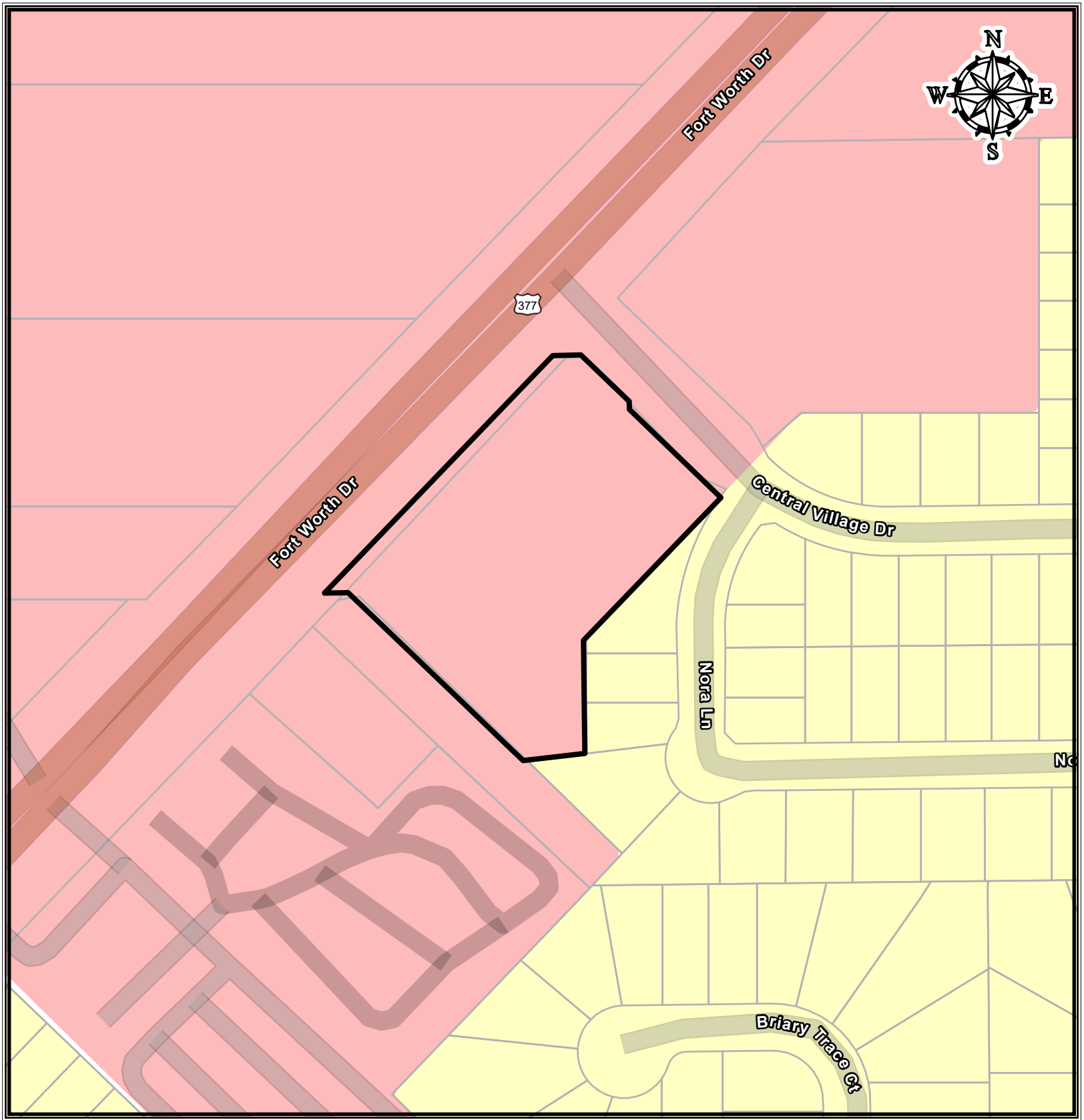


0 75 150 300 Feet

CITY OF DENTON
Development Services · GIS
Date: 5/5/2026

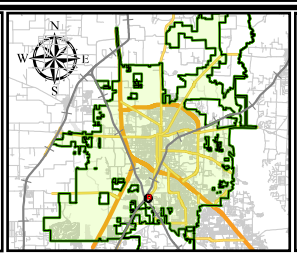
"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure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

S25-0018
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

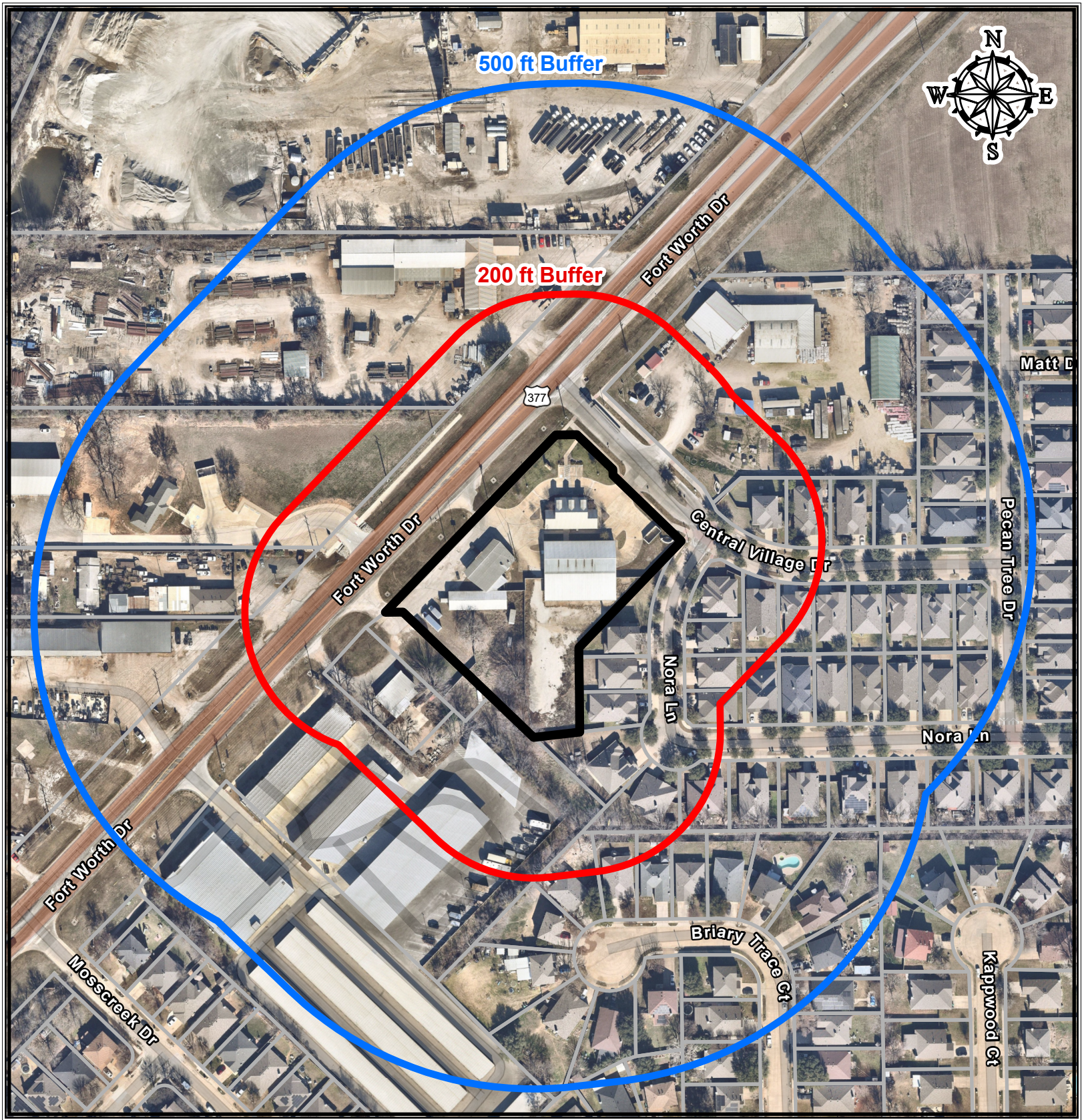


0 40 80 160 Feet

CITY OF DENTON
Development Services · GIS
Date: 5/13/2026

"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."

S25-0018
Notification Map



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

0 55 110 220 Feet

CITY OF DENTON
Development Services · GIS
Date: 5/5/2026

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Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

Project Number S25-0018
Le Collision Center

In order for your opinion to be counted, please complete and mail this form to:

City of Denton Development Services
Attn: Matt Bodine, Project Manager
401 N. Elm St.
Denton, TX 76201

You may also email to matt.bodine@cityofdenton.com or call (940) 349-8921. Please note any responses are subject to public information requests including the information provided below.

Project Number: S25-0018 Le Collision Center

Meeting Date: May 27, 2026 Planning & Zoning Commission

Please circle one:

□ In favor of request ☒ Opposed to request

Comments:

Would bring too much traffic & clutter to the area.

Signature: [signature]

Printed Name: Dale Hudspeth

Street Address: 1521 Eaglepoint Dr

City, State and Zip Code: Carrollton TX 75007

Phone Number: 214.534.6421

Email Address: dhudsc1@outlook.com

Physical Address of Property within 200 Feet: 3301 Bentgate Ct.


CITY OF DENTON
Notice of Public Hearing
Project Number: S25-0018
Project Name: Le Collision Center 2
Request: Le Collision Center
For more info:
www.cityofdenton.com/ProjectInfo
Call: (940) 349 - 8600


STOP
CITY OF DENTON
Notice of Public Hearing
Project Number: S25-0018
Project Name: Le Collision Center 2
Request: Le Collision Center
For more info:
www.cityofdenton.com/ProjectInfo
Call: (940) 349 - 8600

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS REGARDING A REQUEST FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A MAJOR AUTOMOTIVE REPAIR SHOP USE ON APPROXIMATELY 2.02 ACRES OF LAND, GENERALLY LOCATED ON THE SOUTH CORNER OF THE INTERSECTION OF FORT WORTH DRIVE (US 377) AND CENTRAL VILLAGE DRIVE IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF $2,000.00 FOR VIOLATIONS THEREOF; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE. (S25-0018)

WHEREAS, Ken Dinh, representing the property owner, KD Dinh Investment Group LLC, has applied for a new Specific Use Permit ("SUP") to allow for a Major Automotive Repair Shop use on an approximately 2.02-acre lot, within the General Office (GO) zoning district and use classification, as described in **Exhibit "A"** (hereinafter, "the Property"); and

WHEREAS, on May 27, 2026, 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 and to all property owners interested in this regard, has recommended _____[xx – xx] 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. Upon consideration, the City Council hereby 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 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 Major Automotive Repair Shop use on the Property as shown on the site plan and landscape plan attached and incorporated herein as **Exhibit "C" and Exhibit "D",** is hereby approved, with the following conditions:

1. The use must abide by all use-specific standards in DDC Subsection 5.3.5V, as may be amended and as applicable to properties within the GO zoning district.
2. The development of the Major Automotive Repair Shop use shall be in accordance with Exhibit "C" and Exhibit "D". The use shall be limited to the area shown as the Development Impact Area in Exhibit "C". Modifications and expansions to the existing

buildings may be approved subject to the standards of the DDC; however, the area of the property dedicated to temporary outdoor storage of vehicles shall not be enlarged and shall be opaquely screened from all rights-of-way and adjacent residential properties with a minimum 8-foot high fence or wall.

3. A compatibility landscaped buffer shall be installed and maintained along property lines adjacent to residential uses and in the locations shown on the Site Plan (Exhibit "C") and Landscape Plan (Exhibit "D"). The buffer shall contain a number of elements equal to a minimum of 30 points from Table 7.F: Buffer Points and Minimum Width Requirements in the 2019 DDC, as amended. The landscape buffer shall include an opaque fence of at least 8 feet in height, and shall be an additional 5 feet in width beyond the required minimum of 15 feet for a total of 20 feet in width as two of the required landscape elements.
4. The existing covered patio is a nonconforming site feature that encroaches into the rear yard setback. The existing covered patio is permitted to remain in its current configuration subject to the limitations in DDC Subsection 1.5.6.
5. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.

SECTION 4. 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 the 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 5. 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 permitted by the Denton Development Code.

SECTION 6. 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 Denton's Codes of Ordinances and this Ordinance.

SECTION 7. 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 affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

SECTION 9. 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 10. 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 _____:	_____	_____	_____	_____
Jordan Villarreal, District 1:	_____	_____	_____	_____
Nick Stevens, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
_____, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____day of _____, 2026.

_____
_____, MAYOR

ATTEST:
_____, INTERM CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

EXHIBIT A

Legal Description

Lot 23, Block E, of Central Village Estates, an Addition to the City of Denton, Denton County, Texas, according to the Plat thereof recorded in the County Clerk's Document No. 2006-88043, Plat Records of Denton County, Texas.

EXHIBIT B

Site Location Map

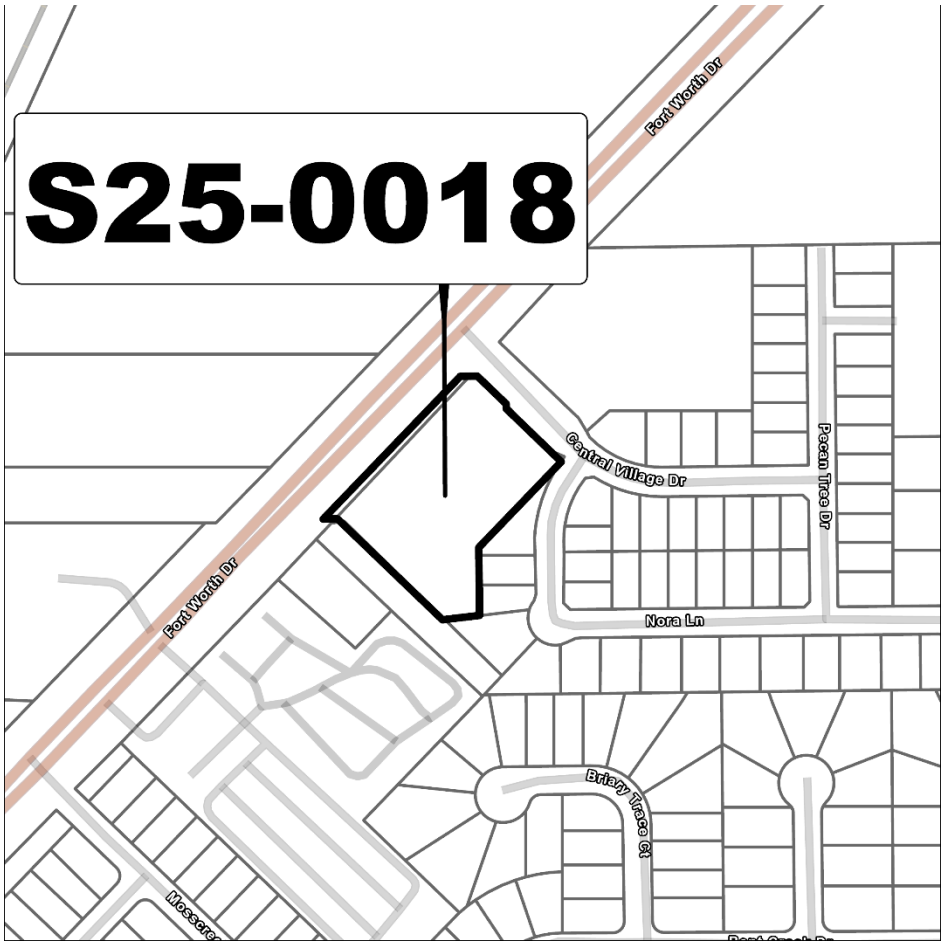


EXHIBIT C

Site Plan

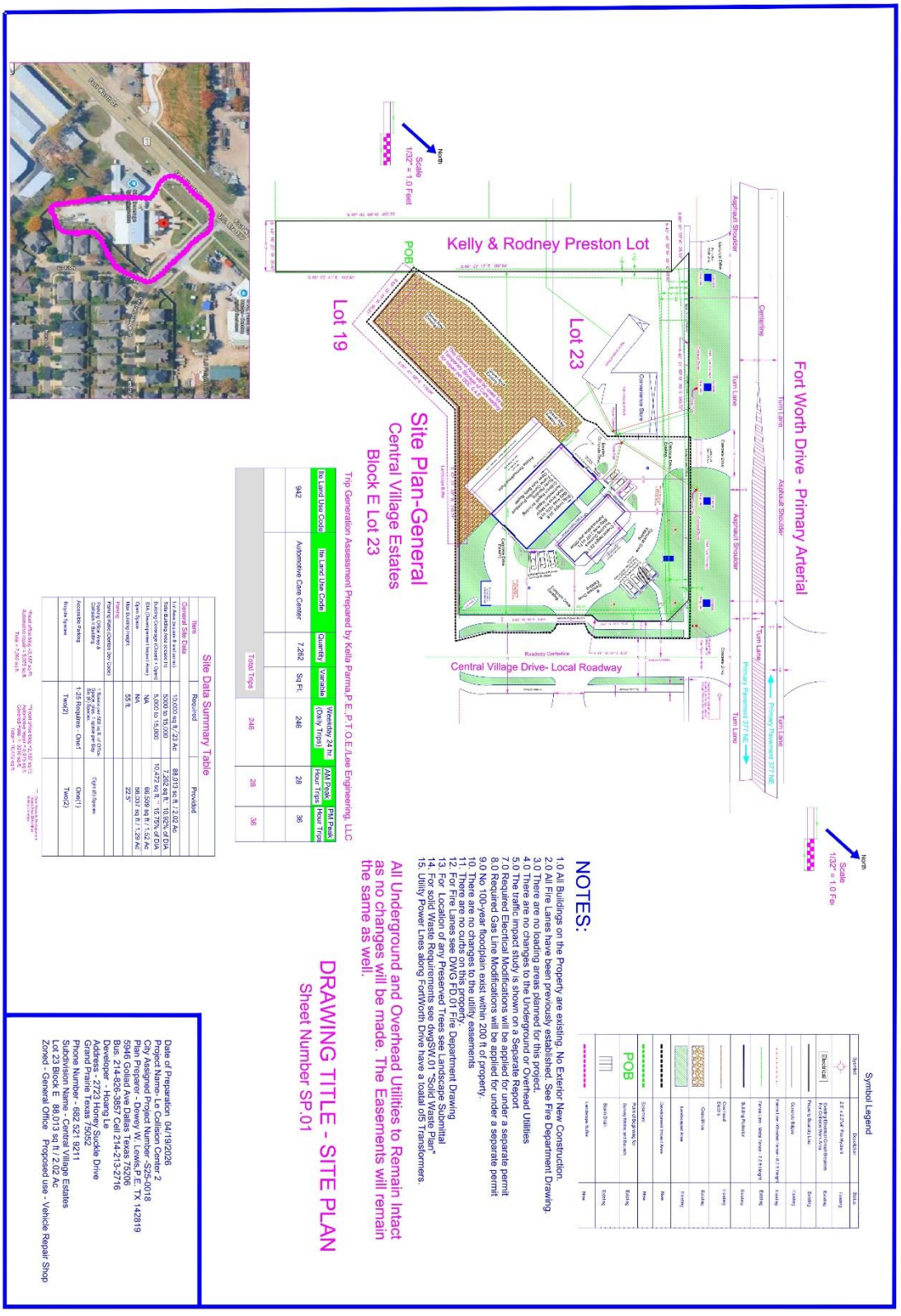
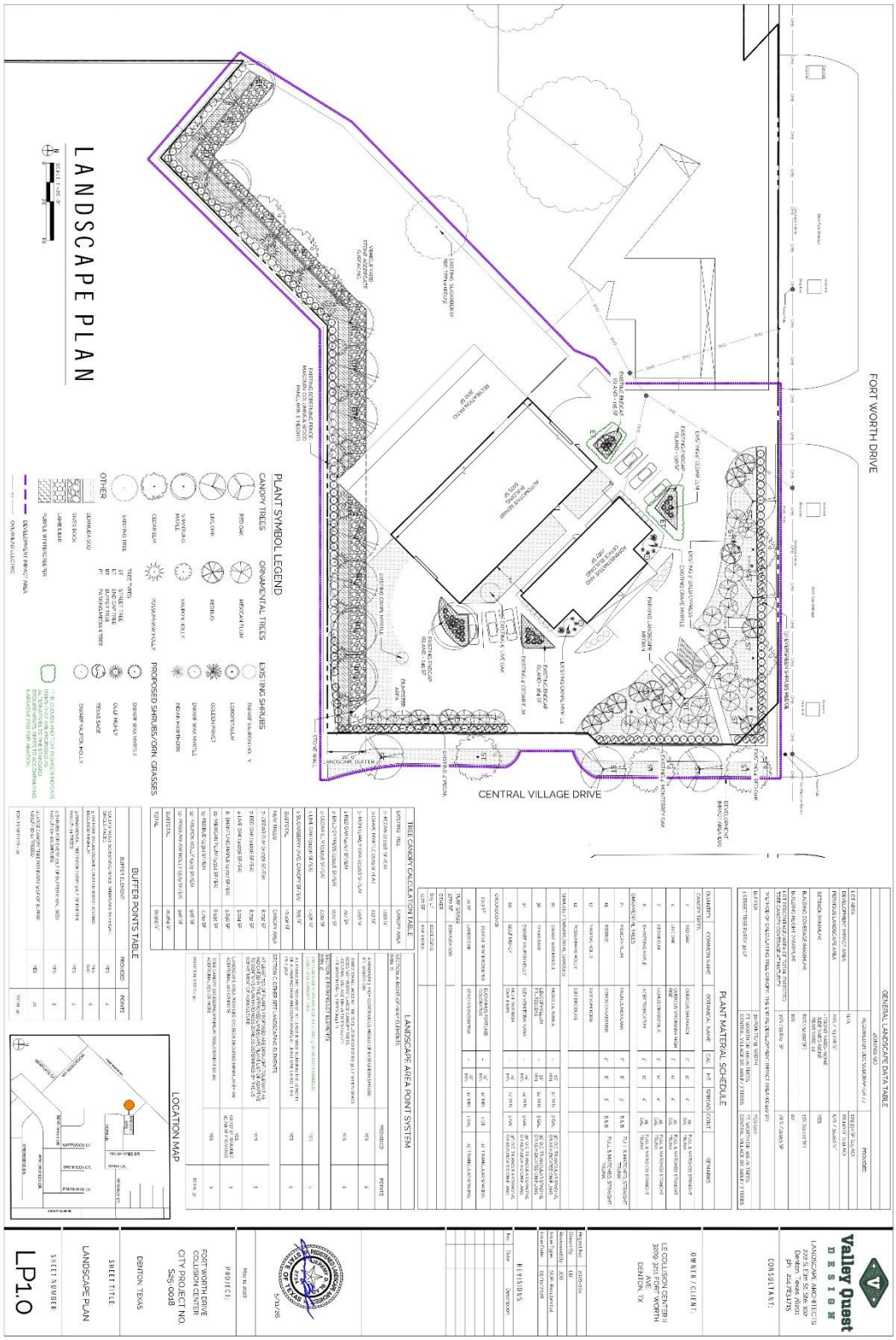
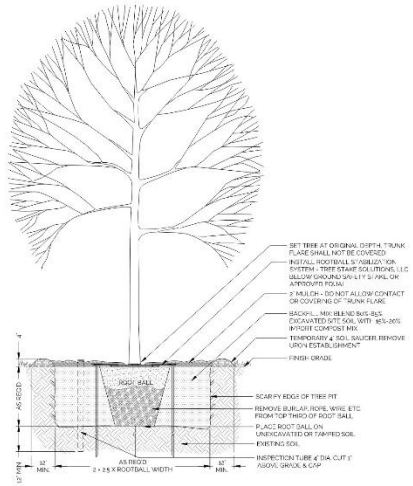


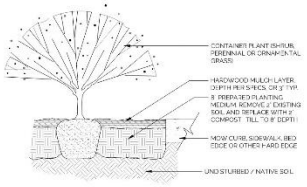
EXHIBIT D

Landscape Plan

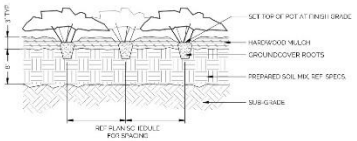




6 SHADE TREE PLANTING
1/2"=1'-0"



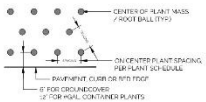
1 CONTAINER PLANTING
1"=1'-0"



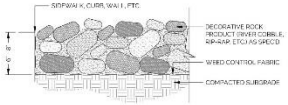
2 GROUNDCOVER PLANTING
1 1/2"=1'-0"

AMENITY POINTS TABLE		
AMENITY OPTIONS	PROVIDED	POINTS
ENHANCED LANDSCAPING WITH NEIGHBORHOOD AREA AT THE ENTRYWAYS OF THE DEVELOPMENT	YES	4
ENHANCED LANDSCAPING SURROUNDING MONUMENT SIGNS	YES	5
FOUNDATION PLANTING ALONG 25% OF THE BUILDING'S PRIMARY FACADE	YES	6
POINTS NEEDED = 15		TOTAL 15

PROJECT LANDSCAPE DATA TABLE				
CITY LANDSCAPE REQUIREMENTS				
TYPE	REQUIREMENT	AREA / MEASUREMENT	REQUIRED	PROVIDED
GENERAL	AT LEAST 70% OF ALL STREET YARDS SHALL BE LANDSCAPED USING THE RECOMMENDED PLANT LIST OF THE CITY	49,896 SF	70% / 34,928 SF	75% / 37,881 SF
	STREET YARDS BETWEEN 10,000 SF AND 100,000 SF - 10 TREES PLUS ONE TREE PER 2,500 SF OF STREET YARD OVER 10,000 SF SHALL BE REQUIRED.	49,896 SF	10 TREES + 10,000 SF OF LANDSCAPING IN STREET YARD	18 TREES + 14,878 SF OF LANDSCAPING IN STREET YARD
	ALL ROOTED LANDSCAPING AND LANDSCAPED AREA SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT	-	YES	YES
TREES	ALL TREES SHALL BE AT LEAST 10' IN HEIGHT AND 2" CAL AT THE TIME OF PLANTING. ALL TREES SHALL BE PLANTED IN AN AREA AT LEAST 5' WIDE	-	YES	YES
STREETSCAPE BUFFER	ONE 3" CAL STREET TREE 10' IN HEIGHT FOR EVERY 40 LINEAR FEET OF FRONTAGE	MEMORIAL DR - 1,012 LF STANDRIDGE DR - 228	MEMORIAL DR - 23 TREES STANDRIDGE DR - 6 TREES	29 TREES
	EVERGREEN SHRUBS PLANTED AT A RATE OF 3 SHRUBS FOR EVERY 10 LINEAR FEET OF LANDSCAPE BUFFER. SHRUBS SHALL BE A MINIMUM 24" TALL AT THE TIME OF PLANTING	710 LF	225 SHRUBS	225 SHRUBS
PERIMETER BUFFER	NOTE: THE LANDSCAPE BUFFER IS NOT ADJACENT TO THE PUBLIC RIGHT-OF-WAY SHALL CONTAIN AT LEAST ONE ORNAMENTAL TREE FOR EVERY 25 LF WHEN ADJACENT TO ANOTHER COMMERCIAL USE	195 LF	8 TREES	8 TREES
PARKING LOT	70 SQUARE FEET OF LANDSCAPING IS REQUIRED FOR EACH 10 PARKING SPACES IN ALL NON-STREET YARD PARKING LOTS	83 PARKING SPACES	369 SF	3,811 SF
	NO COMPACT PARKING SPACE SHALL BE LOCATED FURTHER THAN 75 FROM A TREE OR PERMEABLE LANDSCAPE ISLAND, PENINSULA OR MEDIAN	-	YES	YES
	PARKING ISLANDS SHALL CONTAIN AT LEAST ONE LARGE CANOPY TREE AND SHALL BE LOCATED AT THE TERMINUS OF ALL PARKING ROWS. THE REMAINDER OF THE ISLAND SPACES SHALL BE LANDSCAPED WITH SHRUBS, ORNAMENTAL GRASSES, TURF AND/OR LIVING GROUNDCOVER	-	YES	YES



3 PLANT SPACING
1/4"=1'-0"



6 DECORATIVE ROCK
1 - 1 1/2"=1'-0"

Valley Quest DESIGN
LANDSCAPE ARCHITECTS
222 S. Elm St. Ste. 102
Denton, Texas 76201
ph: 214.783.1715

CONSULTANT:

OWNER / CLIENT:

LE COLLISION CENTER II
3209-3211 FORT WORTH AVE
DENTON, TX

Project No:	2026-004
Drawn By:	LB
Reviewed By:	JDB
Issue Type	SUP Resubmittal
Issue Date	05/11/2026

REVISIONS:

No	Date	Description



5/11/26

May 11, 2026

PROJECT:

FORT WORTH DRIVE COLLISION CENTER

DENTON, TEXAS

SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

LP1.1

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: May 27, 2026

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a proposed revision to the Denton Development Code; specifically by amending Subchapter 4 – Overlay and Historic Districts, to establish Section 4.11, Southeast Denton Area Plan Overlay Districts, including the Southeast Denton Residential Overlay (SEDRO), the Southeast Denton Height Overlay District (SEDHO), and the Southeast Denton Live/Work Overlay District (SEDLWO), and providing applicability, dimensional standards, design standards, allowed uses, and/or use-specific standards for each district. The Southeast Denton Residential Overlay includes 375.94 acres generally bounded by East McKinney Street to the north; North Bradshaw Street, East Prairie Street, and the MKT Railroad to the west; Smith Street, Kerly Street, and Morse Street to the south; and South Woodrow Lane to the east; the Southeast Denton Height Overlay District includes 39.77 acres generally bounded by East McKinney Street to the north, Exposition Street to the west, East Sycamore Street to the south, and North Bradshaw Street to the east; and the Southeast Denton Live/Work Overlay District encompasses 27.58 acres and generally includes properties along the north and south sides of East Prairie Street between Oakwood Cemetery and the MKT Railroad, properties along the west side of Skinner Street, properties along the north and south side of Robertson Street situated between Wye Street and the Stream PEC 4 drainage channel, and properties along the east and west sides of Cook Street north of Wye Street in the City of Denton, Denton County, Texas. (DCA26-0002a, Julie Wyatt and Mia Hines)

BACKGROUND

The proposal is to add three new overlay districts to Denton Development Code (DDC) Subchapter 4 - *Overlay and Historic Districts*. The proposed districts are all located within Southeast Denton and are all intended to protect the existing neighborhood character while supporting new nonresidential uses that are contextually appropriate and desired in certain areas. These proposed districts are the result of extensive community engagement and staff coordination to implement several Actions outlined in the Southeast Denton Area Plan. The following is a discussion of the Southeast Denton Area Plan (SEDAP), proposed overlay regulations, and public engagement activities. Three work session discussions regarding these overlays were held with the Planning and Zoning Commission, and the AISs from those discussions are provided as Exhibit 5 to this report.

Southeast Denton Area Plan

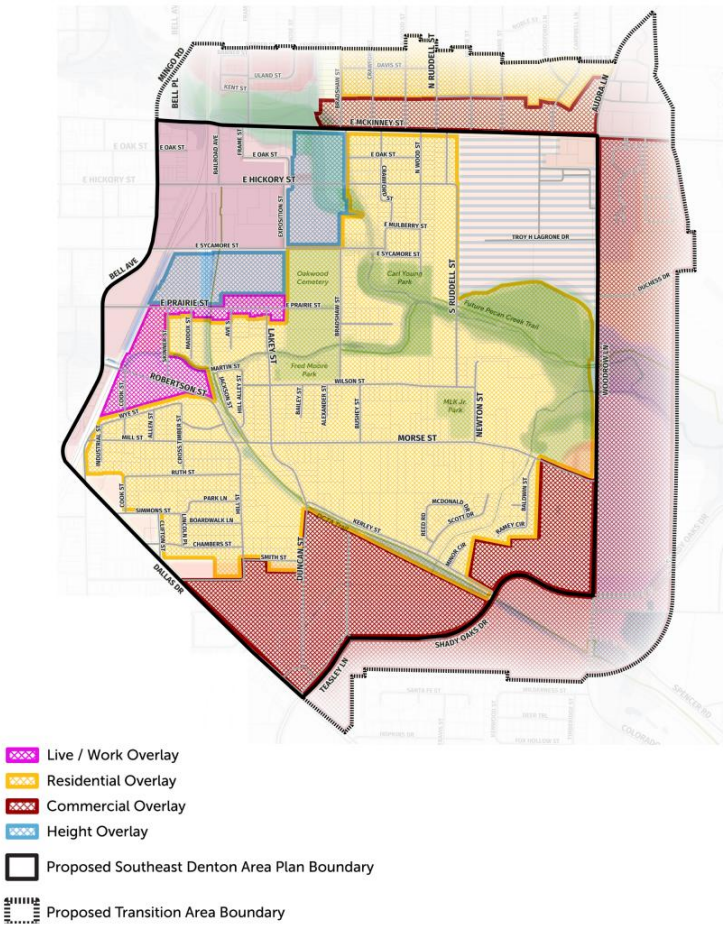
Area plans are effective tools to define a community's vision and goals related to land use, neighborhood design, economic development, housing, mobility, parks, services, and infrastructure. To achieve the vision and goals, area plans also contain specific action steps which guide future land use decisions and public investments. Action steps can be varied and may include the following: capital investment prioritization to address infrastructure needs, incentive packages to encourage economic development, home loan grants to promote affordability, or zoning overlay districts to ensure appropriate land uses and neighborhood design.

The Southeast Denton Area Plan was created through an in-depth planning process that took place from [start month/year] to July of 2024. The SEDAP development process included 40 community engagement activities combined with current demographic, land use, economic, and mobility conditions. Engagement activities focused on the following:

- Delineating areas to be preserved,
- Delineating areas where change is appropriate,
- Listening to the community's concerns about how past practices negatively impacted Southeast Denton neighborhoods,
- Documenting the community's current concerns,
- Understanding long-time residents' fears about change and gentrification,
- Learning the community's hopes for the future,
- Validating data and analysis, and
- Receiving feedback on proposed strategies to ensure the final plan was an accurate reflection of the community's vision and goals.

Ultimately, SEDAP (approved by City Council in July 2024) contains six Goals, twenty Strategies, and fifty-three Actions. These Goals, Strategies, and Actions are provided as Exhibit 4. Since adoption, Staff and residents have focused on implementing the recommended actions to build trust with the community, achieve residents' vision, and reinforce the importance of long-term investment in this area of the City.

The current proposal is consistent with SEDAP **Strategy 4.1**: **Establish overlay districts to protect existing neighborhood scale and character** and the following recommended **Actions** (and as shown in the inset map, right):



- **Action 4.1.1**: Create a <u>Residential Overlay District</u> (yellow hatching) to maintain the scale and character of the neighborhoods while fostering community investment to create livable and inclusive neighborhoods for all who want to call Southeast Denton home. Overlay standards may include, but are not limited to, limiting height to two stories, allowing infill on small lots, requiring enhanced front elevations such as larger windows and covered porches.

- **Action 4.1.3**: Create a <u>Live-Work Overlay District</u> (pink hatching) that focuses on allowing small mom and pop retail such as bookstore, toy shop, coffee shop, music store, barber shop, hair salon/spa, small incubator space, resale clothing etc. in a portion of a single family home with a portion being used as a residence simultaneously. Require design standards from the residential overlay in Action 4.1.1 to be applied in this Live-Work Overlay also.

- Create a Height Overlay District that focuses on ensuring new development respects the scale of nearby homes and provides a gentle transition between residential and commercial areas.

Overlay districts do not change the existing zoning, rather, they sit on top of the existing zoning and can modify development scale, design standards, and uses for defined areas. The proposed Southeast Denton Overlay Districts include boundaries and regulations specific to the purpose of each district and the community's goals as outlined in SEDAP. It should be noted that the Commercial Overlay shaded in red in the map above and described in Action 4.1.2 of SEDAP is not included as part of this proposal. This overlay district will be brought forward at a future date and would be required to be adopted into the DDC through the public hearing process.

It should be noted that **overlay districts are a primary tool to implement the land use components of area plans** as reflected in the above listed actions.

PROPOSED SOUTHEAST DENTON OVERLAY DISTRICTS

A summary of the proposed regulations with a brief explanation is provided below. The full text of the DDC Subsections are attached as Exhibit 7, with the text of the proposed additions shown in blue and existing DDC text shown in black:

1. Southeast Denton Residential Overlay District (SEDRO)

The majority of Southeast Denton is comprised of low-density single-family neighborhoods, parks, churches, and schools; however, some vacant properties and large lots (which could be subdivided) create an opportunity for individual property owners to pursue infill development and redevelopment. **During the SEDAP planning process, residents and community members indicated protection of the scale, design, and density of the established low-density, single-family neighborhoods is a top priority**. Additional residential development would be welcome in Southeast Denton, provided that new development respected the scale, land use, and character of the established residential neighborhoods.

The current base zoning pattern (see Exhibit 3) provides some neighborhood protection, including the following:

- **Residential-4 (R4) District** requires a minimum lot size of 7,000 square feet, maximum building height of 40 feet and permits only single-family dwellings as a by right residential use (townhomes and duplexes require City Council approval of a Specific Use Permit through the public hearing process). This district governs most residential neighborhoods in Southeast Denton.
- **Residential 3 (R3) District** requires a minimum lot size of 10,000 square feet, maximum building height of 40 feet, and allows only single-family dwellings as a by right residential use. It is found in smaller residential sections of Southeast Denton primarily along Mill and Ruth Streets.
- **Residential 7 (R7) District** requires a minimum lot size of 4,000 square feet, maximum building height of 40 feet, and permits a variety of residential uses and some low intensity commercial uses. It is found along East Prairie Street and near Dallas Drive.
- **Mixed Use Neighborhood (MN) District** requires a minimum lot size of 2,500 square feet, maximum building height of 40 feet when adjacent to residential zoning or single-family or duplex uses (additional height allowed with City Council approval of a Specific Use Permit through the public hearing process), and a variety of residential and commercial uses. MN District can be found on Robertson Street and a tract near East Prairie and Skinner Streets.
- **Planned Development (PD) District** impacts developments with specialized regulations. They can also be found within limited pockets of the SEDRO boundary.

- **Public Facilities (PF) District** is intended for government, public, and quasi-public community uses and services with a maximum building height of 140 feet and no minimum lot size. PF District governs schools, government buildings, parks, Oakwood Cemetery, and some floodplain areas in Southeast Denton.

To achieve the desired neighborhood protection and require the design of all new developments to reflect the existing character of the community, the Southeast Denton Area Plan recommended **Action 4.1.1, Residential Overlay (SEDRO) District.**

The proposed SEDRO District covers approximately 375.94 acres and is not intended to actively encourage new development and does not include any modifications to minimum lot size, density, permitted uses or base zoning districts. Rather, its purpose is to specify how the front façade of new homes must look and is related to building height and architectural design only. It should be noted that property owners will maintain the right to develop or redevelop their property in accordance with the base zoning district as described above, albeit with additional regulations to ensure new structures blend in with the existing character and scale.

Southeast Denton Area Plan Action 4.1.1 includes several objectives to ensure the SEDAP goal to strengthen neighborhoods and housing affordability is met. These objectives include:

- Maintaining scale and character,
- Foster community investment, and
- Creating livable and inclusive neighborhoods.

A summary of the proposed regulations with a brief paragraph explaining how the recommendation meets the goals of the Southeast Denton Areas Plan and the objectives of Action 4.1.1 are provided below. The full proposed text of the DDC Subsections are attached as Exhibit 7:

New DDC Subsection 4.11.3, *SEDRO—Southeast Denton Residential Overlay*

- Applicability:
    - Construction of a new primary or accessory structure.
    - For expansion of an existing structure, the new/expanded portion of the structure shall only comply with the maximum height and roof form requirements.
    - Any structure, lot, and associated site feature lawfully existing within the boundaries of the SEDRO Subdistrict on the effective date of this overlay district shall be deemed a lawful structure, lot, or site feature.

  The intent of SEDRO District is twofold: first, ensure that new structures are compatible with the existing architecture and building scale, and second, verify that the height and form of additions or expansions match the scale of the neighboring homes. The purpose is not to penalize existing property owners or discourage property maintenance or renovations. Therefore, no SEDRO regulations apply to any lawfully existing structure, lot, or site feature. Additionally, the regulations for expansion are limited to only the maximum height and roof form to ensure the regulations do not unnecessarily impact the affordability of updating existing homes.

- Permitted uses: SEDRO does not change the permitted land uses outlined in Table 5.2-A or modify the base zoning of individual properties.

- Dimensional Standards
    - The maximum height for main dwelling: 30 feet (approximately two stories)
    - The maximum height for accessory structures: 20 feet (approximately one and one-half stories)

During the SEDAP public engagement activities, residents indicated that taller building heights could negatively impact the community's built form and neighboring properties. Since the majority of Southeast Denton contains one-story homes, the proposal would reduce the current maximum building height to allow a compatible two-story home or a one and one-half story accessory structure.

- Design Requirements
    - All new homes must include:
        - Either a porch (25% of ground floor façade width and decorative columns), or a stoop (24 square feet)
        - Windows and doors on the front façade must be prominent and surrounded by decorative trim
        - Roofs shall be gabled, hipped, or a combination thereof
        - Plus two of the following architectural details:
            - Dormers
            - Projection window
            - Split garage doors (for front-facing garages)
            - Railing or low wall enclosing porch or stoop
            - Multi-pane or mission-style windows

Because the majority of homes in Southeast Denton were constructed over a 60-year timeframe, they include in a variety of architectural styles reflecting individual preferences and design trends in a given decade, including vernacular, bungalow, craftsman, and ranch. The proposed design requirements reflect the common architectural elements or themes which can be found in all of the representative styles and were written to be general enough to allow for personal taste, creativity, and/or affordability while encouraging consistency with the homes found in Southeast Denton.

For example, Southeast Denton is distinctive in that a large, covered porch can be found on nearly every home. Frequent use of porches creates a traditional streetscape that is not often found in mass-produced modern housing developments and sets the community apart with a rare sense of place. The proposed design requirements maintain the streetscape by requiring either functional front porches or stoops (a more cost-effective option) for all new homes.

2. *Southeast Denton Height Overlay District (SEDHO)*

Unlike the Residential Overlay, this proposed Height Overlay District (SEDHO) does not have a companion Action in the Plan, as it is straightforward and limited in scope. However, the location for this overlay was identified on Figure 32 – Proposed Overlays within the plan (shown above and in Exhibit 4). SEDHO encompasses 39.77 acres of land along E. Sycamore and Exposition Streets, and it is intended to limit the height of new construction in areas near the Denton County Transit Authority (DCTA) Transit Station to prevent the encroachment of downtown-style development in Southeast Denton. The Height Overlay will reduce the currently permitted development scale and intensity, requiring more compatible heights to minimize their impact.

Currently, the existing zoning would allow heights up to 65 feet in the Mixed-Use Neighborhood (MN) District and 100 feet in the Public Facility (PF) District. As proposed, the SEDHO would limit the height of any new construction within its boundary to a maximum of 40 feet. This proposal would not make any existing buildings nonconforming.

SEDHO does not include any changes to the permitted land uses outlined in Table 5.2-A or the zoning map and only serves to limit building height.

3. Southeast Denton Live/Work Overlay District (SEDLWO)

The SEDLWO encompasses approximately 27.58 acres and includes the properties along the north and south side of East Prairie Street between Oakwood Cemetery and the MKT Railroad, properties along the west side of Skinner Street, properties along the north and south sides of Robertson Street situated between Wye Street and the Stream PEC 4 drainage channel, and properties along the east and west sides of Cook Street north of Wye Street. Homes in Southeast Denton were often constructed for the families who resided in them, resulting in a variety of architectural styles reflecting individual preferences and design trends in a given decade, including vernacular, bungalow, craftsman, and ranch. Zoning within the SEDLWO area is primarily Residential-4 (R4) District, Residential 7 (R7), and Mixed Use Neighborhood (MN). While the majority of the lots are developed with residential uses, some vacant properties and large lots (which could be subdivided) creates an opportunity for infill development and redevelopment. Per the SEDAP, the Future Land Use Map indicates a mix of Neighborhood Mixed Use north of East Prairie Street, Moderate Residential west of Skinner Street, and Low Residential within the remainder of the area identified for the SEDLWO.

During the SEDAP planning process, residents and community members identified East Prairie Street as a hub for black businesses during a time in history when it was difficult, and sometimes impossible, for black businesses to occupy space anywhere else within the City of Denton. Today, the primary land use within this corridor is single-family residential, with just a few neighborhood-scaled nonresidential uses including a barber/beauty shop, restaurant, and religious assembly facilities. Participating residents and community members indicated a desire to see this area restored as a local business hub, provided the overall goal of preserving the neighborhood character is also achieved. Post-adoption engagement also revealed a preference for a select list of nonresidential uses including restaurant, personal services, retail, administrative and medical offices, childcare, trade schools, self-services laundry facilities, and bank or financial institutions.

The Live/Work Overlay (SEDLWO) District was recommended as a tool to allow for small, locally owned and operated businesses to occupy existing structures in a way that is compatible with the neighborhood character and surrounding single-family residential land uses. Action 4.1.3 of the SEDAP specifies that this overlay district should allow for nonresidential uses "in a portion of a single-family home with a portion being used as a residence simultaneously", an attempt to both diversify the commercial options available to consumers within the community and offset the potential costs and risks associated with locating and operating out of a new separate space. However, Staff found that the practical implementation of a live/work dwelling unit invites more barriers than opportunities for many of the existing structures within this area of Southeast Denton.

Specifically, the DDC defines a live/work dwelling as a dwelling unit containing an integrated living and working space in different areas of the unit but specifies that the residential component of the unit be limited to 50% of the total gross floor area. Conversely, the International Building Code (IBC) specifies that the nonresidential component of the unit be limited to 50% of the total gross floor area and the International Fire Code (IFC) requires commercial fire suppression for all structures that could be considered a live/work dwelling per the IBC. These conflicting standards make it so that property owners seeking to operate a live/work dwelling unit in the City of Denton must comply with the relatively expensive requirements of the IBC and IFC applicable to mixed-use and commercial buildings regardless of how intense their proposed nonresidential use is. In some cases, these requirements make it so that it is more financially feasible to lease and operate out of a separate space rather than remodel an existing home. Additionally, recent DDC changes related to "home-based businesses" have made it easier for people to use their homes to operate their low-impact businesses as an accessory use to their residence throughout the City of Denton. Therefore, the proposed SEDLWO focusses less on allowing for the vertical mix of nonresidential and residential uses

within the same building, but rather on permitting the stand-alone operations of a select list of land uses desired by the community and imposing standards that ensure the preservation of the neighborhood character and minimize impacts on the surrounding single-family residences. The proposed Sections were created out of consideration of both the existing land uses and the varying FLUM designations discussed above.

A summary of the proposed regulations with a brief explanation are provided below. The proposed text of the DDC Subsections are attached as Exhibit 7:

- Applicable to all sections:
    - Exemption from the current DDC requirement that live/work dwellings must utilize 50% of the structure for the nonresidential use
    - Limit hours of operation for all new nonresidential uses as follows:
        - Monday to Thursday – 8:00am to 8:00pm
        - Friday to Sunday – 8:00am to 10:00pm
        - Child Day Care (where permitted) – 6:00am to 8:00pm daily
    - Compliance with Denton Code of Ordinance Noise Standards
    - Uniform landscape compatibility buffer between all new nonresidential uses and existing residential uses to include:
        - 15-foot-wide landscape area
        - 8-foot-tall double-faced fence
    - Required compliance with SEDRO architectural standards for all new structures
- Section A (generally along E. Prairie Street):
    - Allow the following uses as stand-alone nonresidential uses subject to special land use standards, regardless of the underlying Zoning (see Exhibit 3) for full list of uses and standards):
        - Administrative office
        - Business/trade school
        - Child day care
        - Live/work dwelling
        - Personal services
        - Restaurant (without a drive-through)
        - General retail
        - Self-service laundry
- Section B(generally along Skinner Street norther of the stream):
    - Allow the following uses regardless of the underlying Zoning:
        - Child day care
        - Duplex dwelling
        - Triplex dwelling
        - Fourplex dwelling
        - Townhome dwelling
        - Live/work dwelling
- Section C (generally along Robertson Street):
    - Allow live/work dwelling units regardless of the underlying zoning

Public Engagement/Feedback:
In addition to the public engagement associated with preparing the Southeast Denton Area Plan, staff conducted additional public engagement to ensure the proposed overlay regulations are consistent with the community's goals. Engagement included the following:

- Staff held a Block Party in March 2025 where staff conducted additional surveys to confirm the community's preferences for architectural features, building scale, and building placement. Staff believed it was important to do this additional targeted engagement to affirm the initial results received during developing the Plan and to verify which residential characteristics were most desired.
- Draft regulations for the overlay districts were displayed at the 2025 Juneteenth Celebration and the July 2025 Southeast Denton Neighborhood Association meeting to validate that the proposal adequately and accurately reflects the community's goals.
- Community Workshops were held to finalize the proposed regulations (advertised with door hangers, announcement at Southeast Denton Neighborhood Association (SEDNA) meetings).
    - Saturday, September 27 (in person at MLK, Jr. Recreation Center)—one attendee plus informal discussion with several community members
    - Thursday, October 2 (pop-up at American Legion Hall)—informal discussions with 5 to 6 community members
    - Friday, October 3 (virtual)—no attendees
- Community meeting for non-owner-occupied property owners (postcards to mailing address)—seven attendees
- Online surveys, both during the drafting of the regulations and as final validation
- Monthly presentations at SEDNA meetings
- Boards/flyers at MLK and American Legion
- Emails/calls with community members and property owners as needed

Staff also discussed the proposed overlay districts during three work sessions with the Planning and Zoning Commission during the summer and fall of 2025. The Agenda Information Sheets from these meetings are attached as Exhibit 5.

Due to the large number of text changes, the full proposed text of all three overlays are attached as Exhibit 7.

See Exhibit 2 for Staff Analysis.

APRIL 8, 2026, PLANNING AND ZONING COMMISSION MEETING

A public hearing for the proposed SEDO Districts was held on April 8, 2026. At the meeting, Staff presented the proposal, including the background information and the proposed regulations. Seven members of the public spoke during the public hearing. The discussion included the following topics:

- **General concern regarding the proposed overlay regulations and their intent.** Throughout the Southeast Denton Area Plan (SEDAP) public engagement process, residents shared that new residential and commercial development would be supported if it respected the scale and feel of the existing community. Therefore, the plan recommended a variety of Actions to support both neighborhood businesses and the character of established neighborhoods. Since most of the land area in Southeast Denton is privately owned, the City's most effective tool to guide and encourage the development and protection desired by the community is zoning. In this instance, SEDAP and the resulting overlay districts are intended to tailor design and use standards which accurately reflect the community's goals.
- **Impacts to affordability for existing residents of Southeast Denton.** Action 4.1.1 recommends a residential overlay for three reasons: to maintain neighborhood scale and character, foster community investment, and to create livable and inclusive neighborhoods. Given this mandate, affordability was an important consideration during the drafting of the SEDRO regulations. Therefore, the proposal mainly applies to new primary or accessory structures. The height limit and roof forms apply to expansions of existing homes, but otherwise no changes to existing homes are needed. This ensures that current residents and those who are seeking to purchase existing homes are not impacted by the SEDRO requirements.

- **Short-term rentals (STRs) in Southeast Denton.** While the proposed SEDO Districts do not include regulations related to STRs, the City recently updated the STR requirements to add a maximum cap of 1,000 and minimum separation of 100 feet between STRs in residential areas.
- **Impacts to the community's parking and traffic related to the Live/Work Overlay District**. The proposed Live/Work Overlay District includes regulations that new non-residential uses must provide onsite parking in accordance with the DDC parking ratios with a minimum of four on-site parking spaces required per non-residential use.
- **Concerns that the proposal is modifying the Southeast Denton Area Plan.** The proposal does not modify or amend the adopted Southeast Denton Area Plan. Rather, the overlays are a direct implementation of Actions 4.1.1, 4.1.3, and the Height Overlay as outlined in the plan.
- **Concern regarding the Live/Work Overlay boundary, particularly the area between the DCTA railroad tracks and Oakwood Cemetery**. The proposed boundary was defined during the Area Plan process, and Staff is not proposing to diverge from this approved boundary.
- **Limitation to the hours of operation in the Live/Work Overlay**. A speaker indicated that, for many residents and some community- and youth-serving uses, the proposed operating hours are not sufficient for the target customers and participants. As stated above, the restricted hours are proposed to preserve the existing neighborhood character and are proposed out of respect for the neighboring single-family residential land uses.

At the close of the public hearing, the Planning and Zoning Commission discussed the proposal, public comments, and the concerns raised. Ultimately, the Commissioners voted to postpone the item to allow for one additional community meeting. Staff subsequently held a community meeting at the MLK, Jr. Recreation Center on May 18, 2026. Approximately 73 members of the community attended this community meeting, and many made similar comments and concerns regarding the general intent of the proposed overlay regulations, the applicability of the residential architectural standards, and the hours of operations proposed within the Live/Work Overlay. There were no new comments or concerns raised during this meeting that have not already been addressed within the proposed overlay standards.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
April 23, 2019	City Council	2019 Denton Development Code	Approved with an effective date of October 1, 2019
July 17, 2024	Planning and Zoning Commission	Southeast Denton Area Plan	Recommended Approval
July 23, 2024	City Council	Southeast Denton Area Plan	Adopted
May 28, 2025	Planning and Zoning Commission	Live/Work Overlay District Work Session	Provide feedback to Staff regarding proposed amendment
June 25, 2025	Planning and Zoning Commission	Residential and Height Overlay Work Session	Provide feedback to Staff regarding proposed amendment
October 8, 2025	Planning and Zoning Commission	Live/Work, Residential, and Height Overlays Work Session	Provide feedback to Staff regarding proposed amendment
April 8, 2026	Planning and Zoning Commission	Zoning Overlay (DCA26-0002)	Postponed

OPTIONS

1. Recommend approval of Denton Development Code text amendments
2. Recommend approval of Denton Development Code text amendments with conditions
3. Recommend denial
4. Postpone item

RECOMMENDATION

Staff recommends **approval** of the Denton Development Code text amendments related the Southeast Denton Overlay Districts as the proposed amendments meet the established criteria for approval for Code Text Amendments as outlined in Section 2.7.4D of the DDC.

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Current Zoning Map
4. Southeast Denton Area Plan Recommendations
5. Planning and Zoning Commission Work Sessions Agenda Information Sheets
6. Proposed Overlay Boundaries
7. Proposed DDC Subchapter 4 Amendments
8. Notification Map and Responses
9. Draft Ordinance

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Staff Analysis
DCA26-0002a/SEDO

REQUEST:
This is a city-initiated Code amendment to add three new overlay districts to Denton Development Code (DDC) Subchapter 4 - Overlay and Historic Districts.

CONSIDERATIONS:
Section 2.7.4D of the DDC states that an application for a DDC text amendment may be approved upon consideration of the following criteria as to whether and to what extent the proposed amendment:

1. *Is consistent with the Comprehensive Plan, other adopted plans, and other city policies;*

   Throughout the most recent update to the City's comprehensive plan, the Planning and Zoning Commission and City Council emphasized area plans as a solution to address local challenges and an implementation priority. Additionally, Element 10 of the Denton 2040 Comprehensive Plan states that overlay districts are a primary tool to implement the land use components of area plans (page 10-11). Therefore, the Denton 2040 Comprehensive Plan includes numerous actions related to area plans and overlay districts:

   2.8.2 Establish Overlay Districts as a result of Area Plans that apply revised development standards tailored to specific centers and corridors.

   2.9.3 Identify and remove regulatory impediments to compatible infill and redevelopment. Consider zoning overlays, form-based codes, hybrid codes, and other code solutions to support compatible redevelopment and infill.

   2.17.1 Create and apply additional Area Plans to address challenges and enhance unique character areas.

   4.1.4 Work with community and neighborhood groups to identify areas that have significant community support for the formation of historic and conservation districts, or strong identification of cultural or neighborhood character to aid in development of Area Plans or local protection.

   4.12.1 Create Area Plans for established neighborhoods and future development areas to ensure adherence to urban design policy and preserve and enhance the character of distinct areas.

   4.12.3 Partner with and collaborate with the community in the formulation of Area Plans to ensure their reflection of neighborhood character and priorities in future development.

   4.12.5 Adopt Overlay Districts following the creation of Area Plans as needed to ensure that appropriate guidelines are followed.

7.16 Establish Overlay Districts to apply revised development standards tailored to specific centers and corridors.

7.8.5 Couple neighborhood conservation strategies with local Historic Districts, Historic Conservation Districts, and Neighborhood Stabilization Overlay policies

Additionally, the proposed amendments are consistent with the goals, strategies, and actions outlined in the following adopted plan:

Southeast Denton Area Plan:
Strategy 4.1: Establish overlay districts to protect existing neighborhood scale and character and the following recommended Actions

As discussed in Exhibit 1, the proposed overlay districts are consistent with Strategy 4.1 and implement the Actions outlined in Strategy 4.1:

- **Action 4.1.1**: Create a Residential Overlay District (yellow hatching on Figure 32 in Exhibit 4) to maintain the scale and character of the neighborhoods while fostering community investment to create livable and inclusive neighborhoods for all who want to call Southeast Denton home. Overlay standards may include, but are not limited to, limiting height to two stories, allowing infill on small lots, requiring enhanced front elevations such as larger windows and covered porches.

  The proposed Residential Overlay District has been designed to address the scale and character elements listed in SEDAP, including limiting height, requiring enhanced front elevations, and covered porches.

  At this time, the proposal does not include regulations to encourage infill on small lots. During public engagement activities associated with the overlay districts, the community indicated it was not in favor of decreased setbacks in order to remove barriers to development on smaller lots. Therefore, SEDRO only includes the design-related regulations endorsed by the community.

- **Action 4.1.3**: Create a Live-Work Overlay District (pink hatching on Figure 32 in Exhibit 4) that focuses on allowing small mom and pop retail such as bookstore, toy shop, coffee shop, music store, barber shop, hair salon/spa, small incubator space, resale clothing etc. in a portion of a single family home with a portion being used as a residence simultaneously. Require design standards from the residential overlay in Action 4.1.1 to be applied in this Live-Work Overlay also.

  The proposed Live/Work Overlay allows for these types of neighborhood-scale nonresidential uses, which would be required to follow the design standards of the Residential Overlay.

- Create a Height Overlay District (blue hatching on Figure 32 in Exhibit 4) that focuses on ensuring new development respects the scale of nearby homes and provides a gentle transition between residential and commercial areas.

The current zoning pattern in Southeast Denton is a progression from the Residential Districts (R3, R4, R7, PD) in the residential areas to Mixed Use Neighborhood (MN) District in areas previously developed with commercial and industrial uses. The community has indicated that building height is a concern, as taller buildings could overwhelm the existing neighborhoods and residential streets. Therefore, the proposed Height Overlay District reduces the maximum height for new construction from 65 feet to 40 feet, an overall reduction of 25 feet. This proposal will allow a gentle height transition from a maximum of 30 feet in residential areas to 40 feet in the adjacent commercial district.

2. *Does not conflict with other provisions of this DDC or other provisions in the Municipal Code of Ordinances;*

   The proposed overlay districts do not conflict with other provisions of the DDC and aims to implement the Southeast Denton Area Plan and address community concerns.

3. *Is necessary to address a demonstrated community need;*

   This proposed city-initiated overlay districts are needed to support the community's desire to protect their neighborhoods and allow appropriate commercial development as demonstrated during the extensive public engagement conducted for the creation of the Southeast Denton Area Plan.

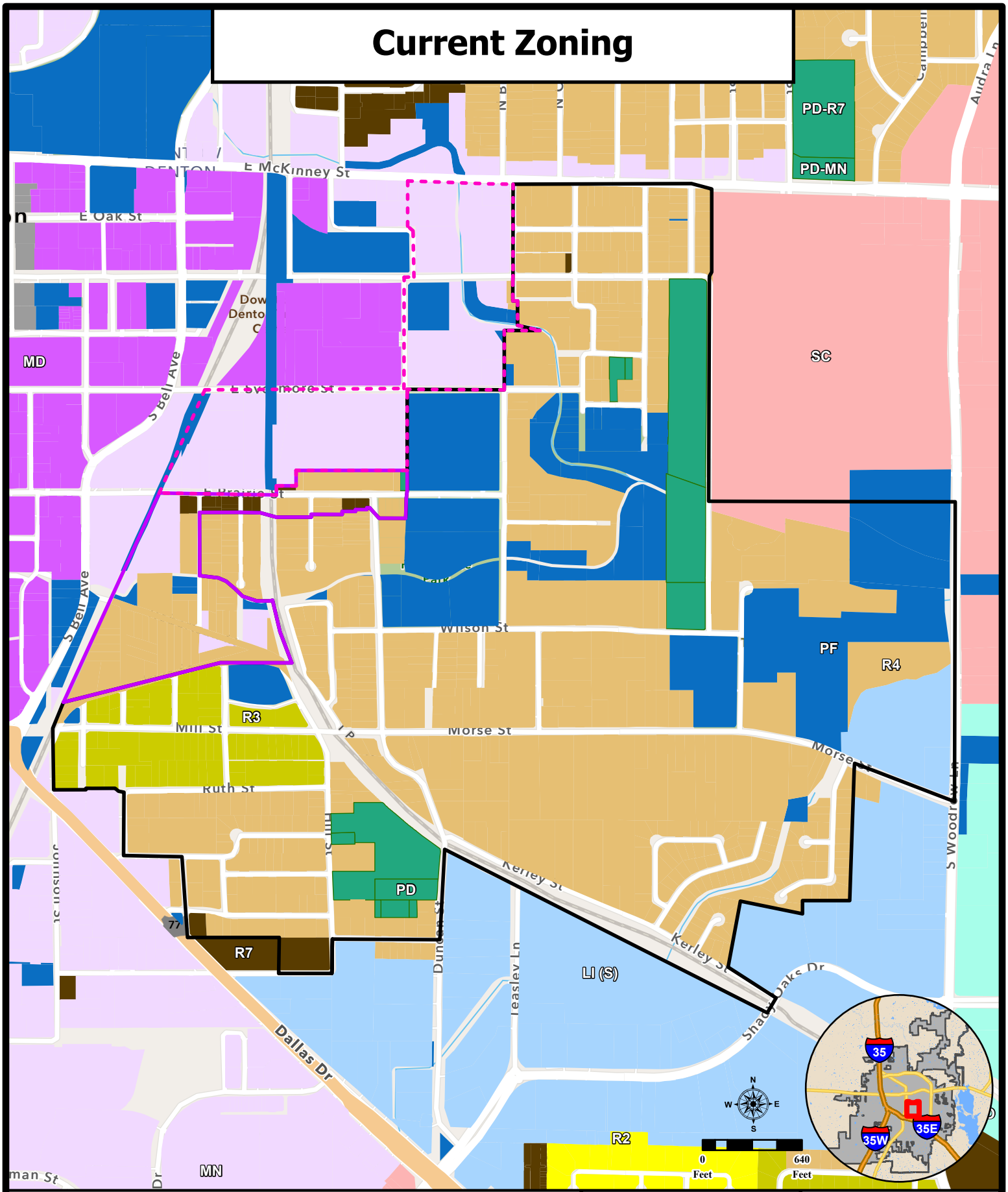
4. *Is necessary to respond to a substantial change in conditions and/or policy; and*

   The proposal is intended to implement three recommended Actions in the adopted Southeast Denton Area Plan.

5. *Is consistent with the general purpose and intent of this DDC.*

   The proposed Code amendments are consistent with the general purpose and intent of the DDC.

Current Zoning



Legend

- Height Restriction Overlay
- Live Work Overlay
- Residential Overay

Current Zoning

- R2 - Residential
- R3 - Residential
- R4 - Residential
- R7 - Residential
- MN - Mixed-Use Neighborhood
- MD - Mixed-Use Downtown Core
- SC - Suburban Corridor
- GO - General Office
- LI - Light Industrial
- PF - Public Facilities
- PD - Planned Development
- OVERLAY

Spatial Reference: *NAD 1983 StatePlane Texas North Central FIPS 4202 Feet*
Author: *Development Services GIS - 2930105*
Date: *3/30/2026 12:24 PM*

This information is solely for general reference and is not to be relied upon for legal, engineering, or surveying purposes. It does not replace an on-site survey and provides only an approximate location of property boundaries. While every effort has been made to ensure accuracy, no guarantee is implied. The use of this map indicates acknowledgment that the data may not be entirely accurate.

CITY OF DENTON
Inclusion • Collaboration • Quality Service
Strategic Focus • Fiscal Responsibility

RECOMMENDATIONS

Recommendations provide the broad picture of how to achieve the envisioned future of SEDAP. It lays out the desired outcomes and goals that emerged as the direct result of existing conditions analysis, and community and stakeholder engagements. Specific strategies and action steps are identified to achieve each of the goals. Future land use map and mobility networks are a major component of the SEDAP recommendations.



Desired Outcomes

Community outreach culminated in a plan that celebrates the cohesiveness of this community by focusing on the following desired outcomes:

1. Southeast Denton will receive its fair share of political, economic, and social investment from the city to repair past harms.
2. Southeast Denton is a multicultural and diverse community that continues to celebrate its Black cultural roots.
3. The Southeast Denton community has strong, connected neighborhoods whose residents desire a variety of housing types and pricing options to allow a diverse range of ages and incomes to call this area home.
4. Southeast Denton will have a safe, accessible, and connected network for all modes of travel (pedestrians, bicyclists, transit, automobiles) to travel within and outside the neighborhood.
5. Southeast Denton residents will be able to enjoy public spaces and amenities (parks, programming, activities) that are equitable with the public spaces and amenities found elsewhere in Denton and the metroplex in quality, access, and availability.

Goals

The recommended strategies and actions are based on five goals derived from the feedback received from the community during an extensive public engagement process (see Community Engagement Chapter). The goals for the Southeast Denton study area plan are:

1. Build trust within the community and with the City as a whole
2. Honor the culture and heritage of Southeast Denton
3. Invest in economic prosperity
4. Strengthen neighborhoods and housing affordability
5. Elevate the quality of public amenities and infrastructure
6. Create a safe and connected, multi modal travel system



GOAL 1: BUILD TRUST WITH THE COMMUNITY AND WITH THE CITY AS A WHOLE.

The trauma of forcible relocation of Quakertown in 1923, negative impacts of land use decisions in and around the neighborhood, and lack of equitable public investment over the years compared to other parts of Denton have created a multi-generational distrust of local government in the Southeast Denton community. The recent development of new, higher density residential and mixed-use projects around the edges of the study area combined with a lack of communication and information flow between the city departments and the residents has fueled the fears of another forced displacement for the residents of Southeast Denton. The strategies in this section are focused on building community trust and partnership with the City to implement the vision articulated in this Plan.

STRATEGY 1.1: DEVELOP AND IMPLEMENT AN ANTI-DISPLACEMENT ACTION PLAN SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA TO SUPPORT HOUSING STABILITY FOR BOTH RENTERS AND HOMEOWNERS.

Anti-displacement plans are used in neighborhoods experiencing rising rents and home prices by protecting existing residents and giving them more time and ability to choose if or where to move. Anti-displacement action plans offer tools and programs to anticipate and respond to displacement pressures from rising rents and home prices in Southeast Denton.

- **Action 1.1.1**: Budget funds to help support the tenant-based eviction prevention program with legal representation to forestall eviction.
- **Action 1.1.2**: Develop a series of pre- approved Accessory Dwelling Unit (ADU) designs for common lot sizes and existing ADU requirements to help homeowners speed development review and construction process.
- **Action 1.1.3**: Amend the Denton Development Code to remove minimum parking requirements for Accessory Dwelling Units.
- **Action 1.1.4**: Increase home repair and modification loans/grants to low-income homeowners in Southeast Denton to help homeowners address code violations, reduce energy costs, and create safe and age-friendly homes.
- **Action 1.1.5**: Collaborate with the Denton Central Appraisal District (Denton CAD) to ensure equitable appraisal methodologies provide market value based on the age and condition of individual homes and by raising the homestead, disabled person, and over age 65 exemption rates to the state limit for municipalities.

STRATEGY 1.2: CREATE A SOUTHEAST DENTON COMMUNICATION STRATEGY SPECIFIC TO SOUTHEAST DENTON STUDY AREA.

A communication strategy is a plan that outlines how the City will communicate with Southeast Denton residents. It includes a set of goals and objectives, key messages, communication channels, tactics, and metrics to measure the success of the communication efforts. Effective communication is vital for building trust, encouraging citizen compliance, and can help City staff build understanding and support between the City Hall and Southeast Denton residents.

- **Action 1.2.1:** Create a consistent city-wide communication strategy for all departments to follow.
- **Action 1.2.2**: Develop communications materials that include visual descriptions in addition to concise writeups and is distributed through validators, ambassadors, and influencers that have the trust of the community.

STRATEGY 1.3: DEVELOP A PROGRAM TO RECRUIT MORE PARTICIPANTS FOR THE DENTON 360 PROGRAM FROM SOUTHEAST DENTON STUDY AREA.

Denton 360 is a citizen leadership academy designed to create better informed and engaged residents by introducing them to the innerworkings of local government empowering them to participate more actively in decision- making. Despite historic program success, Southeast Denton residents have rarely been involved in Denton 360. Recruiting more Southeast Denton residents in Denton 360 will improve residents' understanding of local government and City staff's knowledge of community issues and concerns. This collaboration can improve the lines of communication and relationship between Southeast Denton residents and the City Hall.

- **Action 1.3.1:** Identify barriers to Southeast Denton resident participation in Denton 360 and implement a redesigned program, specially targeted towards younger generations (under 40 years old).

GOAL 2: HONOR THE CULTURE AND HERITAGE OF SOUTHEAST DENTON.

In addition to the fear of displacement, the residents of Southeast Denton also fear that the social and physical changes in the area will soon lead to residents and visitors no longer being able to recognize the place and people that once called this area home. Southeast Denton is home to the descendants of families who settled here after being forcibly removed from nearby Quakertown. This community has planted deep roots in Southeast Denton despite the painful history and the decades of injustices that followed. These roots have made this community rich with culture and pride. The strategies in this section focus on honoring and preserving the historically significant memories and culture that has defined this area for over a century.

STRATEGY 2.1: USE HISTORIC PRESERVATION TOOLS AND PROGRAMS, ESPECIALLY CONSERVATION DISTRICTS TO RECOGNIZE THE BUILT ENVIRONMENT AND THE FAMILIES WHO CREATED IT.

Individual historic landmarks and conservation districts are tools that preserve the exterior character or aesthetics of a structure. Historic landmark designation can protect vital historic assets in an area from threats such as encroaching development and disrepair. Historic assets can be protected at the national, state, or local level. A conservation district is a zoning tool to preserve the neighborhood's sense of place through architectural standards, development standards and special zoning provisions.

- **Action 2.1.1:** Conduct a historic resource survey of historic assets that are not yet locally designated, particularly the long-standing churches and original homes.
- **Action 2.1.2:** Hold workshops to educate residents on the benefits of historic landmark designation and conservation district designation as well as help property owners pursue historic landmark status on their property.
- **Action 2.1.3:** Apply for state and federal funding opportunities for churches, homes, and commercial properties, including Certified Local Government grants and African American Cultural Heritage Action Fund provided through the National Trust for Historic Preservation.

STRATEGY 2.2: DEVELOP AND IMPLEMENT A SOUTHEAST DENTON HISTORY AND CULTURAL ROOTS PRESERVATION PROGRAM TO RECOGNIZE THE CULTURE AND THE FAMILIES WHO CREATED IT.

A preservation program for Southeast Denton would ensure that whatever demographic changes occur in the future, the physical environment will preserve and maintain remembrance of the area's cultural roots. Harlem in New York is a good example of maintaining the Black roots and history of an area. Maintaining a connection to the past also provides a sense of unique identity, inclusion, and belonging to the entire community.

- **Action 2.2.1:** Review, amend, and implement the Original Denton Cultural District boundaries to reflect the Southeast Denton Study Area and the Downtown Area separately.
- **Action 2.2.2:** Create Southeast Denton Cultural District that acknowledges the community's cultural roots by preserving, restoring, and developing physical and culturally significant elements of the area.
- **Action 2.2.3:** Activate the new Southeast Denton Cultural District through various activities such as a Heritage Walk, a cultural map, special signage, crosswalks with mural designs at intersections in the District, an archival event with the community to gather and document oral histories and displaying these at the American Legion Hall and/or MLK Jr. Recreation Center.

GOAL 3: INVEST IN ECONOMIC PROSPERITY.

The main purpose of the strategies and actions in this section is to help create and keep the wealth in Southeast Denton and kickstart and advance larger investments or broader organizational/community goals. A mix of people-based and place- based economic development helps to maintain the close-knit community culture and character and ensures that Southeast Denton has a physical environment that fosters active businesses, access to jobs, and growth opportunities.

STRATEGY 3.1: DEVELOP AND IMPLEMENT PEOPLE-BASED ECONOMIC DEVELOPMENT SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA.

People-based strategies strengthen small businesses, provide needed social services, and concentrate on building capacity. These strategies acknowledge the realities of community members' lives, including a need for flexible daycare opportunities, workforce education, mentoring opportunities, support for young people, and crime reduction and safety.

- **Action 3.1.1:** Amend regulatory barriers for home-based businesses, for example, by removing the Specific Use Permit (SUP) requirement for small Family Home Day Cares in residential districts.
- **Action 3.1.2:** Provide financial assistance to reduce Stoke (Stoke provides workspace, office amenities and a supportive, resourceful community for startups, entrepreneurs, remote workers, freelancers, small businesses, and tech-enabled companies and provides programming and events to foster growth and collaboration) membership costs and market this and other opportunities such as maker spaces, pop-up markets, and events available to entrepreneurs and small businesses to Southeast Denton residents.

STRATEGY 3.2: DEVELOP AND IMPLEMENT PEOPLE-BASED ECONOMIC DEVELOPMENT SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA.

Place-based economic development activities focus on supporting the built environment of an area by enhancing buildings, infrastructure, and other physical improvements in the area to improve the lives of all of the people who live and work there. These strategies provide suitable spaces for small businesses to incubate, offer gathering spaces for people to exchange ideas, and activate new clusters of economic activity.

- **Action 3.2.1:** Create economic development incentive packages, including Tax Increment Financing (TIF), Chapter 380 grants, and property tax abatement, to support these activities and to draw small fresh-foos stores or full-service grocery store chains to Southeast Denton.
- **Action 3.2.2:** Re-imagine underutilized light industrial space in Southeast Denton, especially along the southern border of the study area by amending the future land use plan to expand the Community Mixed Use land use and adding a commercial zoning overlay.
- **Action 3.2.3:** Identify vacant commercial buildings or sites to repurpose the space to: establish a market using parking lots or park property to allow food trucks, craft vendors, small businesses, and kiosks to allow start-up businesses to foster a loyal client base before making larger investments; and/ or create off-site commercial kitchens in a re-imagined business incubator space to establish new restaurants, bakeries, or packaged food creators; and/or initiate a grocery co-op, community gardens, community kitchens, and/or fresh food pantries by working with non-profits in the area.
- **Action 3.2.4:** Amend the Downtown Tax Increment Finance (TIF) District (TIRZ #1) Financing Plan to include TIF funding for portions of Southeast Denton because the stability of Southeast Denton is vital to the success of the eastern portion of the Downtown TIF district. Such funding should include home repair and homebuyer assistance and additional pedestrian facilities to connect Southeast Denton to downtown, street trees, etc. (TIF funding may be used outside the TIF district for affordable housing and pedestrian linkages into the district).

STRATEGY 3.3: ESTABLISH A NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) TO SPUR COMMUNITY INVESTMENT, REDUCE TAXES, AND INCREASE AFFORDABLE HOUSING AND ECONOMIC OPPORTUNITIES IN SOUTHEAST DENTON.

In a NEZ area the City can encourage actions such as renovation and new construction of affordable housing, investing in a new business, or improving commercial space in exchange for development fee reimbursements, property tax abatements, and sales tax refunds. This helps to lower the financial burden on the property owner in the first few years after the investment.

- **Action 3.3.1:** Create a NEZ program statement, including the purpose of the program, the benefits of the zone, participation requirements, and compliance criteria.
- **Action 3.3.2:** Designate a NEZ boundary and follow steps Sec. 380.003 in Chapter 378 of the Texas Local Government code to establish a NEZ in Southeast Denton, including required public notice and hearings. Implement and market the NEZ by creating application materials, a procedure manual, and a guidebook for applicants and create outreach material to encourage participation in the program.

GOAL 4: STRENGTHEN NEIGHBORHOODS AND HOUSING AFFORDABILITY.

The main purpose of the strategies and actions in this section is to maintain the existing character of the neighborhoods, reduce speculation and help keep the rate of land value growth from rising too fast, and prevent encroachment of large-scale downtown-style developments in Southeast Denton, and help existing homeowners stay in their homes.

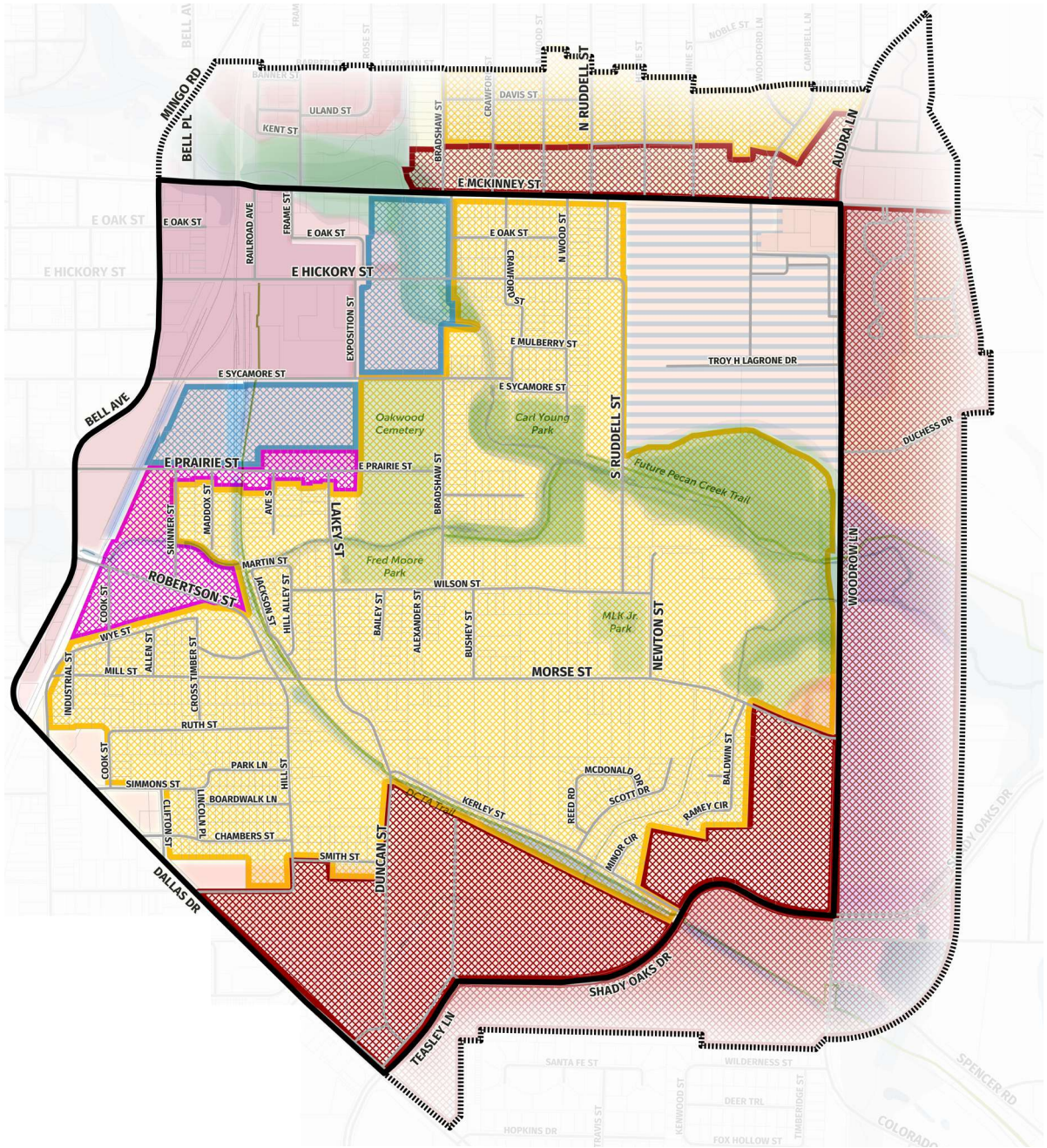
STRATEGY 4.1: ESTABLISH OVERLAY DISTRICTS TO PROTECT EXISTING NEIGHBORHOOD SCALE AND CHARACTER.

Overlay districts work in conjunction with the underlying zoning district to provide additional regulations in a designated area. These districts can limit height, allow additional uses, require a higher design standard, adjust parking regulations, or anything else normally regulated through zoning. Southeast Denton residents' welcome new development in the area if it respects the scale and feel of the existing neighborhood, such as moderately sized single-family homes, duplexes, triplexes, small apartment buildings, and pocket neighborhoods clustered around a central courtyard or green space. limit the scale, design, and urban pattern of developments/ redevelopments in Southeast Denton.

- **Action 4.1.1:** Create a residential overlay district as shown in Figure 32 to maintain the scale and character of the neighborhoods while fostering community investment to create livable and inclusive neighborhoods for all who want to call Southeast Denton home. Overlay standards may include, but are not limited to, limiting height to two stories, allowing infill on small lots, requiring enhanced front elevations such as larger windows and covered porches.
- **Action 4.1.2:** Create a commercial overlay district as shown in Figure 32 that focuses on walkable neighborhood design and uses, including, but not limited to, limiting building height, removing barriers to redevelop smaller infill lots, reducing parking and requiring it to be located behind buildings, requiring enhanced front elevations such as larger windows and pedestrian-scaled entrances, and ensuring larger tracts include a well-defined, walkable transportation network.
- **Action 4.1.3:** Create a live-work overlay district as shown in Figure 32 that focuses on allowing small mom and pop retail such as bookstore, toy shop, coffee shop, music store, barber shop, hair salon/spa, small incubator space, resale clothing etc. in a portion of a single family home with a portion being used as a residence simultaneously. Require design standards from the residential overlay in Action 4.1.1 to be applied in this live-work overlay also.

FIGURE 32. PROPOSED OVERLAYS

Source: HDR



STRATEGY 4.2: ADJUST THE PROPOSED FUTURE LAND USES IN THE DENTON 2040 COMPREHENSIVE PLAN FOR SOUTHEAST DENTON TO MATCH THE FUTURE LAND USES SHOWN IN FIGURE 33 AND IMPLEMENT THESE LAND USE RECOMMENDATIONS THROUGH REZONING.

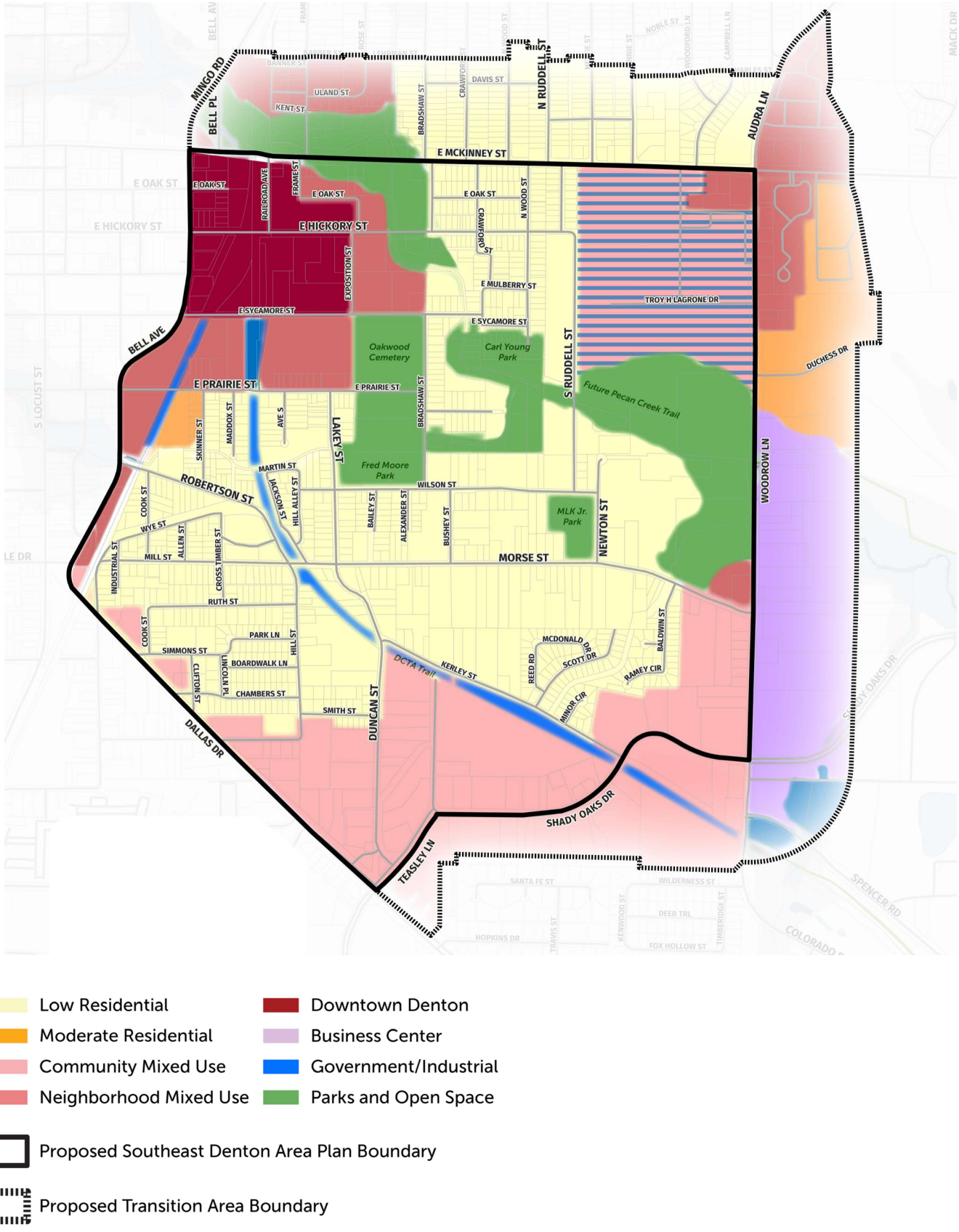
The purpose of small-area plans is to further refine the future land uses recommended in the citywide Denton 2040 Comprehensive Plan to a specific area to align future development/redevelopment with each community's specific needs. The actions below will ensure that in addition to allowing all people that wish to live in Southeast Denton can afford to do so, future developments will be compatible with the existing areas that the community wishes to preserve.

- **Action 4.2.1:** Rezone the existing Light Industrial zoned areas in the south portion and the existing Suburban Corridor zoned area in the northeast portion of the study area (See Figure 15) to be compatible with the community mixed use description in the Denton 2040 Comprehensive Plan.
- **Action 4.2.2:** Coordinate with Denton County on facility planning efforts to ensure land uses and design of the County property is compatible with surrounding neighborhoods.
- **Action 4.2.3:** Rezone a portion of the existing Mixed Use Neighborhood zoning east of the railroad to Moderate Residential zoning to allow transition to low density residential areas, and add a height overlay to the Mixed Use Neighborhood zoning as shown in Figure 32 to allow compatible transition between the Downtown Core zoning height requirement and the new residential/commercial overlay district height limits.
- **Action 4.2.4**: Rezone the Light Industrial zoned area at the northwest corner of the Morse Street and Woodrow Lane to Neighborhood Mixed Use zoning.



FIGURE 33. PROPOSED FUTURE LAND USE PLAN

Source: HDR



STRATEGY 4.3: ESTABLISH A NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) IN SOUTHEAST DENTON STUDY AREA.

NRSAs help ensure revitalization efforts (such as increased home ownership, home repair programs, economic development efforts, and additional investment in the NRSA) work together to benefit the existing low- and moderate-income residents of the NRSA. The key benefit of establishing a NSRA is that it offers significant additional flexibility in the federal Housing and Urban Development's (HUD's) otherwise stringent Community Development Block Grant (CDBG) regulations. They also allow cities to use CDBG grants to focus efforts in a geographically specific area. CDBG funds can be used for housing construction and rehabilitation, public facilities improvements, homeownership assistance, economic development assistance, and other similar uses.

- **Action 4.3.1:** Draft and submit an NRSA application to HUD and develop involvement from other organizations as part of the NRSA application leverage requirement.

STRATEGY 4.4: INCREASE ACCESS TO CAPITAL IN SOUTHEAST DENTON STUDY AREA BY CREATING A CONSORTIUM OF BANKS FOR MORTGAGE LENDING.

This is a market-based approach to improving lives in Southeast Denton and requires very little City financial investment. This would be a proactive effort to prevent predatory lenders and encourage investment in Southeast Denton study area that historically has not had equitable access to banks and finance. This strategy would signal that Denton has a culture of encouraging banks to increase access to the capital needed for Southeast Denton and its residents to thrive.

- **Action 4.4.1:** Establish a community investment committee that is responsible for working with bankers and lenders to establish equitable lending practices for housing and small businesses.

STRATEGY 4.5: COORDINATE WITH DENTON INTERDEPENDENT SCHOOL DISTRICT (DISD) TO ENSURE THE SOUTHEAST DENTON STUDY AREA SCHOOLS SERVE AS NEIGHBORHOOD SCHOOLS.

Neighborhood public schools have the potential to be the centers of their community, to be the driving force of a prosperous community, and serve as anchor institutions in their communities, by hosting various sporting events, theater performances, and community-directed events. The closer a student lives to their school, the more access the parents will have to the resources at that school. Families who currently don't have the time or resources to travel to their children's distant schools, will have the ability to participate in their education if they go to a school within the neighborhood. With increased access to the schools, parents will become more involved. Families will become interwoven through their strong neighborhood public schools. As the students begin to develop life-long relationships through their neighborhood schools, the parents will also develop strong relationships. The relationships developed in school will create stronger family ties within the neighborhood, ultimately leading to an environment of communal cohesion and trust.

- **Action 4.5.1:** Work with DISD to adjust the attendance zone boundary for Rivera Elementary School to include the entire Southeast Denton study area to ensure that Southeast Denton families have a neighborhood school allowing the residents to save time and strengthen community bonds.

GOAL 5: ELEVATE THE QUALITY OF PUBLIC AMENITIES AND INFRASTRUCTURE.

Public amenities and infrastructure are a crucial factor in determining the quality of life for residents in a community. Neighborhood scale built environment can contribute to health, well-being, and happiness of the residents. Therefore, public amenities and infrastructure such as parks, open, natural, and green spaces, design of roadways and buildings that is based on improving participation and engagement, access, identity, safety, and inclusion enhances social interactions, leisure, health and safety in a neighborhood. This ultimately leads to subjective well-being and a higher quality of life for the entire community.

STRATEGY 5.1: UPGRADE THE EXISTING PARKS IN SOUTHEAST DENTON TO HIGHER-QUALITY PARKS.

Incremental (short-, mid-, and long-term) improvements to existing parks and facilities can improve aesthetics of an area and create a welcoming environment. Together, these increase opportunities for the community to gather outside, recreate, and engage in fitness activities, and they signal that a place is well-loved and cared for. Southeast Denton has two parks, two recreation/ community centers, publicly owned open space, and creeks running through the neighborhood. The MLK, Jr. Center and the American Legion Hall Senior Center are well-used local hubs of programming and activity. These existing amenities offer opportunities for beautifying Southeast Denton and adding to the recreational green space. Improvements that: add accessibility, increase safety/comfort, provide a variety of activities and experiences that appeal to a variety of users, and use park design and programming reflecting the culture and interests of community members will lead to a higher-quality parks system in Southeast Denton.

- **Action 5.1.1:** Implement key recommendations and action items in the 2022 Parks, Recreation, and Trails System Master Plan, improve existing parks, senior center, and recreation center in Southeast Denton, and improve access to regional facilities to serve some of the program needs in Southeast Denton.

STRATEGY 5.2: ENHANCE THE PHYSICAL QUALITY OF PUBLIC INFRASTRUCTURE THROUGH STORMWATER MANAGEMENT SYSTEMS IN THE SOUTHEAST DENTON STUDY AREA.

Southeast Denton's abundant green space, trees, and creeks provide an opportunity for the city to improve stormwater management and add to the City's park space at the same time. Developing stormwater management infrastructure in the area using design elements that serve as both utility and amenity such as rain gardens, bio swales, culvert removal, reintroduction of native vegetation and animals and nature reconnection and restoration will ensure that development reduces rather than exacerbating existing flooding and drainage issues in the area.

- **Action 5.2.1:** Create a stormwater management plan for the Southeast Denton area to address erosion, ponding, and stream bank issues by identifying streets, parks, and open spaces with severe erosion or ponding issues.
- **Action 5.2.2:** Update the relevant design manuals and ordinances to require projects to incorporate smaller-scale green stormwater and bio-infrastructure and identify techniques to restore the natural function of the Pecan Creek.
- **Action 5.2.3:** Purchase additional property near Pecan Creek to add to the City's inventory of park space and protect the trees to help mitigate the impacts of stormwater.
- **Action 5.2.4:** Facilitate environmental education programs to raise awareness about water quality by conducting an annual or biannual cleanup day for parks and creeks.

STRATEGY 5.3: ENHANCE PROGRAMMING AND CITY-SPONSORED EVENTS IN EXISTING PARKS AND RECREATION CENTERS IN SOUTHEAST DENTON.

Park programming is a way to increase the functionality of a park by making the space more effective and increasing usage by providing memorable experiences for everyone. In addition to improvements like interactive playgrounds, inclusive play structures, splash pads, outdoor fitness, etc. community events bring a community together for holidays or celebrations and create an avenue for a collaborative and inclusive interaction among the diverse populations and cultures. In addition to providing access to interim entertainment for the residents, hosting events and festivals in Southeast Denton would lead to capture of labor spend, increase in temporary labor hours, and increase in sales tax receipts. All these benefits can also help repair the perceptions in and around the study area both within Southeast Denton and the region.

- **Action 5.3.1:** Enhance existing gazebo/amphitheater and/or install a stage at Fred Moore Park and/or the MLK Jr. Recreation Center to show films from the Denton Black Film Festival and collaborate with the Storytelling, Blues, and Arts & Jazz Festivals to be hosted in Southeast Denton Parks as neighborhood events.
- **Action 5.3.2:** Improve collaboration between the Juneteenth Festival organizers and the Southeast Denton community to add oral history and storytelling at the Juneteenth events to ensure that keepers of local history have an opportunity to share that history before it is lost.
- **Action 5.3.3:** Offer small community grants to community leaders and organizers to host block parties and markets within the Southeast Denton community. These events could be around a season (i.e. Spring Fest or Fall Carnival) or they can be held around specific holidays and celebrations (i.e. MLK Day Festival, Cinco de Mayo, Hispanic Heritage Month, Earth Day Festival, Black History Month Kick Off, etc.)

GOAL 6: CREATE A SAFE AND CONNECTED, MULTI-MODAL TRAVEL SYSTEM

Transportation facilities provided within the street shape mobility and travel decisions, directly and indirectly impacting environmental quality, public health and safety, and quality of life. The type of travel system in an area can help create community wealth, foster inclusive growth, and maintain a character and culture, where people feel connected. The strategies for this goal focus on providing a more robust, connected roadway network in Southeast Denton that will differentiate between streets through adjacent land uses, and roads which are multimodal facilities that consider the context of the place and the function of the road, whether this be sidewalks, bicycle facilities, or transit integration.

STRATEGY 6.1: IMPROVE STREET NETWORK TO PRIORITIZE CONNECTIVITY AND MULTI-MODAL CONNECTIONS.

An improved street network would allow residents to choose from various modes of transportation, make navigation across Southeast Denton safer for people, especially children and people with disabilities, reduce carbon emissions by encouraging active modes of transportation (walking, biking, public transit), beautify the community, and help to spark economic growth by giving context to commercial developments next to the roadways.

- **Action 6.1.1:** Evaluate changing the existing street cross sections for Hickory Street, Morse Street, Duncan Street, Lakey Street, and Roberston Street. Also evaluate improvements along Bell Avenue, Woodrow Lane, and Sycamore Street at least through Southeast Denton area to more pedestrian and bike friendly multimodal corridors (See sample cross-sections in Figure 35).
- **Action 6.1.2:** Conduct public outreach, education, and coordination with residents as part of any roadway design and improvement program to ensure final street sections meet the needs of those who are most impacted.
- **Action 6.1.3:** Undertake a pilot program on Morse Street, and/or Lakey Street, and/or areas of Duncan Street as an intermediate solution and to test appropriate safety interventions with tactical urbanism approaches that use low-cost materials to experiment and gather input on potential street design changes such as reduced travel lanes, larger sidewalks, trees, medians, and bike lanes as shown in the recommended cross sections in Figure 35.
- **Action 6.1.4:** Fill in the sidewalk gaps along Morse Street, Roberston Street Prairie Street, Duncan Street, and Bell Avenue.
- **Action 6.1.5:** Require public streets that increase connectivity in the street network through Southeast Denton as a part of future development/redevelopment on 5 acres or more in size in the Southeast Denton study area.

STRATEGY 6.2: ENHANCE PEDESTRIAN AND BICYCLE SAFETY AT INTERSECTIONS.

Currently, most of Southeast Denton's main roads have sufficient rights-of-way to re-purpose them in several different configurations to include on-street improvements such as traffic safety measures and pedestrian and bicycle facilities to enhance connectivity and safety on the roadways. This could include either on- or off-street separated bicycle paths, wider sidewalks, street plantings, upgrading existing street lighting, as well as adequate travel lanes.

Some ways of improving safety on roadways is to use traffic calming measures to reduce speeding that could include on-street parking lanes, vibrant crosswalks, speed tables at crossing points, vertical bollards between general purpose lane and on- street bike lane, planting street trees to create a visual perception of narrow streets, enforcing site triangles and so on.

- **Action 6.2.1:** Improve safety by installing ADA compliant pedestrian crossing signals, stop signs, and colorful crosswalk designs at the following intersections - Bell Avenue at Robertson Street, Prairie Street, and Sycamore Street, McKinney Street at Frame Street, Crawford Street and Woodrow Lane, and add a traffic signal at Woodrow Lane and Morse Street based on the recently conducted warrant study.
- **Action 6.2.2:** Improve safety for all users at the intersection of Smith Street and Duncan Streets. An example would be to enforce the sight triangle which would ensure clear visibility for turning vehicles at this intersection.



FIGURE 34. PROPOSED IMPROVEMENTS

Source: HDR

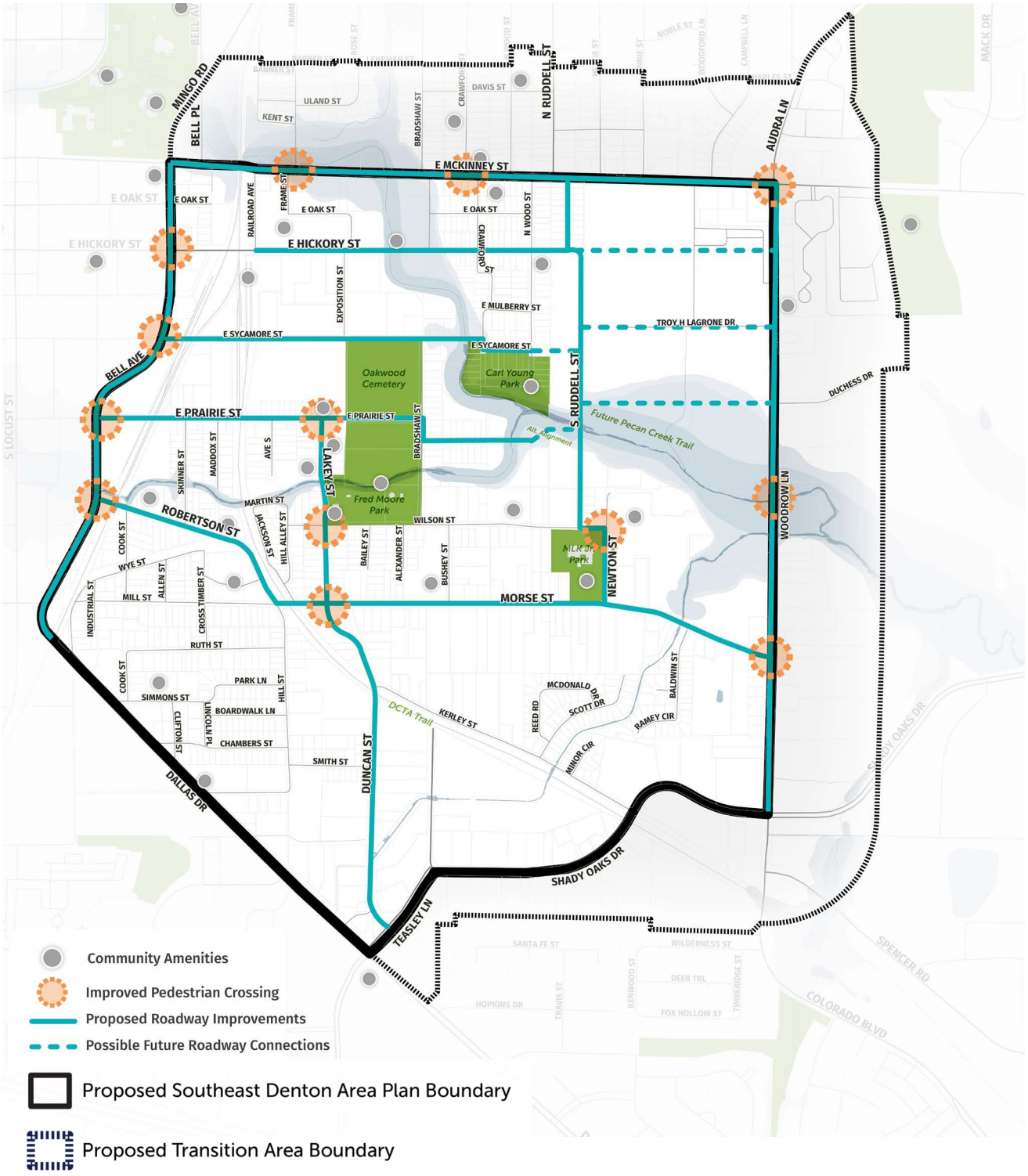
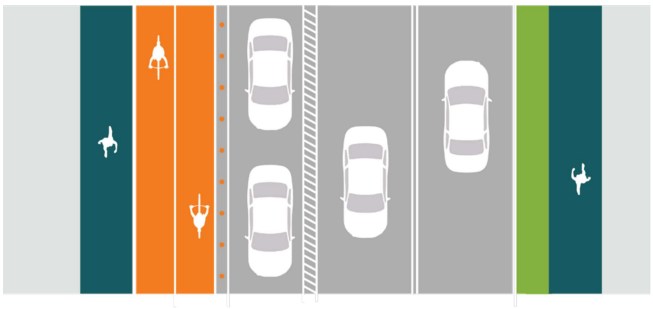
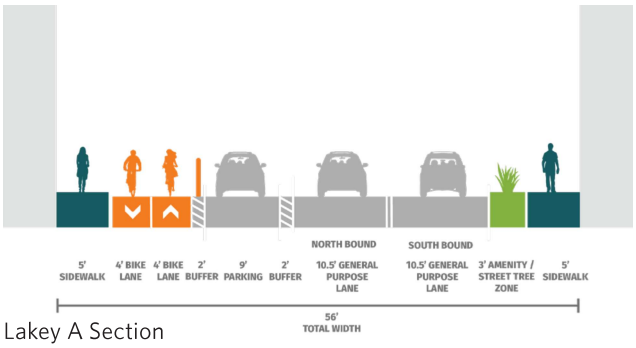


FIGURE 35. PROPOSED CROSS SECTIONS

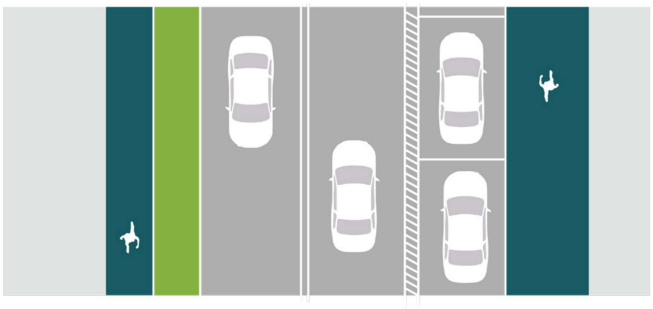
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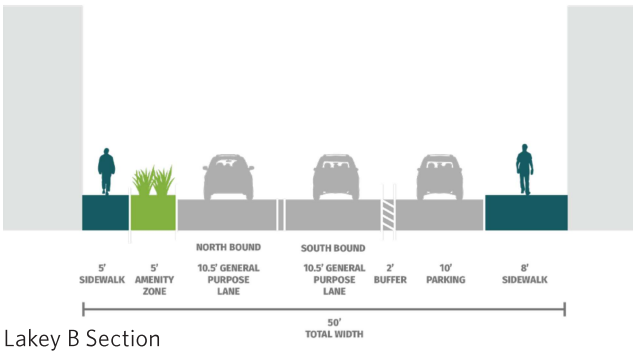
Lakey A Plan



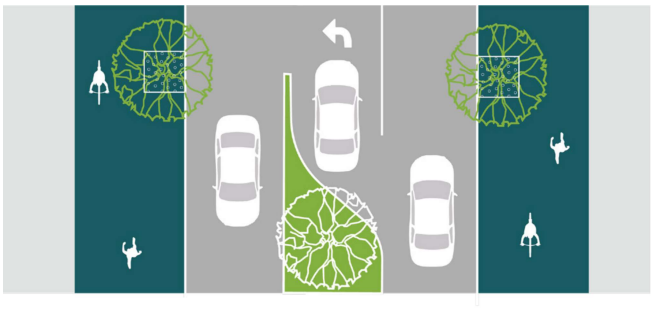
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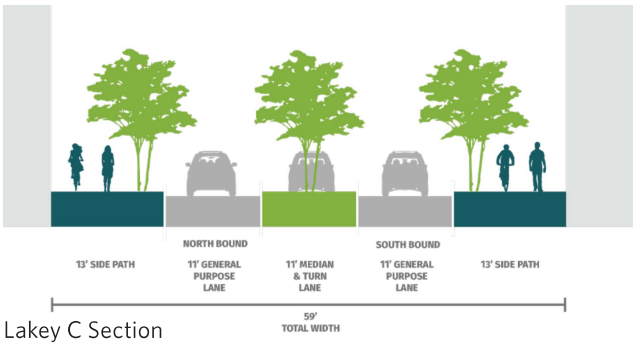
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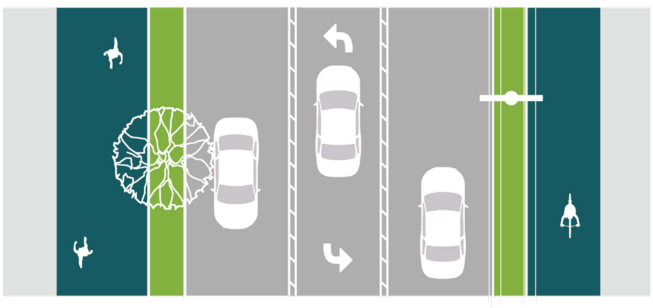
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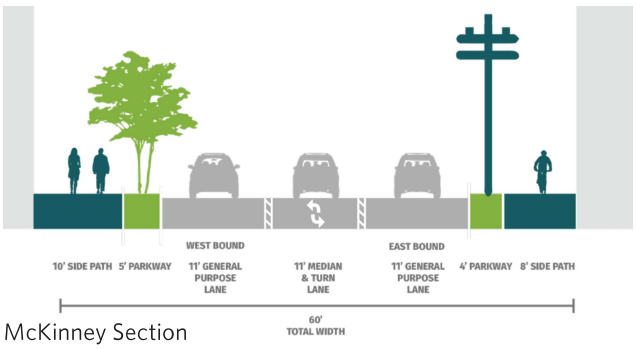
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Lakey C Section



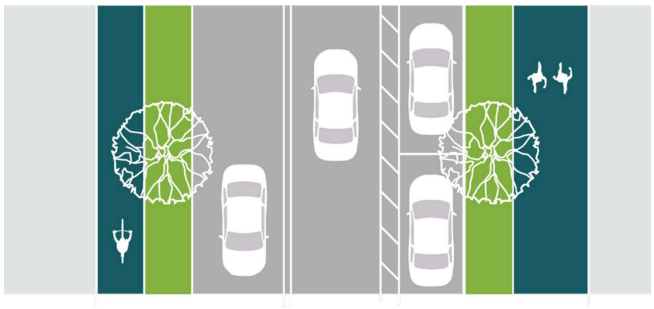
McKinney Plan



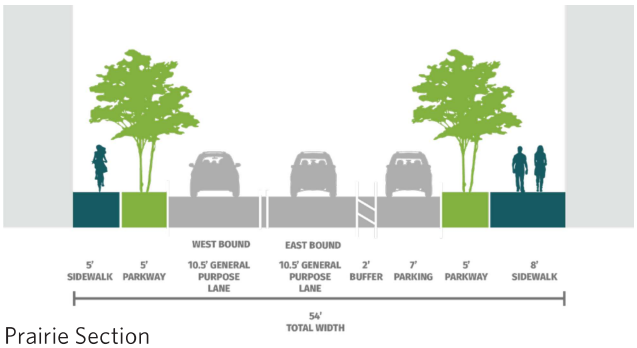
McKinney Section

FIGURE 35. PROPOSED CROSS SECTIONS

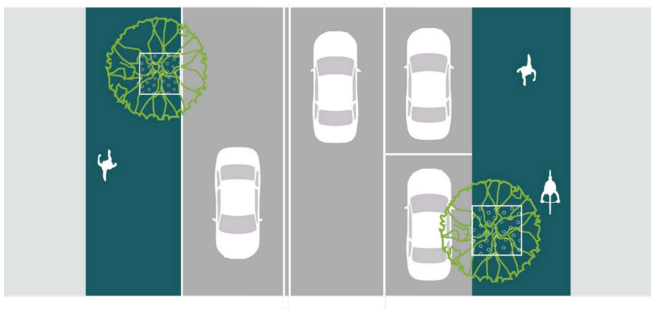
Source: HDR



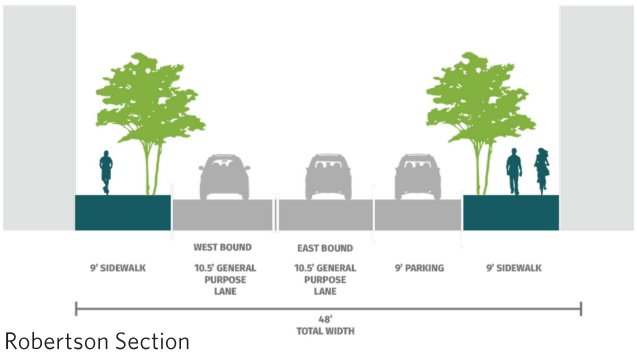
Prairie Plan



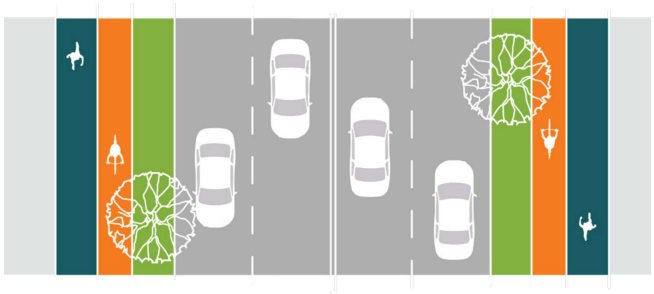
Prairie Section



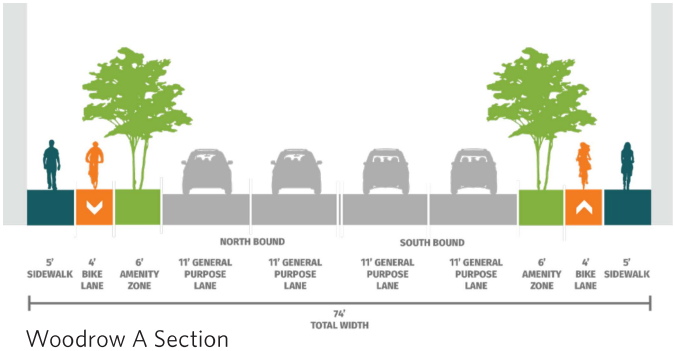
Robertson Plan



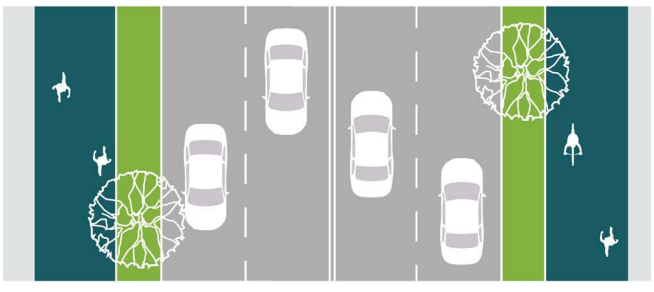
Robertson Section



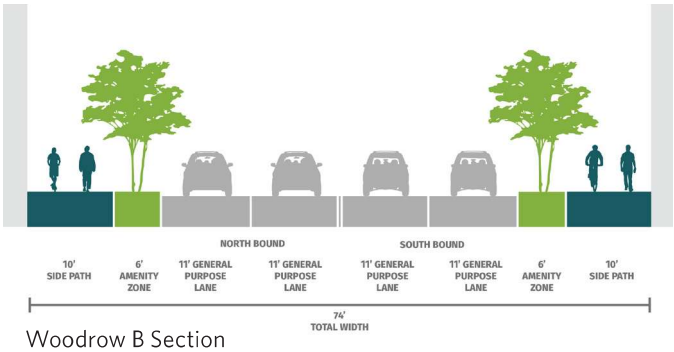
Woodrow A Plan



Woodrow A Section



Woodrow B Plan



Woodrow B Section

STRATEGY 6.3: DEVELOP A NETWORK OF TRAILS THROUGH THE EXISTING OPEN SPACES AND DRAINAGE EASEMENTS TO CONNECT RESIDENTIAL, COMMERCIAL, AND PUBLIC PLACES (PARKS, SCHOOLS, ETC.) TO FORM AN ACTIVE TRANSPORTATION NETWORK BOTH WITHIN AND OUTSIDE SOUTHEAST DENTON.

Off-street trails are safe, convenient, enjoyable places where residents can walk, bike, and connect with neighbors. Off-street trails complement roadway infrastructure to offer a safe, well-connected system for pedestrians and bikes. The publicly owned lands around drainage areas and creeks, existing parks, and wide rights of way together provide an opportunity to develop off-street trails and linear parks and create a safer system for walking and biking in Southeast Denton.

These trails would connect people and places in the community, provide a social infrastructure to maintain the strong neighborhood bonds, encourage healthy lifestyle by providing residents with easy access to a linear park and walk/bike paths, protect the environment, increase the value of nearby properties, and increase social equity by providing an affordable mobility option.

- **Action 6.3.1:** Add a separate initiative in the future bond program to develop a well-connected system of off-street trails using existing easements, parks and open spaces, and land along creeks and natural drainage systems that provides regional trail system connectivity, prioritizes side path projects that connect to key destinations such as parks and schools, and enhances pedestrian connectivity within the Southeast Denton study area.
- **Action 6.3.2:** Add funding in the future bond program for construction of ADA compliant trail heads at key points along the trail network to provide parking, bike parking, drinking water fountains, etc.
- **Action 6.3.3:** Amend the Parks, Recreation, and Trails System Master Plan and the Pecan Creek Regional Trail Master Plan to extend the Future Pecan Creek Trail north past Carl Young Park to the south side of McKinney Street.

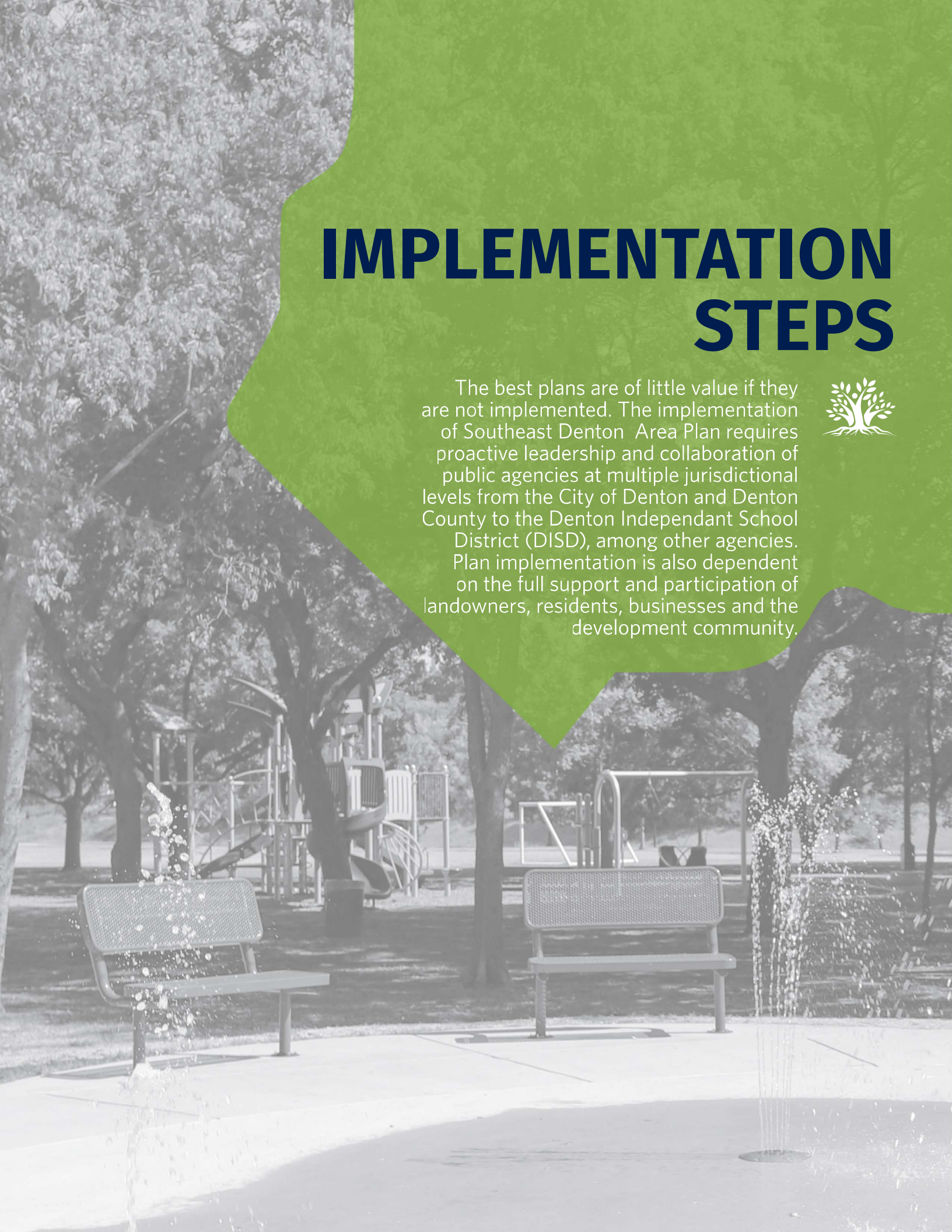
STRATEGY 6.4: STRENGTHEN THE CONNECTIONS TO DOWNTOWN AND SURROUNDING NEIGHBORHOODS FOR ALL MODES OF TRANSPORTATION.

Downtown Denton draws citywide and regional crowds by offering a place for restaurants and entertainment, is located close to regional transportation through the rail system and is an economic hub for employers. Connecting the Southeast Denton to the downtown core would allow Southeast Denton residents easy access to the amenities and opportunities in Downtown Denton while bringing in the desired economic activity due to Southeast Denton study area's proximity to the downtown core.

- **Action 6.4.1:** Align intersections across Bell Avenue at Hickory Street, Sycamore Street, Prairie Street, and Robertson Street with the Downtown Area Plan cross section recommendations to ensure continuity and an easier pedestrian and bicycle connectivity for residents of Southeast Denton to downtown.
- **Action 6.4.2:** Work with the Denton County Transportation Agency to fill the gaps within the current bus system and recommend additional routes, especially connecting to and through Downtown Denton.
- **Action 6.4.3:** Create trail connections from downtown to the Pecan Creek Regional Trail & DCTA Katy Trail.

IMPLEMENTATION STEPS

The best plans are of little value if they are not implemented. The implementation of Southeast Denton Area Plan requires proactive leadership and collaboration of public agencies at multiple jurisdictional levels from the City of Denton and Denton County to the Denton Independant School District (DISD), among other agencies. Plan implementation is also dependent on the full support and participation of landowners, residents, businesses and the development community.



ACTION PLAN MATRIX

This chapter informs about the roles of various agencies responsible for adoption of regulations, administration of regulatory tools, community engagement, and financing policies that can guide and encourage private development alongside public investment. The following action matrix takes the strategies and actions established in the Recommendations chapter one step further by assigning time frames and responsible parties to each action. It will function as a tool to monitor progress of the recommended strategies.

AGENCY ACRONYMS

INTERNAL CITY DEPARTMENTS	ACRONYM
City Attorney's Office	CAO
City Manager's Office	CMO
Facilities Management	FM
Finance	F
Media Contacts / Marketing & Communications	MCMC
Community Services	CS
Environmental Services	ENV. SER.
Keep Denton Beautiful	KDB
Health and Food Safety	HFS
Parks and Recreation	PR
Development Services	DS
Economic Development	ED
Engineering Services	ENGI. SER.
Streets	ST
Transportation Services	TS
Real Estate	RE

AGENCY ACRONYMS

EXTERNAL PARTNERS	ACRONYM
Denton County Appraisal District	DCAD
Denton Independent School District	DISD
University of North Texas	UNT
Texas Women's University	TWU
North Central Texas College	NCTC
North Central Texas Council of Governments	NCTCOG
Trust for Public Land	TPL
Workforce Solutions of North Texas	WSNT
Denton County istorical Commision	DCHC
Texas Commission on the Arts	TCA

TIME FRAMES

TERMS	DESCRIPTION
Short-Term	One to Two Years
Mid-Term	Three to Five Years
Long-Term	Six to Ten Years

ACTION TYPE

TERMS	DESCRIPTION
Development Regulations	Zoning, codes, ordinance-related; site planning and development
Study / Plan	Studies, plans, evaluations, research into options, inventories, demonstration projects
Coordination / Outreach	Convening and coordinating; educating, promoting, marketing
Systems / Support	Adjustments to or expansion of current core systems; continuing support to systems currently in place; implementation of pre-existing plans/programs; improvements to infrastructure, community facilities
Program / Organization	Programmatic changes/additions; development of new tools, processes, and programs; creation of new institutions
Financial	Issues of funding and financing



ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
GOAL 1 - BUILD TRUST WITHIN THE COMMUNITY AND WITH THE CITY AS A WHOLE					
STRATEGY 1.1: DEVELOP AND IMPLEMENT AN ANTI-DISPLACEMENT ACTION PLAN SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA TO SUPPORT HOUSING STABILITY FOR BOTH RENTERS AND HOMEOWNERS.					
Action 1.1.1	Budget funds to help support the tenant-based eviction prevention program with legal representation to forestall eviction.	CS, CAO, F External Partners - UWD, LANWT	Mid-Term	Financial	N
Action 1.1.2	Develop a series of pre- approved Accessory Dwelling Unit (ADU) designs for common lot sizes and existing ADU requirements to help homeowners speed development review and construction process.	DS	Short-Term	Study/ Plan	N
Action 1.1.3	Increase home repair and modification loans/grants to low-income homeowners in Southeast Denton to help homeowners address code violations, reduce energy costs, and create safe and age-friendly homes.	CS, MCMC	Short-Term	Coordination/ Outreach	N
Action 1.1.4	Amend the Denton Development Code to remove minimum parking requirements for Accessory Dwelling Units.	DS	Short-Term	Development Regulations	N
Action 1.1.5	Collaborate with the Denton Central Appraisal District (Denton CAD) to ensure equitable appraisal methodologies provide market value based on the age and condition of individual homes and by raising the homestead, disabled person, and over age 65 exemption rates to the state limit for municipalities.	DS, CMO, DCAD	Mid-Term	Financial	N
STRATEGY 1.2: CREATE AND IMPLEMENT A CITY COMMUNICATION STRATEGY SPECIFIC TO SOUTHEAST DENTON STUDY AREA.					
Action 1.2.1	Create a consistent city-wide communication strategy for all departments to follow that will be tailored for Southeast Denton.	MCMC, All Internal Agencies	Short-Term	Coordination/ Outreach	N
Action 1.2.2	Develop communications materials that include visual descriptions in addition to concise writeups and is distributed through validators, ambassadors, and influencers that have the trust of the community.	MCMC, All Internal Agencies	Short-Term	Coordination/ Outreach	N
STRATEGY 1.3: DEVELOP A PROGRAM TO RECRUIT MORE PARTICIPANTS FOR DENTON 360 PROGRAM FROM SOUTHEAST DENTON STUDY AREA.					
Action 1.3.1	Identify barriers to Southeast Denton resident participation in Denton 360 and implement a redesigned program, specially targeted towards younger generations (Millennials and Gen Z).	CMO, All internal Departments	Short-Term	Program/ Organization	N

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
GOAL 2 - HONOR THE CULTURE AND HERITAGE OF SOUTHEAST DENTON					
STRATEGY 2.1: USE HISTORIC PRESERVATION TOOLS AND PROGRAMS, ESPECIALLY CONSERVATION DISTRICTS TO RECOGNIZE THE BUILT ENVIRONMENT AND THE FAMILIES WHO CREATED IT.					
Action 2.1.1	Conduct a historic resource survey of historic assets that are not yet locally designated, particularly the long-standing churches and original homes.	DS	Short-Term	Study/ Plan	N
Action 2.1.2	Hold workshops to educate residents on the benefits of historic landmark designation and conservation district designations as well as help property owners pursue historic landmark status on their property.	DS, MCMC	Short-Term	Coordination/ Outreach	N
Action 2.1.3	Apply for state and federal funding opportunities for churches, homes, and commercial properties, including Certified Local Government grants and African American Cultural Heritage Action Fund provided through the National Trust for Historic Preservation.	DS	Ongoing	Coordination/ Outreach	N
STRATEGY 2.2: DEVELOP AND IMPLEMENT A SOUTHEAST DENTON HISTORY AND CULTURAL ROOTS PRESERVATION PROGRAM TO RECOGNIZE THE CULTURE AND THE FAMILIES WHO CREATED IT.					
Action 2.2.1	Review, amend, and implement the Original Denton Cultural District boundaries to reflect the Southeast Denton Study Area and the Downtown Area separately.	PR, ED External Partner - TCA	Mid-Term	Program/ Organization	N
Action 2.2.2	Create Southeast Denton Cultural District that acknowledges the community's cultural roots by preserving, restoring, and developing physical and culturally significant elements of the area.	PR, ED External Partner - DCHC	Short-Term	Program/ Organization	N
Action 2.2.3	Activate the new Southeast Denton Cultural District through various activities such as a Heritage Walk, a cultural map, special signage, crosswalks with mural designs at intersections in the District, an archival event with the community to gather and document oral histories and displaying these at the American Legion Hall and/or MLK Jr. Recreation Center.	PR, ED	Short-Term	Program/ Organization	N

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
GOAL 3 - INVEST IN ECONOMIC PROSPERITY					
STRATEGY 3.1: DEVELOP AND IMPLEMENT PEOPLE-BASED ECONOMIC DEVELOPMENT SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA.					
Action 3.1.1	Amend regulatory barriers for home-based businesses, for example, by removing the Specific Use Permit (SUP) requirement for small Family Home Day Cares in residential districts.	DS	Short-Term	Development Regulations	N
Action 3.1.2	Provide financial assistance to reduce membership costs for Stoke or similar coworking space that provides amenities and a supportive, resourceful community for startups, entrepreneurs, remote workers, freelancers, small businesses, and tech-enabled companies and provides programming and events to foster growth and collaboration and market this and other opportunities such as maker spaces, pop-up markets, and events available to entrepreneurs and small businesses to Southeast Denton residents.	ED, MCMC	Short-Term	Financial	N
STRATEGY 3.2: DEVELOP AND IMPLEMENT PLACE-BASED ECONOMIC DEVELOPMENT SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA.					
Action 3.2.1	Create economic development incentive packages, including Tax Increment Financing(TIF), Chapter 380 grants, and property tax abatement, to support these activities and to draw small, fresh-food stores or full-service grocery store chains to Southeast Denton.	ED	Mid-Term	Program/ Organization	Y
Action 3.2.2	Re-imagine underutilized light industrial space in Southeast Denton, especially along the southern border of the study area by amending the future land use plan to expand the Community Mixed Use land use and adding a commercial zoning overlay.	DS	Short-Term	Development Regulations	N
Action 3.2.3	Identify vacant commercial buildings or sites in Southeast Denton to repurpose the space to: establish a market using parking lots or park property to allow food trucks, craft vendors, small businesses, and kiosks to allow start-up businesses to foster a loyal client base before making larger investments; and/ or create off-site commercial kitchens in a re-imagined business incubator space to establish new restaurants, bakeries, or packaged food creators; and/or initiate a grocery co-op, community gardens, community kitchens, and/ or fresh food pantries by working with non-profits in the area.	ED, DS, MCMC External Partners - UNT, TWU, DISD	Short – Term to Mid-Term	Program/ Organization	N

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
Action 3.2.4	Amend the Downtown Tax Increment Finance (TIF) District (TIRZ #1) Financing Plan to include TIF funding for portions of Southeast Denton because the stability of Southeast Denton is vital to the success of the eastern portion of the Downtown TIF district. Such funding should include home repair and homebuyer assistance and additional pedestrian facilities to connect Southeast Denton to downtown, street trees, etc. (TIF funding may be used outside the TIF district for affordable housing and pedestrian linkages into the district).	ED	Short-Term	Program/ Organization	N
STRATEGY 3.3: ESTABLISH A NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) TO SPUR COMMUNITY INVESTMENT, REDUCE TAXES, AND INCREASE AFFORDABLE HOUSING AND ECONOMIC OPPORTUNITIES IN SOUTHEAST DENTON.					
Action 3.3.1	Create a NEZ program statement, including the purpose of the program, the benefits of the zone, participation requirements, and compliance criteria.	CS, CAO, ED, DS	Short-Term	Program/ Organization	N
Action 3.3.2	Designate a NEZ boundary and follow steps in Sec. 380.003 in Chapter 378 of the Texas Local Government code to establish a NEZ in Southeast Denton, including required public notice and hearings. Implement and market the NEZ by creating application materials, a procedure manual, and a guidebook for applicants and create outreach material to encourage participation in the program.	CS, CAO, ED, DS, MCMC	Mid-Term	Program/ Organization	N
GOAL 4 - STRENGTHEN NEIGHBORHOODS AND HOUSING AFFORDABILITY					
STRATEGY 4.1: ESTABLISH OVERLAY DISTRICTS TO PROTECT EXISTING NEIGHBORHOOD SCALE AND CHARACTER					
Action 4.1.1	Create a residential overlay district as shown in Figure 32 to maintain the scale and character of the neighborhoods while fostering community investment to create livable and inclusive neighborhoods for all who want to call Southeast Denton home. Overlay standards may include, but are not limited to, limiting height to two stories, allowing infill on small lots, requiring enhanced front elevations such as larger windows and covered porches.	DS	Short-Term	Development Regulations	N

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
Action 4.1.2	Create a commercial overlay district as shown in Figure 32 that focuses on walkable neighborhood design and uses, including, but not limited to, limiting building height, removing barriers to redevelop smaller infill lots, reducing parking and requiring it to be located behind buildings, requiring enhanced front elevations such as larger windows and pedestrian-scaled entrances, and ensuring larger tracts include a well-defined, walkable transportation network.	DS	Short-Term	Development Regulations	N
Action 4.1.3	Create a live-work overlay district as shown in Figure 32 that focuses on allowing small mom and pop retail such as bookstore, toy shop, coffee shop, music store, barber shop, hair salon/spa, small incubator space, resale clothing etc. in a portion of a single family home with a portion being used as a residence simultaneously. Require design standards from the residential overlay in Action 4.1.1 to be applied in this live-work overlay also.	DS	Short-Term	Development Regulations	N
STRATEGY 4.2: ADJUST THE PROPOSED FUTURE LAND USES IN THE DENTON 2040 COMPREHENSIVE PLAN FOR SOUTHEAST DENTON TO MATCH THE FUTURE LAND USES SHOWN IN FIGURE 33 AND IMPLEMENT THESE LAND USE RECOMMENDATIONS THROUGH REZONING.					
Action 4.2.1	Rezone the existing Light Industrial zoned areas in the south portion and maintain the existing Suburban Corridor zoned area in the northeast portion of the study area (See Figure 15) to be compatible with the community mixed use description in the Denton 2040 Comprehensive Plan.	DS	Long -Term	Development Regulations	N
Action 4.2.2	Coordinate with Denton County on facility planning efforts to ensure land uses and design of the County property is compatible with surrounding neighborhoods.	DS	Ongoing	Development Regulations	N
Action 4.2.3	Rezone a portion of the existing Mixed Use Neighborhood zoning east of the railroad to Moderate Residential zoning to allow transition to low density residential areas, and add a height overlay to the Mixed Use Neighborhood zoning as shown in Figure 32 to allow compatible transition between the Downtown Core zoning height requirement and the new residential/commercial overlay district height limits.	DS	Short-Term	Development Regulations	N
Action 4.2.4	Rezone the Light Industrial zoned area at the northwest corner of the Morse Street and Woodrow Lane to Neighborhood Mixed Use zoning.	DS	Long-Term	Development Regulations	N

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
STRATEGY 4.3: ESTABLISH A NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) IN SOUTHEAST DENTON STUDY AREA.					
Action 4.3.1	Draft and submit an NRSA application to HUD and develop involvement from other organizations as part of the NRSA application leverage requirement.	CS External Partners – Non-profit organizations	Long-Term	Program/ Organization	N
STRATEGY 4.4: INCREASE ACCESS TO CAPITAL IN SOUTHEAST DENTON STUDY AREA BY CREATING A CONSORTIUM OF BANKS FOR MORTGAGE LENDING.					
Action 4.4.1	Establish a community investment committee that is responsible for working with bankers and lenders to establish equitable lending practices for housing and small businesses.	CS, ED, DS, CMO	Mid-Term	Coordination/ Outreach	N
STRATEGY 4.5: COORDINATE WITH DENTON INTERDEPENDENT SCHOOL DISTRICT (DISD) TO ENSURE THE SOUTHEAST DENTON STUDY AREA SCHOOLS SERVE AS NEIGHBORHOOD SCHOOLS.					
Action 4.5.1	Work with DISD to adjust the attendance zone boundary for Rivera Elementary School to include the entire Southeast Denton study area to ensure that Southeast Denton families have a neighborhood school allowing the residents to save time and strengthen community bonds.	DS, CMO, CS External Partners - DISD	Mid-Term	Coordination/ Outreach	N
GOAL 5 - ELEVATE THE QUALITY OF PUBLIC AMENITIES AND INFRASTRUCTURE					
STRATEGY 5.1: UPGRADE THE EXISTING PARKS IN SOUTHEAST DENTON TO HIGHER-QUALITY PARKS.					
Action 5.1.1	Implement key recommendations and action items in the 2022 Parks, Recreation, and Trails System Master Plan, improve existing parks, senior center, and recreation center in Southeast Denton, and improve access to regional facilities to serve some of the program needs in Southeast Denton.	PR	Mid-Term to Long-Term	Systems/ Support	Y
STRATEGY 5.2: ENHANCE THE PHYSICAL QUALITY OF PUBLIC INFRASTRUCTURE THROUGH STORMWATER MANAGEMENT SYSTEMS IN THE SOUTHEAST DENTON STUDY AREA.					
Action 5.2.1	Create a stormwater management plan for the Southeast Denton area to address erosion, ponding, and stream bank issues by identifying streets, parks, and open spaces with severe erosion or ponding issues,	ES, PR	Mid-Term	Study/ Plan	N
Action 5.2.2	Update the relevant design manuals and ordinances to require projects to incorporate smaller-scale green stormwater and bio-infrastructure and identify techniques to restore the natural function of the Pecan Creek.	ES, DS	Mid-term	Development Regulations	N
Action 5.2.3	Purchase additional property near Pecan Creek to add to the City's inventory of park space and protect the trees to help mitigate the impacts of stormwater.	PR, RE, ES	Mid-Term	Systems/ Support	Y

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
Action 5.2.4	Facilitate environmental education programs to raise awareness about water quality by conducting an annual or biannual cleanup day for parks and creeks.	PR, ES, MCMC	Mid-Term	Program/ Organization	N
STRATEGY 5.3: ENHANCE PROGRAMMING AND CITY-SPONSORED EVENTS IN EXISTING PARKS AND RECREATION CENTERS IN SOUTHEAST DENTON.					
Action 5.3.1	Enhance existing gazebo/amphitheater and/ or install a stage at Fred Moore Park and/or the MLK Jr. Recreation Center to show films from the Denton Black Film Festival and collaborate with the Storytelling, Blues, and Arts & Jazz Festivals to be hosted in Southeast Denton Parks as neighborhood events.	PR	Short-Term to Mid-Term	Program/ Organization	N
Action 5.3.2	Improve collaboration between the Juneteenth Festival organizers and the Southeast Denton community to add oral history and storytelling at the Juneteenth events to ensure that keepers of local history have an opportunity to share that history before it is lost.	PR, MCMC	Short-Term	Program/ Organization	N
Action 5.3.3	Offer small community grants to community leaders and organizers to host block parties and markets within the Southeast Denton community. These events could be around a season (i.e. Spring Fest or Fall Carnival) or they can be held around specific holidays and celebrations (i.e. MLK Day Festival, Cinco de Mayo, Hispanic Heritage Month, Earth Day Festival, Black History Month Kick Off, etc.)	PR, ED	Short-Term	Financial	N
GOAL 6 - CREATE A SAFE AND CONNECTED, MULTI MODAL TRAVEL SYSTEM					
STRATEGY 6.1: IMPROVE STREET NETWORK TO PRIORITIZE CONNECTIVITY AND MULTI-MODAL CONNECTIONS.					
Action 6.1.1	Evaluate changing the existing street cross sections for Hickory Street, Morse Street, Duncan Street, Lakey Street, and Roberston Street. Also evaluate improvements along Bell Avenue, Woodrow Lane, and Sycamore Street at least through Southeast Denton area to more pedestrian and bike friendly multimodal corridors (See sample cross-sections in Figure 35).	TS	Mid-Term	Study/ Plan	N
Action 6.1.2	Conduct public outreach, education, and coordination with residents as part of any roadway design and improvement program to ensure final street sections meet the needs of those who are most impacted	TS, ST, MCMC	Short-Term	Coordination/ Outreach	N

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
Action 6.1.3	Undertake a pilot program on Morse Street, and/or Lakey Street, and/or areas of Duncan Street as an intermediate solution and to test appropriate safety interventions with tactical urbanism approaches that use low-cost materials to experiment and gather input on potential street design changes such as reduced travel lanes, larger sidewalks, trees, medians, and bike lanes as shown in the recommended cross sections in Figure 35.	TS, ST, DS, PR	Short-Term	Systems/ Support	N
Action 6.1.4	Fill in the sidewalk gaps along Morse Street, Roberston Street, Prairie Street, Duncan Street, and Bell Avenue.	ST, TS	Mid-Term	Systems/ Support	Y
Action 6.1.5	Require public streets that increase connectivity in the street network through Southeast Denton as a part of future development/redevelopment on 5 acres or more in size in the Southeast Denton study area.	DS, TS, ST	Mid-Term	Systems/ Support	Y
STRATEGY 6.2: ENHANCE PEDESTRIAN AND BICYCLE SAFETY AT INTERSECTIONS.					
Action 6.2.1	Improve safety by installing ADA compliant pedestrian crossing signals, stop signs, and colorful crosswalk designs at the following intersections - Bell Avenue at Robertson Street, Prairie Street, and Sycamore Street, McKinney Street at Frame Street, Crawford Street and Woodrow Lane, and add a traffic signal at Woodrow Lane and Morse Street based on the recently conducted warrant study.	TS	Mid-Term	Systems/ Support	Y
Action 6.2.2	Improve safety for all users at the intersection of Smith Street and Duncan Streets. An example would be to enforce the sight triangle which would ensure clear visibility for turning vehicles at this intersection.	TS	Short-Term	Systems/ Support	N
STRATEGY 6.3: DEVELOP A NETWORK OF TRAILS THROUGH THE EXISTING OPEN SPACES AND DRAINAGE EASEMENTS TO CONNECT RESIDENTIAL, COMMERCIAL, AND PUBLIC PLACES (PARKS, SCHOOLS, ETC.) TO FORM AN ACTIVE TRANSPORTATION NETWORK BOTH WITHIN AND OUTSIDE SOUTHEAST DENTON.					
Action 6.3.1	Add a separate initiative in the future bond program to develop a well-connected system of off-street trails using existing easements, parks and open spaces, and land along creeks and natural drainage systems that provides regional trail system connectivity, prioritizes side path projects that connect to key destinations such as parks and schools, and enhances pedestrian connectivity within the Southeast Denton study area.	PR, TS	Mid-Term	Systems/ Support	Y

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
Action 6.3.2	Add funding in the future bond program for construction of ADA compliant trail heads at key points along the trail network to provide parking, bike parking, drinking water fountains, etc.	PR, TS	Mid-Term	Systems/ Support	Y
Action 6.3.3	Amend the Parks, Recreation, and Trails System Master Plan and the Pecan Creek Regional Trail Master Plan to extend the Future Pecan Creek Trail north past Carl Young Park to the south side of McKinney Street.	PR	Short-Term	Study/ Plan	N
STRATEGY 6.4: STRENGTHEN THE CONNECTIONS TO DOWNTOWN AND SURROUNDING NEIGHBORHOODS FOR ALL MODES OF TRANSPORTATION.					
Action 6.4.1	Align intersections across Bell Avenue at Hickory Street, Sycamore Street, Prairie Street, and Robertson Street with the Downtown Area Plan cross section recommendations to ensure continuity and an easier pedestrian and bicycle connectivity for residents of Southeast Denton to downtown.	TS, DS	Mid-Term	Systems/ Support	Y
Action 6.4.2	Work with the Denton County Transportation Agency to fill the gaps within the current bus system and recommend additional routes, especially connecting to and through Downtown Denton.	DS, TS	Short-term	Coordination/ Outreach	N
Action 6.4.3	Create trail connections from downtown to the Pecan Creek Regional Trail & DCTA Katy Trail.	PR, TS	Mid-Term	Systems/ Support	Y

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

DCM: Cassey Ogden

DATE: May 28, 2025

SUBJECT

Receive a report, hold a discussion, and give Staff direction regarding the Southeast Denton Live/Work Overlay District, a recommendation of the Southeast Denton Area Plan, encompassing approximately 20 acres, including land along certain portions of East Prairie Street, Skinner Street, Robertson Street, and Cook Street. (PZ25-109, SED Live/Work Overlay, Mia Hines).

BACKGROUND

The purpose of this work session is to discuss and receive feedback from the Planning and Zoning Commission regarding potential land uses and development regulations associated with the proposed Southeast Denton Live/Work Overlay District.

During the Southeast Denton Area Plan (SEDAP) (the Plan) process, residents and community members expressed a desire for more neighborhood-scaled commercial opportunities within proximity to their established residential neighborhoods. Thus, the adopted Plan recommends Action 4.1.3: create a live-work overlay district, as shown on Exhibit 2, that focuses on allowing small mom and pop retail such as bookstore, toy shop, coffee shop, music store, barber shop, hair salon/spa, small incubator space, resale clothing etc. in a portion of a residence, with the remaining portion being used as a residence simultaneously. The Plan's recommendation for a Live/Work Overlay District was the compromise that would allow additional commercial opportunities while maintaining the residential character of the area with an understanding that further community engagement and analysis would be needed to determine appropriate nonresidential land uses and development regulations.

The proposed Live/Work Overlay District area, as recommended within the adopted Plan, encompasses approximately 20 acres and includes properties along East Prairie Street between the A-Train Railway and Oakwood Cemetery, properties along the west side of Skinner Street, all properties along Robertson Street, and all properties along Cook Street, north of Wye Street. Zoning in the area includes Residential-4 (R4), Residential-7 (R7), and Mixed-Use Neighborhood (MN). While the dominant land use within the proposed overlay area is single-family residential, there are also a few neighborhood-scaled commercial land uses, religious assembly facilities, and undeveloped properties with abutting industrial uses. This mix of existing conditions creates opportunities for both new and infill development and the adaptive re-use of existing structures.

Additional Public Engagement/Feedback:

Earlier this year, staff conducted additional land use surveys, asking residents which land uses they would like to see within this study area (see Exhibit 3). Additionally, staff held a Block Party in March 2025, to

confirm the community's land use preferences for the live/work overlay district and to receive any concerns they may have. Staff believed it was important to do additional targeted engagement as it relates to creating the live/work overlay district to affirm the initial results received during developing the Plan. As evidenced during the SEDAP planning process, residents were supportive of allowing additional nonresidential uses but expressed general concerns with increased traffic issues, business operations such as loud noises and adverse odors, and the incompatibility of land uses.

Issues for Consideration:

Subareas:
The total land area recommended by the Plan for this Overlay District (20 acres) maintains a variety of both existing land use conditions and Future Land Use designations; therefore, staff proposes to subdivide this Overlay District into three subareas and propose different regulations for each area. The subarea in focus for this work session, Section A, encompasses approximately 6 acres along East Prairie Street and has a mix of Neighborhood Mixed Use, Low Density Residential, and Moderate Residential Future Land Use Designations. Currently, the predominant zoning districts within this area are R4 and R7 but the land use pattern reflects single-family residences, neighboring religious assembly facilities, personal service establishments, vacant buildings, and a heavy industrial facility. With these components and the feedback from the residents confirming both the commercial land uses they would like to see within this area as well as the concerns they had with integrating neighborhood-scaled commercial into their residential neighborhoods, staff proposes atypical work/live land use and development considerations for this area as explained further below.

Section B encompasses approximately 4 acres and includes those undeveloped properties located west of Skinner Street with a Moderate Residential Future Land Use Designation. Section C encompasses approximately 10 acres and includes properties developed with single-family residences, neighboring undeveloped lots, one religious assembly facility, one restaurant, and one vacant building, but the Future Land Use Designation is Low Density Residential and this area is largely adjacent to single-family residential land uses. While Sections B and C of the proposed Overlay District have similarly existing mixed land use patterns as Section A, these properties abut less intense uses and they have more homogenous Future Land Use Designations that do not call for the type of commercial activity that may be appropriate along East Prairie Street per the Plan. Therefore, staff anticipates proposing considerations for those subareas of the proposed Overlay District in the future that are more consistent with typical work/live development within a residential neighborhood.

Overlay District within DDC:
Similar to other overlay zoning districts as provided for in the DDC, staff is recommending that a Southeast Denton Live/Work Overlay District be adopted within the DDC. This overlay district could then be further modified and/or expanded in the future to address the needs of the Southeast Denton community, including expanding the district to address Sections B and C discussed above.

DDC and Building Code/Fire Code Requirements:
Current DDC regulations include a defined Work/Live land use which is allowed in Residential 7 and the Mixed-Use Districts; however, the prescriptive nature of the associated Use-Specific Standards can create barriers to entry. The DDC defines a work/live dwelling unit as a dwelling unit containing an integrated living and working space in different areas of the unit. For these units, the DDC requires that the residential component have a minimum 400 square foot living space floor area, remain below 50% of the total gross floor area, and locate above or behind the nonresidential component. The DDC also states that a resident of the work/live dwelling must be the owner and operator of the nonresidential use. Additionally, this mix of uses within one structure often requires significant improvements to meet the International Building Code requirements for fire safety prior to allowing a nonresidential use. These standards neither allow for the type of nonresidential flexibility nor provide for a set of residential protections against the potential impacts

of nonresidential land uses. Therefore, staff recommends that the proposed Overlay District not require the typical work/live dwelling unit that includes both a nonresidential and residential use within the same structure and instead, allow for free-standing residential and nonresidential uses within this subarea of the district. However, if a property owner wanted to have the typical work/live unit, that is still an available option provided they comply with applicable building and fire codes.

Operational Mitigations:
In order to address potential operational impacts associated with the nonresidential uses and protect the residential integrity of existing nearby single-family neighborhoods, staff is proposing to limit the types of nonresidential uses within the Overlay District and include various operational restrictions. Proposed operational restrictions include but are not limited to: building size limitations; hours of operation; noise level restrictions; screening requirements between residential and nonresidential uses; and reduced parking ratios. While staff is supportive of the community's goal to restore the successful business district of yesteryears along East Prairie Street, staff is more concerned with protecting the nearby single-family neighborhoods' integrity that exists today, hence the recommended operational restrictions.

Proposal:

For the Southeast Denton Live/Work Overlay District, and specifically the area along East Prairie Street from the Railroad to Oakwood Cemetery (referenced as Section A above), staff proposes to: 1) rezone this area to a base zoning of Residential-7 (R7); and 2) include an Overlay District that includes the following set of land use provisions and development standards listed below. As discussed above, other subareas are proposed to be addressed at a future date.

Section A – Nonresidential Land Use Permissions

- Permitted – In addition to all nonresidential use permitted within R7, the following uses are proposed to be permitted within the Overlay District:
    - Restaurant
    - Small Retail (less than 10,000 square feet)
    - Personal Services
- Allows Consideration of SUP – In addition to all nonresidential uses that allow consideration of an SUP in R7, the following uses are proposed to be permitted within the Overlay District:
    - Business or Trade School
    - Mobile Food Court
    - Self-Service Laundry

Section A – General Operational Standards

- Nonresidential Hours of Operation:
    - Monday – Thursday: 8:00am-8:00pm
    - Friday – Sunday: 8:00am-10:00pm
- Nonresidential Noise
    - Established Ambient Noise Level – 85 dba
    - No new nonresidential use may cause an average area increase of more than 3 dba

Section A – General Development Standards

- Nonresidential parking
    - Minimum parking per use-specific standards
    - Minimum 4 bicycle spaces
    - Shared off-street parking may reduce the total minimum by 25%
- Landscaping and Screening

- Minimum 8-foot-tall double-faced solid wood fence between proposed nonresidential use and existing residential use
- Shaded outdoor dining/seating may reduce required tree canopy coverage to 10% minimum lot coverage

The proposed R7 base zoning district and additional land use allowances are proposed as a result of the additional community feedback received. The general operational and development standards are proposed to mitigate compatibility concerns of both staff and the community.

Staff is seeking the Planning and Zoning Commission's feedback regarding the proposed land uses and development regulations in particular the following:

1. Does the Commission concur with staff's recommendation to address the area along Prairie Street only as the first step for adopting the Southeast Denton Live/Work Overlay District?
2. Does the Commission concur with rezoning the area along Prairie Street to R7 as a base zoning district, and allowing the additional land uses as provided for in the proposed Overlay District?
3. Does the Commission concur with the proposed operational restrictions associated with nonresidential uses? Are there any areas that staff may have missed that should be considered?
4. Does the Commission believe there are any items that have not been addressed, consistent with the SEDAP recommendations as it relates to establishing this new Live/Work Overlay District?

EXHIBITS

1. Agenda Information Sheet
2. SEDAP Overlay Actions and Map
3. Nonresidential Land Use Survey Results

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

Prepared by:
Mia Hines, AICP
Senior Planner

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AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

DCM: Cassey Ogden

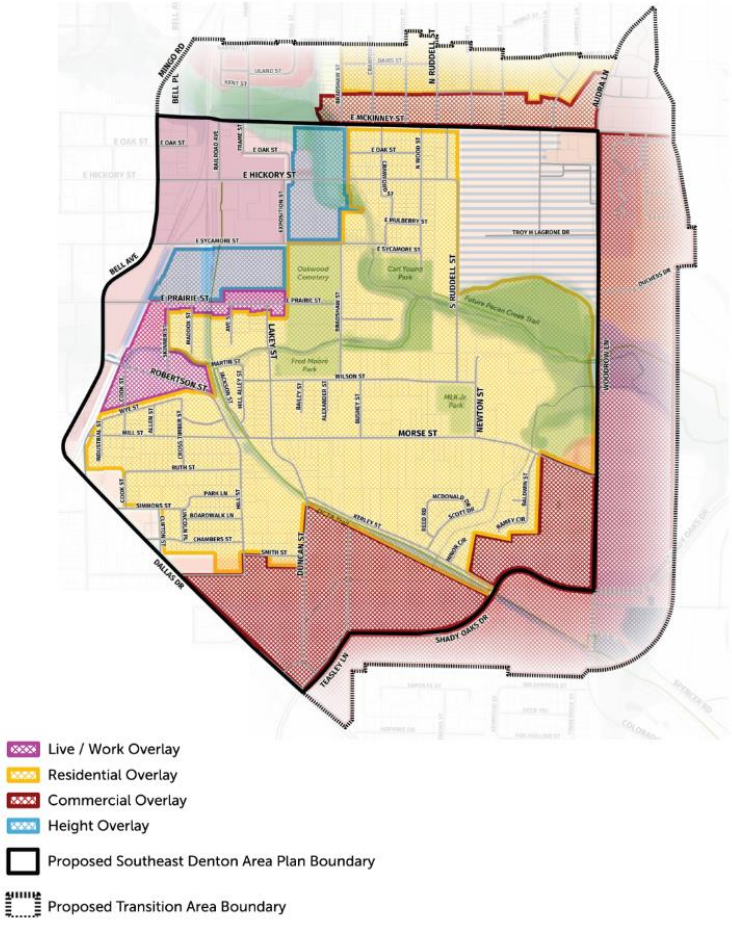
DATE: June 25, 2025

SUBJECT

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).

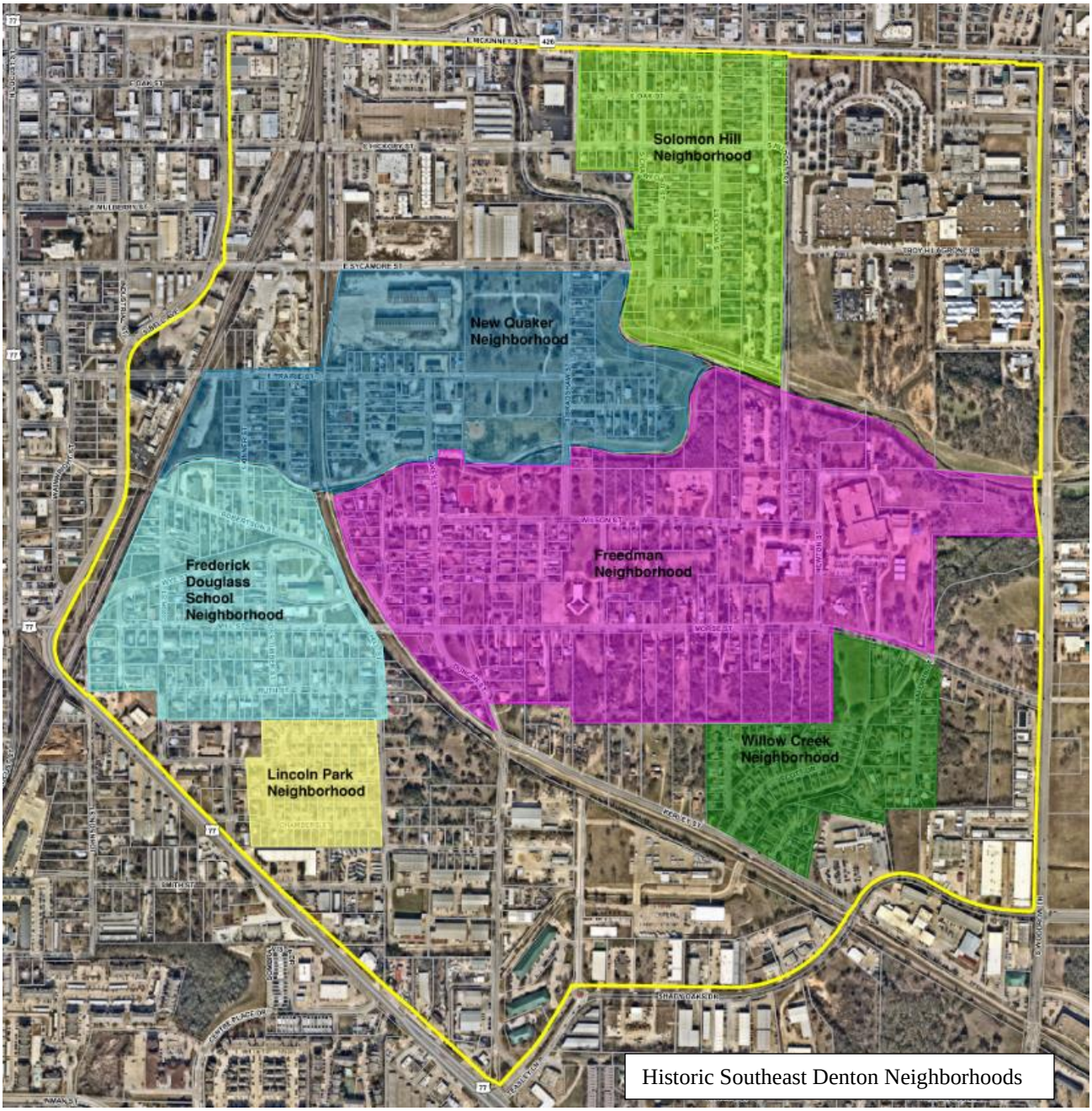
BACKGROUND

The purpose of this work session is to discuss and receive feedback from the Planning and Zoning Commission regarding potential development regulations associated with the proposed Southeast Denton Residential and Height Overlay Districts.



During the Southeast Denton Area Plan (SEDAP) (the Plan) process, residents communicated that preservation of the existing neighborhood character is very important to the community. Additional residential development is welcome in the community, provided that new development respects the scale, land use, and character of the established residential neighborhoods. Thus, Goal 4 of the adopted Plan recommends the following:

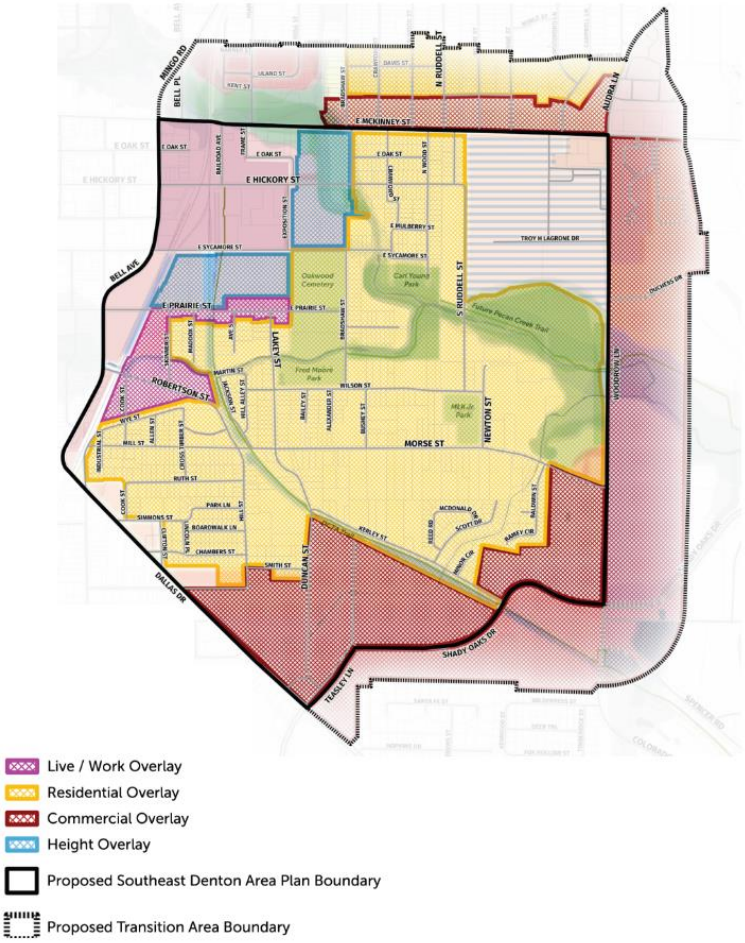
- **Action 4.1.1**: Create a **residential overlay district** as shown in Figure 32 (attached as Exhibit 2 and inset map to the left) to maintain the scale and character of the neighborhoods while fostering community investment to create livable and inclusive neighborhoods for all who want to call Southeast Denton home. Overlay standards may include, but are not limited to, limiting height to two stories, allowing infill on small lots, requiring enhanced front elevations such as larger windows and covered porches.



Historic Southeast Denton Neighborhoods

The proposed Residential Overlay District area, as recommended within the adopted Plan, encompasses approximately 422 acres and includes the historic neighborhoods within Southeast Denton (with additional areas): Solomon Hill, New Quaker, Freedman Town, and Fred Moore School (previously Frederick Douglass School) platted and built in the 1920s-1930s; Lincoln Park built in the 1960s; and Willow Creek built in the late 1960s to 1980s (see inset map). Homes in Southeast Denton were often constructed by the families who resided in them, resulting in a variety of architectural styles reflecting individual preferences and design trends in a given decade, including vernacular, bungalow, craftsman, and ranch. Zoning is primarily Residential-4 (R4) District; however, some Residential 3 (R3), Residential 7 (R7), Mixed Use Neighborhood (MN) and Planned Development (PD) Districts can be found within the Southeast area boundary. While the majority of the lots are developed with residential uses, some vacant properties and large lots (which could be subdivided) create an opportunity for infill development and redevelopment.

- Create a **Height Overlay District** (see Exhibit 2 and inset map, right) to limit the height of new construction in areas near the Denton County Transit Authority (DCTA) Transit Station to prevent the encroachment of downtown-style development in Southeast Denton.



  Unlike the Residential Overlay, this proposed Height Overlay District does not have a companion Action in the Plan, as it is straightforward and limited in scope. It is intended to create a buffer between the historic neighborhoods and properties near the DCTA. The Height Overlay will reduce the current permitted development scale and intensity, requiring more compatible heights to minimize their impacts. The proposed maximum height of 40 feet will generally limit buildings to 3-stories, encouraging a proportional, stair-step increase in heights from the east and south toward the west, thus protecting the neighborhoods while permitting a gentle increase in intensity. Comprising approximately 34 acres, zoning within the boundary includes Mixed Use Neighborhood (MN) and Public Facility (PF) Districts.

Additional Public Engagement/Feedback:

In March 2025, staff held a Block Party to conduct additional surveys to confirm the community's preferences for architectural features, building scale, and building placement (see Exhibit 3). Staff believed it was important to do this additional targeted engagement to affirm the initial results received during Plan development and to verify which residential characteristics were most desired.

Based on the feedback received at the Block Party and previous comments received during Plan development, staff drafted the Residential and Height Overlay Districts regulations. Staff will present the draft regulations to the community at the 2025 Juneteenth Celebration on Saturday, June 21, 2025 and at the June 23, 2025 Southeast Denton Neighborhood Association meeting. Comments received from the community will help to validate that the draft regulations adequately and accurately reflects the community's goals. Staff will provide a summary of the feedback received from the community on the draft regulations at the June 25, 2025, Planning and Zoning Commission meeting.

Issues for Consideration:

Balancing Objectives:
Action 4.1.1 in the SEDAP reveals several objectives which must be balanced to ensure the goal to strengthen neighborhoods and housing affordability is met. These objectives include maintaining scale and character, fostering community investment, and creating livable and inclusive neighborhoods. In drafting

the overlay conditions, staff weighed each one to determine the impact on each objective. Some of the questions staff considered were:

- Is the requirement too restrictive so that it deters property owners from renovating or maintaining their property?
- Is the requirement too restrictive so that it deters investment in infill development?
- Is the requirement too permissive so that it would allow incompatible residential forms?
- Does the requirement positively or negatively impact the architectural character?
- Does the requirement create dynamic neighborhood streets?
- Are the requirements straightforward and clear?

Current DDC Regulations Applicable to All Development

In answering the questions above, staff analyzed current regulations to determine which requirements are appropriate to further the community's goals and which should be enhanced or modified. The following is an outline of the relevant DDC Sections to allow comparison of the proposal. These include the applicable zoning district dimensional standards, maximum building heights, and design standards for residential development.

	R3	**R4**	**R7**	**MN**
Minimum Lot Area	10,000 square feet	7,000 square feet	4,000 square feet	2,500 square feet
Minimum Front Yard Setback	20 feet	20 feet	10 feet	10 feet
Maximum Building Height	40 feet	40 feet	40 feet	65 feet. Buildings between 41 and 65 feet, adjacent to a residential zoning district or adjacent to an existing Single-Family Detached Dwelling, Townhome, or Duplex use, shall require a Specific Use Permit (SUP

- **Design Standards** for Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex Dwellings
    - Transparency/Windows. Windows and doors must occupy at least 15% of the front façade.
    - Building Mass and Form. Buildings shall incorporate at least three of the following design features to provide visual relief along the front of the residence:
        - Dormers
        - Gables
        - Recessed entries, a minimum of three feet deep
        - Covered front porches
        - Cupolas
        - Architectural pillars or posts; and/or
        - Bay window with a minimum 24 inches projection

Overlay Districts within DDC:
Similar to other overlay zoning districts as provided for in the DDC, staff is recommending that the Southeast Denton Residential and Height Overlay Districts be adopted within Subchapter 4 of the DDC. The two overlay districts are intended to work together to accomplish the goals set forth in the SEDAP, in addition to respecting the feedback received from the community. Once established, the regulations could then be further modified and/or expanded in the future to address the changing needs of the Southeast Denton community.

Proposal:

- For the **Residential Overlay District**, staff proposes to maintain the existing zoning and add the following dimensional and design standards:
    - Applicability
        - Construction of a new primary or accessory structure.
        - Expansions of an existing structure that increase the gross floor area by up to and including 50 percent shall comply with maximum heights and permitted roof forms (as outlined below).
        - Expansions of an existing structure that increase the gross floor area by more than 50 percent shall comply with all overlay standards.
        - Repairs necessary to maintain existing structures are not subject to the overlay standards.
    - Dimensional Standards
        - For lots smaller than 7,000 square feet, the minimum front yard setback may be reduced to 10 feet.
        - Building height:
            - The maximum height for a primary structure is limited to 30 feet measured as the vertical distance above finished grade to the highest point of the roof.
            - The maximum height for an accessory structure is limited to 20 feet measured as the vertical distance above finished grade to the highest point of the roof.
    - Entries: Structures shall provide either an unenclosed front porch or stoop that extends forward from the front façade.
        - Front porch:
            - Minimum width: 25 percent of the ground floor front façade width.
            - Minimum depth: 4 feet. Columns shall be constructed as a decorative feature.
        - Stoop:
            - Minimum size: 24 square feet.
            - The stoop platform shall be elevated a minimum of 7 inches above finished grade.
    - Transparency/Windows:
        - Windows and doors shall occupy at least 25% of the front façade.
        - Decorative trim at least 3.5 inches wide is required for all windows and doors on the front façade.
    - Roof Form: Roofs shall be gabled, hipped, or a combination thereof. Flat, mansard, shed, or other similar roof forms would not be permitted.
    - Building Mass and Form: In addition to the items above, at least two of the following design features shall be provided along the front of the residence:
        - Dormers
        - Projection (bay, bump-out, or bow) window with a minimum 24 inches projection
        - Split garage doors where a column or post divides single-car garage doors

        - Balustrade, railing, or low wall enclosing the front porch or stoop
        - Multi-pane or mission-style windows

- For the **Height Overlay District**, staff proposes to maintain the existing zoning and add the following dimensional standard for all new construction and expansions over 50% of the gross floor area:
    - The maximum building height shall be limited to 40 feet, measured consistent with the DDC Section 9.2, *Definitions*, for **Height, Building or Structure**: Height shall be measured as the vertical distance above finished grade measured to the highest point of the roof of a flat roof or to the deck line of a mansard roof, or to the midpoint of the highest gable of a pitched or hipped roof.

Staff is seeking the Planning and Zoning Commission's feedback regarding the proposed development regulations in particular the following:

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?
2. Does the Commission concur with staff's recommendation to allow for reduced front setbacks for smaller lots?
3. Does the Commission concur with requiring minimum sizes on porches and stoops?
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?
5. Does the Commission concur with the proposed height limitations and measurement methods in both the Residential and Height Overlay Districts?
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?

EXHIBITS

1. Agenda Information Sheet
2. SEDAP Overlay Actions and Map
3. Residential Survey Results

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

Prepared by:
Julie Wyatt, AICP
Principal Planner

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AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

DCM: Cassey Ogden

DATE: October 8, 2025

SUBJECT

Receive a report, hold a discussion, and give Staff direction regarding the Southeast Denton Zoning Overlay Districts, Action Plan Tasks associated with Strategy 4.1 of the Southeast Denton Area Plan. The Southeast Denton Area Plan core boundary generally includes East McKinney Street to the north, South Bell Avenue to the west, Dallas Drive and Shady Oaks Drive to the south, and South Woodrow Lane to the east in the City of Denton, Denton County, Texas. (PZ25-194, SED Overlay Districts, Julie Wyatt and Mia Hines).

BACKGROUND

The purpose of this work session is to update the Planning and Zoning Commission on implementation progress for the **Southeast Denton Area Plan Strategy 4.1: *Establish Overlay Districts to Protect Existing Neighborhood Scale and Character***. The implementation tasks associated with the strategy are intended to provide additional zoning regulations in designated areas within Southeast Denton. These include Live/Work, Residential, and Height Overlay Districts.

As a continuation of previous Work Sessions with the Planning and Zoning Commission, the prior Agenda Information Sheets have been attached for reference: *Exhibit 2 - May 28, 2025, AIS for Proposed Live/Work Overlay* and *Exhibit 3 - June 25, 2025, AIS for proposed Residential Overlay and Height Overlay*. Background information regarding the Southeast Denton Area Plan (SEDAP) planning process, public engagement, and community goals is provided in both *Exhibits 2* and *3*. Specific use and buffer regulations proposed for the Live/Work Overlay are provided in *Exhibit 2*. A full listing of the proposed residential design standards and height limitations in the Residential Overlay and Height Overlay are provided in *Exhibit 3*. Summaries of these past discussions are provided below, and the map and survey exhibits included with the prior work sessions are included as Exhibits 4-6.

PREVIOUS PLANNING AND ZONING COMMISSION DISCUSSIONS

Earlier this year, the proposed regulations for each district were presented to the Planning and Zoning Commission for discussion and direction. As noted above, the technical content of each work session discussion is summarized in the respective Agenda Information Sheets for those work sessions, which are provided as Exhibits 2 and 3 to this report. The following is a summary of the questions posed by staff and feedback provided by the Commissioners:

- **Live/Work Overlay District**: At the May 28th Planning and Zoning Commission meeting, most of the Commission's discussion largely centered on the methods and results of the community engagement process thus far, recognizing that the number of respondents equates to a significantly small proportion of the community, and suggesting ways to obtain additional input.

- **Live/Work Dwelling Land Use.** The Commission pointed out that, as a land use, "live/work dwellings" have the potential to be more intense than the surrounding neighborhood because it requires that the residential "live" use be subordinate to the nonresidential "work" use. Additionally, it was noted that most of the nonresidential land uses that amassed significant support amongst respondents could be permitted contingent upon approval of an SUP within the R7 Zoning. Staff emphasized that the proposal to change the base zoning to R7 and allow certain businesses to stand alone acknowledges these two key factors and attempts to strike a balance between minimizing impacts on surrounding residences and alleviating barriers for new and small-scale businesses that might match the community's preferences but require significant building renovation to meet building safety standards for "live/work dwellings".
- **Differing Land Use Characteristics within the Overlay.** The Commission was generally in favor of Staff's approach to first consider addressing properties along East Prairie Street as the first step to adopting the Live/Work Overlay and bringing back standards for the remainder of the area at a future date.
- **Change of Zoning.** A question arose about how, in one area, changing the base zoning from MN to R7 could limit the development potential of a tract since properties used for access must be zoned to allow the land use that access serves. Staff clarified that the R7 District is a good transition in this case because the Future Land Use designation in this area is Moderate Residential, consistent with the development regulations and land use permissions of R7 Zoning. Otherwise, the Commission was generally in favor of the proposed base zoning change to R7.
- **Operational and Development Requirements.** The Commission generally agreed with the proposed requirements.
- **Other Items to Consider.** The Commission concluded with directing Staff to keep in mind issues of public safety components such as lighting and police presence, site design components such as drainage, streetscape and building scale, keeping the neighborhood involved throughout the process, and continued coordination with other City departments and services to promote.

- **Residential Overlay and Height Overlay Districts**: Generally, the Planning and Zoning Commission requested additional feedback from the community and stakeholders prior to moving forward with consideration of the overlay districts, particularly since the Residential Overlay would impact all homeowners within Southeast Denton.
  - **Residential Overlay Applicability**. Half of the Commissioners concurred that properties should conform with all elements of the Residential Overlay for expansions over 50% of the existing gross floor area. The remaining Commissioners requested additional public feedback.
  - **Reduced Front Yard Setbacks for Smaller Lots**. The Commission was generally not in favor of reducing the front yard setback, as it could result in homes out of scale with the surrounding neighborhood. Staff responded that both setbacks and building coverage limit the scale of building on a given lot; therefore, regardless of a smaller front yard setback, a building may not exceed the maximum building coverage within the base zoning district.
  - **Minimum Size of Porches and Stoops**. Half of the Commissioners agreed with the proposal, with the caveat that a property owner could opt for a stoop instead of a porch. Other Commissioners expressed reservations regarding the requirement, as this design feature would likely increase the cost of construction, impacting affordability.
  - **Enhanced Design Standards for Front Facades**. While the Commissioners were generally in favor of the proposed enhanced design standards, details regarding this regulation caused some concern. Specifically, the regulation's wording was confusing, increasing the required number of design elements may be appropriate, and additional community feedback is needed to determine how this proposal will impact property owners and affordability.
  - **Height Limitations in both the Residential and Height Overlay Districts**. There was agreement in limiting the structure heights as proposed. However, some discussion suggested modifying the regulation to refer to stories rather than feet in the Residential Overlay. Staff will

continue engaging with the community to ensure that the regulation is clear for both Staff and property owners to apply.

- **Any Items not Addressed**. The Commissioners emphasized that affordability and community buy-in were crucial to the process and consideration of the overlay districts.

Ultimately, the Planning and Zoning Commission directed staff to continue with additional public engagement to ensure the proposed overlay districts accurately capture the community's goals and vision. Additional community feedback will be provided to the Planning and Zoning Commission at the October 8th work session.

EXHIBITS

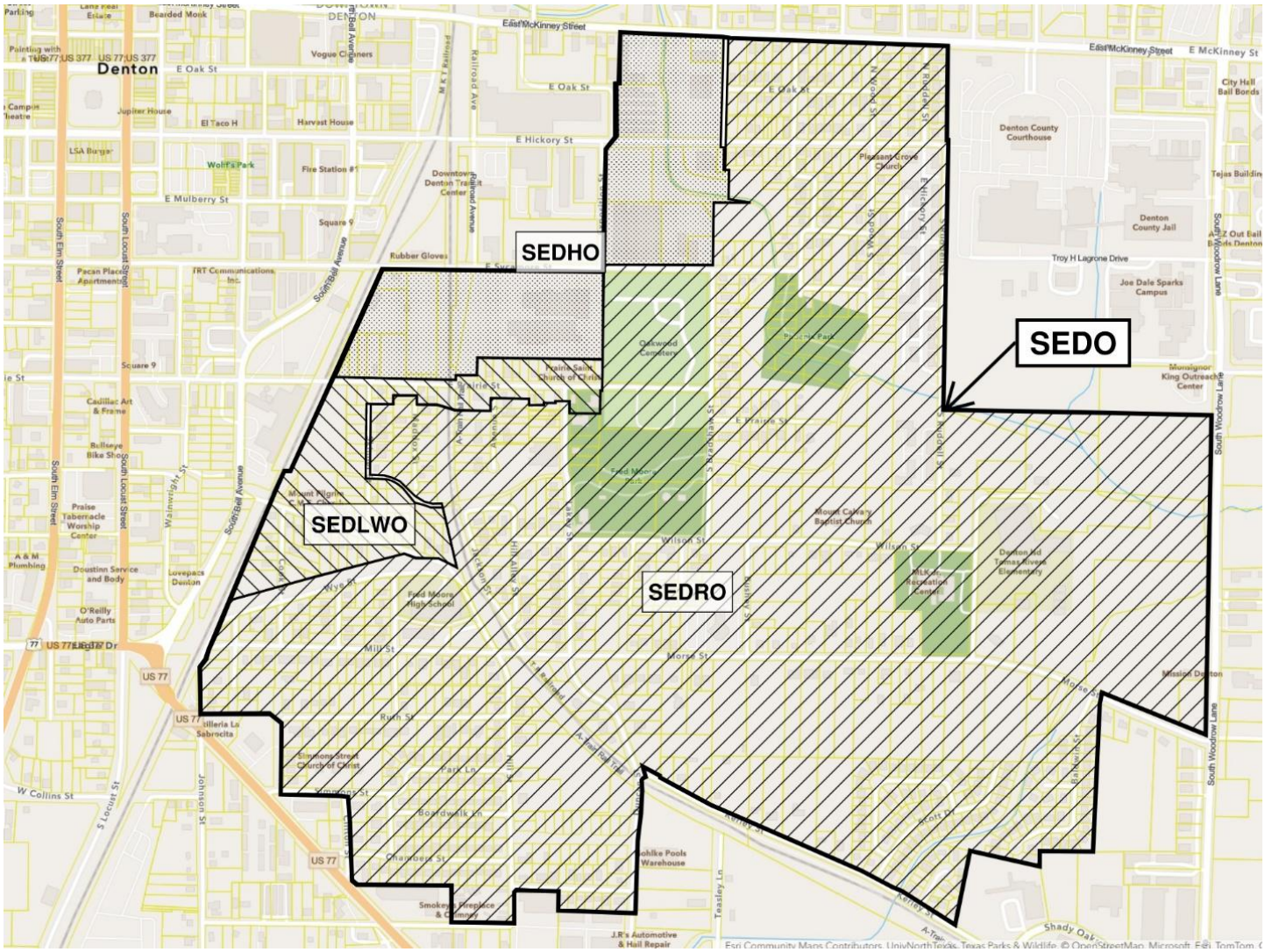
1. Agenda Information Sheet
2. May 28, 2025 AIS for Proposed Live/Work Overlay
3. June 25, 2025 AIS for Proposed Residential Overlay and Height Overlay
4. SEDAP Overlay Actions and Map
5. March 2025 Nonresidential Land Use Survey Results
6. March 2025 Residential Survey Results

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Julie Wyatt, AICP
Principal Planner

Mia Hines, AICP
Senior Planner

Proposed Southeast Denton Overlay Boundaries



Legend

- Southeast Denton Residential Overlay (SEDRO)
- Southeast Denton Height Overlay (SEDHO)
- Southeast Live/Work Overlay (SEDLWO)
- Southeast Denton Overlay Districts Boundary (SEDO)

Subchapter 4 Overlay and Historic Districts

4.1 Purpose

This subchapter establishes procedures and standards to allow the creation of Overlay and Historic Districts in Denton to protect and enhance specific lands and structures which, by virtue of their type or location, have characteristics which are distinct from lands and structures outside such special districts. The districts shall contain such reasonable and necessary requirements to ensure the protection and enhancement of said lands and structures.

4.2 Applicability of Underlying Zoning Districts

4.2.1 Land within an Overlay or Historic District shall remain part of the underlying zoning district designation established in Subchapter 3: Zoning Districts, and may, in addition, lie in one or more overlay districts in accordance with the designation of each.

4.2.2 Whenever any provision of the underlying zoning district is in conflict with the Overlay and/or Historic Districts, the provisions of the Overlay and/or Historic Districts shall govern.

4.3 Conflicts with Other Ordinances

4.3.1 To the extent the provisions of this section conflict with any other ordinances of the City of Denton, the provisions of this section shall govern. All other regulations and ordinances of the City of Denton not in conflict with this section shall remain in full force and effect.

4.3.2 Where the regulations of this section modify any provision of any other applicable ordinance, the words used in this section shall have the meaning defined in the provisions of the ordinance modified, unless the definition is otherwise provided in this section.

4.4 Creation and Amendments

4.4.1 Overlay Districts.

The creation and amendments to an Overlay District shall be made pursuant to Subsection 2.7.4: Zoning Text Amendment, and Subsection 2.7.2: Zoning Map Amendment.

4.4.2 General Standards.

Every recommendation to create or amend any Overlay or Historic District shall address the following, as applicable:

A. **Statement of Purpose.**

1. A statement of purpose specifying the nature of the special and substantial public interest and public welfare involved;

2. Objectives to be promoted by creation of the Overlay or Historic District; and

3. Imposition of the regulations and design standards proposed.

B. **Proposed Boundary.** Proposed district boundaries, depicted on one or more maps, including the Official Zoning Map of City, which shall include all other zoning regulations applicable to the property(s) proposed for inclusion in the district.

C. **Proposed Regulations.**

1. Regulations and/or design standards proposed to promote the special purposes of the Overlay or Historic District.

2. Regulations or design standards shall be designed to reasonably promote the purposes of the district, and may require or address any of the following, in addition to or in lieu of other regulations affecting property within the Overlay or Historic District:

a. Protection of features designated as being of special concern within the district;

b. Levels of permission for land use types within the district;

c. Special performance standards, use-specific standards, and development regulations;

d. Other matters as appropriate to promote the special public interests of the district.

4.11 Southeast Denton Overlay Districts

4.11.1 Purpose

The Southeast Denton Overlay Districts are intended to promote the Southeast Denton community's goals: honor the culture and heritage of Southeast Denton, strengthen neighborhoods and housing affordability, invest in economic prosperity, elevate the quality of public amenities and infrastructure, and create a safe and connected, multi-modal travel system. While Southeast Denton is a large area which includes approximately 675 acres generally bounded by East McKinney Street to the north, South Bell Avenue to the west, Dallas Drive and Shady Oaks Drive to the south, and South Woodrow Lane to the east, the overlay districts are more narrowly focused on those areas most impacted by proximity to Downtown and redevelopment pressure. The following overlay districts include regulations which ensure that infill development, new construction, land uses, and public infrastructure are designed in a manner consistent with the overall purpose.

4.11.2 Southeast Denton Overlay Districts Established

A. **Relation of the Southeast Denton Overlay Districts to Base Zoning Districts.** Properties located within the SEDO District shall follow the uses and development standards as provided for in the applicable base zoning district and Official Zoning Map established by Subsections 3.1.1 and 3.1.3 of the DDC, except as modified herein. Where modifications are not expressly authorized within the Overlay District Standards, all other requirements of the Denton Development Code, as amended, must be met. In the event of any conflict between the Overlay Districts' standards and other provisions of the Denton Development Code, the Overlay Districts' standards shall control. Any structure, lot, and associated site feature lawfully existing within the boundaries of the SEDHO Subdistrict on the effective date of this overlay district shall be deemed a lawful structure, lot, or site feature.

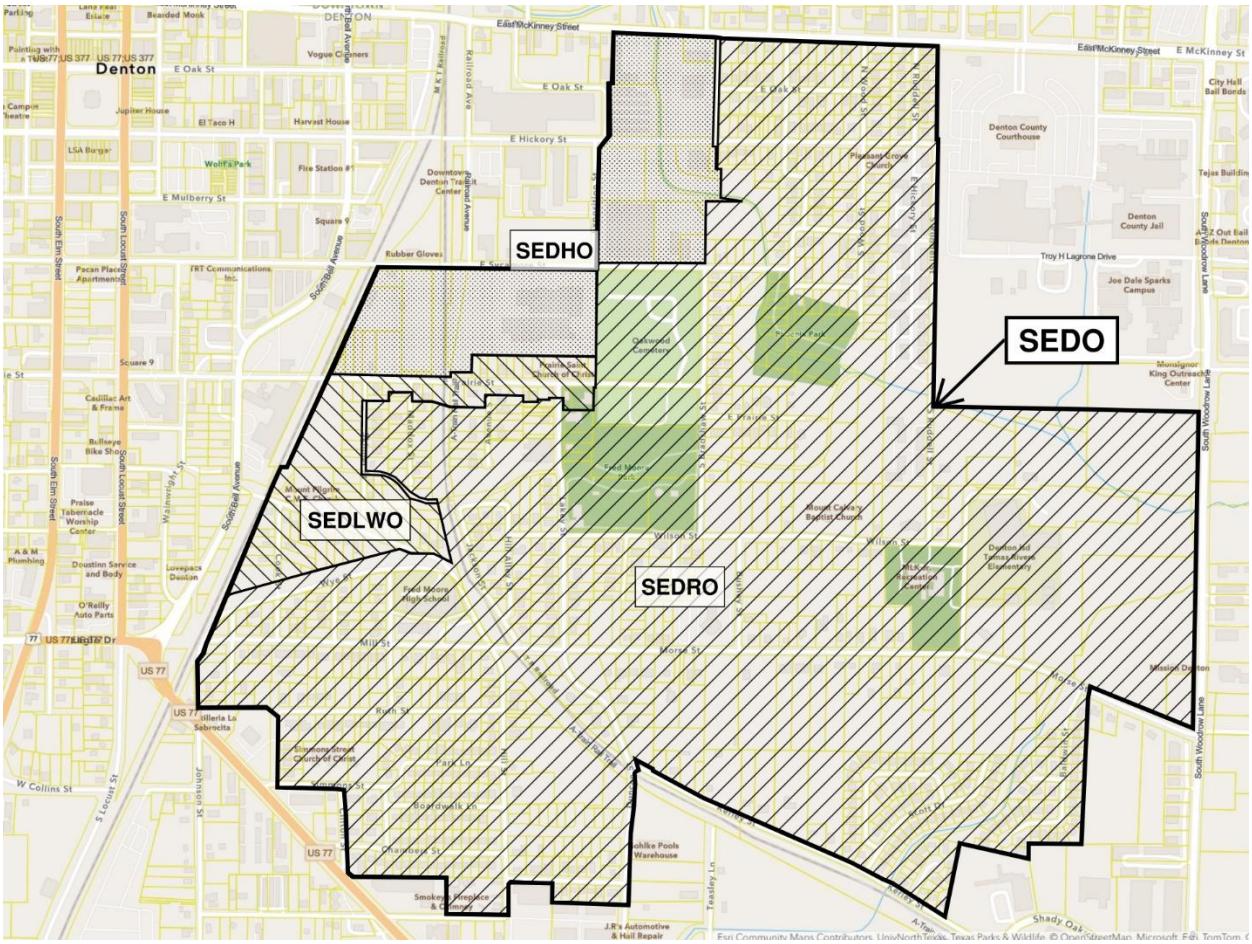
B. **Subdistricts Established.** The following districts are established with separate goals and standards. The location and boundary of these subdistricts is shown on Figure 4.11-2

1. **Southeast Denton Residential Overlay (SEDRO)**. The Southeast Denton Residential Overlay (SEDRO) Subdistrict regulations outlined in Subsection 4.11.3 establish standards to preserve the scale and design of existing residential neighborhoods. The regulations set forth in these development standards are for the SEDRO District which consists of approximately 375.94 total acres depicted in Figure 4.11-3.

2. **Southeast Denton Height Overlay (SEDHO)**. The Southeast Denton Height Overlay (SEDHO) Subdistrict regulations outlined in Subsection 4.11.4 establish height limitations within the boundary to encourage compatible scale for commercial development near existing residential neighborhoods. The regulations set forth in these development standards are for the SEDHO Subdistrict which consists of approximately 39.77 total acres depicted in Figure 4.11-4.

3. **Southeast Denton Live-Work Overlay (SEDLWO)**. The Southeast Denton Live-Work Overlay (SEDLWO) Subdistrict, as established in Subsection 4.11.5, establishes land use and site design standards to allow for neighborhood scaled commercial opportunities to occur in a manner that limits barriers for small business owners and minimizes adverse impacts on existing residences. The regulations set forth in these development standards are for the SEDLWO Subdistrict which consists of approximately 27.58 total acres depicted in Figure 4.11-5.

{Figure 4.11-2: Southeast Denton Overlay Subdistricts Map}



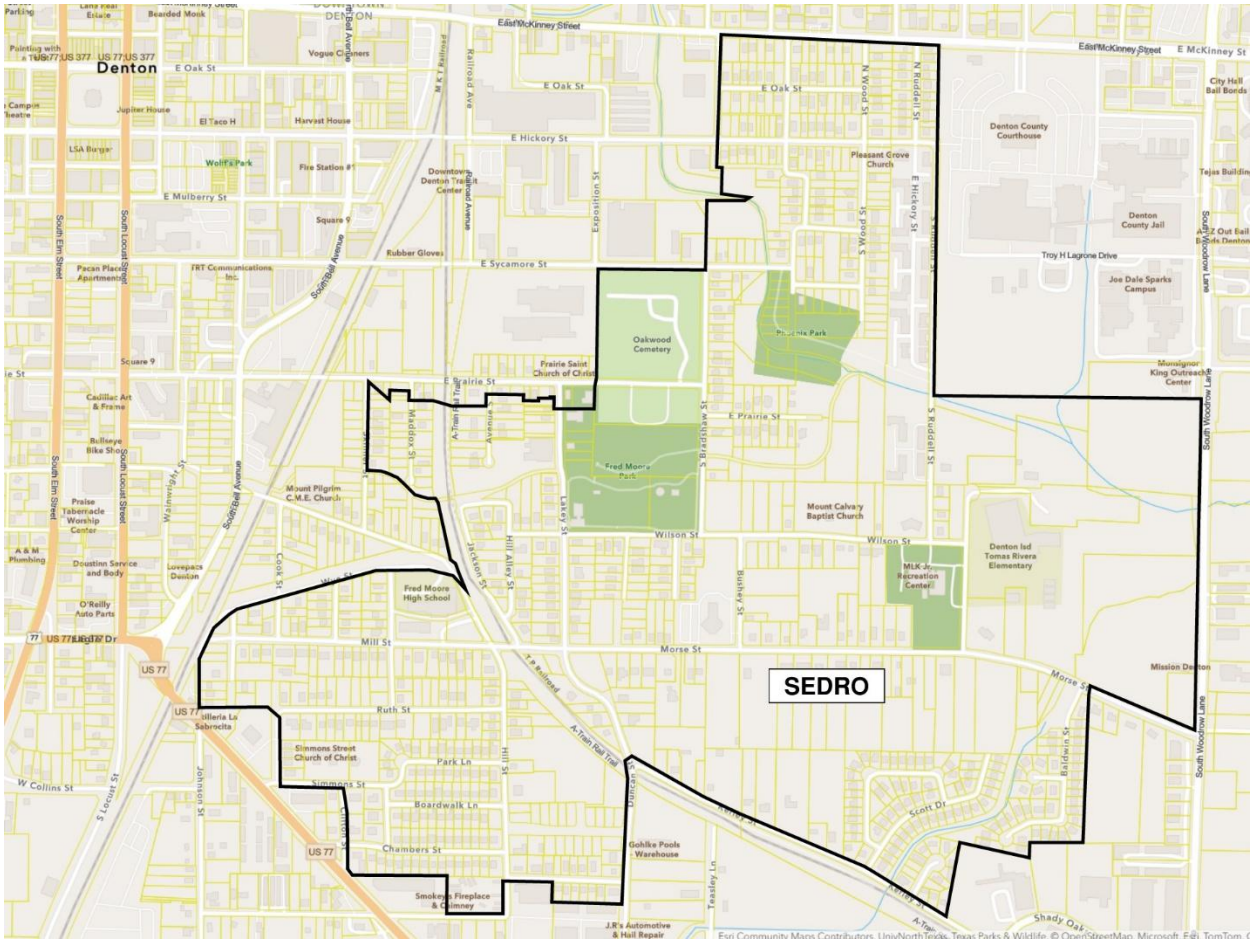
C. **Administration**. Any future amendment to a specific overlay subdistrict will only require notification to the applicable overlay subdistrict in accordance with Subsection 2.4.6.

4.11.3 SEDRO – Southeast Denton Residential Overlay

A **Purpose and intent**. Southeast Denton is a collection of culturally and historically significant residential neighborhoods constructed throughout the 20th Century. The Southeast Denton Residential Overlay (SEDRO) Subdistrict is intended to protect the character of these neighborhoods by encouraging compatible architectural design features and building scale for new and existing structures

B **Boundary.** The SEDRO Subdistrict is bounded by East McKinney Street to the north; North Bradshaw Street, East Prairie Street, and the MKT Railroad to the west; Smith Street, Kerly Street, and Morse Street to the south; and South Woodrow Lane to the east and consists of approximately 375.94 total acres as shown in Figure 4.11-3. and depicted on the Official Zoning Map of City.

{Figure 4.11-3: Southeast Denton Residential Overlay Subdistrict Map}



C Regulations.

1 **Applicability**. The following shall require compliance with the SEDRO Subdistrict regulations. Where modifications are not expressly established within the SEDRO Subdistrict, all other requirements of the Denton Development Code, as amended, must be met.

a Construction of a new primary or accessory structure on a Residentially zoned property shall comply with all SEDRO Subdistrict regulations. Construction of a new primary or accessory structure in all other zoning districts shall comply with Subsections 4.11.3C.2b, *Dimensional Standards*, and 4.11.3C.3a.iii, *Roof Form*, below.

b For expansions of an existing structure, the new/expanded portion of the structure shall only comply with Subsections 4.11.3C.2b, *Dimensional Standards*, and 4.11.3C.3a.iii, *Roof Form*, below.

c Any structure, lot, and associated site feature lawfully existing within the boundaries of SEDRO Subdistrict on the effective date of this overlay subdistrict shall be deemed a lawful structure, lot, or site feature.

2 Zoning

a **Permitted Uses.** All properties located within the SEDRO Subdistricts are subject to a base zoning district which conforms to the Official Zoning Map established by DDC Subsection 3.1.3, as amended. Properties shall be developed and used only in accordance with the allowable primary and accessory uses in the applicable base zoning district.

b **Dimensional Standards.** All properties within the SEDRO Subdistrict shall comply with the dimensional standards associated with the applicable base zoning district except as modified herein.

i **Building Height (maximum)**.

(a) The maximum building height for a primary structure shall be limited to 30 feet.

(b) The maximum building height for accessory structures shall be limited to 20 feet.

ii **Building Height Measurement**.

(a) Height shall be measured as the vertical distance above finished grade to the highest point of the roof.

(b) Table 3.7-B: Authorized Exceptions to Height Standards are applicable in the SEDRO Subdistrict.

3 Site and Building Design. All properties within the SEDRO Subdistrict shall comply with the development standards listed in this Section below. Except as modified herein, all other requirements of the Denton Development Code applicable to a property's base zoning district and Building Design requirements in Subsection 7.10.3, as amended, shall apply.

a Building Mass and Form. In place of the required design features in DDC Section 7.10.3E, each single-family detached, duplex, townhome, triplex, and fourplex dwelling shall provide the following:

i **Front Entry**. All new primary structures shall provide either an unenclosed front porch or a stoop which extends forward from the face of the front façade or is in line with a plane of the front façade. Recessed front entries are not permitted.

(a) **Front Porch**. An unenclosed front porch is a covered exterior shelter built as an integral architectural element of a structure that is open on two or more sides and leads to the front entrance of the structure.

(i) Minimum width: 25 percent of the ground floor front façade width.

(ii) Minimum depth: 4 feet measured from the outside of the support columns to the face of the front façade.

(iii) Porch roof support columns are required and shall be constructed as a decorative feature by incorporating designs that may include, but are not limited to, use of two or more contrasting materials on each support, box columns with a brick or stone base, or turned wood.

(b) **Stoop**. A stoop is a smaller, covered or uncovered, raised exterior platform which extends forward from the face of the front façade and leads to the front entrance of the structure.

(i) Minimum size: 24 square feet.

(ii) The stoop platform shall be elevated a minimum of 7 inches above finished front yard grade.

ii **Design Features**. Primary residential buildings shall incorporate at least two of the following design features to provide visual relief along the front of the residence:

(a) Dormers;

(b) Projected Window (bay, bump-out, or bow) with a minimum 24 inches projection;

(c) Split garage doors where a column or post divides single-car garage doors;

(d) Balustrade, railing, or low wall enclosing the front porch or stoop; and/or

(e) Multi-pane or mission-style windows for all front façade windows.

iii **Roof Form**. Roofs visible from the street shall be gabled, hipped, or a combination thereof. Flat, mansard, shed, or other similar roof forms are not permitted. Awnings are permitted.

b **Building Transparency/Windows.** In place of the required transparency/windows in DDC Section 7.10.3G, each single-family detached, duplex, townhome, triplex, and fourplex dwelling shall provide the following:

i Within the front façade (front adjoining a public or private right-of-way where the entrance/address is located), windows and doors (excluding garage doors) shall comprise at least 25 percent of the wall area. Shutters, trims, or false windows/doors shall not count toward the minimum requirement.

ii Windows shall be provided with an architectural surround at the jamb. Decorative trim is required for all windows and doors within the front facade and must be at least 3 ½ inches wide. Decorative trim may include a variety of materials, either contrasting or similar to the exterior material, provided that the material differentiates the trim from the wall plane.

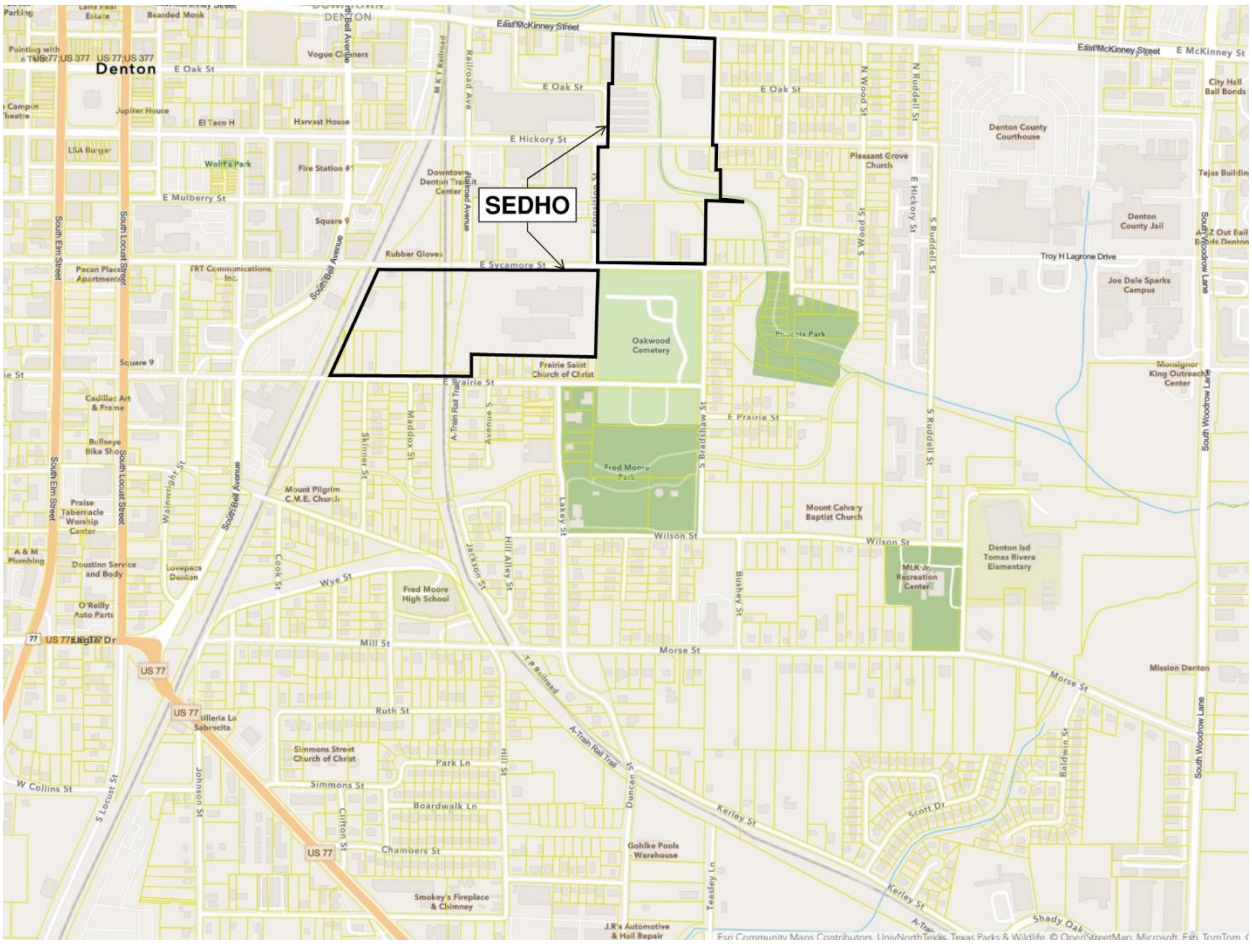
4.11.4 SEDHO – Southeast Denton Height Overlay

A. **Purpose and intent**. The Downtown Denton Transit Center sits within the Southeast Denton Area, creating a prime opportunity for increased residential density and transit-oriented development. The Southeast Denton Height Overlay (SEDHO) Subdistrict is intended to allow space for these opportunities while minimizing adverse visual impacts on the adjacent low-density residential neighborhoods.

B. **Subdistrict Established.** The Southeast Denton Height Overlay (SEDHO) Subdistrict is bounded by East McKinney Street to the north, Exposition Street to the west, East Sycamore Street to the south, and North

Bradshaw Street to the east and consists of approximately 37.77 total acres as shown in Figure 4.11-4 and depicted on the Official Zoning Map of City.

{Figure 4.11-4: Southeast Denton Height Overlay Subdistrict Map}



C. **Regulations**.

1. **Applicability**. The following shall require compliance with SEDHO Subdistrict Proposed Regulations. Where modifications are not expressly established with the SEDHO Subdistrict, all other requirements of the Denton Development Code, as amended, must be met.

   a. Construction of a new primary or accessory structure.

   b. Expansions of an existing structure shall comply with the SEDHO Subdistrict regulations.

2. **Zoning**.

   a. **Permitted Uses.** All properties located within the SEDHO Subdistrict are subject to a base zoning district which conforms to the Official Zoning Map established by DDC Subsection 3.1.3, as

amended. Properties shall be developed and used only in accordance with the permitted primary and accessory uses allowed in the applicable base zoning district.

b. **Dimensional Standards.** All properties within SEDHO Subdistrict shall comply with the dimensional standards associated with the applicable base zoning district except as modified herein.

i. **Building Height**. The maximum building height shall not exceed 40 feet.

ii. DDC Table Notes 3.3-A [1], 3.3-A [2], 3.3-D [1], and 3.3-D [2] shall not apply in SEDHO Subdistrict.

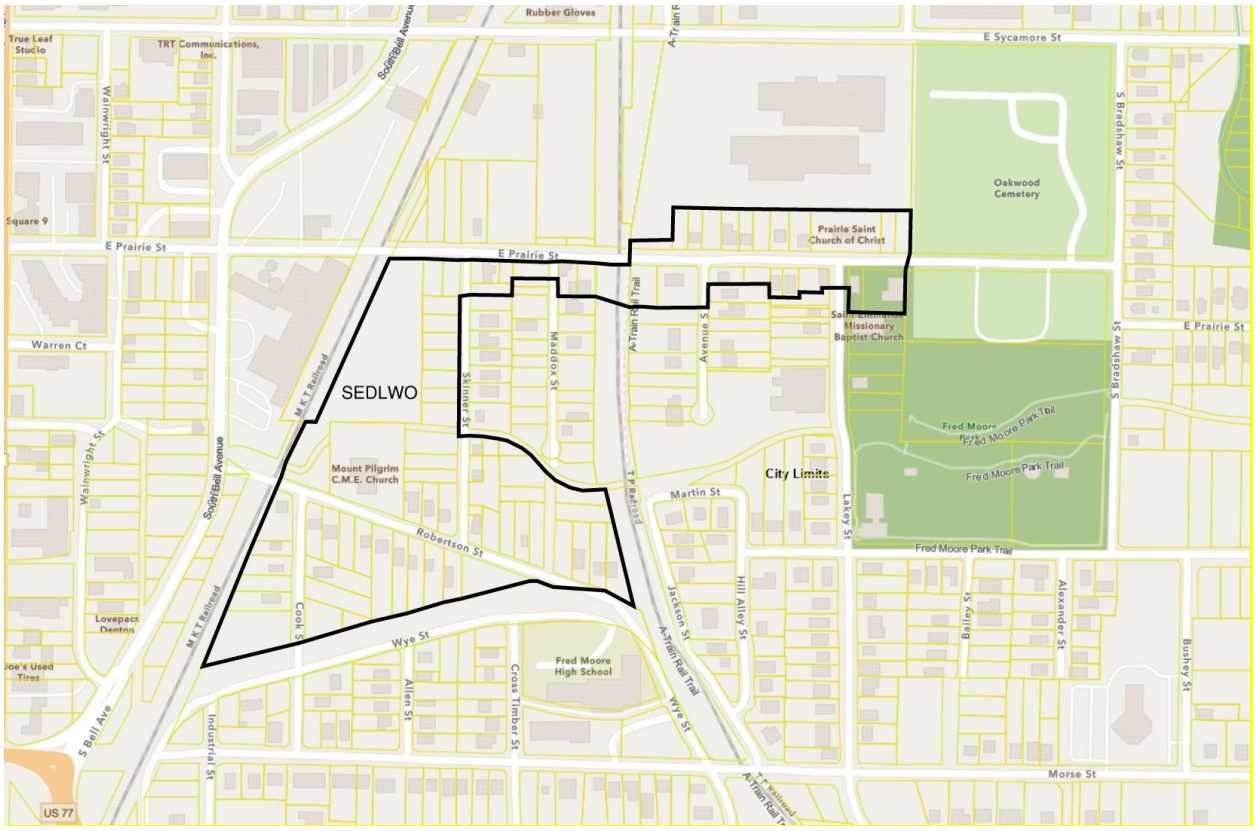
iii. Table 3.7-B: Authorized Exceptions to Height Standards are applicable in SEDHO Subdistrict.

4.11.5 SEDLWO – Southeast Denton Live-Work Overlay

A **Purpose and Intent**. The Southeast Denton Live-Work Overlay (SEDLWO) Subdistrict encompasses an area historically known for neighborhood scaled nonresidential activities. The Subdistrict is intended to allow for a variety of appropriate residential and nonresidential land uses while mitigating adverse impacts of increased nonresidential activity on adjacent residential neighborhoods.

B **Subdistricts Established.** The Southeast Denton Live-Work Overlay (SEDLWO) Subdistrict generally includes properties along the north and south side of East Prairie Street between Oakwood Cemetery and the MKT Railroad, properties along the west side of Skinner Street, properties along the north and south sides of Robertson Street situated between Wye Street and the Stream PEC 4 drainage channel, and properties along the east and west sides of Cook Street north of Wye Street and consists of approximately 27.58 total acres as shown in Figure 4.11-5 and depicted on the Official Zoning Map of City.

{Figure 4.11-5: Southeast Denton Live/Work Overlay Subdistrict Map}



The SEDLWO Subdistrict includes three Sections:

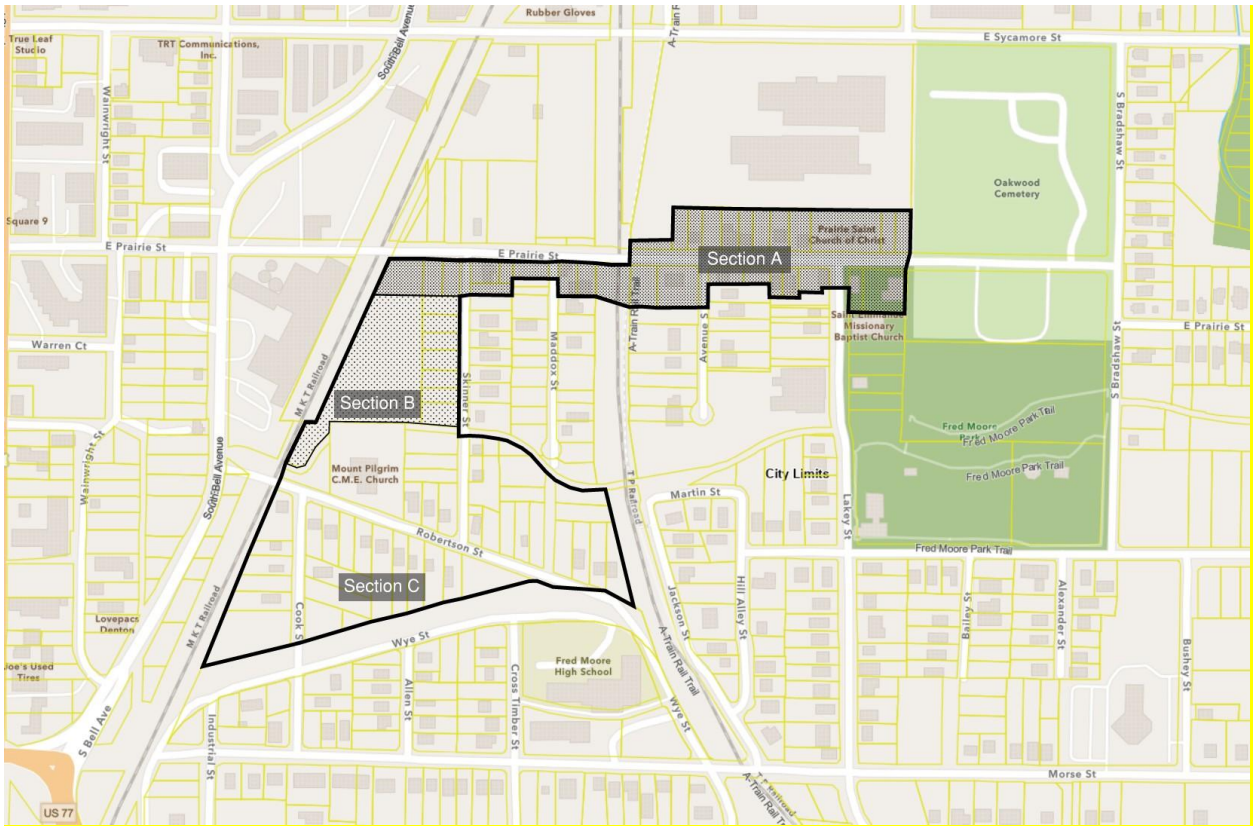
Section A – including properties along the north and south side of East Prairie Street, between Oakwood Cemetery and the MKT Railroad

Section B – including properties along the west side of Skinner Street, between East Prairie Street and the Stream PEC 4 drainage channel

Section C – including properties along the west and east side of Skinner, south of the Stream PEC 4 drainage channel, properties along the north and south sides of Robertson Street, between the MKT Railroad and TP Railroad, and properties along the east and west sides of Cook Street, between Robertson Street and Wye Street

The locations of these Sections are shown on Figure 4.11-6: Southeast Denton Live-Work Overlay Sections Map and depicted on the Official Zoning Map of City.

{Figure 4.11-6: Southeast Denton Live-Work Overlay Sections Map}



C Proposed Regulations.

1 **Applicability.** Unless otherwise stated herein, the standards of this section shall apply to all new development located within the SEDLWO area and for the following development activities:

a An existing principal structure is relocated on a lot;

b Expansions, alterations, or modifications that increase the gross floor area of an existing structure by the lesser of 1,000 square feet or 25%; or

c Properties and existing structures seeking a Certificate of Occupancy or Certificate of Land Use for any new non-residential land use and/or change of non-residential land use.

2 Zoning.

a **Section A: Permitted Uses and Operational Standards.** This section is intended to allow opportunities for new neighborhood-scale non-residential uses within proximity to existing residential neighborhoods.

i All properties located within the SEDLWO District Section A are subject to the property's applicable base zoning district which conforms to the Official Zoning Map established by DDC Subsection 3.1.3, as amended, except as modified herein. Properties shall be developed and used only in accordance with the permitted primary and accessory uses allowed in the applicable base zoning district except as otherwise stated herein.

ii In addition to those land uses permitted within a property's underlying zoning district as established by Table 5.2-A, the land uses listed in Table 4.11-B may be permitted subject to the

associated Building Design Standards, Operational Standards, and Land Use Standards established within this Section. New residential and nonresidential development shall comply with the Use Specific Standards provided in Section 5.3. Where there is conflict between the Use Specific Standards of Section 5.3 and the Land Use Standards provided within this section, the Land Use Standards provided within this section shall govern.

Table 4.11-A: Southeast Denton Live-Work Table of Allowed Uses *Section A*		
P = permitted S = specific use permit required Blank cell = use prohibited + = use specific standards apply		
		Land Use Standards
Administrative Office	P+	4.11.6D.2.a.v(a)
Business or Trade School	S+	4.11.6D.2.a.v(b)
Day Care, Child	P+	4.11.6D.2.a.v(c)
Dwelling, Work/Live	P+	4.11.6D.2.a.v(d)
Mobile Food Court	S+	4.11.6D.2.a.v(e)
Personal Service, General	P+	4.11.6D.2.a.v(f)
Restaurant	P+	4.11.6D.2.a.v(g)
General Retail	P+	4.11.6D.2.a.v(h)
Self-Service Laundry	S+	4.11.6D.2.a.v(i)

iii **Operational Standards for Nonresidential Uses**. To minimize impacts on the existing residences, operations for all new nonresidential uses within this Overlay District shall adhere to the following standards:

(a) Hours of Operation – Excluding day-care centers, permitted hours of operation for all new nonresidential uses shall be limited to 8:00 a.m. to 8:00 p.m. Monday to Thursday, and 8:00 a.m. to 10:00 p.m. Friday to Sunday.

(b) Noise – Noise levels shall comply with the Code of Ordinances.

iv **Building Design Standards.** New residential and nonresidential land uses shall comply with the design standards of the Southeast Denton Residential Overlay as established in Section 4.11.3 above.

v **Land Use Standards.** New nonresidential land uses proposed within Section A shall be subject to the land use standards of this subsection in addition to the Use Specific Standards of Section 5.3. Where there is conflict between the Use Specific Standards of Section 5.3 and the Land Use Standards provided within this section, the Land Use Standards provided within this section shall govern. Additionally, any minimum parking standards noted herein shall replace those prescribed in Table 7.9-I.

(a) Administrative Offices

(i) This use shall not exceed 5,000 square feet gross floor area per lot

(ii) Minimum vehicular parking required: 4 spaces

(b) Business or Trade School

(i) Practical or "hands-on" training related to welding, auto repair and engineering, obtaining a Commercial Driver's License, and similar training requiring significant welding and mechanical work or the use of large commercial vehicles on-site shall be prohibited. Classroom space for instruction related to these training categories may be permitted.

(ii) This use shall not exceed 5,000 square feet gross floor area per lot

(iii) Minimum vehicular parking required: one space per 2 students design capacity plus 1 space per employee on the largest shift, but no less than four spaces

(c) Day Care, Child

(i) Permitted hours of operation shall be limited to 6:00 a.m. to 8:00 p.m. daily.

(ii) Minimum vehicular parking required: one space per 5 children, but no less than four spaces

(d) Dwelling, Work/Live

(i) There shall be no minimum or maximum proportional gross floor area requirement for the residential or nonresidential component, but the structure shall comply with all building code requirements applicable to the proposed proportions.

(ii) The nonresidential use does not have to be operated by a resident of the work/live dwelling, but the nonresidential use and residential unit shall maintain the same ownership.

(iii) The nonresidential use shall be limited to those nonresidential uses and associated use specific standards permitted applicable to the underlying Zoning District as well as the additional uses listed within Table 4.11-A .

(iv) Minimum vehicular parking required: 4 spaces

(e) Mobile Food Court

(i) Mobile food courts shall comply with the Use Specific Standards of Subsection 5.3.5G, as amended

(ii) Mobile food courts shall not exceed 5,000 square feet per lot

(f) Personal Service, General

(i) This use shall not exceed 5,000 square feet gross floor area per lot

(ii) Minimum vehicular parking required: 4 spaces

(g) Restaurant

(i) Restaurants shall not exceed 5,000 square feet gross floor area

(ii) Walk-up pick-up windows may be allowed, but drive-through facilities shall not be permitted

(iii) The storage of raw and/or spent materials associated with crafting of alcoholic beverages shall be prohibited

(iv) Minimum vehicular parking required: one space per 4 design occupancy-load per Building Code, but no less than 4 spaces

(h) General Retail

(i) If Retail sales is the only land use, the structure may not exceed 5,000 square feet

(ii) Retail sales between 5,000 square feet and 15,000 square feet shall only be permitted as part of a mixed-use building that contains a minimum of 5 residential units

(iii) Retail sales exceeding 15,000 square feet shall be prohibited

(iv) Minimum vehicular parking required: one space per 350 square feet gross floor area, but no less than four spaces

(i) Self-Service Laundry

(i) If self-service laundry is the only land use, the structure may not exceed 2,500 square feet gross floor area

(ii) A self-service laundry facility may be between 2,500 square feet and 5,000 square feet only as part of a mixed-use building that contains a minimum of 5 residential units

(iii) A self-service laundry facility may not exceed 5,000 square feet

b **Section B: Permitted Uses and Use-Specific Standards**. This section is intended to allow opportunities for additional missing middle housing within the area. This section encourages the vertical mix of uses for new neighborhood-scale commercial and new residential development of moderate density within proximity of existing residential neighborhoods.

i All properties located within the SEDLWO District Section B are subject to the property's applicable base zoning district which conforms to the Official Zoning Map established by DDC Subsection 3.1.3, as amended, except as modified herein. Properties shall be developed and used only in accordance with the permitted primary and accessory uses allowed in the applicable base zoning district except as otherwise stated herein.

ii In addition to those land uses permitted within a property's underlying zoning district as established by Table 5.2-A, the land uses listed in Table 4.11-B may be permitted subject to the associated Building Design Standards, Operational Standards, and Land Use Standards established within this Section. New residential and nonresidential development shall comply with the Use Specific Standards provided in Section 5.3. Where there is conflict between the Use Specific Standards of Section 5.3 and the Land Use Standards provided within this section, the Land Use Standards provided within this section shall govern.

Table 4.11-B: Southeast Denton Live-Work Table of Allowed Uses *Section B*

P = permitted S = specific use permit required Blank cell = use prohibited + = use specific standards apply

		Land Use Standards
Day Care, Child	P+	4.11.6D.2.b.v(a)
Dwelling, Duplex	P+	
Dwelling, Fourplex	P+	
Dwelling, Triplex	P+	

Dwelling, Townhome	P+	
Dwelling, Work/Live	P+	4.11.6D.2.b.v(b)

iii **Operational Standards for Nonresidential Uses.**

(a) Hours of Operation - Excluding day-care centers, permitted hours of operation for all new nonresidential uses shall be limited to 8:00 a.m. to 8:00 p.m. Monday to Thursday, and 8:00 a.m. to 10:00 p.m. Friday to Sunday.

(b) Noise – Noise levels shall comply with the Code of Ordinances.

iv **Building Design Standards.** New residential and nonresidential land uses shall comply with the design standards of the Southeast Denton Residential Overlay as established in Section 4.11.3 above.

v **Land Use Standards**. New nonresidential land uses proposed within Section A shall be subject to the land use standards of this subsection in addition to the Use Specific Standards of Section 5.3. Where there is conflict between the Use Specific Standards of Section 5.3 and the Land Use Standards provided within this section, the Land Use Standards provided within this section shall govern. Additionally, any minimum parking standards noted herein shall replace those prescribed in Table 7.9-I.

(a) Child-Care Center

(i) Permitted hours of operation shall be limited to 6:00 a.m. to 8:00 p.m. daily.

(ii) Minimum vehicular parking required: one space per 5 children, but no less than four spaces

(b) Dwelling, Work/Live:

(i) There shall be no minimum or maximum proportional requirement for the residential or nonresidential component, but the structure shall comply with building code requirements applicable to the proposed proportions.

(ii) The nonresidential use does not have to be operated by a resident of the work/live dwelling, but the nonresidential use and residential unit shall maintain the same ownership.

(iii) The nonresidential use shall be limited to those nonresidential uses and associated use specific standards permitted within the applicable base zoning district as well as the additional uses listed within this Subsection.

c **Section C:** This section is intended to exist as a flexible transition between the neighborhood-scale nonresidential and missing middle housing types encouraged within the remainder of the SEDLWO and the established single-family residential neighborhoods outside of the SEDLWO. This section allows for the continuance of legally existing land uses and zoning designations while requiring designs compatible with the surrounding neighborhood character for all new development.

i All properties located within the SEDLWO Subdistrict Section C are subject to the base zoning district which conforms to the Official Zoning Map established by DDC Subsection 3.1.3, as amended, except as modified herein. Properties shall be developed and used only in accordance with the permitted primary and accessory uses allowed in the applicable base zoning district.

ii In addition to those land uses permitted within a property's underlying zoning district as established by Table 5.2-A, "Dwelling, Work/Live" shall also be permitted subject to the Building Design Standards, Operational Standards, and Land Use Standards established within this Section. New residential and nonresidential development shall comply with the Use Specific Standards provided in Section 5.3. Where there is conflict between the Use Specific Standards of Section 5.3 and the Land Use Standards provided within this section, the Land Use Standards provided within this section shall govern.

iii **Land Use Standards.** New nonresidential land uses proposed within Section A shall be subject to the land use standards of this subsection in addition to the Use Specific Standards of Section 5.3. Where there is conflict between the Use Specific Standards of Section 5.3 and the Land Use Standards provided within this section, the Land Use Standards provided within this section shall govern.

(a) Dwelling, Work/Live:

(i) There shall be no minimum or maximum proportional requirement for the residential or nonresidential component, but the structure shall comply with building code requirements applicable to the proposed proportions.

(ii) The nonresidential use does not have to be operated by a resident of the work/live dwelling, but the nonresidential use and residential unit shall maintain the same ownership.

ii **Operational Standards for Nonresidential Uses.**

(a) Hours of Operation – Excluding day-care centers, permitted hours of operation for all new nonresidential uses shall be limited to 8:00 a.m. to 8:00 p.m. Monday to Thursday, and 8:00 a.m. to 10:00 p.m. Friday to Sunday.

(b) Noise – Noise levels shall comply with the Code of Ordinances.

iii **Building Design Standards.** New residential and nonresidential land uses shall comply with the design standards of the Southeast Denton Residential Overlay as established in Section 4.11.3 above.

2 **Landscaping and Screening**

a Compatibility Landscape Buffer Requirements – The following standards shall apply to all new nonresidential land uses adjacent to a single-family residential land use in lieu of the Compatibility Landscape Buffer Requirements established in Subsection 7.7.6

i Where a nonresidential use is proposed adjacent to an existing single-family residential use, a minimum 8-foot-tall double-faced solid wood fence shall be constructed along the entire length of the shared property line.

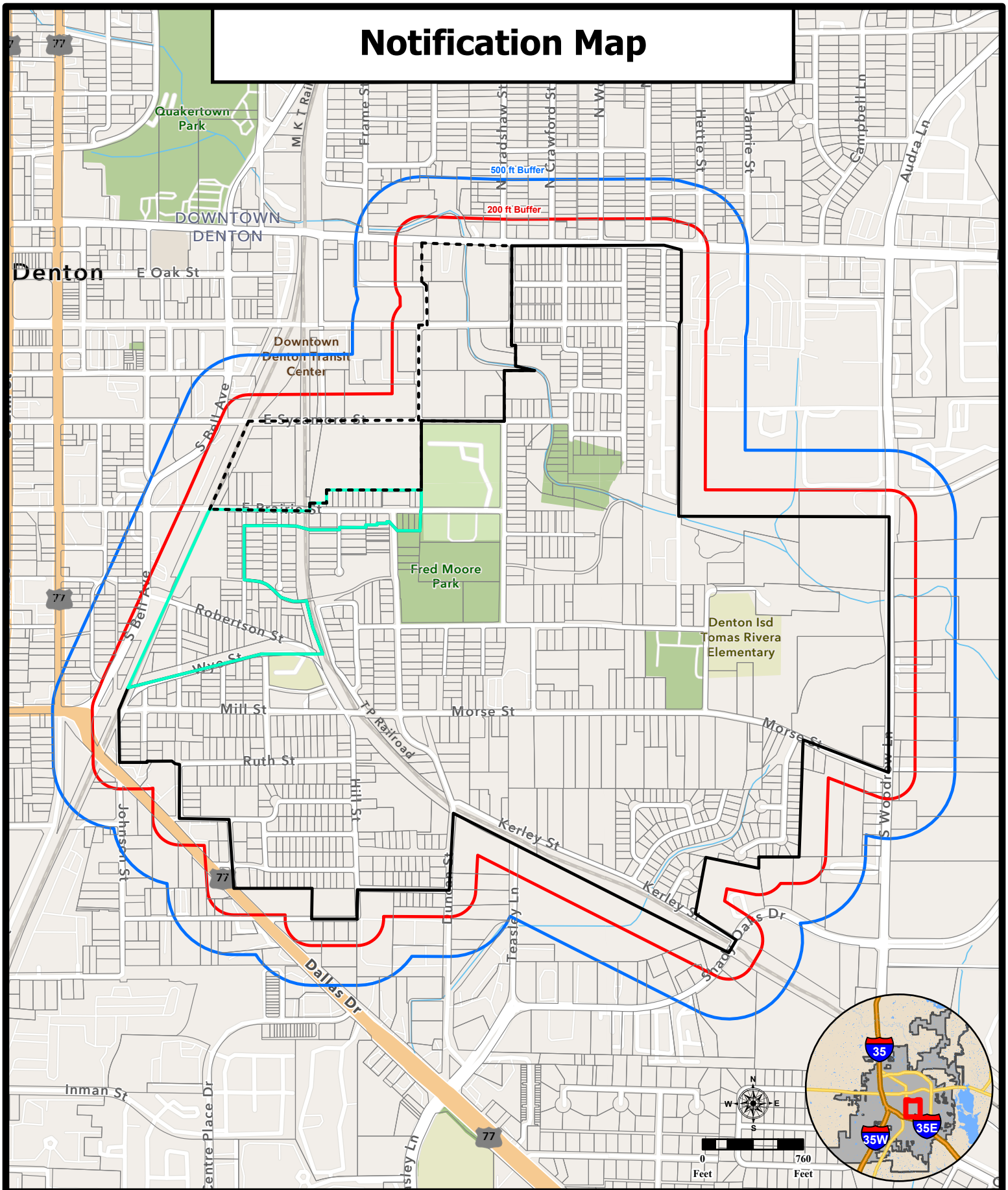
ii Where landscaping or trees exist in an area where a fence is required, the existing landscaping may be preserved in lieu of the 8-foot-tall fence if the Director determines that the height and planting locations of the existing landscaping provides equivalent screening

iii Where a nonresidential use is proposed adjacent to an existing single-family residential use, a minimum 15-foot-wide landscape buffer shall be maintained along the entire length of the shared property line.

b For all new residential and nonresidential land uses, the property must comply with the minimum Landscape and Tree Canopy Requirements of Subsection 7.7.5 as applicable to the property's underlying zoning district.

c For all fences constructed on shared property lines intended to satisfy the compatibility landscape and screening requirements of this section, proper fence maintenance shall be the responsibility of the nonresidential property owner.

Notification Map



Legend

- Height Restriction Overlay
- Residential Overay
- 200 FT Buffer
- Live Work Overlay
- Parcels
- 500 FT Buffer

Spatial Reference: *NAD 1983 StatePlane Texas North Central FIPS 4202 Feet*
Author: *Development Services GIS - 2930105*
Date: *3/31/2026 8:24 AM*

This information is solely for general reference and is not to be relied upon for legal, engineering, or surveying purposes. It does not replace an on-site survey and provides only an approximate location of property boundaries. While every effort has been made to ensure accuracy, no guarantee is implied. The use of this map indicates acknowledgment that the data may not be entirely accurate.

CITY OF DENTON
Inclusion • Collaboration • Quality Service
Strategic Focus • Fiscal Responsibility

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

Project Number DCA26-0002
Southeast Denton Overlay Districts

In order for your opinion to be counted, please complete and mail this form to:

City of Denton Development Services
Attn: Julie Wyatt, Project Manager
401 N. Elm St.
Denton, TX 76201

You may also email to julie.wyatt@cityofdenton.com or call (940) 349-8585. Please note any responses are subject to public information requests including the information provided below.

Project Number: DCA26-0002

Meeting Date: April 8, 2026

Please circle one:

□ In favor of request ? □ Opposed to request

Comments: What impact will this project have on the current Resident citizens. The number of locations that are proposed to have all of → (OVER)

Signature: Willie Sellers

Printed Name: WILLIE SELLERS

Street Address:

City, State and Zip Code: DENTON, TEXAS, 76210 & 76205

Phone Number: 214 893-9491

Email Address: res1funk@verizon.net

Physical Address of Property within 200 Feet: 930 & 926 Scott Drive

overlayes. The Southeast area boundery
East McKenney to encompass the greatest
portion to South Woodrow Lane, that
will effect the greatest area in a
Historical Black Community?

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

Project Number DCA26-0002
Southeast Denton Overlay Districts

In order for your opinion to be counted, please complete and mail this form to:

City of Denton Development Services
Attn: Julie Wyatt, Project Manager
401 N. Elm St.
Denton, TX 76201

You may also email to julie.wyatt@cityofdenton.com or call (940) 349-8585. Please note any responses are subject to public information requests including the information provided below.

Project Number: DCA26-0002

Meeting Date: April 8, 2026

Please circle one:

□ In favor of request ☒ Opposed to request

Comments:

Signature: Cheryl Yarrington

Printed Name: Cheryl Yarrington

Street Address: 1029 Ramey Circle

City, State and Zip Code: Denton, Tx 76205

Phone Number: 940.600.2688

Email Address:

Physical Address of Property within 200 Feet: 1029 Ramey Circle Denton, Texas 76205

CITY OF DENTON

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

Project Number DCA26-0002a
Southeast Denton Overlay Districts

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City of Denton Development Services
Attn: Julie Wyatt, Project Manager
401 N. Elm St.
Denton, TX 76201

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Project Number: DCA26-0002a

Meeting Date: May 27, 2026

Please circle one:

□ In favor of request □ Opposed to request

Comments:

Signature: Colette Woods

Printed Name: Colette Woods

Street Address: 1019 Hill St

City, State and Zip Code: Denton TX 76205

Phone Number: 940-453-4043

Email Address: jamesw59@icloud.com

Physical Address of Property within 200 Feet: 1019 Hill St. 76205

CITY OF DENTON

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

See additional properties listed on back - all opposed

Response Form

Project Number DCA26-0002
Southeast Denton Overlay Districts

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Denton, TX 76201

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Project Number: DCA26-0002

Meeting Date: April 8, 2026

Please circle one:

□ In favor of request ☒ Opposed to request

Comments:

Signature: Baltazar

Printed Name: Baltazar Mesta

Street Address: 528 Ruth St

City, State and Zip Code: Denton 76205

Phone Number: 940 465 0951

Email Address: mesta@gte.net

Physical Address of Property within 200 Feet: 811 Industrial

See other properties for Hill Alley within 200' Listed on Back

919 Industrial
913 Industrial
811 Industrial
805 Industrial

704 Cook St
608 Cook St

all vote opposed

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

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Southeast Denton Overlay Districts

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Project Number: DCA26-0002

Meeting Date: April 8, 2026

Please circle one:

☐ In favor of request ☒ Opposed to request

Comments:

Signature: [signature]

Printed Name: Baltazar Mesta

Street Address: 528 Ruth St

City, State and Zip Code: Denton 76205

Phone Number: 940 465 0951

Email Address: mesta@gte.net

Physical Address of Property within 200 Feet:

727 E. Prairie St

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

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Southeast Denton Overlay Districts

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Project Number: DCA26-0002

Meeting Date: April 8, 2026

Please circle one:

□ In favor of request ☒ Opposed to request

Comments:

Signature: Baltazar Mesta

Printed Name: Baltazar Mesta

Street Address: 528 Ruth St

City, State and Zip Code: 76205

Phone Number: 940 465 0951

Email Address: mestaa@gte.net

Physical Address of Property within 200 Feet: 725 E. Prairie St

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

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Southeast Denton Overlay Districts

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Project Number: DCA26-0002

Meeting Date: April 8, 2026

Please circle one:

□ In favor of request ☒ Opposed to request

Comments:

Signature: Baltazar Mesta

Printed Name: Baltazar Mesta

Street Address: 528 Ruth St

City, State and Zip Code: 76205

Phone Number: 940 465 0951

Email Address: mesta@gte.net

Physical Address of Property within 200 Feet: 609 E. Prairie St

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

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Southeast Denton Overlay Districts

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Project Number: DCA26-0002

Meeting Date: April 8, 2026

Please circle one:

□ In favor of request ☒ Opposed to request

Comments:

Signature: Baltazar

Printed Name: Baltazar Mesta

Street Address: 528 Ruth St

City, State and Zip Code: Denton 76205

Phone Number: 940 465

Email Address: mesta@gte.net

Physical Address of Property within 200 Feet: 601 E. Prairie St

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

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Southeast Denton Overlay Districts

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Project Number: DCA26-0002

Meeting Date: April 8, 2026

Please circle one:

□ In favor of request ☑ Opposed to request

Comments:

Signature: Baltazar

Printed Name: Baltazar Mesta

Street Address: 528 Ruth St

City, State and Zip Code: Denton 76205

Phone Number: 940 465 0951

Email Address: mesta@gte.net

Physical Address of Property within 200 Feet: 1004 E. Sycamore

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

Project Number DCA26-0002
Southeast Denton Overlay Districts

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Project Number: DCA26-0002

Meeting Date: April 8, 2026

Please circle one:

□ In favor of request (X) Opposed to request

Comments:

Why I Oppose To request? Can't be In favor of where I've Lived for 57yrs. Not Knowing Changes. Or What To Expect, planning and Zoning Will move forward ~~Regard~~ Regardless!

Signature: Leona Franklin

Printed Name: Leona Franklin

Street Address: 101 N. Ruddell St.

City, State and Zip Code: Denton, Tx 76205

Phone Number: (940) 594-7753

Email Address: franklindoyle45@gmail

Physical Address of Property within 200 Feet:

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

Project Number DCA26-0002
Southeast Denton Overlay Districts

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Project Number: DCA26-0002

Meeting Date: April 8, 2026

Please circle one:

X In favor of request ☐ Opposed to request

Comments:

Signature: [signature]

Printed Name: Cindy Rico

Street Address: 1500 morse St

City, State and Zip Code: Denton Tx 76205

Phone Number: 469-468-6770

Email Address: cindyrico114@gmail.com

Physical Address of Property within 200 Feet: 1500 morse St

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

Project Number DCA26-0002a
Southeast Denton Overlay Districts

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Denton, TX 76201

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Project Number: DCA26-0002a

Meeting Date: May 27, 2026

Please circle one:

□ In favor of request □ Opposed to request

Comments: The hours of operation for the propose business on Prairie street or anyother business need to be extended. Also the building need to be back to being commercial

Signature: Mary Black-Wright

Printed Name: Mary Black-Wright

Street Address: 1210 Nelson St

City, State and Zip Code: Denton, TX 76205

Phone Number: 940/391-6017

Email Address: mwright0424@yahoo.com

Physical Address of Property within 200 Feet:

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

Project Number DCA26-0002a
Southeast Denton Overlay Districts

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Project Number: DCA26-0002a

Meeting Date: May 27, 2026

Please circle one:

☑ In favor of request ☐ Opposed to request

Comments: Not for business hrs restrictions

Signature: Curtis Youngblood

Printed Name: Curtis Youngblood

Street Address: _____

City, State and Zip Code: _____

Phone Number: _____

Email Address: _____

Physical Address of Property within 200 Feet: _____

Development Services
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Response Form

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Southeast Denton Overlay Districts

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Project Number: DCA26-0002a

Meeting Date: May 27, 2026

Please circle one:

☑ In favor of request ☐ Opposed to request

Comments:

_____

_____

_____

Signature: _____

Printed Name: Bryson Garrett

Street Address: _____

City, State and Zip Code: _____

Phone Number: 214-662-2433

Email Address: bryson_dupree@live.com

Physical Address of Property within 200 Feet: _____

_____

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Southeast Denton Overlay Districts

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Project Number: DCA26-0002a

Meeting Date: May 27, 2026

Please circle one:

☐ In favor of request ☑ Opposed to request

Comments:

Hours of operation

Signature: Carrie Lawson

Printed Name: CARRIE LAWSON

Street Address: 100 N. Ruddell st

City, State and Zip Code: DENTON, TX 76205

Phone Number: 940-566-2971

Email Address: N/A

Physical Address of Property within 200 Feet:

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

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Project Number: DCA26-0002a

Meeting Date: May 27, 2026

Please circle one:

☑ In favor of request ☐ Opposed to request

Comments: Not in favor of time restrictions. Hubs Grub is not residential! We, the community, demand the zoning is not changed!

Signature: C'Myra Garrett

Printed Name: C'Myra Garrett

Street Address: 4609 Merchant Trail

City, State and Zip Code: Denton, TX, 76207

Phone Number: 940-703-3816

Email Address: Cdgarrett00@gmail.com

Physical Address of Property within 200 Feet: _____

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

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Project Number: DCA26-0002a

Meeting Date: May 27, 2026

Please circle one:

□ In favor of request □ Opposed to request

Comments: Sit along resteraunt hours are not agreeded to
N/o to the overlay basiness hours -

Signature: [signature]

Printed Name: Bobby Courcelle

Street Address: 404 E. Travis St

City, State and Zip Code: Denton Tx

Phone Number: 940-902-2005

Email Address: hubbsgrub940@gmail.com

Physical Address of Property within 200 Feet: 404 E. Travis St

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

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Southeast Denton Overlay Districts

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Project Number: DCA26-0002a

Meeting Date: May 27, 2026

Please circle one:

□ In favor of request □ Opposed to request

Comments: In favor of proposal Not in favor of hours

Signature: [signature]

Printed Name: LaMeka Youngblood

Street Address:

City, State and Zip Code:

Phone Number: (940)594-1174

Email Address: lashunlenford@yahoo.com

Physical Address of Property within 200 Feet:

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

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Project Number: DCA26-0002a

Meeting Date: May 27, 2026

Please circle one:

☒ In favor of request ☐ Opposed to request

Comments: But opposed to hour of operation for Commercial business

Signature: Shaneka Vital

Printed Name: Shaneka Vital

Street Address: 814 Rose Street

City, State and Zip Code: Denton, TX

Phone Number: 972-639-6114

Email Address: Shaneka73@yahoo.com

Physical Address of Property within 200 Feet:

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

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Southeast Denton Overlay Districts

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Project Number: DCA26-0002a

Meeting Date: May 27, 2026

Please circle one:

□ In favor of request ☒ Opposed to request

Comments: The hours of Operation need to be extended

Signature: LaTanya Vaughner

Printed Name: LaTanya Vaughner

Street Address: 1460 Saint Mallen Lane

City, State and Zip Code: Lewisville 75067

Phone Number: 469 888 9417

Email Address: latanya.bike04@gmail.com

Physical Address of Property within 200 Feet:

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

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Project Number: DCA26-0002a

Meeting Date: May 27, 2026

Please circle one:

□ In favor of request ☒ Opposed to request

Comments:

Signature: Wanda Parks

Printed Name: WANDA PARKS

Street Address: 714 Morse Street

City, State and Zip Code: Denton tx. 76205

Phone Number: 940 387-5187

Email Address:

Physical Address of Property within 200 Feet: 714 Morse Street Denton TX. 76205

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

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Project Number: DCA26-0002a

Meeting Date: May 27, 2026

Please circle one:

□ In favor of request ● Opposed to request

Comments:

Signature: Wanda Parks

Printed Name: WANDA PARKS

Street Address: 714 morse st. Denton tx. 76205

City, State and Zip Code: Denton tx. 76205

Phone Number: 940-387-5187

Email Address:

Physical Address of Property within 200 Feet: 624 Park Lane Denton tx. 76205

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

Project Number DCA26-0002a
Southeast Denton Overlay Districts

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Denton, TX 76201

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Project Number: DCA26-0002a

Meeting Date: May 27, 2026

Please circle one:

□ In favor of request ◉ Opposed to request

Comments:

Signature: Wanda Parks

Printed Name: WANDA PARKS

Street Address: 714 Morse Street

City, State and Zip Code: Denton tx. 76205

Phone Number: 940-387-5187

Email Address:

Physical Address of Property within 200 Feet: 723 Morse + 725 Morse Denton TX. 76205

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

Project Number DCA26-0002
Southeast Denton Overlay Districts

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Project Number: DCA26-0002

Meeting Date: April 8, 2026

Please circle one:

□ In favor of request □ Opposed to request

Comments: Opposed to Southeast Denton Residential overlay. Design is unique & a choice. Cookie Cutter neighborhoods are not unique.

Signature: Prudence Sanchez, member mgr Round the Corner, LLC

Printed Name: Prudence Sanchez

Street Address: P O Box 174

City, State and Zip Code: Denton, TX 76202

Phone Number: 940-453-7613

Email Address: pmsanchezlaw@gmail.com

Physical Address of Property within 200 Feet: 514 Martin St 76205

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401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

Project Number DCA26-0002
Southeast Denton Overlay Districts

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Project Number: DCA26-0002

Meeting Date: April 8, 2026

Please circle one:

□ In favor of request ☒ Opposed to request

Comments: I am opposed to the Southeast Denton Residential Overlay. Design of a home or a building is a personal choice. Everyone spending time & money to build anywhere has this right.

Signature: Prudence Sanchez, member manager of My Little Elm House, LLC

Printed Name: Prudence Sanchez

Street Address: P.O. Box 174

City, State and Zip Code: Denton, TX 76202

Phone Number: 940-453-7613

Email Address: pmsanchezlaw@gmail.com

Physical Address of Property within 200 Feet: 919 Hill St. 76205

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

Project Number DCA26-0002
Southeast Denton Overlay Districts

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Project Number: DCA26-0002

Meeting Date: April 8, 2026

Please circle one:

□ In favor of request □ Opposed to request

Comments: Opposed to SEDRO - Don't take away choice of design - it's personal choice - No cookie cutter neighborhoods —

Signature: Prudence Sanchez, member mgr Ballenbee Properties, LLC

Printed Name: Prudence Sanchez

Street Address: P.O. Box 174

City, State and Zip Code: Denton, TX 76202

Phone Number: 940-453-7613

Email Address: pmsanchezlaw@gmail.com

Physical Address of Property within 200 Feet: 1017 Baldwin 76205

CITY OF DENTON

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Response Form

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Southeast Denton Overlay Districts

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Project Number: DCA26-0002

Meeting Date: April 8, 2026

Please circle one:

□ In favor of request □ Opposed to request

Comments: Opposed to SEDRO - Design is a choice - Some like brick, some like 2 story, some like Craftsman style, etc. Don't take away choice -

Signature: Prudence Sanchez, member mgr Babyroath, LLC

Printed Name: Prudence Sanchez

Street Address: P.O. Box 174

City, State and Zip Code: Denton, TX 76202

Phone Number: 940-453-7613

Email Address: pmsanchezlaw@gmail.com

Physical Address of Property within 200 Feet: 410 Ruth St.

CITY OF DENTON

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

Project Number DCA26-0002
Southeast Denton Overlay Districts

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Denton, TX 76201

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Project Number: DCA26-0002

Meeting Date: April 8, 2026

Please circle one:

□ In favor of request □ Opposed to request

Comments:
Opposed to SERRO
- Design is a choice. We don't want a code that is ~~on~~ effectively an HOA. We are an eclectic neighborhood.

Signature: Prudence Sanchez, member mgr Falling Right, LLC

Printed Name: Prudence Sanchez

Street Address: P.O. Box 174

City, State and Zip Code: Denton, TX 76202

Phone Number: 940-453-7613

Email Address: pmsanchezlaw@gmail.com

Physical Address of Property within 200 Feet: 3300 / 3302 Gardenview 76207

CITY OF DENTON

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

Project Number DCA26-0002
Southeast Denton Overlay Districts

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Project Number: DCA26-0002

Meeting Date: April 8, 2026

Please circle one:

□ In favor of request ☒ Opposed to request

Comments: OPPOSED TO SEDRO
Don't take away choice of Design

Signature: Prudence Sanchez, member Manager

Printed Name: Prudence Sanchez

Street Address: PO Box 174

City, State and Zip Code: Denton, TX 76202

Phone Number: 940-453-7613

Email Address: pmsanchezlaw@gmail.com

Physical Address of Property within 200 Feet: 1005 Sycamore St.
76205

Development Services
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Response Form

Project Number DCA26-0002
Southeast Denton Overlay Districts

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City of Denton Development Services
Attn: Julie Wyatt, Project Manager
401 N. Elm St.
Denton, TX 76201

You may also email to julie.wyatt@cityofdenton.com or call (940) 349-8585. Please note any responses are subject to public information requests including the information provided below.

Project Number: DCA26-0002

Meeting Date: April 8, 2026

Please circle one:

□ In favor of request □ Opposed to request

Comments: Opposed to SEDRO Design is a choice.

Signature: Prudence Sanchez, member mgr Seventh four, LLC

Printed Name: Prudence Sanchez I Live at 711 Jackson St

Street Address: P.O. Box 174 Denton, TX 76205

City, State and Zip Code: Denton, TX 76202

Phone Number: 940-453-7613

Email Address: pmsanchezlaw@gmail.com

Physical Address of Property within 200 Feet: 704 Parklane 76205

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

3 properties opposed

Response Form

Project Number DCA26-0002
Southeast Denton Overlay Districts

In order for your opinion to be counted, please complete and mail this form to:

City of Denton Development Services
Attn: Julie Wyatt, Project Manager
401 N. Elm St.
Denton, TX 76201

You may also email to julie.wyatt@cityofdenton.com or call (940) 349-8585. Please note any responses are subject to public information requests including the information provided below.

Project Number: DCA26-0002

Meeting Date: April 8, 2026

Please circle one:

□ In favor of request ☑ Opposed to request

Comments:

Signature: Camila

Printed Name: Camila Martinez

Street Address: 528 Cook St

City, State and Zip Code: Denton 76205

Phone Number: 940 594 1924

Email Address: C-camilamartinez@aol.com

Physical Address of Property within 200 Feet: 801 Allen St

815 Cook st 533 Maddox

opposed

CITY OF DENTON

Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8600

Response Form

Project Number DCA26-0002a
Southeast Denton Overlay Districts

In order for your opinion to be counted, please complete and mail this form to:

City of Denton Development Services
Attn: Julie Wyatt, Project Manager
401 N. Elm St.
Denton, TX 76201

You may also email to Mia.Hines@julie.wyatt@cityofdenton.com or call (940) 349-8585. Please note any responses are subject to public information requests including the information provided below.

Project Number: DCA26-0002a

Meeting Date: May 27, 2026

Please circle one:

☒ In favor of request ☐ Opposed to request

Comments: Less Apartments, More Houses

Signature: D. McNabb

Printed Name: Dan McNabb

Street Address: ~~315 S. Bradshaw St~~ 912 Basilwood Dr

City, State and Zip Code: Coppell, TX 75019

Phone Number: 972-746-3171

Email Address: dwm75006@Yahoo.com

Physical Address of Property within 200 Feet: 315 S. Bradshaw St

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS REGARDING PROPOSED REVISIONS TO THE DENTON DEVELOPMENT CODE; SPECIFICALLY BE AMENDING SUBCHAPTER 4 – OVERLAY AND HISTORIC DISTRICTS, TO ESTABLISH SECTION 4.11, SOUTHEAST DENTON AREA PLAN OVERLAY DISTRICTS, INCLUDING THE SOUTHEAST DENTON RESIDENTIAL OVERLAY (SEDRO), THE SOUTHEAST DENTON HEIGHT OVERLAY DISTRICT (SEDHO), AND THE SOUTHEAST DENTON LIVE/WORK OVERLAY DISTRICT (SEDLWO), AND PROVIDING APPLICABILITY, DIMENSIONAL STANDARDS, DESIGN STANDARDS, ALLOWED USES, AND/OR USE-SPECIFIC STANDARDS FOR EACH DISTRICT. THE SOUTHEAST DENTON RESIDENTIAL OVERLAY INCLUDES 375.94 ACRES GENERALLY BOUNDED BY EAST MCKINNEY STREET TO THE NORTH; NORTH BRADSHAW STREET, EAST PRAIRIE STREETM AND THE MKT RAILROAD TO THE WEST; SMITH STREET, KERLY STREET, AND MORSE STREET TO THE SOUTH; AND SOUTH WOODROW LANE TO THE EAST; THE SOUTHEAST DENTON HEIGHT OVERLAY DISTRICT INCLUDES 39.77 ACRES GENERALLY BOUNDED BY EAST MCKINNEY STREET TO THE NORTH, EXPOSITION STREET TO THE WEST, EAST SYCAMORE STREET TO THE SOUTH, AND NORTH BRADWHAW STREET TO THE EAST; AND THE SOUTHEAST DENTON LIVE/WORK OVERLAY DISTRICT ENCOMPASSES 27.58 ACRES AND GENERALLY INCLUDES PROPERTIES ALONG THE NORTH AND SOUTH SIDES OF EAST PRAIRIE STREET BETWEEN OAKWOOD CEMETERY AND THE MKT RAILROAD, PROPERTIES ALONG THE WEST SIDE OF SKINNER STREET, PROPERTIES ALONG THE NORTH AND SOUTH SIDE OF ROBERTSON STREET SITUATED BETWEEN WYE STREET AND THE STREAM PEC 4 DRAINAGE CHANNEL, AND PROPERTIES ALONG THE EAST AND WEST SIDES OF COOK STREET NORTH OF WYE STREET IN THE CITY OF DENTON, DENTON COUNTY, TEXAS. (DCA26-0002)

WHEREAS, pursuant to Ordinance No. DCA18-0009q, the City Council of the City of Denton adopted the revised 2019 Denton Development Code, the ("DDC"); and

WHEREAS, the Southeast Denton Area Plan was adopted on July 23, 2024, following sixteen months of community engagement, with recommendations to establish overlay districts to protect existing neighborhood scale and character and achieve the goal to strengthen neighborhoods and housing affordability for the properties and areas legally described in "Exhibit A" attached hereto; and

WHEREAS, additional community engagement in Spring of 2025 provided staff with further direction on proposed amendments related to Southeast Denton Overlay Districts; and

WHEREAS, the City desires to amend the DDC to establish the Southeast Denton Overlay Districts to provide regulatory support for maintaining a consistent neighborhood scale and character; and

WHEREAS, the amendment to Subchapter 4 is consistent with the 2040 Comprehensive Plan's goal to achieve re-investment, revitalization, and redevelopment of key growth centers while also promoting development which enhances community character and functionality; and

WHEREAS, the amendments include the following:

1. Subchapter 4: Overlay and Historic Districts – to establish Section 4.11, creating a new Overlay District and providing applicability, dimensional standards, design standards, allowed uses, and/or use-specific standards for each subdistrict

WHEREAS, on April 8, 2026, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, gave the requisite notices by publication, held due hearings and postponed consideration of the proposed revisions [6-0] of the amendment to the Denton Development Code to allow for one additional community meeting; and

WHEREAS, on May 27, 2026, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, gave the requisite notices by publication, held due hearings and recommended _____ [#-#] of the amendment to the Denton Development Code; and

WHEREAS, on _____, the City Council likewise conducted a public hearing in accordance with local and state law and the City Council hereby finds that the Code amendments are consistent with the City's comprehensive plan, and the federal, state, and local law are in the best interests of the City of Denton; 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. Subchapter 4 of the DDC is amended as set forth in "Exhibit B" which is attached and fully incorporated herein by reference.

SECTION 3. 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 a 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 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. That an offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Denton Development Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

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:	_____	_____	_____	_____
Jordan Villarreal, District 1:	_____	_____	_____	_____
Nick Stevens, 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 _____, 2026.

_____
GERARD HUDSPETH, MAYOR

ATTEST:
KRISTI FOGLE, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

DRAFT

Exhibit A
(insert legal descriptions)

DRAFT

Exhibit B
(attach DDC Subchapter 4)

DRAFT

2026
Planning and Zoning Commission Requests for Information
Meeting Dates
Updated 5.20.2026

	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	Further discussion regarding potential code changes to support Communal Living and Small Home Communities. (Follow up to 10/8/2025 work session.)	McDuff	10/8/2025	To be scheduled for future work session.
3	Requested a west 380 study.	Riggs	12/17/2025	To be scheduled for future work session
4	Requested a continued discussion regarding Senate Bills 840 and 15 from the 2025 Legislative session and what the status is, how these bracketed bills operate and what is coming. Note: This will include discussion of how the DDC 2.12 affordability incentives relate to SB 840.	Pruett	1/14/2026	To be scheduled for future work session
5	Requested a discussion of what compatible development is for neighborhood character.	Ketchersid	2/11/2026	To be scheduled for future work session

	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	2025 update provided on February 11, 2026 2024 update provided on August 28, 2024. 2023 update provided on June 14, 2023.