



# City of Denton

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

## Meeting Agenda

### Planning and Zoning Commission

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Wednesday, March 18, 2026

5:00 PM

Council Work Session Room  
&  
Council Chambers

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**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.

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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, March 18, 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.

### **3. Work Session Reports**

- A. [PZ26-037](#) Receive a report and hold a discussion on effects of the 2024 legislative session on the right-of-way dedication process for roadways and perimeter street improvements.

Attachments:      [Exhibit 1 - Agenda Information Sheet](#)  
                                 [Exhibit 2 - Final version of HB No. 3697](#)

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.

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## **REGULAR MEETING**

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, March 18, 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. [PZ26-038](#) Consider approval of the February 25, 2026, Planning and Zoning meeting minutes.

Attachments: [February 25, 2026](#)

### 3. CONSENT AGENDA

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

- A. [FP25-0033a](#) Consider a request by McAdams on behalf of the property owner, Robert Harris, for a Final Plat of Harris Addition. The approximately 91.878-acre site is generally located west of Interstate 35 (I-35) and approximately 1,700 feet south of North Loop 288 in the City of Denton, Denton County, Texas. (FP25-0033a, Harris Addition, Mia Hines)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Final Plat](#)

### 4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FP26-0002a](#) Consider a request by Double R. Devco, LLC and Hickory Grove Residential Community Inc. for a Final Plat of Hickory Grove, Phase 5. The 87.645-acre site is generally located at the southwest corner of Jackson Road and Thomas J Eagan Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP26-0002a, Hickory Grove 5, Mia Hines).

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

- B. [FP26-0003a](#) Consider a request by Double R. Devco, LLC for a Final Plat of Hickory Grove, Phase 6. The 66.521-acre site is generally located at the southeast corner of Jackson Road and Nail Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP26-0003a, Hickory Grove 6, Mia Hines).

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

- C. [FP26-0006](#) Consider a request by Kimly-Horn and Dentex Land, Cattle and Energy, LP for a Final Plat of Bridle Ridge. The 66.686-acre site is generally located north of Johnson Lane, approximately 2,344.81 feet east of John Paine Road in City of Denton, Denton County, Texas. (FP26-0006, Bridle Ridge, Angie Manglaris).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Final Plat](#)  
[Exhibit 5 - Extension Request](#)

- D. [FP26-0008](#) Consider a request by Glenn Engineering on behalf of Responsive Education Solutions for a Final Plat of R.E.S Denton Addition. The approximately 20.92-acre property is generally located south of Vintage Boulevard, approximately 540 feet east of the I-35W Vintage Boulevard Ramp, in the City of Denton, Denton County, Texas. (FP26-0032, R.E.S Denton Addition, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Final Plat](#)  
[Exhibit 5 - 1st Etxtenion Request](#)

- E. [FP26-0005](#) Consider a request by Triangle Engineering on behalf of the property owner, Jay Ambe Denton, LLC, for a Final Plat of the Ambe Addition. The approximately 2.23-acre site is generally located on the west side of I35 approximately 2,070 feet north of Jim Christal Road in the City of Denton, Denton County, Texas. (FP26-0005, Ambe Addition, Ashley Ekstedt)

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

- F. [MR25-0017](#) Consider a request by Richard Stroup for approval of a Final Replat of Lots 1R-1 & Lots 1R-2, Block A Triptych Addition. The 9.873-acre lot is generally located on the east side of N Locust St (FM 2164), and approximately 4,820 feet north of Loop 288 in the City of Denton, Denton County, Texas. (MR25-0017, Triptych Addition, Matt Bodine)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Final Replat](#)  
[Exhibit 5 - Extension Letter Request](#)

## 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. [PD26-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams on behalf of the property owner, Non-Typical Properties, LLC to rezone approximately 0.7667 acres from Residential 7 (R7) zoning district to Overlay Planned Development with a Mixed-Use Neighborhood (PD-MN) base zoning district. The subject site is generally located at the northwest corner of the intersection of Jagoe Street and Scripture Street in the City of Denton, Denton County, Texas. (PD26-0001, 1716 Scripture US Aviation Development Overlay, Sean Jacobson) THE APPLICANT IS REQUESTING THIS ITEM BE POSTPONED TO THE APRIL 29, 2026 MEETING.

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

- B. [MPA26-0002](#)  
[a](#) Hold a public hearing and consider making recommendations to the City Council regarding a Comprehensive Plan Amendment to modify the Thoroughfare Map of the 2022 Mobility Plan, including but not limited to removing the future extension of Cooper Creek Road between Sherman Drive (FM428) to the north and future extension of Ganzer Road to the south. The general location of the target road is located east of Sherman Drive, North of Loop 288, and south of West Sherman Drive in the City of Denton, Denton County, Texas. STAFF IS REQUESTING THIS ITEM BE WITHDRAWN. (MPA26-0002, Cooper Creek, Sahar Esfandyari).

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

- C. [MPA26-0001](#)  
[a](#) Hold a public hearing and consider making recommendations to the City Council regarding a Comprehensive Plan Amendment to modify the Thoroughfare Map of the 2022 Mobility Plan, including but not limited to modifying the Roadway Functional Classification of Mockingbird Lane from a Secondary Arterial to a Collector between East McKinney Street and Shady Oaks Drive, and to a Major Collector from Shady Oaks Drive to Spencer Road. The general location of the target road is located west of Loop 288, east of Woodrow Lane, south of East McKinney Street and North of Spencer Road in the City of Denton, Denton County, Texas. STAFF IS REQUESTING THIS ITEM BE WITHDRAWN. (MPA26-0001, Mockingbird Lane, Sahar Esfandyari).

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

- D. [Z26-0001](#) Hold a public hearing and consider making a recommendation to Planning and Zoning Commission regarding a request by QB RE Investments I LLC and Bromide Properties Group LLC to rezone approximately 1.67 acres of land from Rural Residential (RR) District to Light Industrial (LI) District. The subject property is generally located on the east side of S. Mayhill Road, approximately 75 feet south of Morse Street in the City of

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Denton, Denton County, Texas. (Z26-0001, Mayhill Road Rezoning, Matt Bodine)

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Project Narrative & Trip Generation Summary](#)  
[Exhibit 5 - Current Zoning Map](#)  
[Exhibit 6 - Proposed Zoning Map](#)  
[Exhibit 7 - Future Land Use Map](#)  
[Exhibit 8 - Table of Allowed Uses](#)  
[Exhibit 9 - Notifications Map & Sign Affidavit](#)  
[Exhibit 10 - LLC Member List](#)  
[Exhibit 11 - Draft Ordinance](#)

- E. [DCA26-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding adoption of an ordinance of the City of Denton, Texas amending the Denton Development Code Subchapter 2 Section 2.12 Affordability Incentive Procedures; amendments include but are not limited to Subsection 2.12.4, Procedure, removing the Right of First Refusal requirement; Subsection 2.12.6, Affordability Incentive Qualifications, clarifying application to developments with 19 or fewer units; Table 2.12-B, adjusting qualifications to reflect prevailing market rates and make incentives easier to access.

**Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Proposed Section 2.12 with Redlines](#)  
[Exhibit 4 - Proposed Section 2.12](#)  
[Exhibit 5 - Draft Ordinance](#)

## 6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ26-039](#) Hold a discussion regarding the Planning and Zoning Project Matrix.

**Attachments:**      [Matrix](#)

## 7. CONCLUDING ITEMS

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

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

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on March 12, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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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.



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** City Attorney's Office

**City Attorney:** Mack Reinwand

**DATE:** March 18, 2026

### **SUBJECT**

Receive a report and hold a discussion on effects of the 2024 legislative session on the right-of-way dedication process for roadways and perimeter street improvements. (PZ26-037, Hilary McMahon)

### **BACKGROUND**

On May 15, 2024, Chair Pruett placed an item on the P&Z Requests for Information Matrix requesting an LSR or discussion, "LSR explaining the practices and legal limitations based on recent state law changes regarding right-of-way dedication for roadways and perimeter street improvements."

The work session will discuss H.B. No. 3697, passed in the 2023 Legislative Session and effective September 1, 2023. It will provide a brief overview of the procedure changes initiated by Staff to comply with the bill; concluding that while the order of operations changed, Staff has experienced no substantive issues or legal challenge to the processing of right-of-way dedications for roadways an perimeter street improvements.

### **EXHIBITS**

1. Agenda Information Sheet
2. Final version of HB No. 3697

Respectfully submitted:  
Hilary McMahon  
Deputy City Attorney

AN ACT

relating to county regulation of subdivisions and approval of subdivision plans or plats.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 232.001, Local Government Code, is amended by amending Subsection (a) and adding Subsections (g) and (h) to read as follows:

(a) The owner of a tract of land located outside the limits of a municipality must have a plat of the subdivision prepared if the owner divides the tract into two or more parts to lay out:

(1) a subdivision of the tract, including an addition;

(2) lots; or

(3) streets, alleys, squares, parks, or other parts of the tract intended by the owner of the tract to be dedicated to public use [~~or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts~~].

(g) A plat is considered filed on the date the applicant submits the plat, along with a completed plat application and the application fees and other requirements prescribed by or under this subchapter, to:

(1) the commissioners court; or

(2) the county authority responsible for approving plats.

1       (h) The commissioners court or the county authority  
2 responsible for approving plats may not require an analysis, study,  
3 document, agreement, or similar requirement to be included in or as  
4 part of an application for a plat, development permit, or  
5 subdivision of land that is not explicitly required by state law.

6       SECTION 2. Subchapter A, Chapter 232, Local Government  
7 Code, is amended by adding Sections 232.0012 and 232.0022 to read as  
8 follows:

9       Sec. 232.0012. CONSTRUCTION OF SUBCHAPTER. This subchapter  
10 may not be construed to restrict a county from establishing a  
11 submittal calendar to be used by an applicant to facilitate  
12 compliance with the approval process described by Sections  
13 232.0025, 232.0026, 232.0027, and 232.0028.

14       Sec. 232.0022. DELEGATION OF APPROVAL RESPONSIBILITY. (a)  
15 The commissioners court of a county or the court's designee may  
16 designate to one or more officers or employees of the county the  
17 authority to approve, approve with conditions, or disapprove a  
18 plat.

19       (b) An applicant has the right to appeal to the  
20 commissioners court or the court's designee if the designated  
21 person or persons disapprove a plat.

22       SECTION 3. The heading to Section 232.0025, Local  
23 Government Code, is amended to read as follows:

24       Sec. 232.0025. APPROVAL PROCEDURE: TIMELY APPROVAL OF PLATS  
25 [~~AND PLANS~~].

26       SECTION 4. Section 232.0025, Local Government Code, is  
27 amended by amending Subsections (a), (b), (c), (d), (f), (g), (h),

1 and (i) and adding Subsection (f-1) to read as follows:

2 (a) The commissioners court of a county or a person  
3 designated by the commissioners court shall issue a written list of  
4 all [~~the~~] documentation and other information that must be  
5 submitted with a plat application. The documentation or other  
6 information must relate to a requirement authorized under this  
7 section or other applicable law. An application submitted to the  
8 commissioners court or the person designated by the commissioners  
9 court that contains all [~~the~~] documents and other information on  
10 the written list is considered complete. The commissioners court  
11 shall post and continuously maintain the most current version of  
12 the list on the county's Internet website.

13 (b) If a person submits a plat application to the  
14 commissioners court that does not include all of the documentation  
15 or other information required by Subsection (a), the commissioners  
16 court or the county authority responsible for approving plats  
17 [~~court's designee~~] shall, not later than the 10th business day  
18 after the date the commissioners court receives the application,  
19 notify the applicant of the missing documents or other information.  
20 The commissioners court shall allow an applicant to timely submit  
21 the missing documents or other information.

22 (c) An application is considered complete when all  
23 documentation or other information required by Subsection (a) is  
24 received. Acceptance by the commissioners court or the county  
25 authority responsible for approving plats [~~court's designee~~] of a  
26 completed plat application with the documentation or other  
27 information required by Subsection (a) shall not be construed as

1 approval of the documentation or other information.

2 (d) Except as provided by Subsection (f), the commissioners  
3 court or the county authority responsible for approving plats  
4 [~~court's designee~~] shall approve, approve with conditions, or  
5 disapprove a plat application not later than the 30th day after the  
6 date the completed application is received by the commissioners  
7 court or the county authority [~~court's designee~~]. An application is  
8 approved by the commissioners court or the county authority  
9 [~~court's designee~~] unless the application is disapproved within  
10 that period and in accordance with Section 232.0026.

11 (f) The 30-day period under Subsection (d):

12 (1) for a purpose related to Chapter 2007, Government  
13 Code, may be extended for a period not to exceed 30 days, if:

14 (A) requested and agreed to in writing by the  
15 applicant and approved by the commissioners court or the county  
16 authority responsible for approving plats [~~court's designee~~]; or

17 (B) Chapter 2007, Government Code, requires the  
18 county to perform a takings impact assessment in connection with  
19 the plat application; or [~~and~~]

20 (2) for a purpose unrelated to Chapter 2007,  
21 Government Code, may be extended for one or more periods, not to  
22 exceed 30 days, if requested and agreed to in writing by the  
23 applicant and approved by the commissioners court or the county  
24 authority.

25 (f-1) The 30-day period under Subsection (d) applies only to  
26 a decision wholly within the control of the commissioners court or  
27 the county authority responsible for approving plats [~~court's~~

1 ~~designee~~].

2 (g) The commissioners court or the county authority  
3 responsible for approving plats [~~court's designee~~] shall make the  
4 determination under Subsection (f)(1) of whether the 30-day period  
5 will be extended not later than the 20th day after the date a  
6 completed plat application is received by the commissioners court  
7 or the county authority [~~court's designee~~].

8 (h) The commissioners court or the county authority  
9 responsible for approving plats [~~court's designee~~] may not require  
10 an applicant to waive the time limits or approval procedure  
11 contained in this subchapter.

12 (i) If the commissioners court or the county authority  
13 responsible for approving plats [~~court's designee~~] fails to  
14 approve, approve with conditions, or disapprove a plat application  
15 as required by this subchapter:

16 (1) the commissioners court shall refund the greater  
17 of the unexpended portion of any application fee or deposit or 50  
18 percent of an application fee or deposit that has been paid;

19 (2) the application is granted by operation of law;  
20 [~~and~~]

21 (3) the applicant may apply to a district court in the  
22 county where the tract of land is located for a writ of mandamus to  
23 compel the commissioners court to issue documents recognizing the  
24 plat application's approval;

25 (4) the applicant shall recover reasonable attorney's  
26 fees and court costs incurred in bringing an action under  
27 Subdivision (3) if the applicant prevails; and

1           (5) the county may recover reasonable attorney's fees  
2 and court costs incurred in an action brought under Subdivision (3)  
3 if the county prevails and the court finds the action is frivolous.

4           SECTION 5. Section 232.0026(a), Local Government Code, is  
5 amended to read as follows:

6           (a) A commissioners court or county authority responsible  
7 for approving plats [~~designee~~] that conditionally approves or  
8 disapproves of a plat application under this subchapter shall  
9 provide the applicant a written statement of the conditions for the  
10 conditional approval or the reasons for disapproval that clearly  
11 articulates each specific condition for the conditional approval or  
12 reason for disapproval.

13           SECTION 6. Sections 232.0027 and 232.0028, Local Government  
14 Code, are amended to read as follows:

15           Sec. 232.0027. APPROVAL PROCEDURE: APPLICANT RESPONSE TO  
16 CONDITIONAL APPROVAL OR DISAPPROVAL. After the conditional  
17 approval or disapproval of a plat application under Section  
18 232.0026, the applicant may submit to the commissioners court or  
19 county authority responsible for approving plats [~~designee~~] that  
20 conditionally approved or disapproved the application a written  
21 response that satisfies each condition for the conditional approval  
22 or remedies each reason for disapproval provided. The  
23 commissioners court or county authority [~~designee~~] may not  
24 establish a deadline for an applicant to submit the response.

25           Sec. 232.0028. APPROVAL PROCEDURE: APPROVAL OR DISAPPROVAL  
26 OF RESPONSE. (a) A commissioners court or county authority  
27 responsible for approving plats [~~designee~~] that receives a response

1 under Section 232.0027 shall determine whether to approve or  
2 disapprove the applicant's previously conditionally approved or  
3 disapproved plat application not later than the 15th day after the  
4 date the response was submitted under Section 232.0027.

5 (b) A commissioners court or county authority responsible  
6 for approving plats [~~designee~~] that conditionally approves or  
7 disapproves a plat application following the submission of a  
8 response under Section 232.0027:

9 (1) must comply with Section 232.0026; and

10 (2) may disapprove the application only for a specific  
11 condition or reason provided to the applicant for the original  
12 application under Section 232.0026.

13 (c) A commissioners court or county authority responsible  
14 for approving plats [~~designee~~] that receives a response under  
15 Section 232.0027 shall approve a previously conditionally approved  
16 or disapproved plat application if the applicant's response  
17 adequately addresses each condition for the conditional approval or  
18 each reason for the disapproval.

19 (d) A previously conditionally approved or disapproved plat  
20 application is approved if:

21 (1) the applicant filed a response that meets the  
22 requirements of Subsection (c); and

23 (2) the commissioners court or county authority  
24 responsible for approving plats [~~designee~~] that received the  
25 response does not disapprove the application on or before the date  
26 required by Subsection (a) and in accordance with Section 232.0026.

27 SECTION 7. Section 232.0033, Local Government Code, is

1 amended by adding Subsection (c) to read as follows:

2 (c) The commissioners court of a county or the court's  
3 designee may not refuse to review a plat application or refuse to  
4 approve a plat for recordation for failure to identify a corridor,  
5 as defined by Section 201.619, Transportation Code, unless the  
6 corridor is part of an agreement between the Texas Department of  
7 Transportation and the county under that section.

8 SECTION 8. Section 232.0025(d-1), Local Government Code, is  
9 repealed.

10 SECTION 9. As soon as practicable after the effective date  
11 of this Act but not later than January 1, 2024, each county shall  
12 adopt and publish the list described by Section 232.0025, Local  
13 Government Code, as amended by this Act.

14 SECTION 10. The changes in law made by this Act apply only  
15 to a plat application submitted on or after the effective date of  
16 this Act. A plat application submitted before the effective date of  
17 this Act is governed by the law in effect on the date the  
18 application was submitted, and that law is continued in effect for  
19 that purpose.

20 SECTION 11. This Act takes effect September 1, 2023.

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President of the Senate

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Speaker of the House

I certify that H.B. No. 3697 was passed by the House on May 9, 2023, by the following vote: Yeas 128, Nays 14, 2 present, not voting; that the House refused to concur in Senate amendments to H.B. No. 3697 on May 23, 2023, and requested the appointment of a conference committee to consider the differences between the two houses; and that the House adopted the conference committee report on H.B. No. 3697 on May 28, 2023, by the following vote: Yeas 119, Nays 24, 1 present, not voting.

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Chief Clerk of the House

H.B. No. 3697

I certify that H.B. No. 3697 was passed by the Senate, with amendments, on May 19, 2023, by the following vote: Yeas 30, Nays 1; at the request of the House, the Senate appointed a conference committee to consider the differences between the two houses; and that the Senate adopted the conference committee report on H.B. No. 3697 on May 28, 2023, by the following vote: Yeas 19, Nays 12.

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Secretary of the Senate

APPROVED: \_\_\_\_\_

Date

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Governor

MINUTES  
PLANNING AND ZONING COMMISSSION  
February 25, 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, February 25, 2026, at 5:01 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

ABSENT: Commissioner: Mary Ann McDuff

**WORK SESSION**

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

None

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

The following items were not presented, and no discussion was had:

3.A (PP25-0005e), 4.A (FP26-0002), and 4.B(FP26-0003)

The following items were presented, and discussion was had:

5.A (S25-0001a) and 5.B (Z25-0025a)

**3. Work Session Reports**

- A. PZ26-034 Receive a report and hold a discussion regarding the role of various City departments and how the City’s fiscal impact tool is applied in the development review process.

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.

Chair Pruett requested staff to provide a written follow up regarding the cost of reconstructing a road at the end of its 50 year lifespan. Specifically a comparison of the per lane mile cost for a concrete road and a gravel road.

Chair Pruett called a recess at 6:03 p.m. The Work Session was reconvened at 6:12 p.m.

- B. PZ26-035 Receive a report and hold a discussion regarding the housing memo provided to the Commission in January, including the methodology for the accompanying GIS analysis.

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

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

The Work Session was adjourned at 6:35 p.m.

### **REGULAR MEETING**

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Regular Meeting on Wednesday, February 25, 2026, at 6:41p.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, Erica Garland, Keith Ketchersid, and Sherri McDade

ABSENT: Commissioner: Mary Ann McDuff

1. **PLEDGE OF ALLEGIANCE**

- A. U.S. Flag
- B. Texas Flag

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

- A. PZ26-008 Consider approval of the February 11, 2026, Planning and Zoning meeting minutes.

Commissioner Ketchersid moved to approve the February 11, 2026, Planning and Zoning meeting minutes. Motion seconded by Commissioner McDade. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

NAYS (0): None

### **Consent Agenda**

- A. PP25-0005e Consider a request by Corwin Engineering, Inc., on behalf of Roselawn Meadows Land, LLC, for approval of a Preliminary Plat of Roselawn Meadows. The approximately 6.494-acre site is generally located north of Roselawn Drive just East of existing S. Bonnie Brae Street and west of future South Bonnie Brae Street in the City of Denton, Denton County, Texas. (PP25-0005e, Roselawn Meadows, Sean Jacobson)

Commissioner Garland moved to approve the Consent Agenda. Motion seconded by Commissioner Dyer. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

NAYS (0): None

**4. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. FP26-0002 Consider a request by Double R. Devco, LLC and Hickory Grove Residential Community Inc. for a Final Plat of Hickory Grove, Phase 5. The 87.645-acre site is generally located at the southwest corner of Jackson Road and Thomas J Eagan Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP26-0002, Hickory Grove 5, Mia Hines). A. FP26-0002

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to a date certain of March 18, 2026. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

NAYS (0): None

- B. FP26-0003 Consider a request by Double R. Devco, LLC for a Final Plat of Hickory Grove, Phase 6. The 66.521-acre site is generally located at the southeast corner of Jackson Road and Nail Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP26-0003, Hickory Grove 6, Mia Hines).

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to a date certain of March 18, 2026. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

NAYS (0): None

**5. PUBLIC HEARINGS**

- A. S25-0001a Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for an Automotive Fuel Sales use on approximately 2.46 acres of land, approximately located on the southeastern corner of Glenngary Way and East McKinney Street in the City of Denton, Denton County, Texas. (S25-0001, Bryce Van Arsdale)

Chair Pruett opened the public hearing.

This item was not presented, and discussion followed.

Chair Pruett closed the Public Hearing.

Commissioner Ketchersid moved to deny the item as presented. Motion seconded by Commissioner McDade. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

NAYS (0): None

- B. Z25-0025a Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams to rezone approximately 5.36 acres of land from Rural Residential (RR) District to General Office (GO) District. The subject site is generally located on the north side of Barthold Road, approximately 2,580 feet west of North Interstate 35 in the City of Denton, Denton County, Texas.; adopting an amendment to the City's official zoning map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. (Z25-0025a, Arkamima, Matt Bodine).

The public hearing was opened at the February 11, 2026, meeting.

This item was not presented, and discussion followed.

Chair Pruett closed the Public Hearing.

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

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

NAYS (0): None

## **6. PLANNING & ZONING COMMISSION PROJECT MATRIX**

- A. PZ26-033: Staff provided updates regarding the matrix and City Council items. No items were added to the matrix.

## **7. CONCLUDING ITEMS**

With no further business, the Regular Meeting was adjourned at 7:45 p.m.

X

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Eric Pruett, Planning and Zoning Commission Chair

Date

X

Cathy Welborn, Administrative Assistant

\_\_\_\_\_ Date

Minutes approved on: \_\_\_\_\_

February 25, 2026 Planning and Zoning Meeting - EXHIBIT A

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

Name	Address	Agenda Item	Position	Method	Comments
Isabella Sample	5304 Paulie Dr., Denton, Texas 76208	S25-0001	Opposed	In Person	Please see video for comment.
Travis Sample	5304 Paulie Dr., Denton, Texas 76208	S25-0001	Opposed	In Person	Please see video for comment.
Adriana Sample	5304 Paulie Dr., Denton, Texas 76208	S25-0001	Opposed	In Person	Please see video for comment.
Neal Harkrider	5224 Tartan Cir., Denton, Texas 76208	S25-0001	Opposed	In Person	Please see video for comment.
Aimee Bissett (Applicant)	109 N Elm St., Denton, Texas 76201	SZ25-0025	Support	In Person	Please see video for comment.



# City of Denton

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

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** March 18, 2026

### **SUBJECT**

Consider a request by McAdams on behalf of the property owner, Robert Harris, for a Final Plat of Harris Addition. The approximately 91.878-acre site is generally located west of Interstate 35 (I-35) and approximately 1,700 feet south of North Loop 288 in the City of Denton, Denton County, Texas. (FP25-0033a, Harris Addition, Mia Hines)

### **BACKGROUND**

The purpose of this Final Plat is to create 4 lots to be developed in two phases. Proposed Lot 2, Block A and Lot 2, Block B are currently developed with an existing gas well and communications equipment pad sites, respectively. The remainder of the property is undeveloped aside from one single-family home which will be removed with the development of Phase 2.

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

Date Application Filed:	October 21, 2025
Planning & Zoning Commission Meeting:	November 19, 2025
Days in Review:	29 Days
Date Extension Granted:	November 19, 2025
Date of Resubmittal:	November 18, 2025
Date Application Withdrawn:	December 1, 2025
Days in Review:	13 Days
Date of Resubmittal:	February 16, 2026
Planning & Zoning Commission Meeting:	March 18, 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.

### **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
September 14, 2021	City Council	A21-0001c	Annexation
November 3, 2021	Planning and Zoning Commission	Initial zoning of LI (Z21-0016)	Recommend Approval
December 7, 2021	City Council	Initial zoning of LI (Z21-0016a)	Approved
April 23, 2025	Planning and Zoning Commission	Subdivision Variance (V25-0023)	Approved
November 19, 2025	Planning and Zoning Commission	Harris Addition Final Plat	Extension Approved

**PUBLIC OUTREACH**

No public outreach is required for a final plat.

**DEVELOPER ENGAGEMENT DISCLOSURES**

No developer contact disclosures have been provided to staff from members of this body as of the issuance of this report.

**EXHIBITS**

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Final Plat

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Mia Hines, AICP  
Senior Planner

# Planning Staff Analysis

FP25-0033a/Harris Addition

District 3

Planning & Zoning Commission

**REQUEST:**

Final plat for an approximately 91.878-acre site

**APPLICANT:**

McAdams on behalf of the property owner, Robert Harris.

**RECOMMENDATION:**

Staff recommends approval of this plat as it meets the established criteria for approval.

## Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>1. Generally</b>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Plat meets all criteria set forth by the Final Plat Checklist (CL), authorized by DDC Subsection 2.6.4D.3.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>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.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat meets all applicable review criteria of DDC Section 2.6.4D as described herein.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><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 2.5-2.9 controls.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>There is no conflict.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. Prior Approvals</b>			
<p><b>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.</b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>Findings:</b></p> <div data-bbox="253 233 1040 338" style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Plat is consistent with the terms and conditions of prior approvals.</p> </div>			
<p><b>3. Consistent with Comprehensive Plan and Other Applicable Plans</b>  <b>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</b>  <b>Findings:</b></p> <div data-bbox="243 516 1029 646" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a. The decision-making authority shall weigh competing plan goals, policies, and strategies.</b>  <b>Findings:</b></p> <div data-bbox="253 785 1040 884" style="border: 1px solid black; padding: 5px;"> <p>There are no competing plan goals, policies, and strategies for this site.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>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.</b>  <b>Findings:</b></p> <div data-bbox="253 1052 1040 1119" style="border: 1px solid black; padding: 5px;"> <p>Not applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
<b>4. Compliance with this DDC</b>			
<p><b>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</b>  <b>Findings:</b></p> <div data-bbox="253 1325 1149 1402" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat complies with the applicable DDC requirements.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</b>  <b>Findings:</b></p> <div data-bbox="253 1541 1149 1640" style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Plat provides sufficient detail required for the submittal.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. Compliance with Other Applicable Regulations</b>			
<p><b>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.</b>  <b>Findings:</b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
The proposed Final Plat meets all criteria set forth by the Final Plat Checklist (CL).				
<b>6. Consistent with Interlocal and Development Agreements</b>				
<b>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.</b> <b>Findings:</b> <div style="border: 1px solid black; padding: 5px;">There are no development agreements applicable to this Final Plat.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>7. Minimizes Adverse Environmental Impacts</b>				
<b>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.</b> <b>Findings:</b> <div style="border: 1px solid black; padding: 5px;">Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8. Minimizes Adverse Impacts on Surrounding Property</b>				
<b>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.</b> <b>Findings:</b> <div style="border: 1px solid black; padding: 5px;">Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9. Minimizes Adverse Fiscal Impacts</b>				
<b>a. The proposed development should not result in significant adverse fiscal impacts on the city.</b> <b>Findings:</b> <div style="border: 1px solid black; padding: 5px;">Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10. Compliance with Utility, Service, and Improvement Standards</b>				

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p>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.</p> <p><b>Findings:</b></p> <div data-bbox="253 401 1133 495" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat complies with the applicable DDC requirements as described herein.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11. Provides Adequate Road Systems</b>			
<p>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.</p> <p><b>Findings:</b></p> <div data-bbox="253 747 1117 846" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat has adequate road capacity and complies with this criterion.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. Provides Adequate Public Services and Facilities</b>			
<p>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.</p> <p><b>Findings:</b></p> <div data-bbox="253 1220 1102 1640" style="border: 1px solid black; padding: 5px;"> <p>The proposed final plat complies with this criterion. Off-site public utility easements are shown to illustrate the proposed provision of adequate public utilities to the site. However, approval of this plat shall not constitute approval of off-site easements. All offsite easements required to ensure the associated development is provided with adequate public services and facilities shall occur via a separate instrument. Should this easement be established prior to the filing of the proposed plat, the recorded instrument numbers shall be added to this plat prior to filing. If the easement is not recorded prior to the filing of the proposed plat, the easement shall be removed from the plat prior to filing the proposed plat.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13. Rational Phasing Plan</b>			
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>Findings:</b></p> <div data-bbox="253 233 1102 409" style="border: 1px solid black; padding: 5px;"> <p>A utility easement must be provided to Lot 2, Block B to provide utilities in the case of future development, as detailed in criterion #4. However, aside from this easement, the provided phasing plan sufficiently provides utilities and access to each phase.</p> </div>			

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p><b>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</b></p> <p><b>Findings:</b></p> <div data-bbox="204 684 1037 789" style="border: 1px solid black; padding: 5px;"> <p>There is no approved preliminary plat associated with the proposed Final Plat.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>15. Whether the development will substantially comply with all requirements of this DDC.</b></p> <p><b>Findings:</b></p> <div data-bbox="204 926 1024 1041" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat complies with the applicable requirements of the Denton Development Code.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.</b></p> <p><b>Findings:</b></p> <div data-bbox="204 1178 1078 1272" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat complies with all applicable technical standards.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

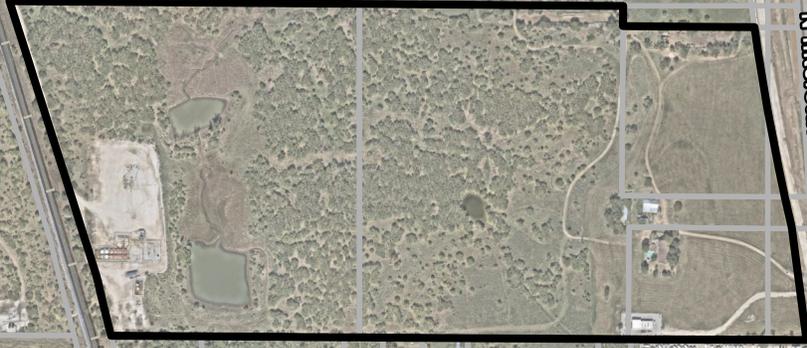
# FP25-0033 Aerial Site Location



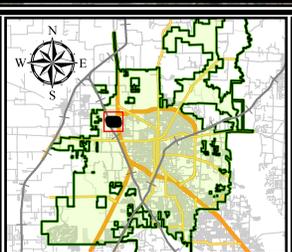
Westgate Dr

N Interstate 35

N Interstate 35



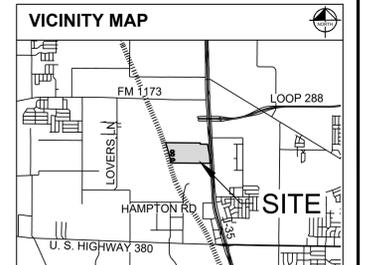
-  COD
-  ETJ
-  ETJ 2
-  NAA 8/1/20
-  NAA 8/1/40



\*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.

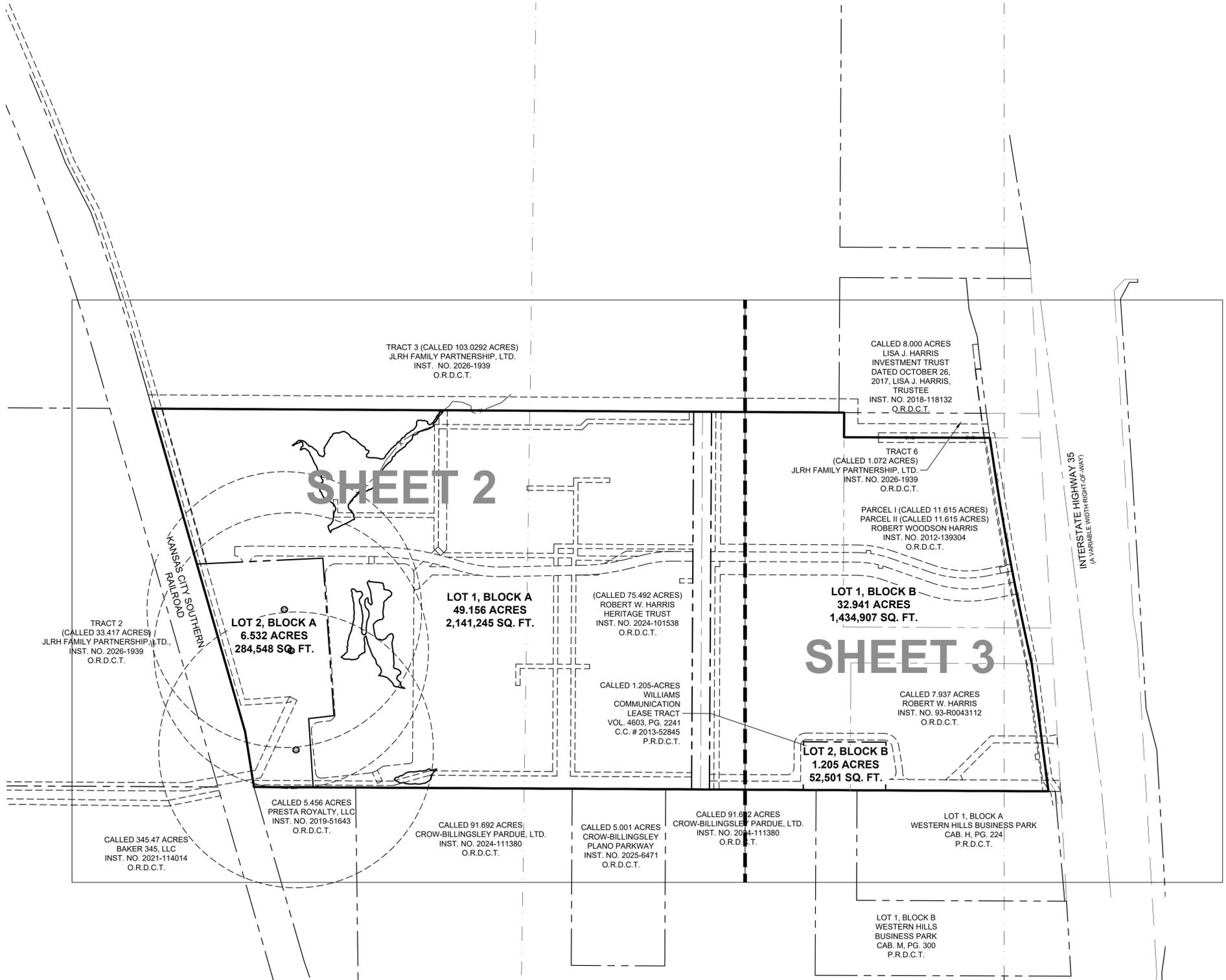
**LEGEND**

IRSC	5/8" IRON ROD W/ "904" CAP SET
IRFC	IRON ROD FOUND
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
●	FOUND MONUMENT
○	SET MONUMENT
R.O.W.	RIGHT-OF-WAY
⊙	GAS WELL



**LINE TYPE LEGEND**

---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
- · - · -	PROPOSED LOT LINE
- · - - -	OLD LOT LINE
- · - · -	EASEMENT LINE
- · - · -	ABSTRACT LINE
- · - · -	CENTERLINE
- · - · -	ESALIMIT LINE
- · - · -	INTERIOR ROW PARCEL LINE
- · - · -	EXISTING STREAM



**SHEET 2**

**SHEET 3**

SEE NOTES ON SHEET 4  
SEE LINE & CURVE & LOT TABLE ON  
SHEET 3

**IMPORTANT NOTICE:**

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE ("THE CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTER LINE 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 OFFICE WITH SPECIFIC QUESTIONS.

**FINAL PLAT  
HARRIS ADDITION**

**LOTS 1 & 2, BLOCK A; LOTS 1 & 2, BLOCK B**

**4 INDUSTRIAL LOTS**

91.878 ACRES SITUATED IN THE  
B. B. & C. RR. CO., ABSTRACT NO. 141, ROBERT  
WHITLOCK SURVEY, ABSTRACT NO. 1403 AND NATHAN  
WADE SURVEY, ABSTRACT NO. 1407  
CITY OF DENTON, DENTON COUNTY, TEXAS  
CITY OF DENTON PROJECT NO. FP25-0033

**SURVEYOR:** **Kimley»Horn**

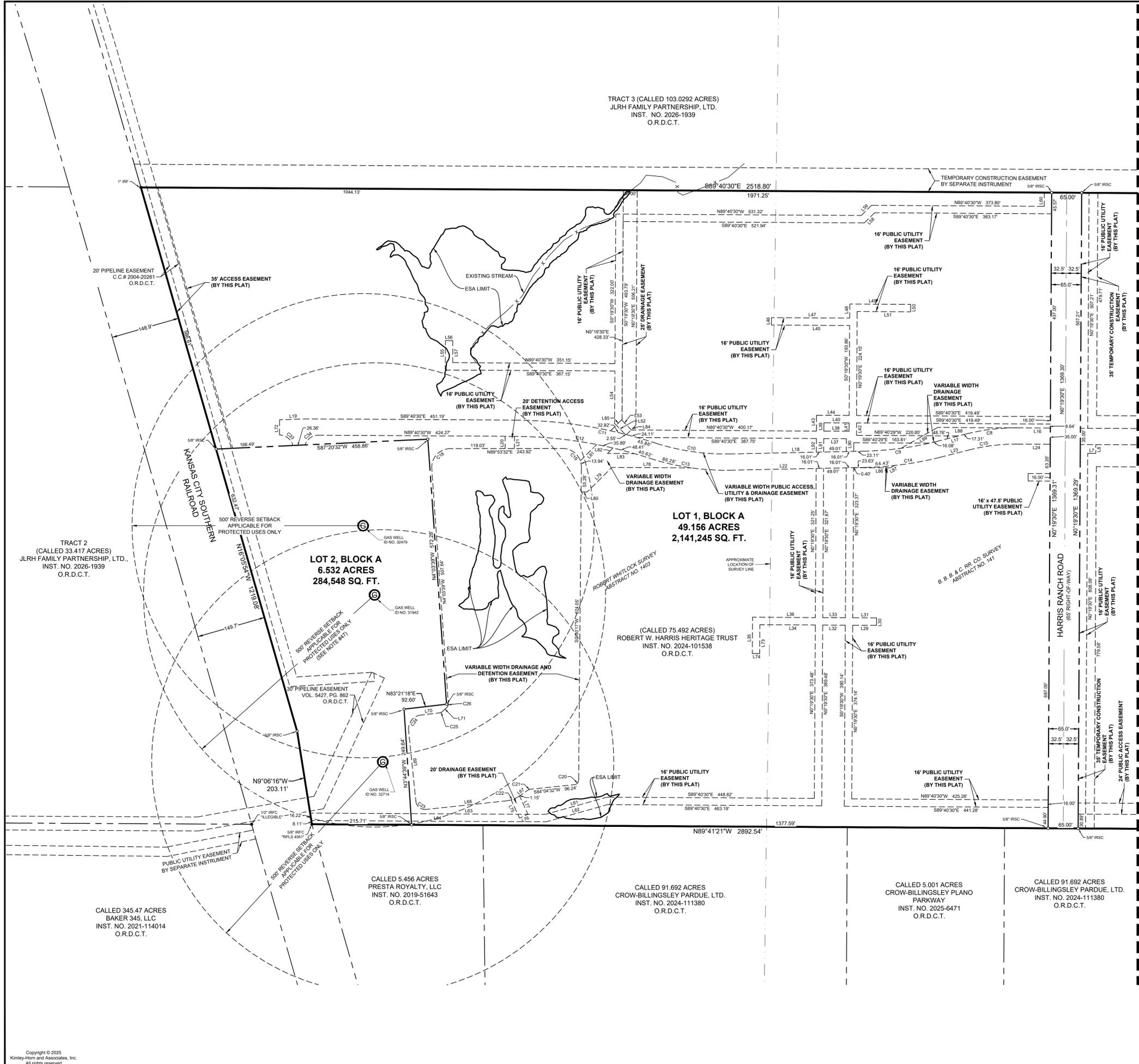
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	SHEET
1" = 200'	MBM/JCC	KHA	FEB. 2026	064513418	1 OF 4

**OWNER:**  
Robert W. Harris  
P.O. Box 1352  
Denton, Texas 76202  
Ph: 940-536-3452  
Contact: Robert Harris

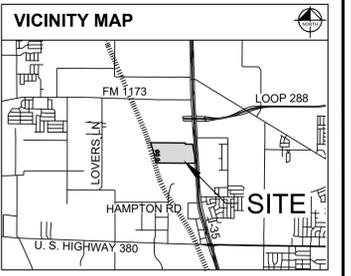
**OWNER:**  
Robert W. Harris Heritage Trust  
P.O. Box 1352  
Denton, Texas 76202  
Ph: 940-287-3620  
Contact: Robert Harris

**APPLICANT:**  
Kimley-Horn and Associates, Inc.  
100 W. Oak St., Suite 203  
Denton, TX 76201  
Ph: 940-287-3620  
Contact: Mack Mattke, P.E.



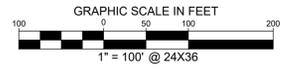
**LEGEND**

IRSC	5/8" IRON ROD WITH "X" CAP SET
IRFC	IRON ROD FOUND
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
●	FOUND MONUMENT
○	SET MONUMENT
R.O.W.	RIGHT-OF-WAY
⊗	GAS WELL



**LINE TYPE LEGEND**

---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
- · - · -	PROPOSED LOT LINE
- · - · -	OLD LOT LINE
- · - · -	EASEMENT LINE
- · - · -	ABSTRACT LINE
- · - · -	CENTERLINE
- · - · -	ESALIMIT LINE
- · - · -	INTERIOR ROW PARCEL LINE
- · - · -	EXISTING STREAM



SEE NOTES ON SHEET 4  
SEE LINE & CURVE & LOT TABLE ON SHEET 3

**IMPORTANT NOTICE:**  
THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE ("THE CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTER LINE 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 OFFICE WITH SPECIFIC QUESTIONS.

**FINAL PLAT  
HARRIS ADDITION**

LOTS 1 & 2, BLOCK A; LOTS 1 & 2, BLOCK B  
4 INDUSTRIAL LOTS  
91.878 ACRES SITUATED IN THE  
B. B. B. & C. RR. CO., ABSTRACT NO. 141, ROBERT  
WHITLOCK SURVEY, ABSTRACT NO. 1403 AND NATHAN  
WADE SURVEY, ABSTRACT NO. 1407  
CITY OF DENTON, DENTON COUNTY, TEXAS  
CITY OF DENTON PROJECT NO. FP25-0033

**SURVEYOR:** **Kimley»Horn**  
6160 Warren Parkway, Suite 210  
Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	SHEET
1" = 100'	MBM/JCC	KHA	FEB. 2026	064513418	2 OF 4

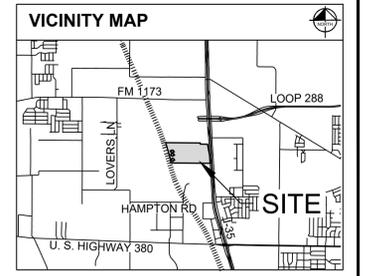
**OWNER:**  
Robert W. Harris  
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Denton, Texas 76202  
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SEE NOTES ON SHEET 4

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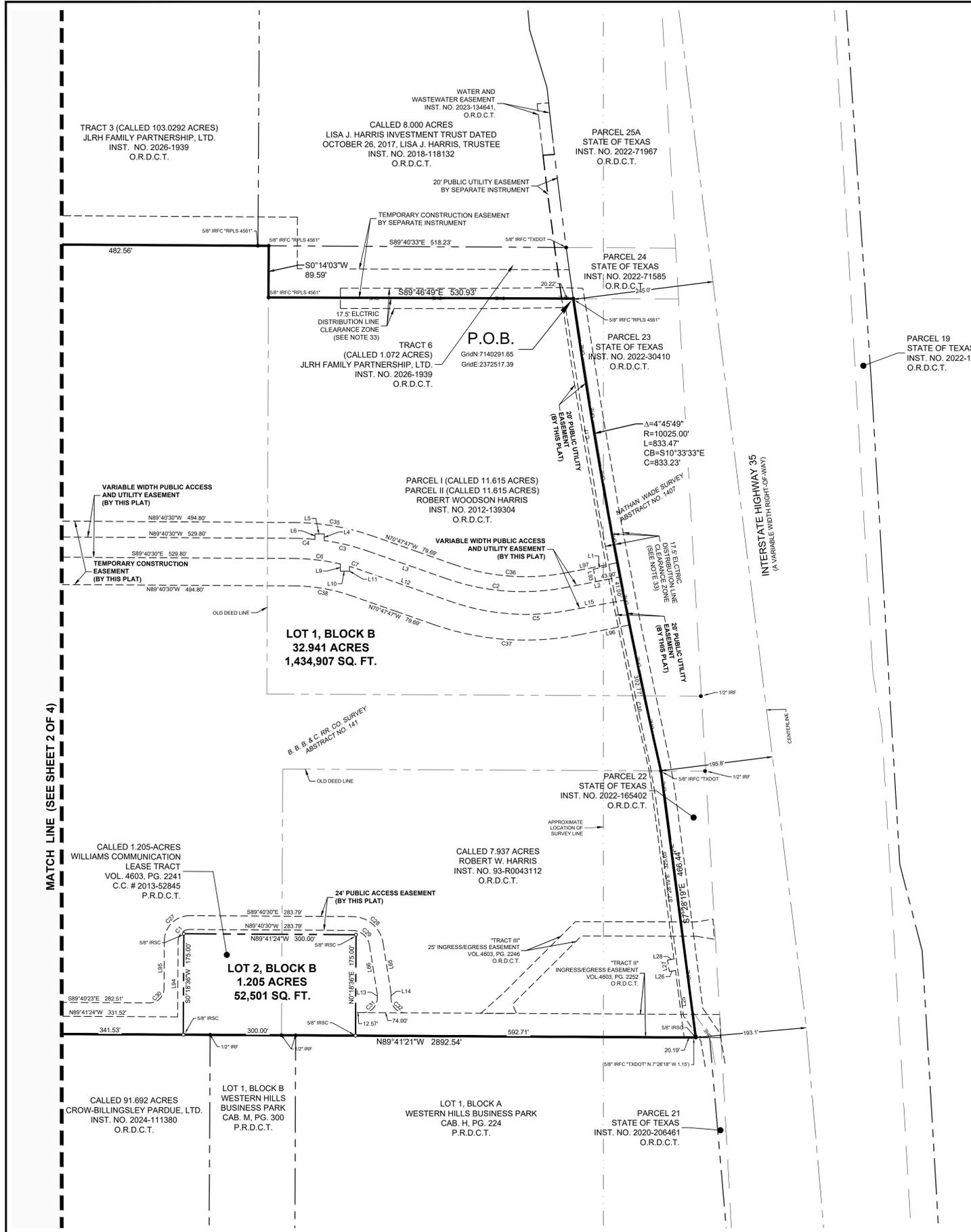
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LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE								
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S79°11'18"W	23.01'	L31	N89°40'30"W	51.49'	L61	N74°30'54"E	138.83'	L91	N00°19'30"E	29.01'
L2	S79°02'31"W	95.65'	L32	S89°40'30"E	48.99'	L62	N74°26'47"E	138.25'	L92	N00°19'30"E	29.43'
L3	N70°47'47"W	146.63'	L33	N89°40'30"W	48.99'	L63	S89°41'20"E	508.61'	L93	S10°56'36"E	22.08'
L4	N00°23'43"W	11.51'	L34	S89°40'30"E	119.99'	L64	S89°41'21"E	508.20'	L94	S00°18'36"W	131.57'
L5	S89°36'17"W	16.00'	L35	S00°19'30"W	78.04'	L65	S09°07'18"E	89.06'	L95	N00°18'36"E	82.66'
L6	S00°23'43"E	9.50'	L36	N89°40'30"W	135.99'	L66	N09°07'18"W	86.96'	L96	S79°02'31"W	91.25'
L7	S89°40'30"E	17.50'	L37	S89°40'30"E	48.99'	L67	N55°32'40"E	21.37'	L97	S79°02'31"W	91.09'
L8	N00°19'30"E	19.00'	L38	N89°40'30"W	54.79'	L68	S83°56'42"W	173.58'			
L9	S00°19'30"W	12.45'	L39	N00°19'30"E	18.00'	L69	N05°54'01"W	153.36'			
L10	S89°40'30"E	16.00'	L40	S89°40'30"E	54.79'	L70	N83°21'18"E	41.19'			
L11	N00°19'30"E	8.38'	L41	S00°19'30"W	18.00'	L71	N47°11'06"E	13.67'			
L12	S70°48'33"E	171.27'	L42	N00°19'30"E	26.64'	L72	N00°19'30"E	32.72'			
L13	N00°35'40"E	6.82'	L43	N00°19'30"E	34.00'	L73	N00°19'30"E	62.04'			
L14	S00°35'48"W	8.49'	L44	S89°40'30"E	70.79'	L74	S89°40'30"E	16.00'			
L15	N79°38'07"E	96.58'	L45	S89°40'29"E	169.48'	L75	N24°51'37"W	43.39'			
L16	S89°40'30"E	73.95'	L46	S00°19'30"W	16.00'	L76	S65°08'23"W	20.00'			
L17	N75°52'34"E	66.08'	L47	N89°40'29"W	169.48'	L77	S24°51'37"E	43.39'			
L18	N88°49'27"E	290.60'	L48	S00°19'30"W	30.29'	L78	S89°40'30"E	172.15'			
L19	N88°02'04"E	57.09'	L49	N89°40'30"W	131.48'	L79	N45°19'30"E	75.08'			
L20	N00°06'28"W	26.45'	L50	N00°19'30"E	16.00'	L80	S89°40'30"E	13.06'			
L21	N00°06'28"W	26.30'	L51	S89°40'30"E	115.48'	L81	S45°19'30"W	49.97'			
L22	N88°49'27"E	290.60'	L52	S44°40'30"E	32.95'	L82	N45°19'30"E	16.82'			
L23	N75°52'34"E	66.08'	L53	N44°40'30"W	29.24'	L83	N89°40'30"W	58.81'			
L24	S89°40'30"E	73.95'	L54	S00°19'30"W	112.95'	L84	N45°19'30"E	28.60'			
L25	S07°28'19"E	117.09'	L55	S00°19'30"W	63.48'	L85	S45°19'30"W	34.90'			
L26	N80°33'07"E	10.65'	L56	N89°40'30"W	16.00'	L86	S89°40'30"E	78.99'			
L27	S09°26'53"E	20.00'	L57	N00°19'30"E	47.48'	L87	N60°19'30"E	10.25'			
L28	S80°33'07"W	11.35'	L58	N45°19'30"E	31.11'	L88	S89°40'30"E	170.08'			
L29	S89°40'30"E	51.49'	L59	S45°19'30"W	31.11'	L89	N60°19'30"E	90.89'			
L30	N00°19'30"E	16.00'	L60	S00°19'30"W	29.57'	L90	S00°19'30"W	27.73'			

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'55"	20.00'	31.42'	S45°19'03"W	28.29'
C2	30°09'42"	400.00'	210.57'	S85°52'38"E	208.14'
C3	11°15'38"	395.00'	77.63'	N76°25'36"W	77.51'
C4	5°16'42"	395.00'	36.39'	N87°02'08"W	36.38'
C5	30°09'42"	400.00'	210.57'	S85°52'38"E	208.14'
C6	12°57'24"	360.00'	81.41'	N83°11'47"W	81.24'
C7	3°17'38"	360.00'	20.70'	N72°28'36"W	20.69'
C8	14°26'56"	432.50'	109.07'	S83°06'02"W	108.78'
C9	12°56'53"	700.00'	158.19'	N82°21'01"E	157.85'
C10	18°16'48"	500.00'	159.52'	S82°02'09"E	158.85'
C11	18°02'53"	1000.00'	315.00'	N80°39'03"W	313.70'
C12	18°04'14"	965.00'	304.35'	N80°38'23"W	303.09'
C13	18°19'21"	535.00'	171.09'	S82°00'53"E	170.36'
C14	12°56'53"	735.00'	166.10'	N82°21'01"E	165.75'
C15	14°26'56"	397.50'	100.24'	S83°06'02"W	99.98'
C16	1°57'32"	10045.00'	343.45'	S11°57'22"E	343.43'
C17	2°41'24"	10045.00'	471.60'	S09°30'20"E	471.55'
C18	93°57'11"	40.00'	65.59'	S42°54'56"W	58.49'
C19	90°36'47"	40.00'	63.26'	N44°48'05"W	56.87'
C20	83°34'15"	10.00'	14.59'	N42°17'25"E	13.33'
C21	28°31'52"	10.00'	4.98'	S69°48'36"W	4.93'
C22	28°23'45"	66.80'	33.11'	N69°44'33"E	32.77'
C23	90°09'16"	20.00'	31.47'	S60°58'40"E	28.32'
C24	89°15'19"	30.00'	46.73'	S38°43'38"W	42.15'
C25	36°10'11"	10.00'	6.31'	N85°16'12"E	6.21'
C26	51°14'46"	10.00'	8.94'	N21°33'44"E	8.65'
C27	90°00'55"	44.00'	69.13'	S45°19'03"W	62.23'
C28	80°18'48"	54.00'	75.69'	N49°31'05"W	69.65'
C29	80°13'53"	30.00'	42.01'	N49°33'33"W	38.66'
C30	90°01'01"	25.00'	39.28'	N45°19'06"E	35.36'
C31	89°43'00"	25.00'	39.15'	N45°27'09"E	35.27'
C32	90°17'09"	25.00'	39.39'	S44°32'46"E	35.44'
C33	75°24'31"	30.00'	39.48'	N51°58'14"W	36.70'
C34	72°41'00"	30.00'	38.06'	S53°59'01"W	35.56'
C35	18°52'42"	422.50'	139.21'	N80°14'08"W	138.58'







# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** March 18, 2026

### **SUBJECT**

Consider a request by Double R. Devco, LLC and Hickory Grove Residential Community Inc. for a Final Plat of Hickory Grove, Phase 5. The 87.645-acre site is generally located at the southwest corner of Jackson Road and Thomas J Eagan Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP26-0002a, Hickory Grove 5, Mia Hines).

### **BACKGROUND**

The purpose of this Final Plat is to facilitate the development of 278 single-family residential lots and six lots to be owned and maintained by the Hickory Grove HOA. The property is located within the Legends Ranch Municipal Utility District (MUD), and the full development originally proposed six phases for the construction of the single-family residential lots. This proposed Final Plat is for the third phase of this development. Construction plans are currently under review for this phase.

The approved Preliminary Plat included a total of 1,516 single-family residential lots, one amenity center lot, one multi-family lot, 48 lots to be owned and maintained by the Hickory Grove HOA, and a variety of other lots to be utilized for park space, commercial development, and utilities. Although Preliminary Plats are not typically allowed within the ETJ, as part of the City Council's consent to the creation of the MUD, a development agreement was entered into that included provisions allowing for the MUD developers to submit a preliminary plat to phase the development.

Date Application Filed:	January 27, 2026
Planning & Zoning Commission Meeting:	February 25, 2026
Days in Review:	29 Days
Date Extension Granted:	February 25, 2026
Date Application Resubmitted:	February 23, 2026
Planning & Zoning Commission Meeting:	March 18, 2026
Days in Review:	23 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 is requesting a 30-day extension (see Exhibit 6), which would be the second extension for this plat. Based upon recent updates to Section 212.009, the applicant may request additional 30-day extensions in the future if they are determined to be necessary.

### **OPTIONS**

1. Approve as submitted
2. Deny with reasons

3. Approved requested extension

**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 one-time 30-day extension to allow for additional time to work through staff’s comments on the plat and additional review (see Exhibit 6). The requested extension could be granted to a date certain of April 8, 2026.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
June 28, 2022	City Council	Legends Ranch MUD consent and development agreement	Approved
August 10, 2022	Planning & Zoning Commission	Legends Ranch Preliminary Plat (PP22-0017)	Extension approved
October 26, 2022	Planning & Zoning Commission	Legends Ranch Preliminary Plat (PP22-0017)	Approved
February 25, 2026	Planning & Zoning Commission	Hickory Grove Phase 5 Final Plat	Extension 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
6. Extension Request

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Mia Hines, AICP  
Senior Planner

# Planning Staff Analysis

FP26-0002a / Hickory Grove 5

Planning & Zoning Commission

**REQUEST:**

Final plat for an approximately 87.645-acre site

**APPLICANT:**

Kimley Horn & Associates on behalf of Double R. Devco, LLC and Hickory Grove Residential Inc.

**RECOMMENDATION:**

Staff recommends denial of this Final Plat as it does not meet the established approval criteria; however, staff has no objection to the requested extension, which could be granted to April 8, 2026.

## Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>1. Generally</b>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat does not meet 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:</p> <ol style="list-style-type: none"> <li>1. Label point of beginning tied to abstract corner if not previously platted or subdivision corner if platted with coordinates in decimal degrees. Indicate on graphic and in legal description. (FPC 2.9)</li> <li>2. Label the roadway classification and dedication for Jackson Road and Thomas J Egan Road. (FPC 3.1)</li> <li>3. Show floodplain limits. Note current effective Flood Insurance Rate Map and any map changes (Letters of Map Amendment, Conditional Letters of Map Revisions, etc.). Show, label, and dimension drainage and floodway easements. (FPC 3.11)</li> </ol> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>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.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat does not meet the review criteria of DDC Section 2.6.4D as described herein.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><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 2.5-2.9 controls.</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;">There is no conflict.</div>			
<p><b>2. Prior Approvals</b></p>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;">The final plat is consistent with the Preliminary Plat. Since the approval of the Preliminary Plat, the applicant has submitted a revised phasing plan. The proposed final plat is consistent with the revised phasing plan.</div>	☒	☐	☐
<p><b>3. Consistent with Comprehensive Plan and Other Applicable Plans</b>  <b>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;">Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>	☐	☐	☒
<p><b>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;">There are no competing plan goals, policies, and strategies for this site.</div>	☐	☐	☒
<p><b>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.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;">The overall goals of the Comprehensive Plan are met with the proposed Final Plat.</div>	☐	☐	☒
<p><b>Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)</b></p>	<b>Compliance</b>		
<p><b>4. Compliance with this DDC</b></p>			
<p><b>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</b></p> <p><b>Findings:</b></p>	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
	<p>All applications shall include all required information requested by the Director to demonstrate compliance with City codes per DDC Section 2.4.4B. Per the Development Agreement, the subject property is subject to those portions of the DDC typically applicable to the City's Division 1 ETJ as well as development and subdivision regulations contained in Section 3.4, Subchapter 7, and Subchapter 8 of the Denton Development Code. The proposed Final Plat complies with the applicable DDC requirements.</p>			
<p><b>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</b></p>	<p><b>Findings:</b></p> <p>The Final Plat was submitted at an adequate level of detail.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5. Compliance with Other Applicable Regulations</b></p>				
<p><b>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.</b></p>	<p><b>Findings:</b></p> <p>The Final Plat complies with all other applicable city regulations.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6. Consistent with Interlocal and Development Agreements</b></p>				
<p><b>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.</b></p>	<p><b>Findings:</b></p> <p>The proposed development is not fully compliant with the development agreement adopted for this Municipal Utility District. The Final Plat does comply with the applicable DDC standards as required by the agreement.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7. Minimizes Adverse Environmental Impacts</b></p>				

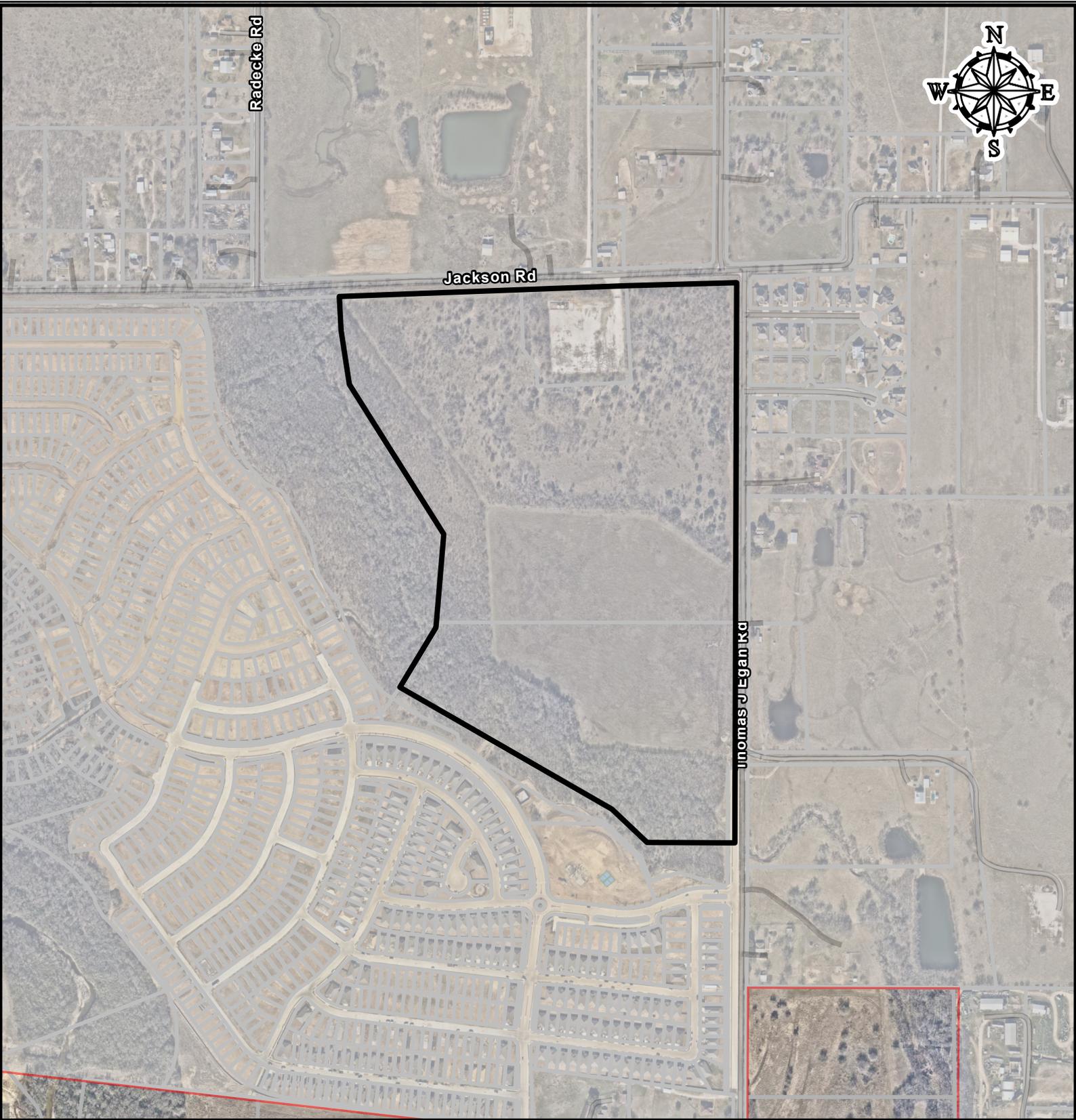
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.</b>  <b>Findings:</b></p> <div data-bbox="253 401 1117 541" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8. Minimizes Adverse Impacts on Surrounding Property</b>			
<p><b>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.</b>  <b>Findings:</b></p> <div data-bbox="253 747 1117 877" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9. Minimizes Adverse Fiscal Impacts</b>			
<p><b>a. The proposed development should not result in significant adverse fiscal impacts on the city.</b>  <b>Findings:</b></p> <div data-bbox="253 1052 1117 1163" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10. Compliance with Utility, Service, and Improvement Standards</b>			
<p><b>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.</b>  <b>Findings:</b></p> <div data-bbox="253 1472 1133 1707" style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Plat is not fully compliant with the Design Criteria Manual. A drainage easement near the proposed Lot 1X HOA, Block OO is required to account for an area inlet, storm line, and the two channels leading up to the inlet. The drainage easement must give the City the right, but not the obligation, to access and maintain (DCM 4.12.2B, DCM 4.12.1A).</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>11. Provides Adequate Road Systems</b>			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p>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.</p> <p><b>Findings:</b></p> <div data-bbox="253 401 1117 485" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat is compliant with this criterion.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. Provides Adequate Public Services and Facilities</b>			
<p>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.</p> <p><b>Findings:</b></p> <div data-bbox="253 827 1104 972" style="border: 1px solid black; padding: 5px;"> <p>There are adequate facilities to serve the development. Civil engineering plans are under review to ensure adequate infrastructure improvements and extensions.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13. Rational Phasing Plan</b>			
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p><b>Findings:</b></p> <div data-bbox="253 1278 1104 1409" style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Plat is consistent with the revised phasing plan approved following the Preliminary Plat.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

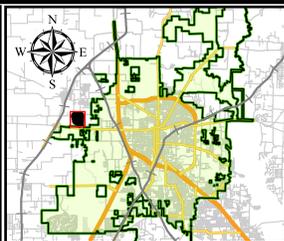
Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p><b>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</b></p> <p><b>Findings:</b></p> <div data-bbox="204 1686 1040 1860" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat is consistent with the Preliminary Plat. Since the approval of the Preliminary Plat, the applicant has submitted a revised phasing plan. The proposed Final Plat is consistent with the revised phasing plan.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p><b>15. Whether the development will substantially comply with all requirements of this DDC.</b>  <b>Findings:</b></p> <div data-bbox="204 300 1037 407" style="border: 1px solid black; padding: 5px;"> <p>As discussed herein, the Final Plat does not comply with all applicable requirements of the Denton Development Code.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.</b>  <b>Findings:</b></p> <div data-bbox="204 585 1037 693" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat complies with the applicable technical standards and specifications adopted by the City.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# FP26-0002 Aerial Site Location



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



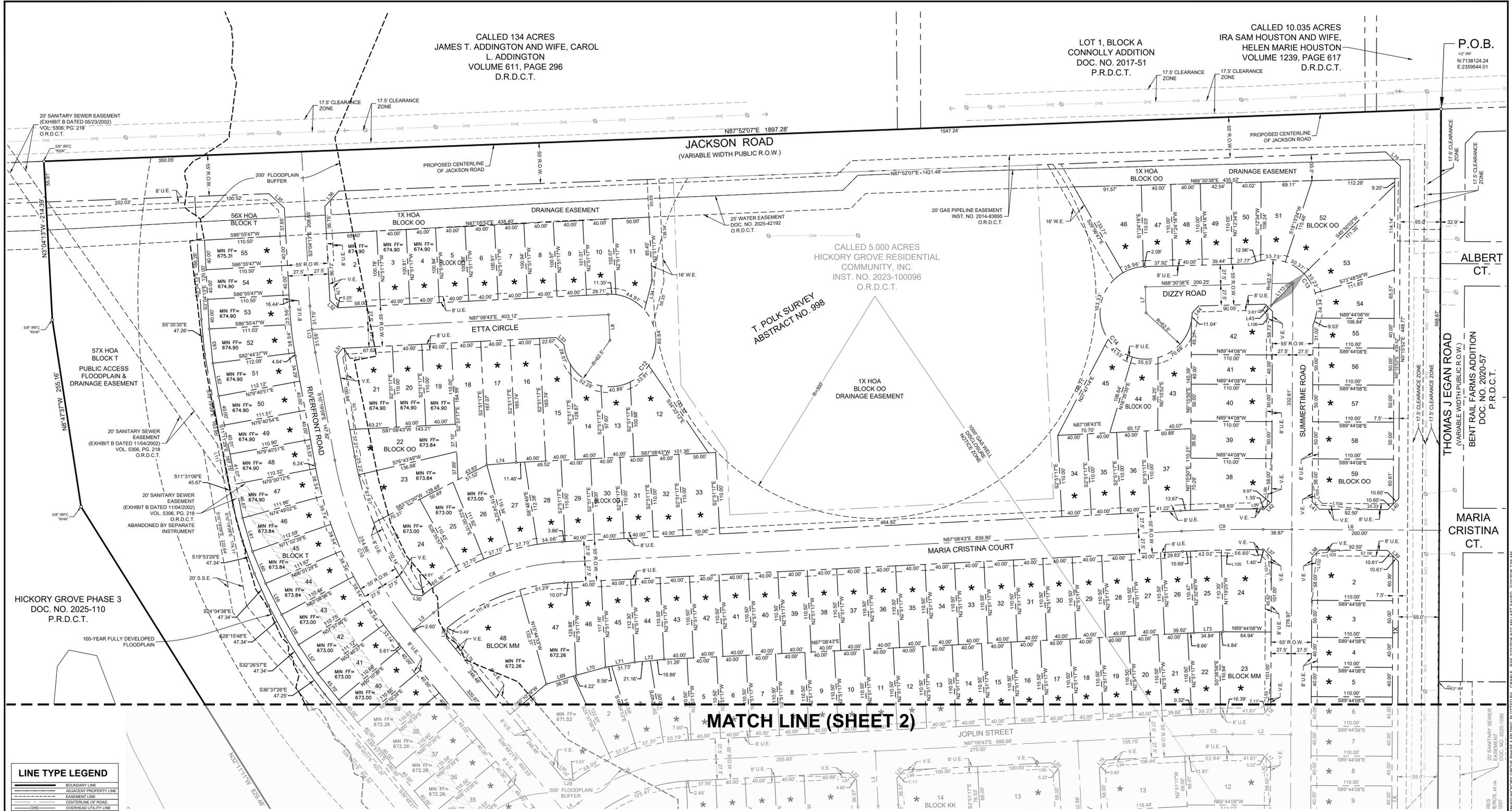
\*This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure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

CALLLED 134 ACRES  
 JAMES T. ADDINGTON AND WIFE, CAROL  
 L. ADDINGTON  
 VOLUME 611, PAGE 296  
 D.R.D.C.T.

LOT 1, BLOCK A  
 CONNOLLY ADDITION  
 DOC. NO. 2017-51  
 P.R.D.C.T.

CALLLED 10.035 ACRES  
 IRA SAM HOUSTON AND WIFE,  
 HELEN MARIE HOUSTON  
 VOLUME 1239, PAGE 617  
 D.R.D.C.T.

P.O.B.  
 12' #6  
 N7138124.24  
 E2359544.01



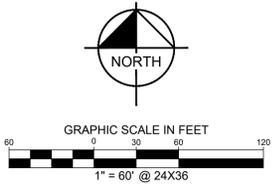
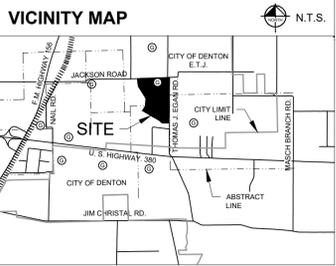
MATCH LINE (SHEET 2)

**LINE TYPE LEGEND**

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	CENTERLINE OF ROAD
---	OVERHEAD UTILITY LINE
---	CENTERLINE OF CREEK
---	ABSTRACT LINE
---	LOT LINE
---	FLOODPLAIN LINE

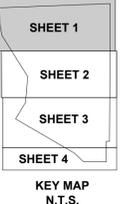
**LEGEND**

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRP	IRON ROD PEG
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
PKG	PACKAGE
INST.	INSTRUMENT
P.R.D.C.T.	PLAT RECORDS
DENTON COUNTY, TEXAS	DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS
D.A.D.C.T.	DENTON COUNTY, TEXAS
DENTON COUNTY, TEXAS	DENTON COUNTY, TEXAS
STREET NAME CHANGE	STREET NAME CHANGE
U.E.	UTILITY EASEMENT
S.W.E.	SEWAGE EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.E.	VEGETATION EASEMENT
GUY ANCHOR	GUY ANCHOR
UTILITY POLE	UTILITY POLE
PROXIMITY CORNER SYMBOL	PROXIMITY CORNER SYMBOL
R.O.W.	RIGHT-OF-WAY
GAS WELL DRILLING & PRODUCTION SITE	GAS WELL DRILLING & PRODUCTION SITE
SEE GENERAL NOTE #12	SEE GENERAL NOTE #12



SEE SHEET 5 FOR MASTER NOTES & LOT AREA TABLE

SEE SHEET 4 FOR LINE & CURVE TABLES



FINAL PLAT  
**HICKORY GROVE, PHASE 5**  
 BLOCK HH, LOTS 1-17; BLOCK II LOTS 1X & 2-31; BLOCK JJ, LOTS 1-39;  
 BLOCK KK, LOTS 1-23; BLOCK LL, LOTS 1-6, 7X & 8-10; BLOCK MM, LOTS 1-48;  
 BLOCK OO, LOTS 1X & 2-59; BLOCK T, LOTS 1X, 2-55, 56X & 57X

278 RESIDENTIAL LOTS  
 5 HOA LOTS  
 1 FIRE STATION LOT

**87.645 ACRES**

OUT OF THE  
 THOMAS J. EAGAN SURVEY, ABSTRACT NO. 406 &  
 THOMAS POLK SURVEY,  
 ABSTRACT NO. 998  
 CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS  
 CITY PROJECT #FP26-0002  
 FEBRUARY 2026

**Kimley»Horn**

6160 Warren Parkway, Suite 210  
 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580  
 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	FEB. 2026	068517166	1 OF 6

**OWNER:**  
 Double R. Devco, LLC  
 1501 Alta Drive, Fort Worth, Texas 76107

**OWNER:**  
 Hickory Grove Residential Community, Inc.  
 6751 North Freeway, Fort Worth, Texas 76131

**APPLICANT:**  
 Kimley-Horn & Associates, Inc.  
 6160 Warren Pkwy, Suite 210  
 Frisco, TX 75034  
 Ph: (469) 576-1056  
 Contact: Thomas L. Fletcher, P.E.

**SURVEYOR:**  
 Kimley-Horn & Associates, Inc.  
 6160 Warren Pkwy, Suite 210  
 Frisco, TX 75034  
 Ph: (972) 335-3580  
 Contact: Michael Marx, RPLS

DWG NAME: K:\P\FINAL SURVEY\2025\03\06\LEGENDS.RAUCH\ DENTON\DWG\FINAL PLAT\PHASE 5\03624660.HICKORY GROVE PHASE 5.FPDWG PLOTTED BY: CRIBBLE.EFF 2/23/2026 8:07 AM LAST SAVED: 2/23/2026 7:38 AM  
 RES: 10/25/25, 6x14  
 2/23/26

MATCH LINE (SHEET 1)

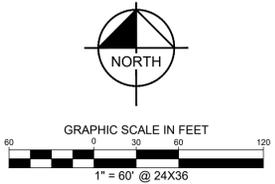
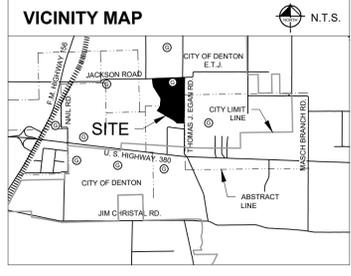
MATCH LINE (SHEET 3)

**LINE TYPE LEGEND**

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	CENTRELINE OF ROAD
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---	CENTRELINE OF CREEK
---	ABSTRACT LINE
---	LOT LINE
---	FLOODPLAIN LINE

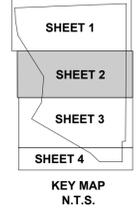
**LEGEND**

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IRFC	IRON ROD WITH CAP FOUND
IRP	IRON ROD PEG
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
PKG	PACKAGE
INST.	INSTRUMENT
P.R.D.C.T.	PLAT RECORDS
D.C.	DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS
D.A.D.C.T.	DENTON COUNTY, TEXAS
D.R.	DEED RECORDS
U.E.	UTILITY EASEMENT
S.W.E.	SEWER EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.E.	VEGETATION EASEMENT
---	UTILITY POLE
---	PROPERTY CORNER SYMBOL
R.O.W.	RIGHT-OF-WAY
---	GAS WELL DRILLING & PRODUCTION SITE
---	SEE GENERAL NOTE #12



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HICKORY GROVE, PHASE 5**

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ABSTRACT NO. 998  
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS  
CITY PROJECT #P26-0002  
FEBRUARY 2026

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Frisco, Texas 75034 FIRM # 10193822  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	FEB. 2026	068517166	2 OF 6

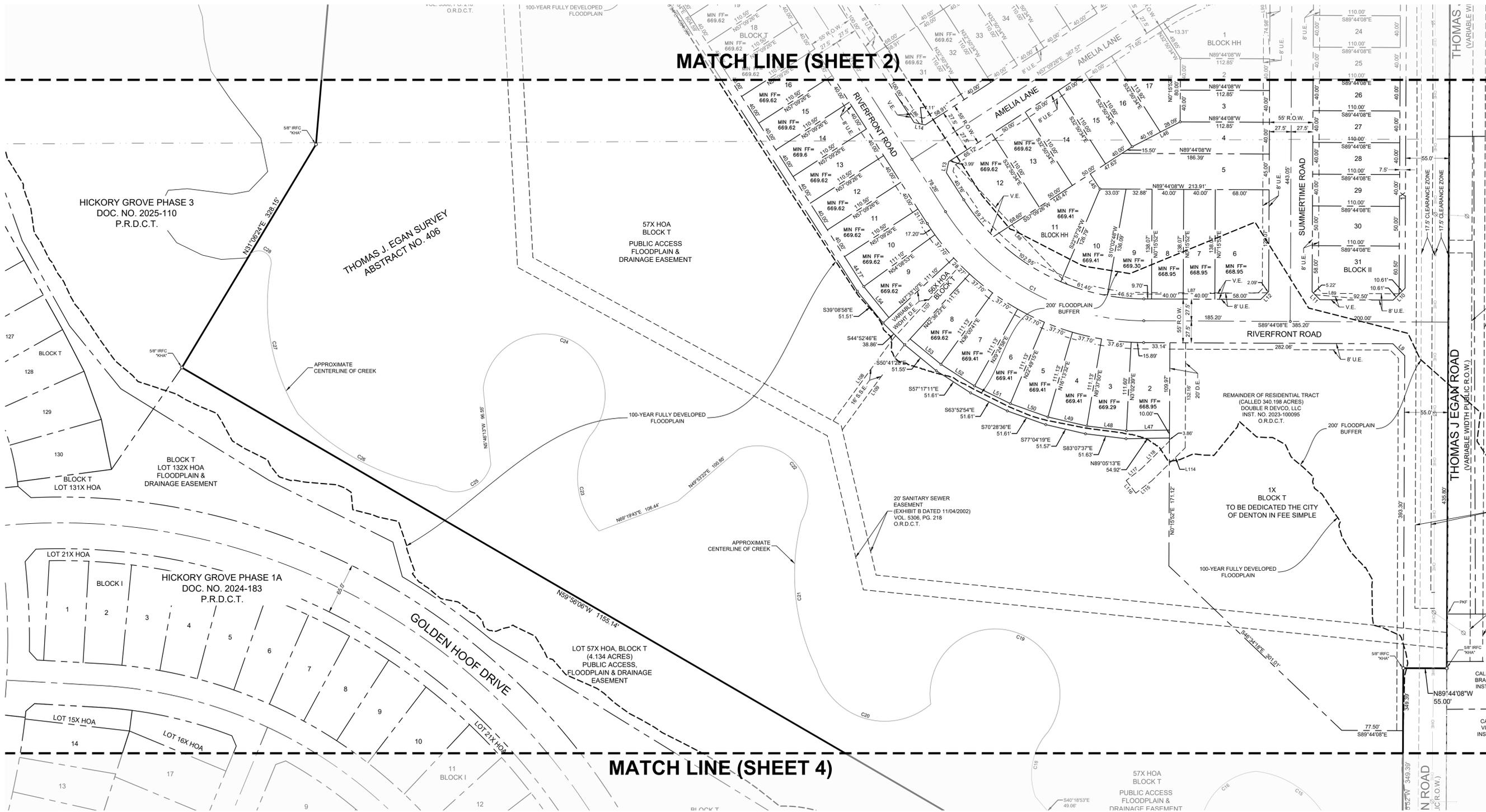
**OWNER:**  
Double R. Devco, LLC  
1501 Alta Drive, Fort Worth, Texas 76107

**APPLICANT:**  
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Frisco, TX 75034  
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Contact: Thomas L. Fletcher, P.E.

**SURVEYOR:**  
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Frisco, TX 75034  
Ph: (972) 335-3580  
Contact: Michael Marx, RPLS

MATCH LINE (SHEET 2)

MATCH LINE (SHEET 4)

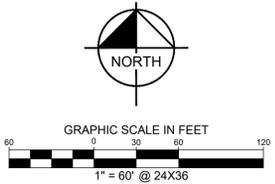
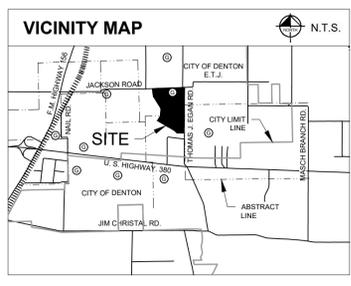


**LINE TYPE LEGEND**

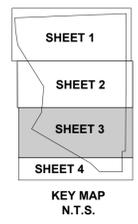
---	BOUNDARY LINE
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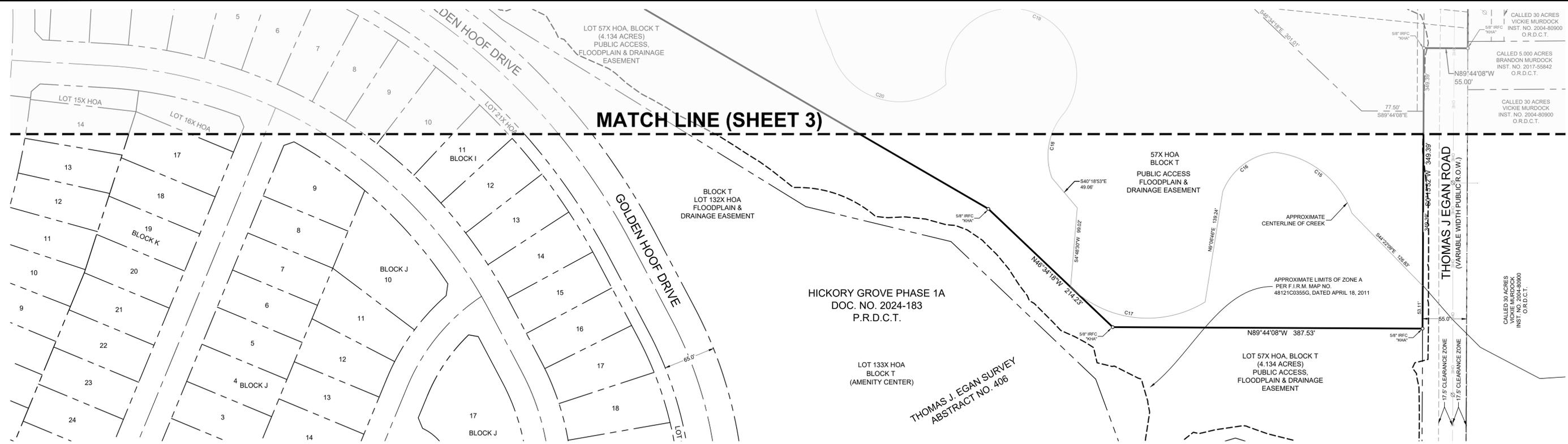
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6160 Warren Pkwy, Suite 210 Frisco, TX 75034  
Ph: (972) 335-3580  
Contact: Michael Marx, RPLS

DWG NAME: K:\P\16\_SURVEY\303264600-LEGENDS RANCH- DENTON\DWG\FINAL PLAT\PHASE 5\FP26-0002.DWG PLOTTED BY: GRIBBLE,JEFF 2/23/2026 8:07 AM LAST SAVED: 2/23/2026 7:58 AM



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°44'08"E	34.79'	L24	N77°50'34"W	14.14'	L47	N89°05'13"E	54.45'	L70	N74°50'44"E	40.94'	L93	S07°19'35"W	40.43'
L2	S89°44'08"E	79.11'	L25	N12°09'26"E	14.14'	L48	S83°07'37"E	50.42'	L71	N80°13'08"E	40.29'	L94	S81°28'59"W	59.43'
L3	N02°51'17"W	74.07'	L26	N77°50'34"W	14.14'	L49	S77°04'19"E	50.46'	L72	N84°34'11"E	40.04'	L95	S87°55'40"E	73.48'
L4	N50°10'38"E	21.86'	L27	N06°32'41"E	13.80'	L50	S70°28'36"E	50.46'	L73	N87°48'35"E	39.67'	L96	S80°05'00"W	40.43'
L5	N50°28'31"E	36.01'	L28	N83°43'22"W	14.41'	L51	S63°52'54"E	50.46'	L74	S85°13'42"W	40.02'	L97	S88°24'10"E	84.94'
L6	S89°40'47"E	238.87'	L29	N05°20'25"E	14.10'	L52	S57°17'11"E	50.46'	L75	S45°58'01"E	27.89'	L98	S05°11'57"W	73.77'
L7	N01°28'22"W	35.00'	L30	S82°31'51"E	13.65'	L53	S50°41'28"E	50.46'	L76	S10°59'34"E	74.47'	L99	N81°00'25"E	21.76'
L8	S02°51'17"E	35.00'	L31	S38°24'48"W	13.19'	L54	S39°08'58"E	50.46'	L77	N28°49'49"W	183.39'	L100	N86°52'43"W	103.83'
L9	S44°44'08"E	21.21'	L32	S48°01'05"E	14.18'	L55	S34°50'58"E	39.29'	L78	N06°58'19"W	172.06'	L101	N06°48'10"W	38.21'
L10	S45°15'52"W	21.21'	L33	S47°59'58"E	14.18'	L56	S37°22'01"E	39.30'	L79	N34°39'01"W	83.47'	L102	N05°11'57"E	72.57'
L11	S44°44'08"E	14.14'	L34	S14°33'44"W	41.18'	L57	S33°40'30"E	46.63'	L80	S47°17'33"E	58.02'	L103	N83°15'06"E	39.43'
L12	N45°15'52"E	14.14'	L35	S47°36'03"E	28.52'	L58	S29°34'29"E	46.61'	L81	N30°54'41"W	43.29'	L104	N84°44'46"W	72.59'
L13	S12°09'26"W	14.14'	L36	N42°23'57"E	28.05'	L59	S27°08'23"E	46.36'	L82	S42°36'35"E	18.12'	L105	N06°48'10"W	39.44'
L14	N77°50'34"W	14.14'	L37	S44°42'27"E	14.15'	L60	S22°37'22"E	46.74'	L83	N27°54'56"W	73.48'	L106	S04°54'08"E	82.20'
L15	S44°46'58"E	14.13'	L38	S45°17'33"W	14.14'	L61	S16°24'50"E	47.12'	L84	S39°54'16"E	40.43'	L107	S42°36'23"W	124.63'
L16	N45°13'35"E	14.15'	L39	S44°42'27"E	21.22'	L62	S10°02'59"E	44.92'	L85	N27°54'56"W	73.48'	L108	S36°17'29"W	129.55'
L17	S44°44'08"E	14.14'	L40	N45°17'33"E	21.20'	L63	S05°58'36"E	46.64'	L86	S39°54'16"E	40.43'	L109	S36°17'29"W	130.92'
L18	S45°15'52"W	14.14'	L41	S44°42'27"E	14.15'	L64	N48°07'32"E	40.50'	L87	N89°18'58"E	208.56'	L110	N50°10'39"E	120.50'
L19	N42°08'43"E	14.14'	L42	S45°17'33"W	14.14'	L65	N42°16'38"E	32.75'	L88	N43°07'45"W	214.81'	L111	N10°19'09"W	47.66'
L20	S47°51'17"E	14.14'	L43	N45°36'45"W	13.92'	L66	N30°11'06"E	29.14'	L89	N84°48'31"W	73.48'	L112	N50°10'39"E	120.50'
L21	N42°08'43"E	14.14'	L44	S44°23'15"W	13.05'	L67	N21°19'54"E	29.26'	L90	N04°43'12"W	75.92'	L113	N44°06'28"E	42.88'
L22	S47°51'17"E	14.14'	L45	N32°50'34"W	22.66'	L68	N11°45'44"E	41.34'	L91	S07°22'31"W	42.58'	L114	S45°29'19"W	59.14'
L23	N12°09'26"E	14.14'	L46	N62°45'26"E	68.28'	L69	N73°35'40"E	42.52'	L92	N04°39'46"W	73.48'	L115	S52°27'19"W	25.61'

CURVE TABLE					CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	56°53'35"	300.00'	297.89'	S61°17'21"E	285.80'	C24	214°19'00"	77.36'	289.38'	N66°12'27"W	147.84'
C2	33°06'25"	250.00'	144.46'	S73°42'39"W	142.46'	C25	107°52'28"	45.95'	86.51'	N68°17'24"E	74.28'
C3	3°07'09"	1000.00'	54.44'	S88°42'17"W	54.43'	C26	37°11'40"	308.79'	200.48'	S62°28'29"E	196.96'
C4	60°00'44"	250.00'	261.85'	N27°09'05"E	250.05'	C27	41°43'16"	264.53'	192.62'	S10°36'01"E	188.40'
C5	60°00'44"	250.00'	261.85'	N27°09'05"E	250.05'	C28	151°54'08"	15.83'	41.96'	N59°09'40"W	30.71'
C6	36°58'03"	250.00'	161.30'	S68°39'41"W	158.52'						
C7	6°58'47"	1000.00'	121.82'	N36°19'57"W	121.74'						
C8	36°40'12"	300.00'	192.00'	S68°48'37"W	188.74'						
C9	3°10'31"	2000.00'	110.83'	S88°43'58"W	110.82'						
C10	29°30'11"	500.00'	257.46'	S25°04'15"E	254.63'						
C11	7°14'56"	500.00'	63.26'	S06°41'41"E	63.22'						
C12	267°42'29"	62.50'	292.02'	N40°59'58"E	90.14'						
C13	138°35'40"	62.50'	151.18'	N45°15'58"W	116.93'						
C14	268°32'55"	62.50'	292.94'	S45°45'50"E	89.50'						
C15	63°38'43"	116.24'	129.13'	N51°52'04"W	122.59'						
C16	62°31'06"	78.46'	85.61'	S53°05'01"W	81.42'						
C17	75°08'30"	138.74'	181.95'	S83°42'07"E	169.19'						
C18	62°23'40"	79.73'	86.82'	S10°59'55"W	82.60'						
C19	224°21'44"	82.18'	321.80'	N76°36'29"W	152.19'						
C20	114°47'02"	89.25'	178.81'	S73°14'50"E	150.37'						
C21	41°05'24"	267.90'	192.12'	S06°00'35"E	188.03'						
C22	141°59'21"	63.45'	157.24'	N41°15'45"W	119.98'						
C23	77°28'55"	96.36'	130.30'	S05°19'27"E	120.60'						

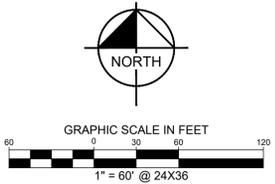
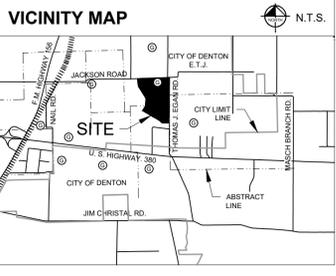
LINE TABLE

**LINE TYPE LEGEND**

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	CENTERLINE OF ROAD
	OVERHEAD UTILITY LINE
	CENTERLINE OF CREEK
	ABSTRACT LINE
	LOT LINE
	FLOODPLAIN LINE

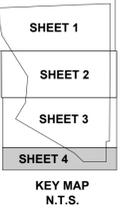
**LEGEND**

	5/8" IRON ROD W/ "KHA" CAP SET
	IRON ROD WITH CAP FOUND
	IRON ROD FOUND
	POINT OF COMMENCING
	POINT OF BEGINNING
	DRAINAGE EASEMENT
	HOMEOWNER'S ASSOCIATION
	VOLUME
	PACKAGE
	INSTRUMENT
	PLAT RECORDS
	DENTON COUNTY, TEXAS
	OFFICIAL RECORDS
	DENTON COUNTY, TEXAS
	DENTON COUNTY, TEXAS
	DENTON COUNTY, TEXAS
	STREET NAME CHANGE
	UTILITY EASEMENT
	SIDEWALK EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	VEHICLE EASEMENT
	GUY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
	RIGHT-OF-WAY
	GAS WELL DRILLING & PRODUCTION SITE
	SEE GENERAL NOTE #12



SEE SHEET 5 FOR MASTER NOTES & LOT AREA TABLE

SEE SHEET 4 FOR LINE & CURVE TABLES



**FINAL PLAT**  
**HICKORY GROVE, PHASE 5**

BLOCK HH, LOTS 1-17; BLOCK II LOTS 1X & 2-31; BLOCK JJ, LOTS 1-39;  
BLOCK KK, LOTS 1-23; BLOCK LL, LOTS 1-6, 7X & 8-10; BLOCK MM, LOTS 1-48;  
BLOCK OO, LOTS 1X & 2-59; BLOCK T, LOTS 1X, 2-55, 56X & 57X

278 RESIDENTIAL LOTS  
5 HOA LOTS  
1 FIRE STATION LOT

**87.645 ACRES**

OUT OF THE  
THOMAS J. EGAN SURVEY, ABSTRACT NO. 406 &  
THOMAS POLK SURVEY,  
ABSTRACT NO. 998

CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS  
CITY PROJECT #FP26-0002  
FEBRUARY 2026

**Kimley»Horn**

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	FEB. 2026	068517166	4 OF 6

**OWNER:**  
Double R. Devo, LLC  
1501 Alta Drive, Fort Worth, Texas 76107

**OWNER:**  
Hickory Grove Residential Community Inc.  
6751 North Freeway, Fort Worth, Texas 76131

**APPLICANT:**  
Kimley-Horn & Associates, Inc.  
6160 Warren Pkwy, Suite 210  
Frisco, TX 75034  
Ph: (469) 576-1056  
Contact: Thomas L. Fletcher, P.E.

**SURVEYOR:**  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy, Suite 210  
Frisco, TX 75034  
Ph: (972) 335-3580  
Contact: Michael Marx, RPLS

DWG NAME: K:\P\2024\0000\LEGENDS\RANCH-DENTON\DWG\FINAL\PLAT\PHASE 5\FP26-0002.HICORY GROVE PHASE 5.FP.DWG PLOTTED BY: GRIBBLE, JEFF 2/23/2026 8:07 AM LAST SAVED: 2/23/2026 7:59 AM

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE											
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.			
BLOCK HH LOT 1	0.216	9,425	BLOCK II LOT 14	0.101	4,400	BLOCK JJ LOT 13	0.181	7,868	BLOCK KK LOT 4	0.104	4,527	BLOCK MM LOT 1	0.244	10,626	BLOCK NN LOT 31	0.101	4,420	BLOCK OO LOT 13	0.089	3,881	BLOCK PP LOT 43	0.116	5,040	BLOCK T LOT 14	0.101	4,420	BLOCK U LOT 44	0.101	4,420	BLOCK V LOT 44	0.113	4,937	BLOCK W LOT 45	0.109	4,767			
BLOCK HH LOT 2	0.104	4,514	BLOCK II LOT 15	0.101	4,400	BLOCK JJ LOT 14	0.107	4,658	BLOCK KK LOT 5	0.110	4,781	BLOCK MM LOT 2	0.124	5,416	BLOCK NN LOT 32	0.101	4,420	BLOCK OO LOT 14	0.100	4,345	BLOCK PP LOT 44	0.113	4,937	BLOCK T LOT 15	0.101	4,420	BLOCK U LOT 45	0.109	4,767	BLOCK V LOT 46	0.112	4,861	BLOCK W LOT 46	0.112	4,861	BLOCK X LOT 47	0.108	4,719
BLOCK HH LOT 3	0.104	4,514	BLOCK II LOT 16	0.101	4,400	BLOCK JJ LOT 15	0.106	4,630	BLOCK KK LOT 6	0.138	6,029	BLOCK MM LOT 3	0.118	5,140	BLOCK NN LOT 33	0.101	4,420	BLOCK OO LOT 15	0.146	6,379	BLOCK PP LOT 45	0.147	6,405	BLOCK T LOT 16	0.101	4,420	BLOCK U LOT 46	0.112	4,861	BLOCK V LOT 47	0.101	4,420	BLOCK W LOT 47	0.108	4,719	BLOCK X LOT 48	0.103	4,470
BLOCK HH LOT 4	0.139	6,036	BLOCK II LOT 17	0.101	4,400	BLOCK JJ LOT 16	0.104	4,545	BLOCK KK LOT 7	0.147	6,423	BLOCK MM LOT 4	0.112	4,879	BLOCK NN LOT 34	0.101	4,420	BLOCK OO LOT 16	0.152	6,629	BLOCK PP LOT 46	0.158	6,874	BLOCK T LOT 17	0.101	4,420	BLOCK U LOT 47	0.101	4,420	BLOCK V LOT 48	0.103	4,470	BLOCK W LOT 48	0.102	4,448	BLOCK X LOT 49	0.103	4,472
BLOCK HH LOT 5	0.219	9,546	BLOCK II LOT 18	0.101	4,400	BLOCK JJ LOT 17	0.109	4,762	BLOCK KK LOT 8	0.147	6,416	BLOCK MM LOT 5	0.101	4,420	BLOCK NN LOT 35	0.101	4,420	BLOCK OO LOT 17	0.153	6,656	BLOCK PP LOT 47	0.101	4,400	BLOCK T LOT 18	0.101	4,420	BLOCK U LOT 49	0.101	4,420	BLOCK V LOT 49	0.102	4,448	BLOCK W LOT 50	0.103	4,472	BLOCK X LOT 51	0.108	4,696
BLOCK HH LOT 6	0.214	9,339	BLOCK II LOT 19	0.101	4,400	BLOCK JJ LOT 18	0.116	5,066	BLOCK KK LOT 9	0.131	5,706	BLOCK MM LOT 6	0.101	4,420	BLOCK NN LOT 36	0.101	4,420	BLOCK OO LOT 18	0.162	7,041	BLOCK PP LOT 48	0.101	4,400	BLOCK T LOT 19	0.101	4,420	BLOCK U LOT 50	0.101	4,420	BLOCK V LOT 50	0.109	4,736	BLOCK W LOT 51	0.101	4,420	BLOCK X LOT 52	0.109	4,736
BLOCK HH LOT 7	0.127	5,523	BLOCK II LOT 20	0.101	4,400	BLOCK JJ LOT 19	0.127	5,512	BLOCK KK LOT 10	0.106	4,609	BLOCK MM LOT 7	0.101	4,420	BLOCK NN LOT 37	0.101	4,420	BLOCK OO LOT 19	0.101	4,400	BLOCK PP LOT 49	0.104	4,509	BLOCK T LOT 20	0.101	4,420	BLOCK U LOT 51	0.101	4,420	BLOCK V LOT 51	0.101	4,420	BLOCK W LOT 52	0.102	4,424	BLOCK X LOT 53	0.102	4,424
BLOCK HH LOT 8	0.127	5,523	BLOCK II LOT 21	0.101	4,400	BLOCK JJ LOT 20	0.147	6,412	BLOCK KK LOT 11	0.101	4,400	BLOCK MM LOT 8	0.101	4,420	BLOCK NN LOT 38	0.101	4,420	BLOCK OO LOT 20	0.101	4,400	BLOCK PP LOT 50	0.100	4,376	BLOCK T LOT 21	0.101	4,420	BLOCK U LOT 52	0.101	4,420	BLOCK V LOT 52	0.101	4,420	BLOCK W LOT 53	0.101	4,420	BLOCK X LOT 54	0.101	4,420
BLOCK HH LOT 9	0.141	6,120	BLOCK II LOT 22	0.101	4,400	BLOCK JJ LOT 21	0.172	7,474	BLOCK KK LOT 12	0.101	4,400	BLOCK MM LOT 9	0.101	4,420	BLOCK NN LOT 39	0.101	4,420	BLOCK OO LOT 21	0.177	7,696	BLOCK PP LOT 51	0.126	5,474	BLOCK T LOT 22	0.101	4,420	BLOCK U LOT 53	0.101	4,420	BLOCK V LOT 53	0.101	4,420	BLOCK W LOT 54	0.101	4,420	BLOCK X LOT 55	0.101	4,420
BLOCK HH LOT 10	0.141	6,145	BLOCK II LOT 23	0.101	4,400	BLOCK JJ LOT 22	0.148	6,429	BLOCK KK LOT 13	0.171	7,430	BLOCK MM LOT 10	0.101	4,420	BLOCK NN LOT 40	0.101	4,420	BLOCK OO LOT 22	0.159	6,934	BLOCK PP LOT 52	0.212	9,248	BLOCK T LOT 23	0.101	4,420	BLOCK U LOT 54	0.101	4,420	BLOCK V LOT 54	0.101	4,420	BLOCK W LOT 55	0.101	4,420	BLOCK X LOT 56	0.101	4,420
BLOCK HH LOT 11	0.192	8,352	BLOCK II LOT 24	0.101	4,400	BLOCK JJ LOT 23	0.126	5,499	BLOCK KK LOT 14	0.182	7,906	BLOCK MM LOT 11	0.101	4,420	BLOCK NN LOT 41	0.101	4,420	BLOCK OO LOT 23	0.159	6,906	BLOCK PP LOT 53	0.197	8,572	BLOCK T LOT 24	0.101	4,420	BLOCK U LOT 55	0.101	4,420	BLOCK V LOT 55	0.101	4,420	BLOCK W LOT 56	0.101	4,420	BLOCK X LOT 57	0.101	4,420
BLOCK HH LOT 12	0.186	8,085	BLOCK II LOT 25	0.101	4,400	BLOCK JJ LOT 24	0.115	5,030	BLOCK KK LOT 15	0.119	5,176	BLOCK MM LOT 12	0.101	4,420	BLOCK NN LOT 42	0.101	4,420	BLOCK OO LOT 24	0.189	8,225	BLOCK PP LOT 54	0.121	5,275	BLOCK T LOT 25	0.101	4,420	BLOCK U LOT 56	0.101	4,420	BLOCK V LOT 56	0.101	4,420	BLOCK W LOT 57	0.101	4,420	BLOCK X LOT 58	0.101	4,420
BLOCK HH LOT 13	0.126	5,500	BLOCK II LOT 26	0.101	4,400	BLOCK JJ LOT 25	0.104	4,517	BLOCK KK LOT 16	0.129	5,628	BLOCK MM LOT 13	0.101	4,420	BLOCK NN LOT 43	0.101	4,420	BLOCK OO LOT 25	0.112	4,878	BLOCK PP LOT 55	0.101	4,385	BLOCK T LOT 26	0.101	4,420	BLOCK U LOT 57	0.101	4,420	BLOCK V LOT 57	0.101	4,420	BLOCK W LOT 58	0.101	4,420	BLOCK X LOT 59	0.101	4,420
BLOCK HH LOT 14	0.126	5,500	BLOCK II LOT 27	0.101	4,400	BLOCK JJ LOT 26	0.101	4,400	BLOCK KK LOT 17	0.136	5,931	BLOCK MM LOT 14	0.101	4,420	BLOCK NN LOT 44	0.102	4,456	BLOCK OO LOT 26	0.117	5,103	BLOCK PP LOT 56	0.126	5,500	BLOCK T LOT 27	0.101	4,420	BLOCK U LOT 58	0.101	4,420	BLOCK V LOT 58	0.101	4,420	BLOCK W LOT 59	0.101	4,420	BLOCK X LOT 60	0.106	4,625
BLOCK HH LOT 15	0.101	4,400	BLOCK II LOT 28	0.101	4,400	BLOCK JJ LOT 27	0.101	4,400	BLOCK KK LOT 18	0.140	6,089	BLOCK MM LOT 15	0.101	4,420	BLOCK NN LOT 45	0.105	4,589	BLOCK OO LOT 27	0.118	5,122	BLOCK PP LOT 57	0.126	5,500	BLOCK T LOT 28	0.101	4,420	BLOCK U LOT 59	0.101	4,420	BLOCK V LOT 59	0.101	4,420	BLOCK W LOT 60	0.106	4,625	BLOCK X LOT 61	0.106	4,625
BLOCK HH LOT 16	0.103	4,478	BLOCK II LOT 29	0.101	4,400	BLOCK JJ LOT 28	0.101	4,400	BLOCK KK LOT 19	0.131	5,704	BLOCK MM LOT 16	0.101	4,420	BLOCK NN LOT 46	0.112	4,861	BLOCK OO LOT 28	0.111	4,836	BLOCK PP LOT 58	0.126	5,500	BLOCK T LOT 29	0.103	4,473	BLOCK U LOT 60	0.101	4,420	BLOCK V LOT 60	0.101	4,420	BLOCK W LOT 61	0.101	4,420	BLOCK X LOT 62	0.106	4,625
BLOCK HH LOT 17	0.157	6,857	BLOCK II LOT 30	0.126	5,500	BLOCK JJ LOT 29	0.101	4,400	BLOCK KK LOT 20	0.122	5,322	BLOCK MM LOT 17	0.101	4,420	BLOCK NN LOT 47	0.169	7,377	BLOCK OO LOT 29	0.101	4,400	BLOCK PP LOT 59	0.170	7,408	BLOCK T LOT 30	0.106	4,625	BLOCK U LOT 61	0.101	4,420	BLOCK V LOT 61	0.101	4,420	BLOCK W LOT 62	0.106	4,625	BLOCK X LOT 63	0.106	4,625
BLOCK II LOT 1X HOA	0.216	9,400	BLOCK II LOT 31	0.170	7,402	BLOCK JJ LOT 30	0.171	7,430	BLOCK KK LOT 21	0.112	4,864	BLOCK MM LOT 18	0.101	4,420	BLOCK NN LOT 48	0.296	12,900	BLOCK OO LOT 30	0.101	4,400	BLOCK PP LOT 60	2.800	121,949	BLOCK T LOT 31	0.106	4,622	BLOCK U LOT 62	0.101	4,420	BLOCK V LOT 62	0.101	4,420	BLOCK W LOT 63	0.101	4,420	BLOCK X LOT 64	0.101	4,420
BLOCK II LOT 2	0.170	7,396	BLOCK JJ LOT 1	0.186	8,095	BLOCK JJ LOT 31	0.173	7,530	BLOCK KK LOT 22	0.104	4,513	BLOCK MM LOT 19	0.101	4,420	BLOCK NN LOT 49	7.107	309,564	BLOCK OO LOT 31	0.101	4,400	BLOCK PP LOT 61	0.131	5,719	BLOCK T LOT 32	0.103	4,499	BLOCK U LOT 63	0.101	4,420	BLOCK V LOT 63	0.101	4,420	BLOCK W LOT 64	0.101	4,420	BLOCK X LOT 65	0.101	4,420
BLOCK II LOT 3	0.126	5,500	BLOCK JJ LOT 2	0.126	5,500	BLOCK JJ LOT 32	0.101	4,400	BLOCK KK LOT 23	0.173	7,524	BLOCK MM LOT 20	0.101	4,420	BLOCK NN LOT 50	0.157	6,822	BLOCK OO LOT 32	0.101	4,400	BLOCK PP LOT 62	0.112	4,881	BLOCK T LOT 33	0.101	4,420	BLOCK U LOT 64	0.101	4,420	BLOCK V LOT 64	0.101	4,420	BLOCK W LOT 65	0.101	4,420	BLOCK X LOT 66	0.101	4,420
BLOCK II LOT 4	0.101	4,400	BLOCK JJ LOT 3	0.101	4,400	BLOCK JJ LOT 33	0.101	4,400	BLOCK LL LOT 1	0.275	11,979	BLOCK MM LOT 21	0.101	4,420	BLOCK NN LOT 51	0.093	4,032	BLOCK OO LOT 33	0.126	5,500	BLOCK PP LOT 63	0.112	4,876	BLOCK T LOT 34	0.101	4,421	BLOCK U LOT 65	0.101	4,420	BLOCK V LOT 65	0.101	4,420	BLOCK W LOT 66	0.101	4,420	BLOCK X LOT 67	0.101	4,420
BLOCK II LOT 5	0.101	4,400	BLOCK JJ LOT 4	0.101	4,400	BLOCK JJ LOT 34	0.101	4,400	BLOCK LL LOT 2	0.106	4,600	BLOCK MM LOT 22	0.105	4,575	BLOCK NN LOT 52	0.093	4,033	BLOCK OO LOT 34	0.101	4,400	BLOCK PP LOT 64	0.112	4,876	BLOCK T LOT 35	0.102	4,422	BLOCK U LOT 66	0.101	4,420	BLOCK V LOT 66	0.101	4,420	BLOCK W LOT 67	0.101	4,420	BLOCK X LOT 68	0.101	4,420
BLOCK II LOT 6	0.101	4,400	BLOCK JJ LOT 5	0.101	4,400	BLOCK JJ LOT 35	0.101	4,400	BLOCK LL LOT 3	0.106	4,600	BLOCK MM LOT 23	0.174	7,597	BLOCK NN LOT 53	0.093	4,034	BLOCK OO LOT 35	0.101	4,400	BLOCK PP LOT 65	0.112	4,876	BLOCK T LOT 36	0.102	4,423	BLOCK U LOT 67	0.101	4,420	BLOCK V LOT 67	0.101	4,420	BLOCK W LOT 68	0.101	4,420	BLOCK X LOT 69	0.101	4,420
BLOCK II LOT 7	0.101	4,400	BLOCK JJ LOT 6	0.101	4,400	BLOCK JJ LOT 36	0.101	4,400	BLOCK LL LOT 4	0.106	4,600	BLOCK MM LOT 24	0.168	7,316	BLOCK NN LOT 54	0.093	4,036	BLOCK OO LOT 36	0.101	4,400	BLOCK PP LOT 66	0.112	4,876	BLOCK T LOT 37	0.102	4,424	BLOCK U LOT 68	0.101	4,420	BLOCK V LOT 68	0.101	4,420	BLOCK W LOT 69	0.101	4,420	BLOCK X LOT 70	0.101	4,420
BLOCK II LOT 8	0.101	4,400	BLOCK JJ LOT 7	0.101	4,400	BLOCK JJ LOT 37	0.101	4,400	BLOCK LL LOT 5	0.106	4,600	BLOCK MM LOT 25	0.104	4,512	BLOCK NN LOT 55	0.093	4,037	BLOCK OO LOT 37	0.146	6,368	BLOCK PP LOT 67	0.112	4,876	BLOCK T LOT 38	0.102	4,425	BLOCK U LOT 69	0.101	4,420	BLOCK V LOT 69	0.101	4,420	BLOCK W LOT 70	0.101	4,420	BLOCK X LOT 71	0.101	4,420
BLOCK II LOT 9	0.101	4,400	BLOCK JJ LOT 8	0.101	4,400	BLOCK JJ LOT 38	0.104	4,515	BLOCK LL LOT 6	0.196	8,520	BLOCK MM LOT 26	0.102	4,444	BLOCK NN LOT 56	0.093	4,038	BLOCK OO LOT 38	0.172	7,503	BLOCK PP LOT 68	0.112	4,874	BLOCK T LOT 39	0.102	4,426	BLOCK U LOT 70	0.101	4,420	BLOCK V LOT 70	0.101	4,420	BLOCK W LOT 71	0.101	4,420	BLOCK X LOT 72	0.101	4,420
BLOCK II LOT 10	0.101	4,400	BLOCK JJ LOT 9	0.101	4,400	BLOCK JJ LOT 39	0.215	9,383	BLOCK LL LOT 7X HOA	0.127	5,516	BLOCK MM LOT 27	0.101	4,420	BLOCK NN LOT 57	0.093	4,040	BLOCK OO LOT 39	0.126	5,500	BLOCK PP LOT 69	0.106	4,629	BLOCK T LOT 40	0.102	4,427	BLOCK U LOT 71	0.101	4,420	BLOCK V LOT 71	0.101	4,420	BLOCK W LOT 72	0.101	4,420	BLOCK X LOT 73	0.101	4,420
BLOCK II LOT 11	0.101	4,400	BLOCK JJ LOT 10	0.101	4,400	BLOCK KK LOT 1	0.226	9,854	BLOCK LL LOT 8	0.115	5,016	BLOCK MM LOT 28	0.101	4,420	BLOCK NN LOT 58	0.101	4,420	BLOCK OO LOT 40	0.126	5,500	BLOCK PP LOT 70	0.101	4,420	BLOCK T LOT 41	0.107	4,671	BLOCK U LOT 72	0.101	4,420	BLOCK V LOT 72	0.101	4,420	BLOCK W LOT 73	0.101	4,420	BLOCK X LOT 74	0.101	4,420
BLOCK II LOT 12	0.101	4,400	BLOCK JJ LOT 11	0.128	5,568	BLOCK KK LOT 2	0.101	4,400	BLOCK LL LOT 9	0.138	6,021	BLOCK MM LOT 29	0.101	4,420	BLOCK NN LOT 59	0.125	5,450	BLOCK OO LOT 41	0.101	4,400	BLOCK PP LOT 71	0.101	4,420	BLOCK T LOT 42	0.108	4,711	BLOCK U LOT 73	0.101	4,420	BLOCK V LOT 73	0.101	4,420	BLOCK W LOT 74	0.101	4,420	BLOCK X LOT 75	0.101	4,420
BLOCK II LOT 13	0.101	4,400	BLOCK JJ LOT 12	0.177	7,695	BLOCK KK LOT 3	0.101	4,400	BLOCK LL LOT 10	0.258	11,225	BLOCK MM LOT 30	0.101	4,420																								

**OWNERS' CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DENTON §  
CITY OF DENTON §

WHEREAS DOUBLE R. DEVCO, LLC AND HICKORY GROVE RESIDENTIAL COMMUNITY INC., are the sole owners of a tract of land situated in the Thomas Polk Survey, Abstract No. 998 and the Thomas J. Egan Survey, Abstract No. 406, City of Denton E.T.J., Denton County, Texas, and being a portion of a called 340.198 acre tract of land described as Residential Tract in a deed to Double R. Devco, LLC, recorded in Instrument No. 2023-100096 of the Official records of Denton County, Texas, and being all of a called 5.000 acre tract of land described in a deed to Hickory Grove residential Community Inc., recorded in Instrument No. 2023-100096 of the Official Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found for the northeast corner of said 340.198 acre tract, common to the northwest corner of Bent Rail Farms Addition, an addition to the Denton County, according to the plat thereof recorded in Document No. 22020-57 of the Plat Records of Denton County, Texas, at the intersection of Thomas J. Egan Road, a variable width right of way and Jackson Road, a variable width right of way, same being on the southerly line of a called 10.035 acre tract of land described in a deed to Ira Sam Houston and wife, Helen Marie Houston, recorded in Volume 1239, Page 617 of the Deed Records of Denton County, Texas;

**THENCE** South 00°15'52" West, departing the southerly line of said 10.035 acre tract, within the margins of said Thomas J. Egan Road, and along the easterly line of said 340.198 acre tract, the westerly line of said Bent Rail Farms, the westerly line of a called 5.134 acre tract of land described in a deed to Ceasar Gonzalez Pegueros, et ux, recorded in Instrument No. 2013-62297 of the Official Records of Denton County, Texas, the westerly line of a called 175 acre tract of land described in a deed to Claude H. Smith, recorded in Volume 362, Page 341 of the Deed Records of Denton County, Texas, the westerly line of Moreno Addition, an addition to Denton County, Texas, according to plat thereof recorded in Document No. 2020-36 of the Plat Records of Denton County, Texas, the westerly line of a called 30 acre tract described in a deed to Vickie Murdock, recorded in Instrument No. 2004-80900 of the Official Records of Denton County, Texas, and the westerly line of a called 5.000 acre tract of land described in a deed to Brandon Murdock recorded in Instrument No. 2017-55842 of the Official Records of Denton County, Texas, a distance of 2.335.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northeast corner of Hickory Grove, Phase 1A, an addition to Denton County, Texas according to the Amending Plat thereof recorded in Document No. 2024-183 of the Plat Records of Denton County, Texas;

**THENCE** North 89°44'08" West, departing the westerly line of said 5.000 acre tract and the easterly line of said 340.198 acre tract, continuing within the margins of Thomas J. Road and along the northerly line of said Hickory Grove, Phase 1A, a distance of 55.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found on the westerly right of way line of said Thomas J. Egan Road, same being an angle point in the northerly line of said Hickory Grove, Phase 1A;

**THENCE** South 00°15'52" West, continuing along the northerly line of said Hickory Grove, Phase 1A and along the westerly right of way line of said Thomas J. Egan Road, a distance of 349.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for an angle point in the northerly line of said Hickory Grove, Phase 1A;

**THENCE** departing the westerly right of way line of said Thomas J. Egan Road and continuing along the northerly line of said Hickory Grove, Phase 1A, the following courses and distances:

North 89°44'08" West, a distance of 387.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 46°34'18" West, a distance of 214.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 59°56'06" West, a distance of 1,155.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a northerly corner of said Hickory Grove, Phase 1A, on the easterly line of Hickory Grove, Phase 3, an addition to Denton County, Texas according to the Final Plat thereof recorded in Document No. 2025-110 of the Plat Records of Denton County, Texas;

**THENCE** along the easterly line of said Hickory Grove, Phase 3, the following courses and distances:

North 31°06'24" East, a distance of 328.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 04°50'51" East, a distance of 438.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 32°11'11" West, a distance of 829.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 08°47'37" West, a distance of 255.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 03°04'13" West, a distance of 214.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northeast corner of said Hickory Grove, Phase 3, within the margins of said Jackson Road, on the northerly line of said 340.198 acre tract and on the southerly line of a called 134 acre tract of land described in a deed to James T. Addington and wife, Carol L. Addington, recorded in Volume 611, Page 296 of the Plat Records of Denton County, Texas;

**THENCE** North 87°52'07" East, within the margins of said Jackson Road, along the northerly line of said 340.198 acre tract, the southerly line of said 134 acre tract, the southerly line of Lot 1, Block A of Connolly Addition, an addition to Denton County, Texas according to the Plat thereof recorded in Document No. 2017-51 of the Plat Records of Denton County, Texas, and the southerly line of aforementioned 10.35 acre tract, a distance of 1,897.28 feet to the **POINT OF BEGINNING** and containing 87.645 acres (3,817,835 square feet) of land, more or less.

**OWNER'S DEDICATION**

STATE OF TEXAS §  
COUNTY OF DENTON §

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, DOUBLE R. DEVCO, LLC AND HICKORY GROVE RESIDENTIAL COMMUNITY INC., does hereby adopt this plat designating the herein described property as HICKORY GROVE, PHASE 5, an addition in 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 purpose 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 the 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.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

BY: **Double R. Devco, LLC,**  
a Texas limited liability company

By: \_\_\_\_\_  
Signature

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, 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 he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

BY: **Hickory Grove Residential Community Inc.,**  
a nonprofit corporation

By: \_\_\_\_\_  
Signature

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, 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 he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, 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 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 137.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.

**PRELIMINARY**

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

\_\_\_\_\_  
Michael B. Marx  
Registered Professional Land Surveyor No. 5181  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy, Suite 210  
Frisco, Texas 75034  
Phone 972-335-3580

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

**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 \_\_\_\_, 2026.

**CHAIRPERSON, PLANNING AND ZONING COMMISSION**

**CITY SECRETARY**

**FINAL PLAT  
HICKORY GROVE, PHASE 5**

BLOCK HH, LOTS 1-17; BLOCK II LOTS 1X & 2-31; BLOCK JJ, LOTS 1-39;  
BLOCK KK, LOTS 1-23; BLOCK LL, LOTS 1-6, 7X & 8-10; BLOCK MM, LOTS 1-48;  
BLOCK OO, LOTS 1X & 2-59; BLOCK T, LOTS 1X, 2-55, 56X & 57X

278 RESIDENTIAL LOTS  
5 HOA LOTS  
1 FIRE STATION LOT

**87.645 ACRES**

OUT OF THE  
THOMAS J. EAGAN SURVEY, ABSTRACT NO. 406 &  
THOMAS POLK SURVEY,  
ABSTRACT NO. 998  
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS  
CITY PROJECT #FP26-0002  
FEBRUARY 2026

**Kimley»Horn**

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	FEB. 2026	068517166	7 OF 7
<b>OWNER:</b> Double R. Devco, LLC 1501 Alta Drive, Fort Worth, Texas 76107 <b>OWNER:</b> Hickory Grove Residential Community Inc. 6751 North Freeway, Fort Worth, Texas 76131 <b>APPLICANT:</b> Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (469) 576-1056 Contact: Thomas L. Fletcher, P.E. <b>SURVEYOR:</b> Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS					

**TEXAS SECRETARY of STATE**  
**JANE NELSON**

**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

**Filing Number:** 803822054      **Entity Type:** Domestic Limited Liability Company (LLC)  
**Original Date of Filing:** November 6, 2020      **Entity Status:** In existence  
**Formation Date:** N/A  
**Tax ID:** 32076598922      **FEIN:**  
**Duration:** Perpetual  
  
**Name:** Double R DevCo, LLC  
**Address:** 1501 ALTA DR  
 FORT WORTH, TX 76107-1569 USA

<a href="#">REGISTERED AGENT</a>	<a href="#">FILING HISTORY</a>	<a href="#">NAMES</a>	<a href="#">MANAGEMENT</a>	<a href="#">ASSUMED NAMES</a>	<a href="#">ASSOCIATED ENTITIES</a>	<a href="#">INITIAL ADDRESS</a>
<b>Name</b>		<b>Address</b>			<b>Inactive Date</b>	
DOUGLAS REAGAN HORTON		1501 Alta Dr Fort Worth, TX 76107-1569 USA				



Instructions:

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



March 10, 2026

Michelle Reynolds  
City of Denton  
401 N. Elm Street  
Denton, Texas 76201

**Re: *Hickory Grove Phase 5 Final Plat – (FP26-0002)***  
***30-Day Extension Request Letter***  
***Denton, Texas***

Dear Ms. Reynolds:

We request a 30-day extension of the review period for the above referenced project.

Please contact me at 469-605-2954 or [derek.troeger@kimley-horn.com](mailto:derek.troeger@kimley-horn.com) should you have any questions or need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Derek K. Troeger".

Derek K. Troeger, P.E.



# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** March 18, 2026

### **SUBJECT**

Consider a request by Double R. Devco, LLC for a Final Plat of Hickory Grove, Phase 6. The 66.521-acre site is generally located at the southeast corner of Jackson Road and Nail Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP26-0003a, Hickory Grove 6, Mia Hines).

### **BACKGROUND**

The purpose of this Final Plat is to facilitate the development of 174 single-family residential lots and five lots to be owned and maintained by the Hickory Grove HOA. The property is located within the Legends Ranch Municipal Utility District (MUD), and the full development originally proposed six phases for the construction of the single-family residential lots. This proposed Final Plat is for the third phase of this development. Construction plans are currently under review for this phase.

The approved Preliminary Plat included a total of 1,516 single-family residential lots, one amenity center lot, one multi-family lot, 48 lots to be owned and maintained by the Hickory Grove HOA, and a variety of other lots to be utilized for park space, commercial development, and utilities. Although Preliminary Plats are not typically allowed within the ETJ, as part of the City Council's consent to the creation of the MUD, a development agreement was entered into that included provisions allowing for the MUD developers to submit a preliminary plat to phase the development.

Date Application Filed:	January 27, 2026
Planning & Zoning Commission Meeting:	February 25, 2026
Days in Review:	29 Days
Date Extension Granted:	February 25, 2026
Date Application Resubmitted:	February 23, 2026
Planning & Zoning Commission Meeting:	March 18, 2026
Days in Review:	23 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 is requesting a 30-day extension (see Exhibit 6), which would be the second extension for this plat. Based upon recent updates to Section 212.009, the applicant may request additional 30-day extensions in the future if they are determined to be necessary.

### **OPTIONS**

1. Approve as submitted
2. Deny with reasons
3. Approved requested extension

**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 one-time 30-day extension to allow for additional time to work through staff’s comments on the plat and additional review (see Exhibit 6). The requested extension could be granted to a date certain of April 8, 2026.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
June 28, 2022	City Council	Legends Ranch MUD consent and development agreement	Approved
August 10, 2022	Planning & Zoning Commission	Legends Ranch Preliminary Plat (PP22-0017)	Extension approved
October 26, 2022	Planning & Zoning Commission	Legends Ranch Preliminary Plat (PP22-0017)	Approved
February 25, 2026	Planning & Zoning Commission	Hickory Grove Phase 6 Final Plat	Extension 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
6. Extension Request

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Mia Hines, AICP  
Senior Planner

# Planning Staff Analysis

FP26-0003a / Hickory Grove 6

Planning & Zoning Commission

**REQUEST:**

Final plat for an approximately 66.521-acre site

**APPLICANT:**

Kimley Horn & Associates on behalf of Double R. Devco, LLC.

**RECOMMENDATION:**

Staff recommends denial of this Final Plat as it does not meet the established approval criteria; however, staff has no objection to the requested extension, which could be granted to April 8, 2026.

## Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>1. Generally</b>			
<p>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.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat does not meet 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:</p> <ol style="list-style-type: none"> <li>1. Include proposed layout of lots, streets, easements, and right-of-way (ROW) and confirm adequate ROW dedication/abandonment of Nail Road. (FPC 3.1)</li> </ol> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat does not meet the review criteria of DDC Section 2.6.4D as described herein.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>There is no conflict.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. Prior Approvals</b>			
<p>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</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</b>  <b>Findings:</b>  <div data-bbox="253 300 1040 390" style="border: 1px solid black; padding: 5px;">The Final Plat is not consistent with the Preliminary Plat.</div></p>			
<p><b>3. Consistent with Comprehensive Plan and Other Applicable Plans</b>  <b>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</b>  <b>Findings:</b>  <div data-bbox="253 562 1040 688" style="border: 1px solid black; padding: 5px;">Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</b>  <b>Findings:</b>  <div data-bbox="253 825 1040 915" style="border: 1px solid black; padding: 5px;">There are no competing plan goals, policies, and strategies for this site.</div></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>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.</b>  <b>Findings:</b>  <div data-bbox="253 1087 1040 1192" style="border: 1px solid black; padding: 5px;">The overall goals of the Comprehensive Plan are met with the proposed Final Plat.</div></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
<b>4. Compliance with this DDC</b>			
<p><b>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</b>  <b>Findings:</b>  <div data-bbox="253 1402 1149 1703" style="border: 1px solid black; padding: 5px;">All applications shall include all required information requested by the Director to demonstrate compliance with City codes per DDC Section 2.4.4B. Per the Development Agreement, the subject property is subject to those portions of the DDC typically applicable to the City's Division 1 ETJ as well as development and subdivision regulations contained in Section 3.4, Subchapter 7, and Subchapter 8 of the Denton Development Code. The proposed Final Plat does not comply with the applicable DDC requirements.</div></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</b>  <b>Findings:</b>  <div data-bbox="253 300 1149 369" style="border: 1px solid black; padding: 5px;">The Final Plat was submitted at an adequate level of detail.</div></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. Compliance with Other Applicable Regulations</b>			
<p><b>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.</b>  <b>Findings:</b>  <div data-bbox="253 667 1117 814" style="border: 1px solid black; padding: 5px;">The Final Plat complies with all other applicable city regulations.</div></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6. Consistent with Interlocal and Development Agreements</b>			
<p><b>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.</b>  <b>Findings:</b>  <div data-bbox="253 1054 1117 1255" style="border: 1px solid black; padding: 5px;">The proposed development complies with the development agreement adopted for this Municipal Utility District.</div></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7. Minimizes Adverse Environmental Impacts</b>			
<p><b>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.</b>  <b>Findings:</b>  <div data-bbox="253 1528 1117 1667" style="border: 1px solid black; padding: 5px;">Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8. Minimizes Adverse Impacts on Surrounding Property</b>			
<p><b>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.</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>Findings:</b></p> <div data-bbox="253 233 1117 359" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>			
<p><b>9. Minimizes Adverse Fiscal Impacts</b></p>			
<p><b>a. The proposed development should not result in significant adverse fiscal impacts on the city.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 533 1117 659" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>10. Compliance with Utility, Service, and Improvement Standards</b></p>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 953 1133 1020" style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Plat is compliant with all applicable regulations.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11. Provides Adequate Road Systems</b></p>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1283 1117 1367" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat is compliant with this criterion.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12. Provides Adequate Public Services and Facilities</b></p>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1709 1101 1856" style="border: 1px solid black; padding: 5px;"> <p>There are adequate facilities to serve the development. Civil engineering plans are under review to ensure adequate infrastructure improvements and extensions.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

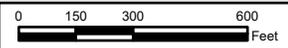
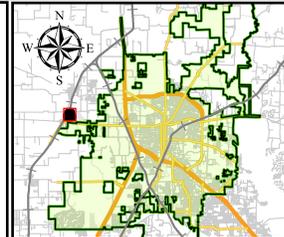
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>13. Rational Phasing Plan</b>			
<p data-bbox="203 233 1166 369"><b>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</b></p> <p data-bbox="251 405 375 436"><b>Findings:</b></p> <div data-bbox="251 436 1102 569" style="border: 1px solid black; padding: 5px;"> <p data-bbox="272 447 1057 516">The proposed Final Plat is consistent with the revised phasing plan approved following the Preliminary Plat.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p data-bbox="155 741 1081 810"><b>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</b></p> <p data-bbox="203 810 326 842"><b>Findings:</b></p> <div data-bbox="203 842 1037 1016" style="border: 1px solid black; padding: 5px;"> <p data-bbox="224 852 1016 995">The Final Plat is consistent with the Preliminary Plat. Since the approval of the Preliminary Plat, the applicant has submitted a revised phasing plan. The proposed Final Plat is consistent with the revised phasing plan.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p data-bbox="155 1056 1154 1125"><b>15. Whether the development will substantially comply with all requirements of this DDC.</b></p> <p data-bbox="203 1125 326 1157"><b>Findings:</b></p> <div data-bbox="203 1157 1037 1264" style="border: 1px solid black; padding: 5px;"> <p data-bbox="224 1167 967 1236">The Final Plat complies with the applicable requirements of the Denton Development Code.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p data-bbox="155 1344 1044 1413"><b>16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.</b></p> <p data-bbox="203 1413 326 1444"><b>Findings:</b></p> <div data-bbox="203 1444 1037 1551" style="border: 1px solid black; padding: 5px;"> <p data-bbox="224 1455 1016 1524">The Final Plat complies with the applicable technical standards and specifications adopted by the City.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

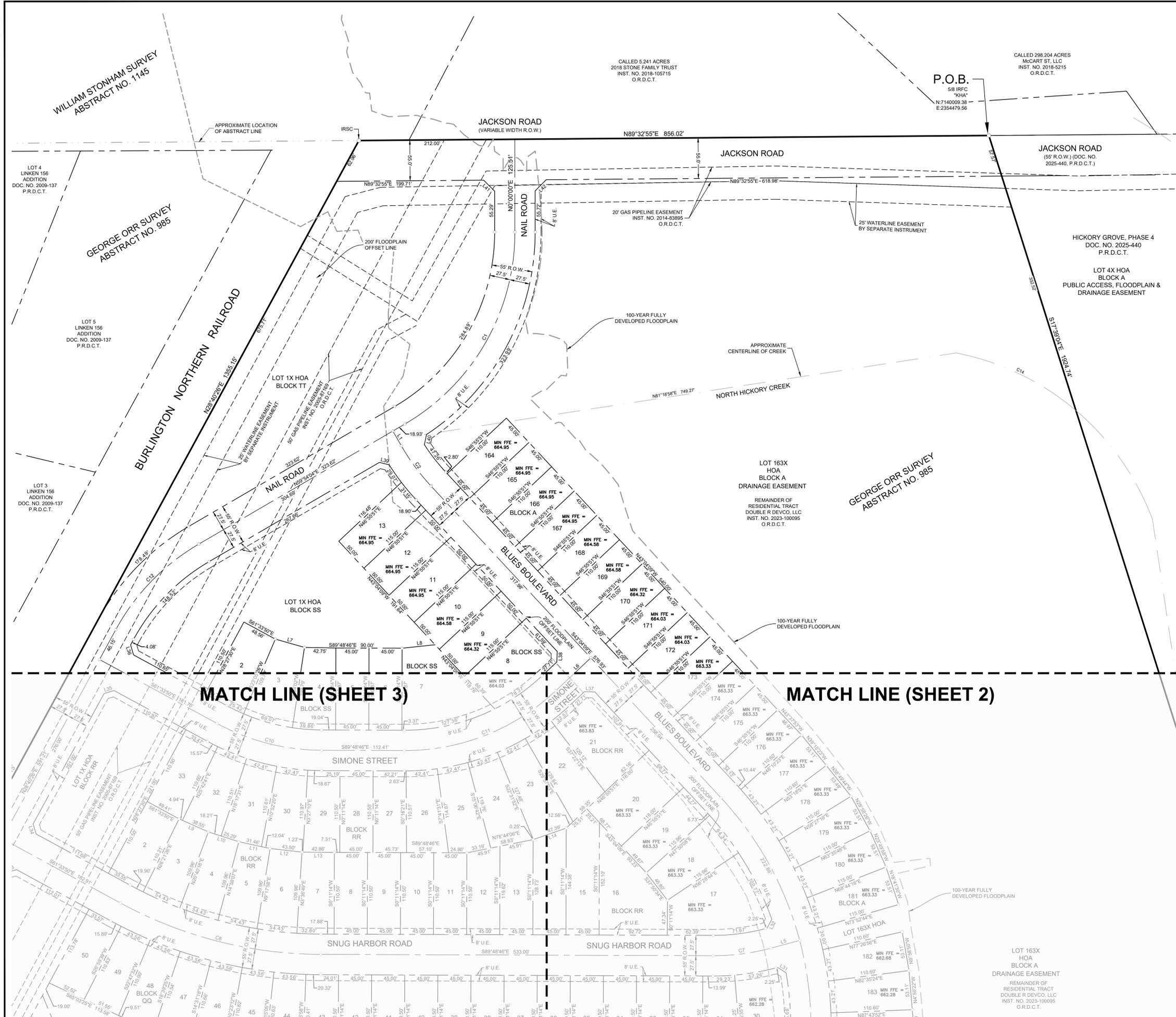
# FP26-0003 Aerial Site Location



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



\*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.

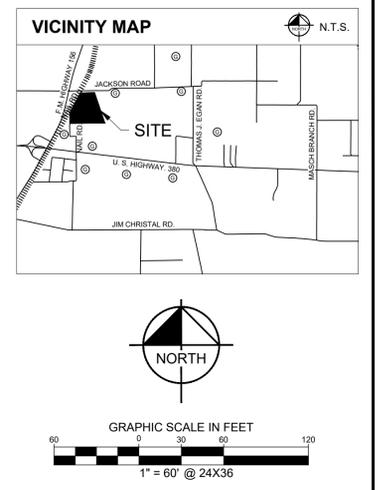


**LINE TYPE LEGEND**

---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	CENTERLINE OF ROAD
---	OVERHEAD UTILITY LINE
---	CENTERLINE OF CREEK
---	ABSTRACT LINE
---	LOT LINE
---	100-YEAR FLOODPLAIN

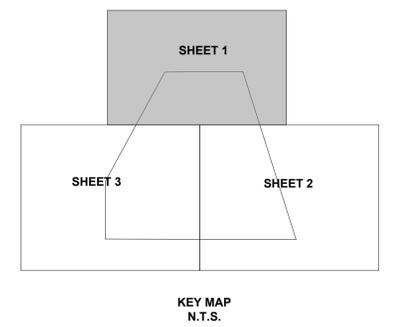
**LEGEND**

IRSC	5/8" IRON ROD WITH CAP SET	
IRFC	IRON ROD WITH CAP FOUND	
IRF	IRON ROD FOUND	
P.O.C.	POINT OF COMMENCING	
P.O.B.	POINT OF BEGINNING	
D.E.	DRAINAGE EASEMENT	
HOA	HOMEOWNERS ASSOCIATION	
VOL.	VOLUME	
PG.	PAGE	
INST.	INSTRUMENT	
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS	
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS	
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS	
---	STREET NAME CHANGE	
---	UTILITY EASEMENT	
---	S.W.E.	SIDEWALK EASEMENT
---	W.E.	WATER EASEMENT
---	S.S.E.	SANITARY SEWER EASEMENT
---	V.E.	VISIBILITY EASEMENT
---	GUY ANCHOR	
---	UTILITY POLE	
---	PROPERTY CORNER SYMBOL	
---	R.O.W.	RIGHT-OF-WAY
---	---	GAS WELL DRILLING & PRODUCTION SITE
---	---	SEE GENERAL NOTE #32



SEE SHEET 4 FOR GENERAL NOTES

SEE SHEET 4 FOR LINE & CURVE TABLES & LOT AREA TABLE



**FINAL PLAT  
HICKORY GROVE, PHASE 6**

BLOCK A, LOTS 163X, 164-215 & 216X; BLOCK PP, LOTS 1-29;  
BLOCK QQ, LOTS 1X & 2-50; BLOCK RR, LOTS 1X & 2-33;  
BLOCK SS, LOTS 1X & 2-13; BLOCK TT, LOT 1X

1 MUD DIRECTOR'S LOT  
174 RESIDENTIAL LOTS  
5 HOA LOTS

**66.521 ACRES**

OUT OF THE  
GEORGE ORR SURVEY, ABSTRACT NO. 985  
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS  
CITY PROJECT #FP26-003  
FEBRUARY 2026

**Kimley»Horn**

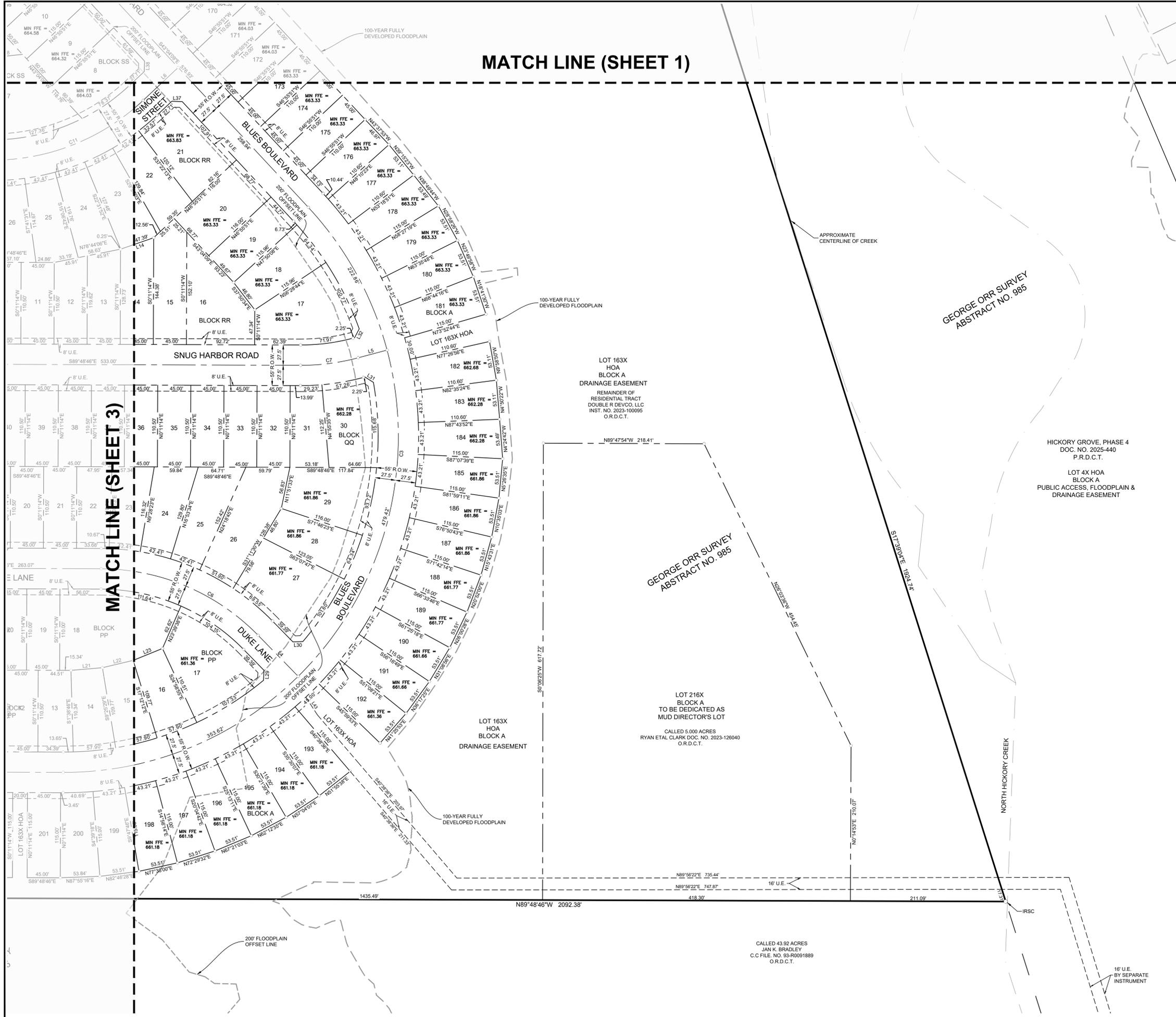
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	FEB. 2026	068517166	1 OF 5

<b>OWNER:</b> Double R. Devco, LLC 1501 Alta Drive, Fort Worth, Texas 76107	<b>OWNER:</b> Ryan Clark, et al. 303 Main Street, Suite 200 Fort Worth, Texas 76107
<b>APPLICANT:</b> Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (469) 576-1056 Contact: Thomas L. Fletcher, P.E.	
<b>SURVEYOR:</b> Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS	

DWG NAME: KCFR\_SURVEY\2026\6600-LEGENDS.RAN\CH- DENTON\DWG\FINAL\PHASE\HICKORY GROVE PHASE 6.FPDWG PLOTTED BY: GRABELE\_EFF\_2222026 8:55 AM LAST SAVED: 2/17/2026 2:07 PM

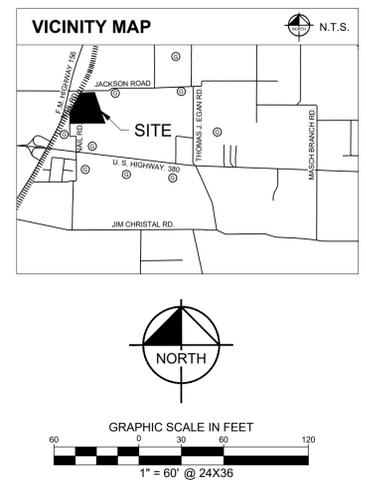
# MATCH LINE (SHEET 1)



LINE TYPE LEGEND	
---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	CENTERLINE OF ROAD
---	OVERHEAD UTILITY LINE
---	CENTERLINE OF CREEK
---	ABSTRACT LINE
---	LOT LINE
---	100-YEAR FLOODPLAIN

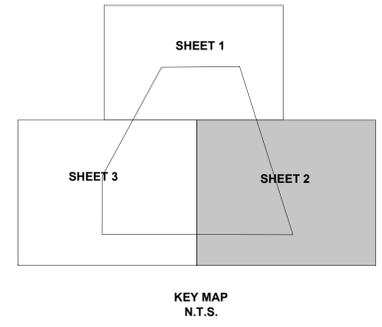
  

LEGEND	
IRSC	8" IRON ROD W/ 10" CAP SET
IRPF	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
PS	PAGE
INST.	INSTRUMENT
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
---	STREET NAME CHANGE
---	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.E.	VISIBILITY EASEMENT
---	GLY ANCHOR
---	UTILITY POLE
---	PROPERTY CORNER SYMBOL
R.O.W.	RIGHT-OF-WAY
---	GAS WELL DRILLING & PRODUCTION SITE
---	SEE GENERAL NOTE #32



SEE SHEET 4 FOR GENERAL NOTES

SEE SHEET 4 FOR LINE & CURVE TABLES & LOT AREA TABLE



**FINAL PLAT**  
**HICKORY GROVE, PHASE 6**  
 BLOCK A, LOTS 163X, 164-215 & 216X; BLOCK PP, LOTS 1-29;  
 BLOCK QQ, LOTS 1X & 2-50; BLOCK RR, LOTS 1X & 2-33;  
 BLOCK SS, LOTS 1X & 2-13; BLOCK TT, LOT 1X

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 174 RESIDENTIAL LOTS  
 5 HOA LOTS

**66.521 ACRES**  
 OUT OF THE  
 GEORGE ORR SURVEY, ABSTRACT NO. 985  
 CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS  
 CITY PROJECT #FP26-003  
 FEBRUARY 2026

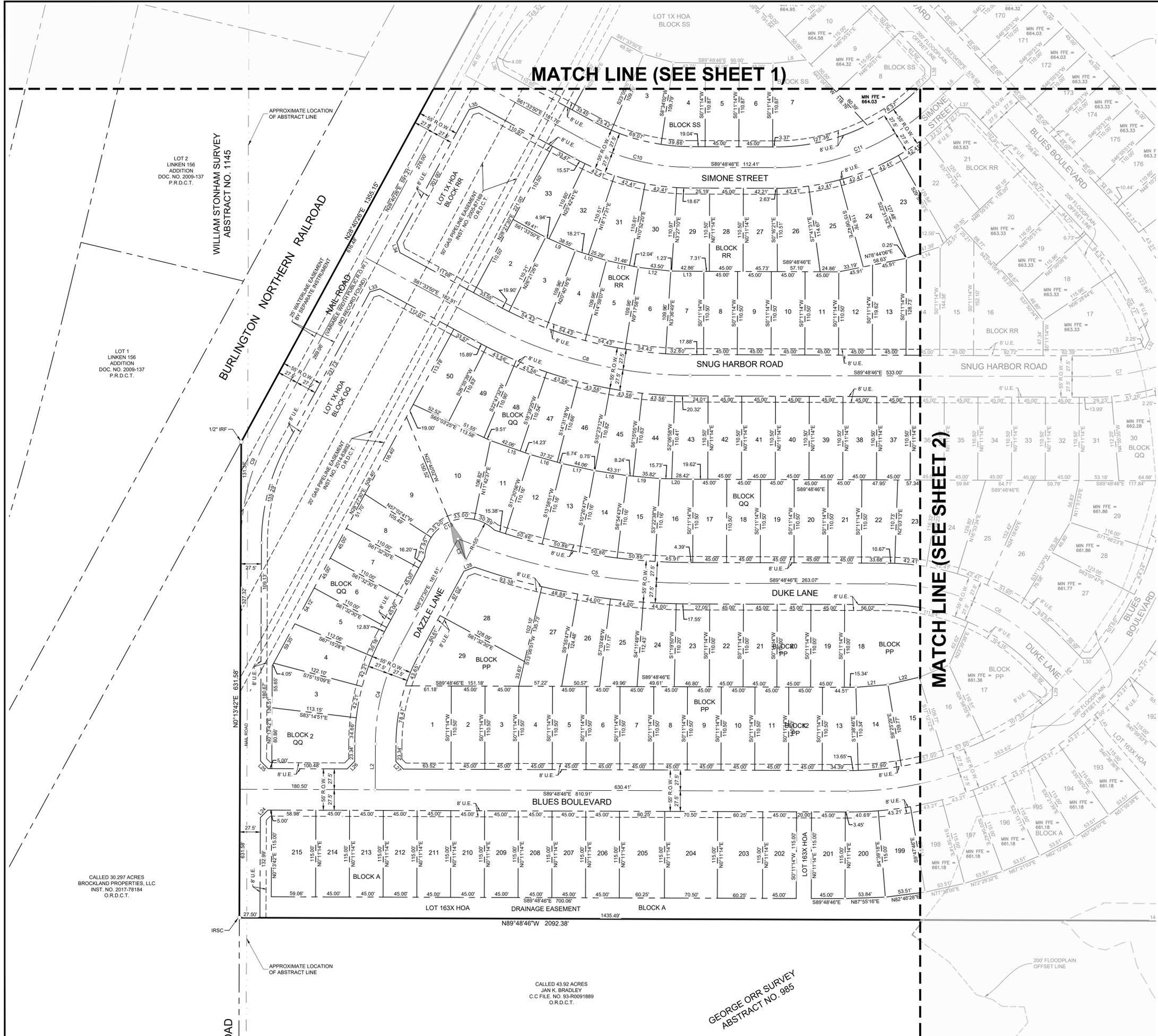
## Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	FEB. 2026	068517166	2 OF 5

<b>OWNER:</b> Double R. Devco, LLC 1501 Alta Drive, Fort Worth, Texas 76107	<b>OWNER:</b> Ryan Clark, et al. 303 Main Street, Suite 200 Fort Worth, Texas 76102
<b>APPLICANT:</b> Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (469) 576-1056 Contact: Thomas L. Fletcher, P.E.	
<b>SURVEYOR:</b> Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS	

DWG NAME: KCFR\_SURVEY\_068517166-LEGENDS.RAUCH- DENTON.DWG FINAL PLAT PHASE 6 HICKORY GROVE PHASE 6 PP.DWG PLOTTED BY: GRABER, JEFF 2/23/2026 8:55 AM LAST SAVED: 2/17/2026 2:07 PM

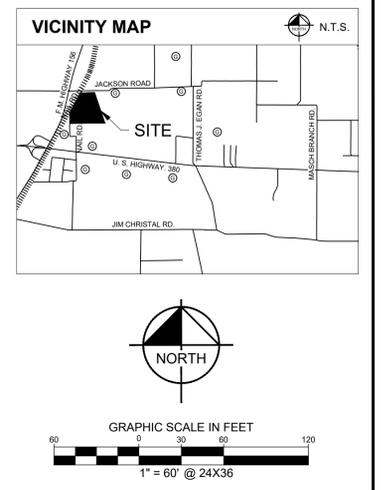


**LINE TYPE LEGEND**

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---	EASEMENT LINE
---	CENTERLINE OF ROAD
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---	CENTERLINE OF CREEK
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---	LOT LINE
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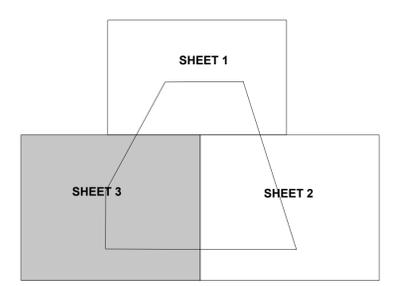
**LEGEND**

IRSC	5/8" IRON ROD WITH CAP SET
IRSC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
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---	STREET NAME CHANGE
---	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.E.	VISIBILITY EASEMENT
---	GLY ANCHOR
---	UTILITY POLE
---	PROPERTY CORNER SYMBOL
---	RIGHT-OF-WAY
---	GAS WELL DRILLING & PRODUCTION SITE
---	SEE GENERAL NOTE #32



SEE SHEET 4 FOR GENERAL NOTES

SEE SHEET 4 FOR LINE & CURVE TABLES & LOT AREA TABLE



**FINAL PLAT**  
**HICKORY GROVE, PHASE 6**

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1 MUD DIRECTOR'S LOT  
174 RESIDENTIAL LOTS  
5 HOA LOTS

**66.521 ACRES**  
OUT OF THE  
GEORGE ORR SURVEY, ABSTRACT NO. 985  
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS  
CITY PROJECT #FP26-003  
FEBRUARY 2026

**Kimley»Horn**

6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
FIRM # 10193822  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	FEB. 2026	068517166	3 OF 5

**OWNER:**  
Double R. Devco, LLC  
1501 Alta Drive, Fort Worth, Texas 76107

**OWNER:**  
Ryan Clark, et al.  
303 Main Street, Suite 200  
Fort Worth, Texas 76102

**APPLICANT:**  
Kimley-Horn & Associates, Inc.  
6160 Warren Pkwy, Suite 210  
Frisco, TX 75034  
Ph: (469) 576-1056  
Contact: Thomas L. Fletcher, P.E.

**SURVEYOR:**  
Kimley-Horn and Associates, Inc.  
6160 Warren Parkway, Suite 210  
Frisco, TX 75034  
Ph: (972) 335-3580  
Contact: Michael Marx, RPLS

LOT 2  
LINKEN 156  
ADDITION  
DOC. NO. 2009-137  
P.R.D.C.T.

LOT 1  
LINKEN 156  
ADDITION  
DOC. NO. 2009-137  
P.R.D.C.T.

WILLIAM STONHAM SURVEY  
ABSTRACT NO. 1145

BURLINGTON NORTHERN RAILROAD

1/2" IRF

IRSC

CALLED 30.297 ACRES  
BROCKLAND PROPERTIES, LLC  
INST. NO. 2017-78184  
O.R.D.C.T.

**MATCH LINE (SEE SHEET 1)**

**MATCH LINE (SEE SHEET 2)**

CALLED 43.92 ACRES  
JAN K. BRADLEY  
C.C. FILE NO. 93-R0091889  
O.R.D.C.T.

GEORGE ORR SURVEY  
ABSTRACT NO. 985

DWG NAME: K:\P\FW\_SURVEY\35264600-LEGENDS\BAND1\PHAT\PHASE6\HICKORY GROVE PHASE 6.FPDWG PLOTTED BY: CRIBBLE\_EFF\_22252626 8:55 AM LAST SAVED: 2/17/2026 2:07 PM

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 163X HOA	22.394	975,492
BLOCK A LOT 164	0.114	4,950
BLOCK A LOT 165	0.114	4,950
BLOCK A LOT 166	0.114	4,950
BLOCK A LOT 167	0.114	4,950
BLOCK A LOT 168	0.114	4,950
BLOCK A LOT 169	0.114	4,950
BLOCK A LOT 170	0.114	4,950
BLOCK A LOT 171	0.114	4,950
BLOCK A LOT 172	0.114	4,950
BLOCK A LOT 173	0.114	4,950
BLOCK A LOT 174	0.114	4,950
BLOCK A LOT 175	0.114	4,950
BLOCK A LOT 176	0.116	5,045
BLOCK A LOT 177	0.122	5,306
BLOCK A LOT 178	0.124	5,423
BLOCK A LOT 179	0.127	5,541
BLOCK A LOT 180	0.127	5,541
BLOCK A LOT 181	0.127	5,541
BLOCK A LOT 182	0.122	5,306
BLOCK A LOT 183	0.122	5,306
BLOCK A LOT 184	0.124	5,423
BLOCK A LOT 185	0.127	5,541
BLOCK A LOT 186	0.127	5,541
BLOCK A LOT 187	0.127	5,541
BLOCK A LOT 188	0.127	5,541
BLOCK A LOT 189	0.127	5,541
BLOCK A LOT 190	0.127	5,541
BLOCK A LOT 191	0.127	5,541
BLOCK A LOT 192	0.127	5,541
BLOCK A LOT 193	0.127	5,541
BLOCK A LOT 194	0.127	5,541
BLOCK A LOT 195	0.127	5,541
BLOCK A LOT 196	0.127	5,541
BLOCK A LOT 197	0.127	5,541
BLOCK A LOT 198	0.127	5,541
BLOCK A LOT 199	0.127	5,541
BLOCK A LOT 200	0.129	5,613
BLOCK A LOT 201	0.119	5,175
BLOCK A LOT 202	0.119	5,175
BLOCK A LOT 203	0.159	6,929
BLOCK A LOT 204	0.186	8,107
BLOCK A LOT 205	0.159	6,929
BLOCK A LOT 206	0.119	5,175
BLOCK A LOT 207	0.119	5,175
BLOCK A LOT 208	0.119	5,175
BLOCK A LOT 209	0.119	5,175
BLOCK A LOT 210	0.119	5,175
BLOCK A LOT 211	0.119	5,175
BLOCK A LOT 212	0.119	5,175

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 213	0.119	5,175
BLOCK A LOT 214	0.119	5,175
BLOCK A LOT 215	0.156	6,787
BLOCK A LOT 216X	5.000	217,799
BLOCK PP LOT 1	0.178	7,759
BLOCK PP LOT 2	0.114	4,972
BLOCK PP LOT 3	0.114	4,973
BLOCK PP LOT 4	0.114	4,973
BLOCK PP LOT 5	0.114	4,973
BLOCK PP LOT 6	0.114	4,973
BLOCK PP LOT 7	0.114	4,973
BLOCK PP LOT 8	0.114	4,973
BLOCK PP LOT 9	0.114	4,973
BLOCK PP LOT 10	0.114	4,973
BLOCK PP LOT 11	0.114	4,973
BLOCK PP LOT 12	0.114	4,973
BLOCK PP LOT 13	0.117	5,113
BLOCK PP LOT 14	0.128	5,571
BLOCK PP LOT 15	0.128	5,559
BLOCK PP LOT 16	0.128	5,575
BLOCK PP LOT 17	0.278	12,112
BLOCK PP LOT 18	0.333	14,521
BLOCK PP LOT 19	0.114	4,950
BLOCK PP LOT 20	0.114	4,950
BLOCK PP LOT 21	0.114	4,950
BLOCK PP LOT 22	0.114	4,950
BLOCK PP LOT 23	0.115	5,028
BLOCK PP LOT 24	0.119	5,197
BLOCK PP LOT 25	0.123	5,370
BLOCK PP LOT 26	0.130	5,671
BLOCK PP LOT 27	0.156	6,815
BLOCK PP LOT 28	0.231	10,044
BLOCK PP LOT 29	0.213	9,285
BLOCK QQ LOT 1X HOA	1.229	53,546
BLOCK QQ LOT 2	0.188	8,203
BLOCK QQ LOT 3	0.136	5,942
BLOCK QQ LOT 4	0.134	5,857
BLOCK QQ LOT 5	0.123	5,362
BLOCK QQ LOT 6	0.114	4,950
BLOCK QQ LOT 7	0.114	4,950
BLOCK QQ LOT 8	0.117	5,114
BLOCK QQ LOT 9	0.193	8,405
BLOCK QQ LOT 10	0.219	9,558
BLOCK QQ LOT 11	0.126	5,480
BLOCK QQ LOT 12	0.120	5,239
BLOCK QQ LOT 13	0.120	5,239
BLOCK QQ LOT 14	0.120	5,239
BLOCK QQ LOT 15	0.120	5,239
BLOCK QQ LOT 16	0.120	5,220
BLOCK QQ LOT 17	0.114	4,972

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK QQ LOT 18	0.114	4,972
BLOCK QQ LOT 19	0.114	4,972
BLOCK QQ LOT 20	0.114	4,972
BLOCK QQ LOT 21	0.114	4,973
BLOCK QQ LOT 22	0.117	5,100
BLOCK QQ LOT 23	0.129	5,613
BLOCK QQ LOT 24	0.141	6,160
BLOCK QQ LOT 25	0.166	7,226
BLOCK QQ LOT 26	0.229	9,994
BLOCK QQ LOT 27	0.261	11,379
BLOCK QQ LOT 28	0.152	6,640
BLOCK QQ LOT 29	0.203	8,832
BLOCK QQ LOT 30	0.188	8,175
BLOCK QQ LOT 31	0.123	5,343
BLOCK QQ LOT 32	0.114	4,973
BLOCK QQ LOT 33	0.114	4,973
BLOCK QQ LOT 34	0.114	4,973
BLOCK QQ LOT 35	0.114	4,973
BLOCK QQ LOT 36	0.114	4,973
BLOCK QQ LOT 37	0.114	4,973
BLOCK QQ LOT 38	0.114	4,973
BLOCK QQ LOT 39	0.114	4,973
BLOCK QQ LOT 40	0.114	4,973
BLOCK QQ LOT 41	0.114	4,973
BLOCK QQ LOT 42	0.114	4,973
BLOCK QQ LOT 43	0.117	5,100
BLOCK QQ LOT 44	0.121	5,258
BLOCK QQ LOT 45	0.121	5,260
BLOCK QQ LOT 46	0.121	5,261
BLOCK QQ LOT 47	0.121	5,259
BLOCK QQ LOT 48	0.121	5,269
BLOCK QQ LOT 49	0.121	5,256
BLOCK QQ LOT 50	0.131	5,719
BLOCK RR LOT 1X HOA	0.613	26,713
BLOCK RR LOT 2	0.130	5,681
BLOCK RR LOT 3	0.124	5,406
BLOCK RR LOT 4	0.124	5,401
BLOCK RR LOT 5	0.124	5,401
BLOCK RR LOT 6	0.124	5,401
BLOCK RR LOT 7	0.120	5,234
BLOCK RR LOT 8	0.114	4,972
BLOCK RR LOT 9	0.114	4,972
BLOCK RR LOT 10	0.114	4,972
BLOCK RR LOT 11	0.114	4,972
BLOCK RR LOT 12	0.119	5,178
BLOCK RR LOT 13	0.128	5,588
BLOCK RR LOT 14	0.141	6,145
BLOCK RR LOT 15	0.164	7,151
BLOCK RR LOT 16	0.217	9,445
BLOCK RR LOT 17	0.243	10,571

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK RR LOT 18	0.149	6,474
BLOCK RR LOT 19	0.135	5,868
BLOCK RR LOT 20	0.183	7,977
BLOCK RR LOT 21	0.206	8,961
BLOCK RR LOT 22	0.144	6,273
BLOCK RR LOT 23	0.152	6,612
BLOCK RR LOT 24	0.142	6,196
BLOCK RR LOT 25	0.136	5,907
BLOCK RR LOT 26	0.128	5,561
BLOCK RR LOT 27	0.114	5,004
BLOCK RR LOT 28	0.114	4,972
BLOCK RR LOT 29	0.119	5,195
BLOCK RR LOT 30	0.126	5,489
BLOCK RR LOT 31	0.126	5,485
BLOCK RR LOT 32	0.126	5,482
BLOCK RR LOT 33	0.131	5,714
BLOCK SS LOT 1X HOA	1.247	54,302
BLOCK SS LOT 2	0.136	5,930
BLOCK SS LOT 3	0.140	6,092
BLOCK SS LOT 4	0.129	5,631
BLOCK SS LOT 5	0.115	4,989
BLOCK SS LOT 6	0.115	4,989
BLOCK SS LOT 7	0.225	9,800
BLOCK SS LOT 8	0.181	7,896
BLOCK SS LOT 9	0.132	5,750
BLOCK SS LOT 10	0.132	5,750
BLOCK SS LOT 11	0.132	5,750
BLOCK SS LOT 12	0.132	5,750
BLOCK SS LOT 13	0.132	5,765
BLOCK TT LOT 1X HOA	2.473	107,708
OVERALL	66.521	2,897,668
ROW DEDICATION	10.276	447,604

LINE TABLE		
NO.	BEARING	LENGTH
L1	S30°05'56"E	23.03'
L2	N00°11'14"E	60.84'
L3	N20°22'53"W	29.89'
L4	S44°28'26"E	77.78'
L5	N75°03'21"E	40.64'
L6	N46°55'51"E	65.21'
L7	S74°10'16"E	41.13'
L8	N84°00'46"E	45.03'
L9	S66°09'19"E	43.49'
L10	S72°10'18"E	43.50'
L11	S77°51'27"E	43.50'
L12	S83°32'36"E	43.50'
L13	S89°29'44"E	44.09'
L14	N71°01'07"E	47.64'
L15	S70°43'02"E	56.29'
L16	S74°15'07"E	44.06'
L17	S77°47'11"E	44.06'
L18	S81°19'15"E	44.06'
L19	S84°51'19"E	44.06'
L20	S88°49'01"E	44.14'
L21	N85°13'13"E	42.93'
L22	N76°41'09"E	42.97'
L23	N67°55'27"E	42.92'
L24	N45°12'28"E	14.15'
L25	S44°47'32"E	14.14'
L26	S45°11'14"W	14.14'
L27	S44°48'46"E	14.14'
L28	N68°59'26"E	15.20'
L29	S02°44'34"W	13.59'
L30	N88°22'33"E	13.59'
L31	S57°45'38"E	13.59'
L32	S27°52'20"W	13.59'
L33	N73°33'18"E	14.09'
L34	N16°28'42"W	14.20'
L35	N73°33'18"E	14.09'
L36	N16°28'42"W	14.19'
L37	S88°04'09"E	14.14'
L38	S01°55'51"W	14.14'
L39	S76°14'46"E	13.62'
L40	S11°57'50"W	14.09'
L41	N45°13'33"W	21.13'
L42	N44°46'27"E	21.30'
L43	S33°05'25"E	28.71'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	59°54'04"	300.00'	313.64'	N29°57'02"E	299.55'
C2	12°58'13"	300.00'	67.91'	S36°35'02"E	67.77'
C3	133°15'23"	454.00'	1055.90'	N23°33'33"E	833.50'
C4	28°16'16"	275.00'	135.69'	S14°19'22"W	134.32'
C5	21°14'56"	852.00'	315.98'	S79°11'18"E	314.17'
C6	45°22'20"	300.00'	237.57'	N67°07'36"W	231.41'
C7	15°07'53"	300.00'	79.23'	N82°37'17"E	79.00'
C8	28°14'56"	576.00'	283.99'	S75°41'18"E	281.12'
C9	28°26'44"	300.00'	148.94'	S14°27'04"W	147.42'
C10	28°14'56"	300.00'	147.91'	S75°41'18"E	146.42'
C11	43°15'23"	300.00'	226.49'	N68°33'33"E	221.15'
C12	31°13'38"	300.00'	163.51'	S44°17'15"W	161.49'
C13	130°09'02"	55.00'	124.94'	S68°54'49"W	99.75'
C14	29°11'28"	357.80'	182.29'	N64°28'36"W	180.33'

**GENERAL NOTES:**

- The purpose of this plat is create 174 residential lots and 5 HOA lots and dedicate easements and rights-of-way.
- Elevations used for delineating contour lines are based upon NAVD 1988 datum.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849393.
- This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from the information by Fidelity National Title Insurance Company, GF, No. 23030303COM, effective date March 29, 2023. The surveyor has not abstracted the above property.
- This plat lies wholly within the ETJ of the City of Denton, and Denton County.
- Selling a portion of this addition by mees and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.
- 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.
- All gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown.
- 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.
- 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 parkinglot under the following conditions:
  - 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
  - There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
  - No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
- 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.
- Encroachment of private improvements into public easements shall not be permitted.
- Wastewater utility service will be provided by the City of Denton.
- Water utility service will be provided by the City of Denton.
- All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.

- 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, that this property is within "Non-Shaded Zone X defined as "areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 4812C0355G of said map.
- Vertical datum used for the minimum finished floor elevations is NAVD 88 and is the same as the datum used to establish 100-year base flood elevations.
- Lots within 200' of FEMA floodplain require minimum finish floor elevations as shown on plat.
- 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, and the HOA: The 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 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 Drainage Easement, as herein above defined, unless approved by the City. The owners and/or HOA 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 and/or HOA 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 and/or HOA for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the 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.
- Driveway Requirements for the locations, widths and offset from 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.
- Street trees located within the right-of-way shall not be planted within 10 feet of either side of lot lines.
- Homeowner's Association covenant has been recorded in Document No. 2024-4030.
- Master Note N/A
- IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 7.5 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.
- All lake/detention tracts, easements open space, or other common areas within the boundaries of this plat shall be maintained by the applicable homeowner's association, or other perpetual private entity. Homeowner's associations shall be established in accordance with Section 8.3.6.J of the Development Code of the City of Denton.

- All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
- All lots labeled "HOA" are to be owned and maintained by the Homeowner's Association. (Block A, Lot 163X, Block QQ, Lot 1X, Block RR, Lot 1X, Block SS, Lot 1X, Block TT, Lot 1X)
- The City and County, including their agents and employees, have the right of immediate access to the Common Areas at all times, if necessary, for the welfare or protection of the public, to enforce City/County ordinances, or to improve the appearance of or to preserve public property, public easements, or public rights of way. If the Association fails to maintain the Common Areas to a standard acceptable to the County or City, the County or City may give the Association a written demand for maintenance. If the Association fails or refuses to perform the maintenance within a reasonable period of time after receiving the County's/City's written demand (at least 90 days), the County or City may maintain the Common Areas at the expense of the Association after giving written notice of its intent to do so to the Association. The County or City may give its notices and demands to any officer, director, or agent of the Association, or alternatively, to each owner of a Lot as shown on the County's tax rolls. To fund the County's or City's cost of maintaining the Common Areas, the County or City may levy assessments against the lots and owners in the same manner as if the Association levied a special assessment. The rights of the County or City under this Section are in addition to other rights and remedies provided by law.
- All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted
- City tracking number for CLOMR is CL21-0001.

**FINAL PLAT  
HICKORY GROVE, PHASE 6**

BLOCK A, LOTS 163X, 164-215 & 216X; BLOCK PP, LOTS 1-29;  
BLOCK QQ, LOTS 1X & 2-50; BLOCK RR, LOTS 1X & 2-33;  
BLOCK SS, LOTS 1X & 2-13; BLOCK TT, LOT 1X

1 MUD DIRECTOR'S LOT  
174 RESIDENTIAL LOTS  
5 HOA LOTS

**66.521 ACRES**

OUT OF THE  
GEORGE ORR SURVEY, ABSTRACT NO. 985  
CITY OF DENT

**OWNERS' CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DENTON §  
CITY OF DENTON §

WHEREAS DOUBLE R. DEVCO, LLC and RYAN CLARK, et al., are the sole owners of a tract of land situated in the George Orr Survey, Abstract No. 985, Denton County, Texas, and being a portion of a tract of land described as Residential Tract in a deed to Double R. DevCo, LLC, recorded in Instrument No. 2023-100095 of the Official Records of Denton County, Texas, being all of a 5.000 acre tract of land described in a deed to Ryan Clark, et al., recorded in Document No. 2023-126040, both of the Official Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northwest corner of Hickory Grove, Phase 4, an addition to Denton County, Texas, according to the plat thereof recorded in Document No. 2025-440, being within the margins of Jackson Road, a variable width right-of-way, no record found, same being the northwest corner of a 55-foot wide right-of-way dedication for Jackson Road, as dedicated in said Hickory Grove, Phase 4, same also being on the northerly line of said Residential Tract;

**THENCE** South 17°39'04" East, departing said Jackson Road and the northerly line of said Residential Tract, and along the westerly line of said 55' right-of-way dedication and the westerly line of said Hickory Grove, Phase 4, a distance of 1,924.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of a called 43.92 acre tract of land described in a deed to Jan K. Bradley, recorded in County Clerk's File No. 93-R0091889 of the Official Records of Denton County, Texas, same being on the southerly line of said Residential Tract;

**THENCE** North 89°48'46" West, departing the westerly line of said Hickory Grove, Phase 4, along the northerly line of said 43.92 acre tract, the southerly line of said Residential Tract and the southerly line of said 5.000 acre tract, a distance of 2,092.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set within the margins of Nail Road, for the westernmost southwest corner of said Residential Tract, common to the northwest corner of said 43.92 acre tract, same being on the easterly line of a called 30.297 acre tract of land described in a deed to Brockland Properties, LLC recorded in Instrument No. 2017-78184 of the Official Records of Denton County, Texas;

**THENCE** North 00°13'42" East, within the margins of said Nail Road, along the easterly line of said 30.297 acre tract and along the westerly line of said Residential Tract, a distance of 631.58 feet to a 1/2 inch iron rod found for the north corner of said 30.297 acre tract, on the southeasterly right-of-way line of Burlington Northern Railroad;

**THENCE** North 28°40'26" East, continuing along the westerly line of said Residential Tract, along the southeasterly right-of-way line of said Burlington Northern Railroad and with the northwest margin of said Nail Road, a distance of 1,355.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Residential Tract, within the margins of said Jackson Road;

**THENCE** North 89°32'55" East, within the margins of said Jackson Road and along the northerly line of said Residential Tract, a distance of 856.02 feet to the **POINT OF BEGINNING** and containing 66.521 acres (2,897,666 square feet) of land, more or less.

**OWNER'S DEDICATION**

STATE OF TEXAS §  
COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Double R. Devco, LLC, and Ryan Clark, et al., do hereby adopt this plat designating the herein described property as HICKORY GROVE, PHASE 6, an addition in Denton County, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets, alleys, right-of-way dedications and other land rights 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 purpose 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 the 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.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

BY: **Double R. Devco, LLC,**  
a Texas limited liability company

By: \_\_\_\_\_  
Signature

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, 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 he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

BY: **Ryan Clark, et al.,**

By: \_\_\_\_\_  
Signature

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, 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 he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

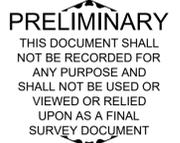
My Commission Expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, 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 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 137.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.

\_\_\_\_\_  
Michael B. Marx  
Registered Professional Land Surveyor No. 5181  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy, Suite 210  
Frisco, Texas 75034  
Phone 972-335-3580



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

**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 \_\_\_\_, 2026.

**CHAIRPERSON, PLANNING AND ZONING COMMISSION**

\_\_\_\_\_  
CITY SECRETARY

FINAL PLAT  
**HICKORY GROVE, PHASE 6**

BLOCK A, LOTS 163X, 164-215 & 216X; BLOCK PP, LOTS 1-29;  
BLOCK QQ, LOTS 1X & 2-50; BLOCK RR, LOTS 1X & 2-33;  
BLOCK SS, LOTS 1X & 2-13; BLOCK TT, LOT 1X

1 MUD DIRECTOR'S LOT  
174 RESIDENTIAL LOTS  
5 HOA LOTS

**66.521 ACRES**

OUT OF THE  
GEORGE ORR SURVEY, ABSTRACT NO. 985  
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS  
CITY PROJECT #FP26-003  
FEBRUARY 2026

**Kimley»Horn**  
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	FEB. 2026	068517166	5 OF 5

<b>OWNER:</b> Double R. Devco, LLC 1501 Alta Drive, Fort Worth, Texas 76107	<b>OWNER:</b> Ryan Clark, et al. 303 Main Street, Suite 200 Fort Worth, Texas 76102
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**APPLICANT:**  
Kimley-Horn & Associates, Inc.  
6160 Warren Pkwy, Suite 210  
Frisco, TX 75034  
Ph: (469) 576-1056  
Contact: Thomas L. Fletcher, P.E.

**SURVEYOR:**  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy, Suite 210  
Frisco, TX 75034  
Ph: (972) 335-3580  
Contact: Michael Marx, RPLS

**TEXAS SECRETARY of STATE**  
**JANE NELSON**

**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

**Filing Number:** 803822054      **Entity Type:** Domestic Limited Liability Company (LLC)  
**Original Date of Filing:** November 6, 2020      **Entity Status:** In existence  
**Formation Date:** N/A  
**Tax ID:** 32076598922      **FEIN:**  
**Duration:** Perpetual  
  
**Name:** Double R DevCo, LLC  
**Address:** 1501 ALTA DR  
 FORT WORTH, TX 76107-1569 USA

<a href="#">REGISTERED AGENT</a>	<a href="#">FILING HISTORY</a>	<a href="#">NAMES</a>	<a href="#">MANAGEMENT</a>	<a href="#">ASSUMED NAMES</a>	<a href="#">ASSOCIATED ENTITIES</a>	<a href="#">INITIAL ADDRESS</a>
<b>Name</b>		<b>Address</b>			<b>Inactive Date</b>	
DOUGLAS REAGAN HORTON		1501 Alta Dr Fort Worth, TX 76107-1569 USA				



Instructions:

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



March 10, 2026

Michelle Reynolds  
City of Denton  
401 N. Elm Street  
Denton, Texas 76201

**Re: *Hickory Grove Phase 6 Final Plat – (FP26-0003)***  
***30-Day Extension Request Letter***  
***Denton, Texas***

Dear Ms. Reynolds:

We request a 30-day extension of the review period for the above referenced project.

Please contact me at 469-605-2954 or [derek.troeger@kimley-horn.com](mailto:derek.troeger@kimley-horn.com) should you have any questions or need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Derek K. Troeger".

Derek K. Troeger, P.E.



# City of Denton

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

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** March 18, 2026

### **SUBJECT**

Consider a request by Kimly-Horn and Dentex Land, Cattle and Energy, LP for a Final Plat of Bridle Ridge. The 66.686-acre site is generally located north of Johnson Lane, approximately 2,344.81 feet east of John Paine Road in City of Denton, Denton County, Texas. (FP26-0006, Bridle Ridge, Angie Manglaris).

### **BACKGROUND**

The purpose of this Final Plat is to facilitate the development of 210 single-family residential lots and five lots to be owned and maintained by the Bridle Ridge Homeowner's Association (HOA) on approximately 66.686 acres of land. The approximately 92-acre parent tract was annexed into the City in 2024 and subsequently rezoned from Rural Residential (RR) to Residential 6 (R6) District and Mixed-Use Neighborhood (MN) District. The purpose of this Final Plat is to subdivide and develop the portion of the property zoned R6.

Date Application Filed:	February 16, 2026
Planning & Zoning Commission Meeting:	March 18, 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 is requesting a 30-day extension (see Exhibit 5), which would be the **first extension for this plat**. Based upon recent updates to Section 212.009, the applicant may request additional 30-day extensions in the future if they are determined to be necessary.

### **OPTIONS**

1. Approve as submitted
2. Deny with reasons
3. Approved requested extension

### **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 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (see Exhibit 5). The requested extension could be granted to a date certain of April 8, 2026.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
February 7, 2001	City Council	Restrictive Covenants	Approved
May 21, 2024	City Council	Municipal Services Agreement Ordinance	Approved
May 21, 2024	City Council	Public Hearing	Public hearing held; no further action occurred
May 21, 2024	City Council	First Reading of the Annexation Ordinance	First reading held; no further action occurred
May 26, 2024	NA	Publication of Annexation Ordinance	Published
July 16, 2024	City Council	Second Reading, and adoption of Annexation Ordinance	Second reading held; annexation approved.
July 24, 2024	Planning and Zoning Commission	Comprehensive Plan Amendment (from Rural Areas to Moderate Residential and Community Mixed Use) and Zoning change (from Rural Residential to Residential 6 and Mixed-Use Neighborhood)	Recommended Approval of both
August 20, 2024	City Council	Comprehensive Plan Amendment (from Rural Areas to Moderate Residential and Community Mixed Use) and Zoning change (from Rural Residential to Residential 6 and Mixed-Use Neighborhood)	Approved both

**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. Extension Request

Respectfully submitted:

Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Angie Manglaris, AICP  
Assistant Planning Director

# Planning Staff Analysis

FP26-0006 / Bridle Ridge

Planning & Zoning Commission

**REQUEST:**

Final plat for an approximately 66.686-acre site

**APPLICANT:**

Kimly-Horn and Dentex Land, Cattle and Energy, LP.

**RECOMMENDATION:**

Staff recommends denial of this Final Plat as it does not meet the established approval criteria; however, staff has no objection to the requested extension, which could be granted to April 8, 2026.

## Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>1. Generally</b></p>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p>The Final Plat does not meet 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:</p> <ol style="list-style-type: none"> <li>1. Include City-assigned project number on all submitted documents (FPC)</li> <li>2. Refer to City standards when determining street names. (FPC 3.11)</li> <li>3. All line types and abbreviations shall be included in the legend and called out on the face of the Final Plat. (FPC 2.12)</li> <li>4. Use City’s Standard Plat notes; include all relevant plat notes and omit those not necessary. (FPC 5.8)</li> <li>5. Allred Road: 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)</li> </ol> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<div style="border: 1px solid black; padding: 10px;"> <p>6. Clarify if easements by separate instrument are proposed or existing - if existing provide recording information. (FPC 4.3)</p> <p>7. In addition to the currently effective FEMA FIRM floodplain limits, also show the CLOMR floodplain limits and label as necessary. Show the floodplain buffer. (FPC 3.15)</p> </div>			
<p><b>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.</b>  <b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat does not meet the review criteria of DDC Section 2.6.4D as described herein.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><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 2.5-2.9 controls.</b>  <b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>There is no conflict.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. Prior Approvals</b>			
<p><b>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.</b>  <b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Civil Engineering Plans (CEP25-0022) must be approved prior to Final Plat approval (DDC 2.6.4C.2.d).</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>3. Consistent with Comprehensive Plan and Other Applicable Plans</b>  <b>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</b>  <b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>Findings:</b></p> <div data-bbox="253 233 1040 317" style="border: 1px solid black; padding: 5px;"> <p>There are no competing plan goals, policies, and strategies for this site.</p> </div>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 495 1040 636" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
<b>4. Compliance with this DDC</b>			
<p><b>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 846 1149 1146" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat does not comply with the applicable DDC requirements as described herein:</p> <ol style="list-style-type: none"> <li>1. Final Plat review must have a CEP approved prior to approval (DDC 2.6.4C.2.d).</li> </ol> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1287 1149 1356" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat was submitted at an adequate level of detail.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. Compliance with Other Applicable Regulations</b>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1656 1118 1797" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat complies with all other applicable city regulations.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6. Consistent with Interlocal and Development Agreements</b>			

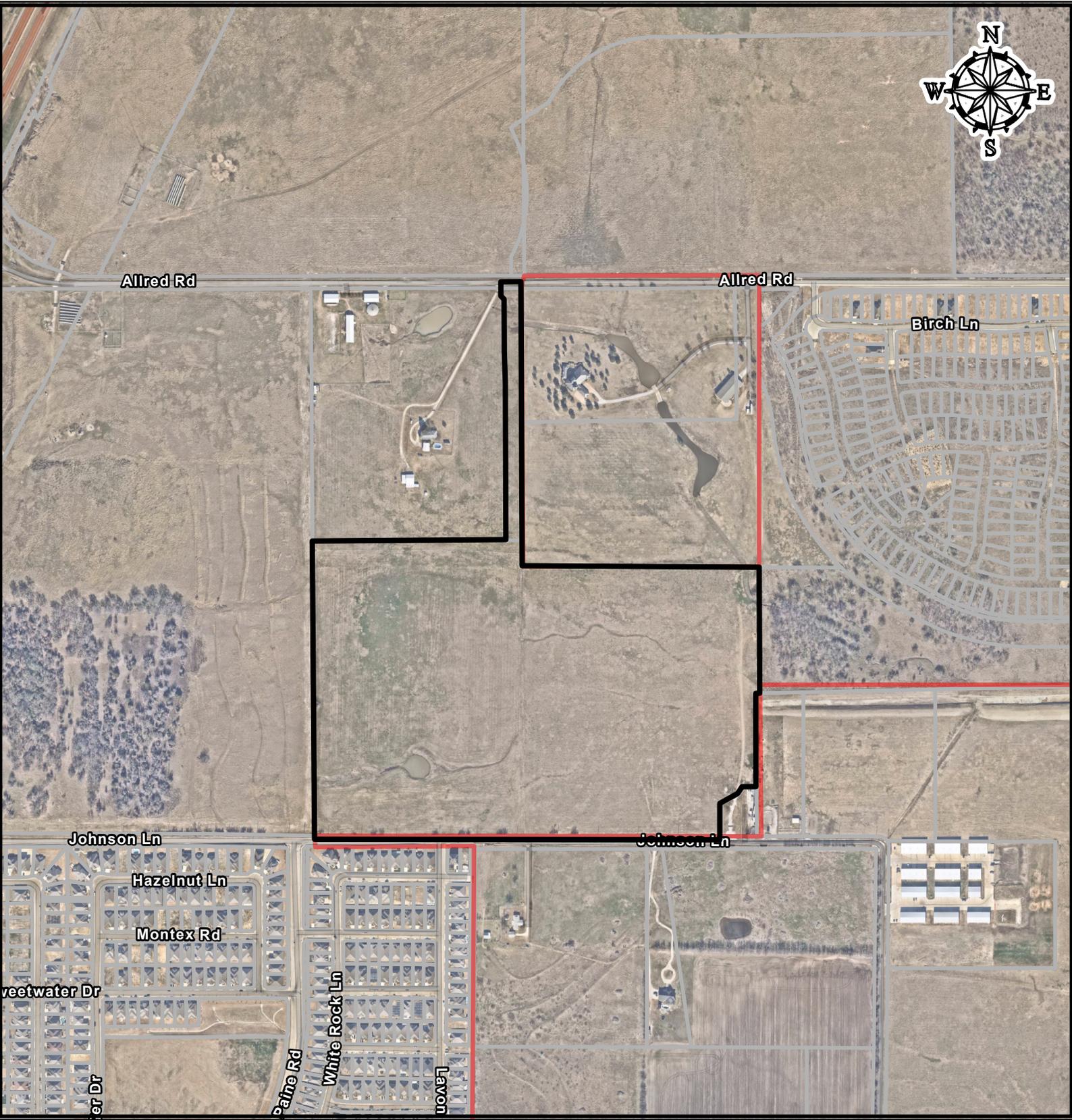
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.</b>  <b>Findings:</b></p> <div data-bbox="253 367 1117 569" style="border: 1px solid black; padding: 5px;"> <p>There are no interlocal nor development agreements associated with this Final Plat.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>7. Minimizes Adverse Environmental Impacts</b>			
<p><b>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.</b>  <b>Findings:</b></p> <div data-bbox="253 842 1117 982" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8. Minimizes Adverse Impacts on Surrounding Property</b>			
<p><b>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.</b>  <b>Findings:</b></p> <div data-bbox="253 1188 1117 1318" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9. Minimizes Adverse Fiscal Impacts</b>			
<p><b>a. The proposed development should not result in significant adverse fiscal impacts on the city.</b>  <b>Findings:</b></p> <div data-bbox="253 1493 1117 1604" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10. Compliance with Utility, Service, and Improvement Standards</b>			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 436 1133 982" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat is not yet compliant with all utility standards as described herein:</p> <ol style="list-style-type: none"> <li>1. There are currently overhead electric lines along the north side of Johnson Lane. Depict all overhead electric distribution and transmission line clearance zones intersecting or adjacent to the property. (FPC 2.19) If these lines are to be relocated, show the existing lines and mark "to be relocated by XX"</li> <li>2. To provide for maintenance, a drainage easement shall be provided at least 25 feet beyond any outfall headwall. (DCM 4.12.2.B.4)</li> <li>3. A drainage easement shall be provided for the area within a required outfall channel or ditch to the point where the flowline "day lights" on natural grade or matches existing topography. (DCM 4.12.4.B.3)</li> </ol> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>11. Provides Adequate Road Systems</b>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1262 1117 1346" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat is compliant with this criterion.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. Provides Adequate Public Services and Facilities</b>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1686 1101 1829" style="border: 1px solid black; padding: 5px;"> <p>There are adequate facilities to serve the development. Civil engineering plans are under review to ensure adequate infrastructure improvements and extensions.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

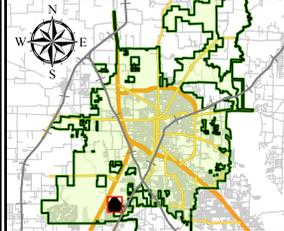
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>13. Rational Phasing Plan</b>			
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>There is no proposed phasing plan as part of this development.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<b>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</b>			
<p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>There is no approved preliminary plat associated with the proposed Final Plat.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>15. Whether the development will substantially comply with all requirements of this DDC.</b>			
<p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>As discussed herein, the Final Plat does not comply with all applicable requirements of the Denton Development Code.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.</b>			
<p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>As discussed herein, Final Plat does not comply with the applicable technical standards and specifications adopted by the City.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

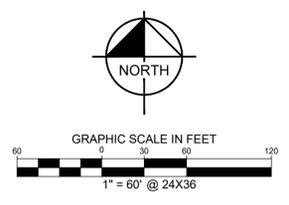
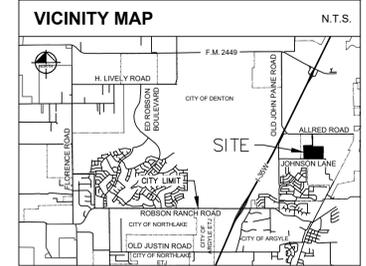
# FP26-0006 Aerial Site Location



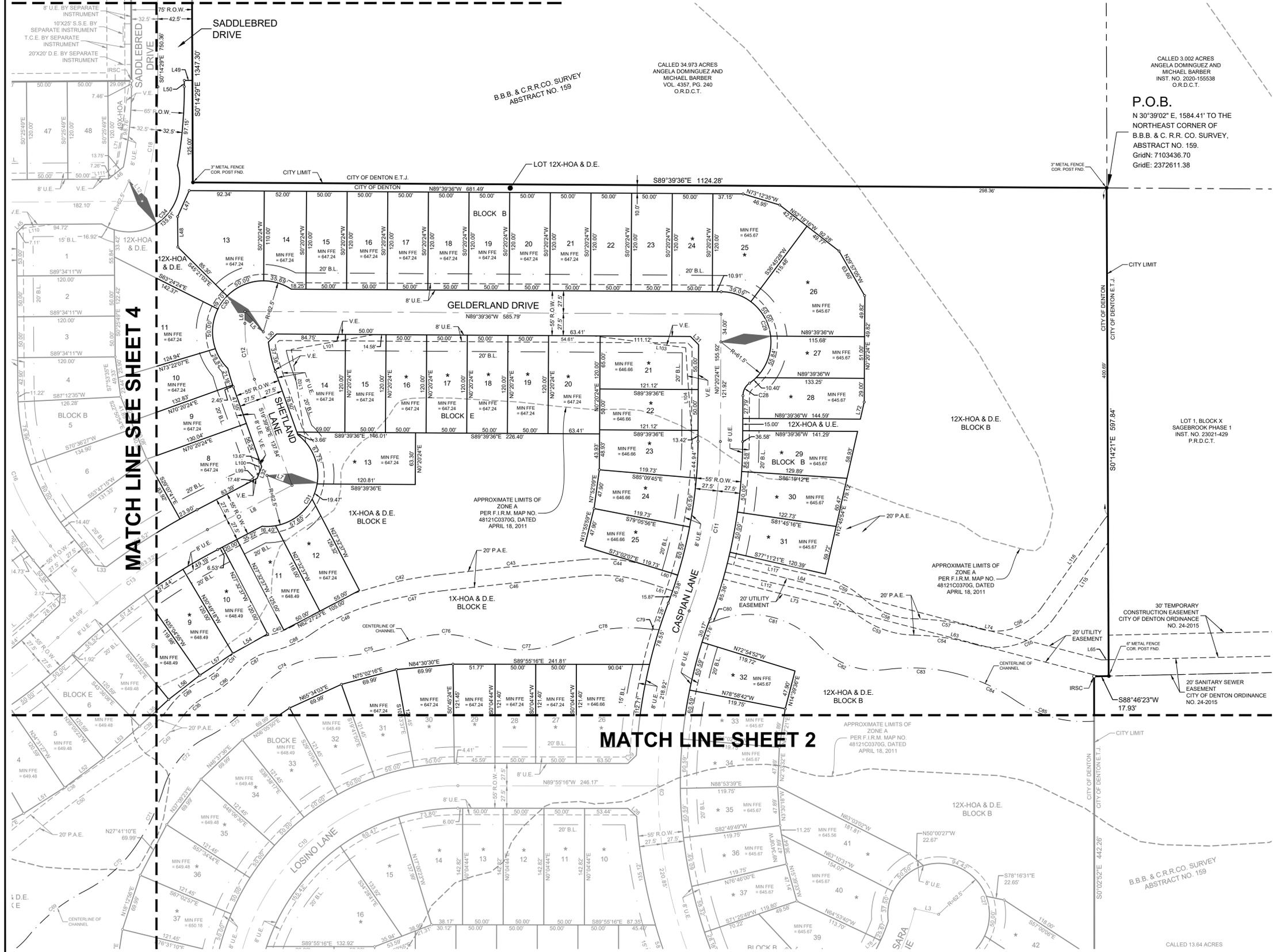
- COD
- ETJ
- ETJ 2
- NAA 8/1/20
- NAA 8/1/40



\*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.



# MATCH LINE SHEET 5



**P.O.B.**  
 N 30°39'02" E, 1584.41' TO THE  
 NORTHEAST CORNER OF  
 B.B.B. & C.R.R. CO. SURVEY,  
 ABSTRACT NO. 159.  
 GridN: 7103438.70  
 GridE: 2372611.38

SEE SHEET 5 FOR  
 LINE AND CURVE TABLES,  
 AND GENERAL NOTES.

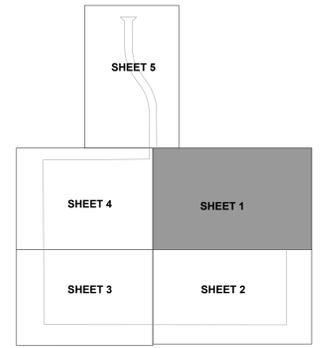
SEE SHEET 6 FOR  
 LOT AREA TABLE

### LINE TYPE LEGEND

---	BOUNDARY LINE
---	LOT LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	CENTERLINE OF ROAD
---	OVERHEAD UTILITY LINE
---	FEMA FLOODPLAIN LINE
---	CENTERLINE OF CHANNEL

### LEGEND

IRSC	50' IRON ROD WITH "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
F.B.L.	FRONT BUILDING LINE
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS
DENTON COUNTY, TEXAS	DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS
STREET NAME CHANGE	STREET NAME CHANGE
PUBLIC UTILITY EASEMENT	PUBLIC UTILITY EASEMENT
SIDEWALK EASEMENT	SIDEWALK EASEMENT
WATER EASEMENT	WATER EASEMENT
SANITARY SEWER EASEMENT	SANITARY SEWER EASEMENT
P.A.E.	PUBLIC ACCESS
EASEMENT	EASEMENT
UTILITY EASEMENT	UTILITY EASEMENT
RIGHT-OF-WAY	RIGHT-OF-WAY
GUY ANCHOR	GUY ANCHOR
UTILITY POLE	UTILITY POLE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
SET 50' IRON ROD WITH "KHA" CAP (UNLESS OTHERWISE NOTED)	SET 50' IRON ROD WITH "KHA" CAP (UNLESS OTHERWISE NOTED)
FOUND MONUMENT	FOUND MONUMENT
GAS WELL	GAS WELL
GAS WELL NOTIFICATION DISCLOSURE (SEE NOTE #2)	GAS WELL NOTIFICATION DISCLOSURE (SEE NOTE #2)



## FINAL PLAT BRIDLE RIDGE

BLOCK A, LOTS 1X, 2-48 & 49X;  
 BLOCK B, LOTS 1-11, 12X & 13-48;  
 BLOCK C, LOTS 1X & 2-19; BLOCK D, LOTS 1-16;  
 BLOCK E, LOTS 1X & 2-39; BLOCK F, LOTS 1-20

210 RESIDENTIAL LOTS  
 5 HOA LOTS

66.686 ACRES  
 OUT OF THE

B.B.B. & C.R.R.CO. SURVEY, ABSTRACT NO. 159  
 CITY OF DENTON, DENTON COUNTY, TEXAS  
 CITY PROJECT #FP25-0022  
 PREPARED: FEBRUARY 2026

# Kimley»Horn

6160 Warren Parkway, Suite 210  
 Frisco, Texas 75034  
 FIRM # 10193822  
 Tel. No. (972) 335-3580  
 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	FEB. 2026	063246303	1 OF 7

**OWNER:**  
 Dentex Land, Cattle and Energy, LP,  
 928 Tanglewood Dr. East,  
 Frisco, TX 75034  
 Ph: 214-519-1901  
 Contact: Alan Hughes

**DEVELOPER:**  
 North Texas Land Development, LLC  
 7666 Green Meadow Lane,  
 Flower Mound, TX 75022  
 Ph: 817-822-2334  
 Contact: Chris Green

**ENGINEER:**  
 Kimley-Horn & Associates, Inc.  
 6160 Warren Pkwy, Suite 210  
 Frisco, TX 75034  
 Ph: (972) 335-3580  
 Contact: Michael Marx, RPLS

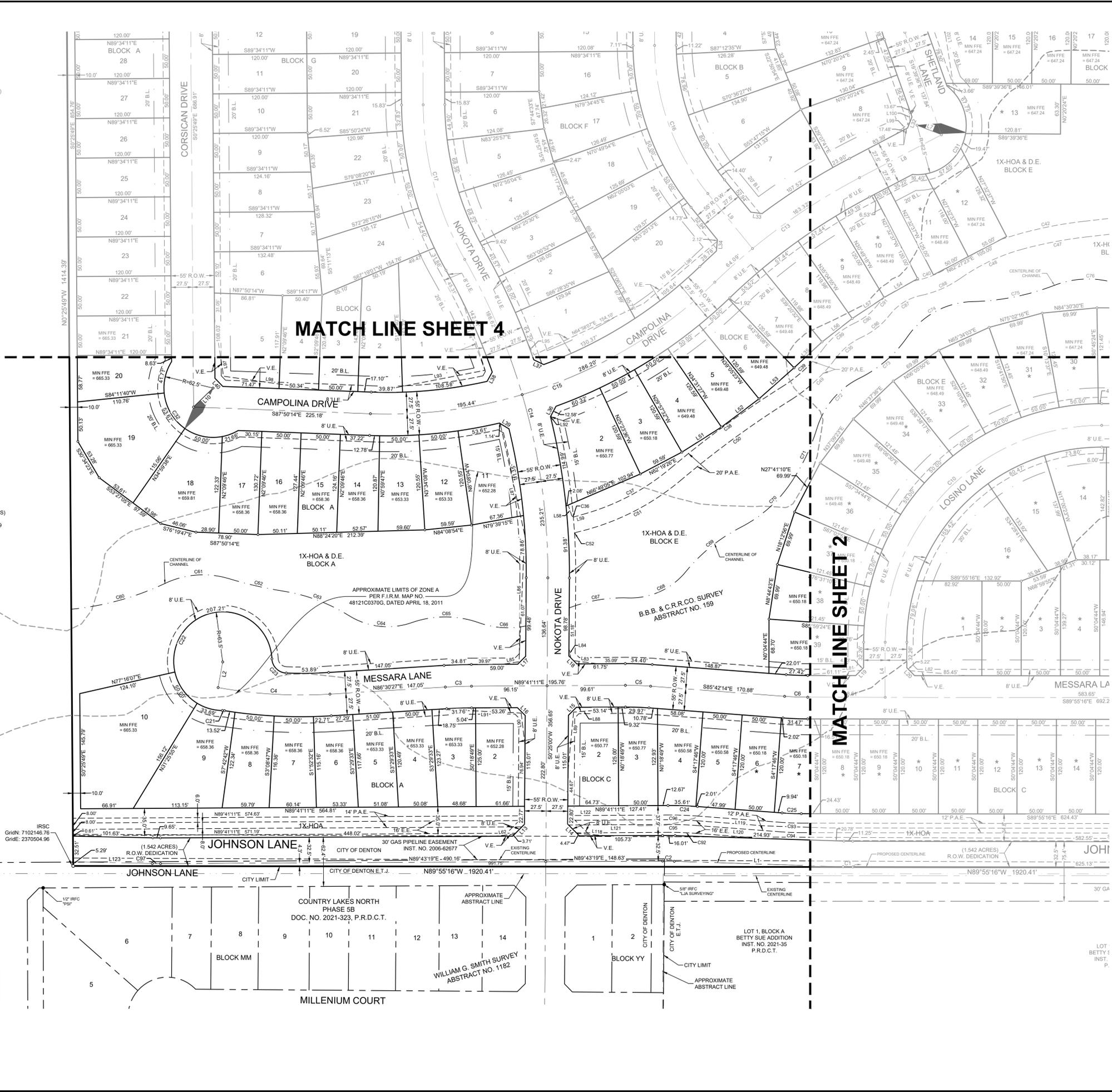
**SURVEYOR:**  
 Kimley-Horn & Associates, Inc.  
 6160 Warren Pkwy, Suite 210  
 Frisco, TX 75034  
 Ph: (972) 335-3580  
 Contact: Michael Marx, RPLS

DWG NAME: K:\P\F\SURVEY\063246303\063246303.DWG DATE: 2/26/2026 10:26:41 AM LAST SAVED: 6/20/2025 12:42 PM



TRACT 2  
(CALLED 717.315 ACRES)  
HR 3200, LP  
INST. NO. 2021-229059  
O.R.D.C.T.

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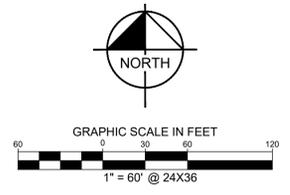
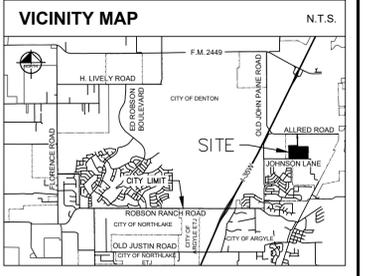
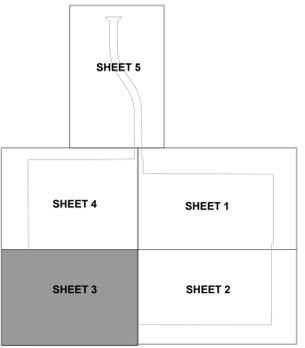


**MATCH LINE SHEET 4**

**MATCH LINE SHEET 2**

SEE SHEET 5 FOR  
LINE AND CURVE TABLES,  
AND GENERAL NOTES

SEE SHEET 6 FOR  
LOT AREA TABLE



**LINE TYPE LEGEND**

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---	BUILDING LINE
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---	OVERHEAD UTILITY LINE
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P.O.C.	POINT OF COMMENCING
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DENTON COUNTY, TEXAS	DENTON COUNTY, TEXAS
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S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
V.E.	VISIBILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
→	GUY ANCHOR
⊙	UTILITY POLE
⊙	SANITARY SEWER MANHOLE
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⊙	WATER VALVE
⊙	SET 5" IRON ROD W/ "KHA" CAP (UNLESS OTHERWISE NOTED)
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BRIDLE RIDGE**

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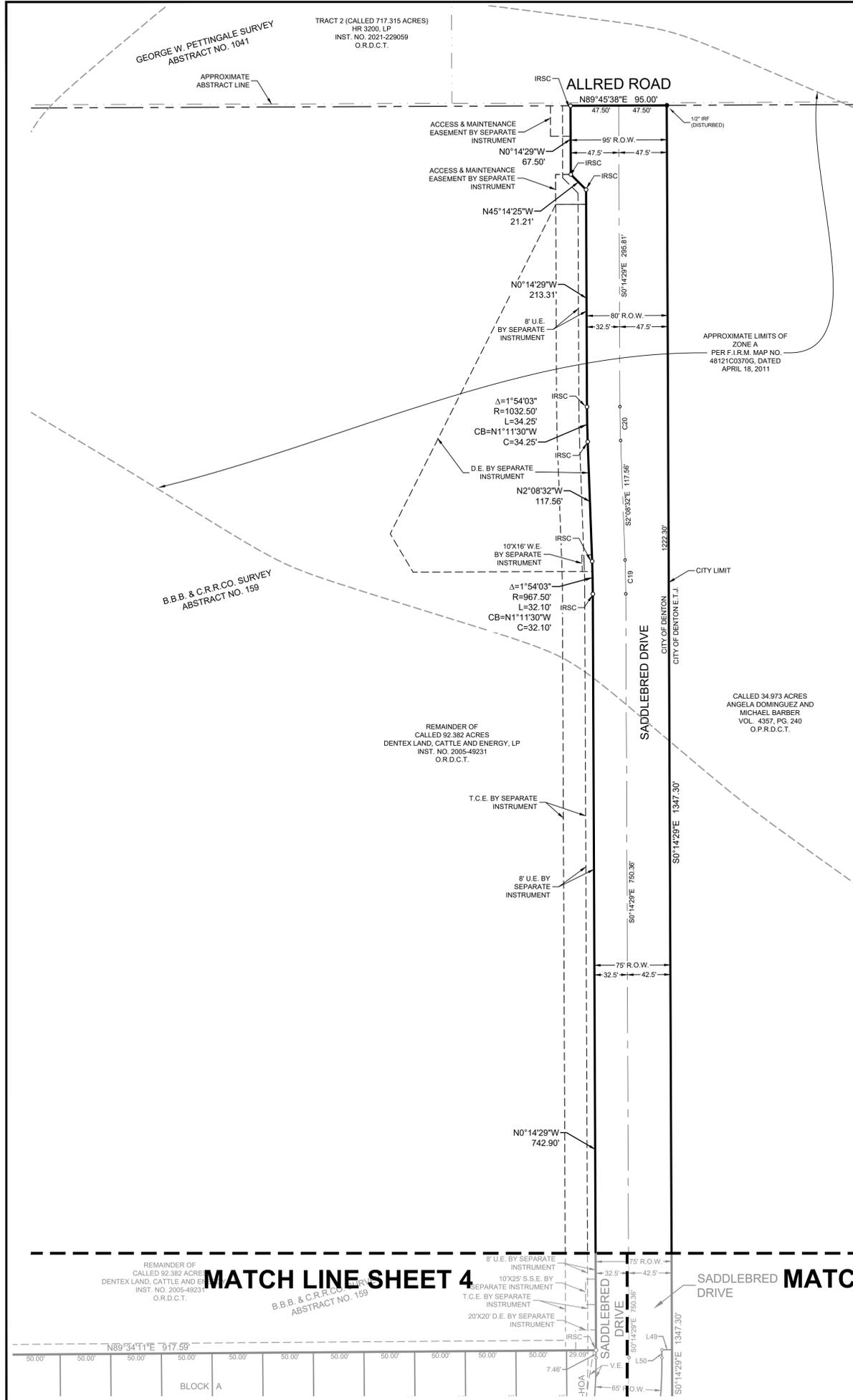
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Contact: Chris Green

**ENGINEER:**  
Kimley-Horn & Associates, Inc.  
6160 Warren Pkwy, Suite 210  
Frisco, TX 75034  
Ph: (972) 335-3580  
Contact: Scott Pangburn, P.E.

**SURVEYOR:**  
Kimley-Horn and Associates, Inc.  
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Frisco, TX 75034  
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LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S88°09'29"E	214.93'	L71	N09°09'08"E	115.61'
L2	S10°09'06"W	33.00'	L72	S12°45'54"W	21.50'
L3	S77°07'51"E	30.00'	L73	N75°54'39"W	151.07'
L4	S00°04'44"W	69.76'	L74	S75°26'55"E	324.31'
L5	N41°55'33"W	33.78'	L75	S04°57'16"W	101.22'
L6	S00°20'24"W	14.73'	L76	S07°46'02"E	39.87'
L7	S68°36'07"E	33.15'	L77	S85°13'19"E	62.79'
L8	N62°27'23"E	117.44'	L78	N47°41'02"E	34.11'
L9	S39°14'27"E	89.98'	L79	N82°36'06"E	47.30'
L10	S45°51'59"W	34.58'	L80	N06°46'43"W	102.86'
L11	N45°25'49"W	35.36'	L81	S85°29'49"W	79.36'
L12	S33°00'06"E	29.67'	L82	S84°59'39"E	73.48'
L13	S45°04'10"W	21.34'	L83	S82°43'27"E	30.97'
L14	S44°55'50"E	21.08'	L84	N10°55'58"W	12.43'
L15	S45°03'05"W	14.23'	L85	S81°07'02"W	20.96'
L16	S44°56'55"E	14.05'	L86	S02°30'47"W	161.19'
L17	S45°03'05"W	14.23'	L87	S12°27'19"E	144.00'
L18	S44°56'55"E	14.05'	L88	N85°28'04"E	78.93'
L19	N45°04'44"E	14.14'	L89	N05°25'37"E	74.69'
L20	S44°55'16"E	14.14'	L90	N06°44'00"W	41.47'
L21	N45°01'13"E	21.19'	L91	N87°22'27"W	105.32'
L22	S44°58'47"E	21.24'	L92	S01°29'09"E	7.07'
L23	N44°59'04"W	14.16'	L93	N79°03'19"E	145.88'
L24	S42°43'09"W	14.73'	L94	N18°09'29"W	91.34'
L25	N43°40'23"E	13.81'	L95	S28°37'19"E	16.32'
L26	S49°04'18"E	13.75'	L96	N49°54'58"E	122.04'
L27	N89°55'16"W	29.21'	L97	N08°46'08"W	75.26'
L28	N46°34'30"W	14.57'	L98	N82°04'39"W	129.54'
L29	N46°22'21"E	14.47'	L99	N49°59'16"E	23.99'
L30	S45°20'24"W	14.14'	L100	N06°19'57"W	19.30'
L31	N44°39'36"W	14.14'	L101	N79°52'02"E	103.58'
L32	N21°23'53"E	15.22'	L102	N08°51'20"W	115.26'
L33	S83°07'18"E	14.43'	L103	S82°46'42"E	114.88'
L34	N04°38'24"E	14.43'	L104	N03°59'38"W	172.26'
L35	N47°22'46"E	48.49'	L105	N80°49'48"E	82.89'
L36	S28°10'51"W	14.82'	L106	N06°27'05"E	118.18'
L37	S64°13'29"E	14.02'	L107	S85°30'11"E	73.48'
L38	S28°57'46"W	13.48'	L108	N82°30'28"E	40.43'
L39	S58°46'41"E	14.21'	L109	N85°30'11"W	73.48'
L40	N44°08'01"W	14.46'	L110	N82°30'28"E	40.43'
L41	N44°34'11"E	14.14'	L111	N84°23'35"E	49.99'
L42	S45°25'49"E	14.14'	L112	N77°11'21"W	120.89'
L43	S44°34'11"W	14.14'	L113	S86°11'03"E	71.05'
L44	N45°25'49"W	14.14'	L114	N84°21'56"E	31.52'
L45	S44°34'11"W	14.14'	L115	S35°39'07"W	112.81'
L46	S51°09'54"W	23.42'	L116	N35°39'07"E	131.17'
L47	S24°05'16"W	34.97'	L117	S77°11'21"E	120.41'
L48	S00°25'49"E	37.25'	L118	S85°22'06"E	37.20'
L49	S89°34'11"W	10.00'	L119	S85°42'14"E	107.93'
L50	S00°14'29"E	7.67'	L120	S85°42'14"E	107.93'
L51	N57°45'30"E	59.59'	L121	N89°41'11"E	126.51'
L52	N53°11'35"E	59.59'	L122	N89°40'59"E	127.56'
L53	N48°37'41"E	59.48'	L123	S88°46'20"E	100.69'
L54	N60°50'59"E	48.85'	L124	N49°14'30"E	34.19'
L55	S60°49'00"W	97.09'			
L56	N52°20'56"E	48.51'			
L57	N56°37'42"E	48.51'			
L58	N18°31'57"W	13.65'			
L59	S74°09'00"W	13.70'			
L60	N71°59'03"W	27.28'			
L61	S71°59'03"E	32.14'			
L62	N84°04'26"E	26.49'			
L63	S75°26'55"E	327.08'			
L64	N75°54'39"W	150.91'			
L65	N88°46'23"E	8.79'			
L66	N00°02'52"W	28.12'			
L67	S89°57'08"W	27.58'			
L68	S32°59'54"W	50.00'			
L69	S89°57'08"W	65.14'			
L70	S32°59'54"W	38.74'			

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°45'13"	400.00'	12.24'	S89°02'05"E	12.24'	C61	1°59'31"	113.34'	83.07'	S85°47'07"W	81.22'
C2	2°07'12"	400.00'	14.81'	N89°13'05"W	14.81'	C62	7°47'18"	522.72'	71.06'	S77°06'47"E	71.00'
C3	3°10'43"	600.00'	33.29'	S88°05'49"W	33.28'	C63	22°46'27"	226.78'	90.14'	N69°37'13"W	89.55'
C4	13°38'39"	600.00'	142.88'	S86°40'13"E	142.54'	C64	51°07'25"	92.82'	82.82'	S83°47'41"E	80.10'
C5	4°36'35"	400.00'	32.18'	N88°00'32"W	32.17'	C65	38°56'00"	128.02'	86.99'	N89°53'24"W	85.33'
C6	4°13'03"	400.00'	29.44'	S87°48'45"E	29.44'	C66	31°21'34"	110.86'	60.68'	S86°06'11"E	59.92'
C7	7°12'35"	250.00'	336.89'	N51°28'26"E	311.97'	C67	23°02'44"	190.21'	76.51'	S80°24'36"W	75.99'
C8	21°20'32"	300.00'	111.75'	N10°43'08"W	111.10'	C68	52°34'32"	90.94'	83.45'	N85°38'42"E	80.55'
C9	41°59'43"	600.00'	439.77'	S05°23'32"E	429.99'	C69	23°41'22"	218.34'	90.27'	S51°12'07"W	89.63'
C10	90°00'00"	275.00'	431.97'	S45°04'44"W	388.91'	C70	28°01'10"	169.67'	82.97'	N49°02'13"E	82.15'
C11	20°15'55"	600.00'	212.22'	N10°28'22"E	211.11'	C71	17°56'49"	256.51'	80.35'	N26°03'13"E	80.02'
C12	20°00'00"	200.00'	69.81'	S09°39'36"E	69.46'	C72	46°50'50"	104.29'	85.27'	S40°30'13"W	82.92'
C13	16°17'13"	800.00'	227.41'	S54°18'46"W	226.64'	C73	29°15'31"	159.71'	81.56'	N49°17'53"E	80.67'
C14	30°12'41"	800.00'	421.83'	N14°41'20"W	416.96'	C74	53°55'10"	103.21'	97.12'	S61°37'42"W	93.58'
C15	45°59'37"	600.00'	481.64'	N69°09'58"E	468.82'	C75	19°31'40"	314.42'	107.16'	N78°49'28"E	106.64'
C16	38°48'38"	300.00'	203.21'	S19°50'08"E	199.35'	C76	43°20'40"	120.07'	90.83'	S89°16'02"E	88.68'
C17	29°21'51"	400.00'	205.00'	S15°06'45"E	202.76'	C77	45°31'03"	130.50'	103.67'	N89°38'46"E	100.97'
C18	16°15'37"	500.00'	141.90'	N07°53'19"E	141.42'	C78	29°12'13"	205.69'	104.84'	N81°29'21"E	103.71'
C19	1°54'03"	1000.00'	33.18'	N01°11'30"W	33.17'	C79	4°33'44"	195.55'	15.57'	S86°11'25"E	15.57'
C20	1°54'03"	1000.00'	33.18'	S01°11'30"E	33.17'	C80	3°32'46"	195.55'	12.10'	N71°43'00"E	12.10'
C21	8°24'07"	19.00'	2.79'	N85°15'17"W	2.78'	C81	67°17'44"	115.05'	135.13'	N76°07'19"W	127.49'
C22	266°40'57"	62.50'	290.91'	S43°53'08"W	90.91'	C82	55°13'22"	95.47'	92.02'	S70°05'09"E	88.50'
C23	85°19'34"	19.00'	28.30'	S45°26'11"E	25.75'	C83	20°57'41"	227.03'	83.06'	N87°12'59"W	82.60'
C24	4°36'35"	467.50'	37.61'	N86°00'32"W	37.60'	C84	20°57'41"	227.03'	83.06'	N66°15'18"W	82.60'
C25	4°13'03"	332.50'	24.47'	S87°48'45"E	24.47'	C85	38°40'57"	152.81'	103.17'	S75°07'38"E	101.22'
C26	70°28'21"	19.00'	23.37'	S64°01'39"W	21.92'	C86	27°03'26"	98.73'	46.63'	N51°40'15"E	46.19'
C27	286°49'03"	62.50'	312.87'	N44°06'42"W	74.51'	C87	40°00'11"	67.21'	46.92'	S58°08'38"W	45.98'
C28	54°42'55"	19.00'	18.14'	S27°41'51"W	17.46'	C88	23°00'00"	139.11'	55.84'	N66°38'44"E	55.47'
C29	144°42'55"	61.50'	155.33'	N17°18'09"W	117.21'	C89	28°33'28"	105.00'	52.33'	S50°55'14"W	51.79'
C30	168°51'33"	62.50'	184.20'	S38°46'13"W	124.41'	C90	27°03'26"	78.73'	37.18'	N51°40'15"E	36.84'
C31	147°50'10"	62.50'	161.26'	N21°23'53"E	120.11'	C91	8°55'08"	87.21'	13.58'	S42°36'06"W	13.56'
C32	153°07'36"	62.50'	167.04'	S44°08'01"E	121.58'	C92	4°36'35"	433.50'	34.88'	N88°00'32"W	34.87'
C33	155°43'11"	62.50'	169.86'	S44°34'11"W	122.20'	C93	4°13'03"	344.50'	25.36'	S87°48'45"E	25.35'
C34	139°50'09"	62.50'	152.54'	N52°30'42"E	117.40'	C94	4°13'03"	356.50'	26.24'	S87°48'45"E	26.23'
C35	28°33'28"	85.00'	42.37'	S50°55'14"W	41.93'	C95	4°36'35"	443.50'	35.68'	N88°00'32"W	35.67'
C36	87°19'03"	3.00'	4.57'	S62°11'28"E	4.14'	C96	4°36'35"	455.50'	36.65'	N88°00'32"W	36.64'
C37	24°13'40"	295.73'	125.05'	N62°02'11"E	124.12'	C97	1°30'21"	399.70'	10.50'	S89°31'31"E	10.50'
C38	8°08'20"	1232.63'	175.10'	S53°59'31"W	174.95'						
C39	21°25'11"	190.60'	71.26'	N47°21'06"E	70.84'						
C40	24°11'43"	124.64'	52.63'	N67°45'04"E	52.24'						
C41	29°42'55"	85.00'	44.08'	N62°19'53"W	43.59'						
C42	12°02'15"	513.18'	107.82'	S77°40'44"W	107.62'						
C43	1°16'50"	7996.93'	178.73'	S84°00'47"W	178.72'						
C44	20°20'40"	211.85'	75.22'	N85°10'27"W	74.83'						
C45	23°21'44"	191.85'	78.23'	N83°39'55"W	77.69'						
C46	1°16'50"	7976.93'	178.28'	S84°00'47"W	178.28'						
C47	8°12'48"	555.22'	79.59'	S79°15'59"W	79.52'						
C48	20°00'51"	255.10'	89.11'	S65°00'09"W	88.66'						
C49	21°25'11"	210.60'	78.73'	N47°21'06"E	78.28'						
C50	8°08'20"	1212.63'	172.26'	S53°59'31"W	172.11'						
C51	27°15'14"	315.73'	150.18'	N63°32'58"E	148.77'						
C52	80°31'32"	3.00'	4.22'	S36°54'49"W	3.88'						
C53	41°35'40"	115.00'	83.49'	S68°16'15"E	81.66'						
C54	15°26'39"	285.00'	76.82'	N81°20'46"W	76.59'						
C55</											

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE																										
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.															
BLOCK A LOT 1X-HOA	3.099	134,971	BLOCK A LOT 31	0.138	6,000	BLOCK B LOT 12	0.149	6,474	BLOCK B LOT 41	0.203	8,838	BLOCK D LOT 4	0.167	7,271	BLOCK E LOT 19	0.138	6,000	BLOCK F LOT 10	0.138	6,000	BLOCK G LOT 20	0.138	6,000	BLOCK A LOT 2	0.178	7,757	BLOCK A LOT 32	0.140	6,094	BLOCK B LOT 12X-HOA	8.201	357,250	BLOCK B LOT 42	0.155	6,771	BLOCK D LOT 5	0.169	7,347	BLOCK E LOT 20	0.175	7,609	BLOCK F LOT 11	0.172	7,510	BLOCK G LOT 21	0.145	6,326
BLOCK A LOT 3	0.149	6,483	BLOCK A LOT 33	0.328	14,278	BLOCK B LOT 13	0.254	11,044	BLOCK B LOT 43	0.149	6,475	BLOCK D LOT 6	0.169	7,347	BLOCK E LOT 21	0.180	7,823	BLOCK F LOT 12	0.172	7,510	BLOCK G LOT 22	0.160	6,967	BLOCK A LOT 4	0.140	6,094	BLOCK A LOT 35	0.138	6,000	BLOCK B LOT 14	0.138	6,012	BLOCK B LOT 44	0.167	7,281	BLOCK D LOT 7	0.169	7,347	BLOCK E LOT 22	0.139	6,056	BLOCK F LOT 13	0.138	6,000	BLOCK G LOT 23	0.170	7,422
BLOCK A LOT 5	0.139	6,073	BLOCK A LOT 35	0.138	6,000	BLOCK B LOT 15	0.138	6,000	BLOCK B LOT 45	0.195	8,478	BLOCK D LOT 8	0.169	7,347	BLOCK E LOT 23	0.149	6,477	BLOCK F LOT 14	0.138	6,000	BLOCK G LOT 24	0.201	8,771	BLOCK A LOT 6	0.138	6,003	BLOCK A LOT 36	0.138	6,000	BLOCK B LOT 16	0.138	6,000	BLOCK B LOT 46	0.169	7,358	BLOCK D LOT 9	0.229	9,954	BLOCK E LOT 24	0.150	6,516	BLOCK F LOT 15	0.138	6,000	BLOCK G LOT 25	0.170	7,405
BLOCK A LOT 7	0.146	6,351	BLOCK A LOT 37	0.138	6,000	BLOCK B LOT 17	0.138	6,000	BLOCK B LOT 47	0.169	7,381	BLOCK D LOT 10	0.237	10,314	BLOCK E LOT 25	0.150	6,516	BLOCK F LOT 16	0.170	7,405	BLOCK G LOT 26	0.172	7,484	BLOCK A LOT 7	0.146	6,351	BLOCK A LOT 38	0.138	6,000	BLOCK B LOT 18	0.138	6,000	BLOCK B LOT 48	0.223	9,735	BLOCK D LOT 11	0.164	7,141	BLOCK E LOT 26	0.221	9,632	BLOCK F LOT 17	0.172	7,528	BLOCK G LOT 27	0.173	7,528
BLOCK A LOT 8	0.149	6,511	BLOCK A LOT 38	0.138	6,000	BLOCK B LOT 18	0.138	6,000	BLOCK B LOT 48	0.223	9,735	BLOCK D LOT 11	0.164	7,141	BLOCK E LOT 26	0.221	9,632	BLOCK F LOT 17	0.172	7,528	BLOCK G LOT 27	0.173	7,528	BLOCK A LOT 9	0.240	10,435	BLOCK A LOT 39	0.138	6,000	BLOCK B LOT 19	0.138	6,000	BLOCK B LOT 49	0.229	9,954	BLOCK D LOT 12	0.164	7,141	BLOCK E LOT 27	0.139	6,070	BLOCK F LOT 18	0.173	7,528	BLOCK G LOT 28	0.174	7,563
BLOCK A LOT 10	0.412	17,947	BLOCK A LOT 40	0.138	6,000	BLOCK B LOT 20	0.138	6,000	BLOCK C LOT 2	0.182	7,942	BLOCK D LOT 12	0.164	7,141	BLOCK E LOT 28	0.139	6,070	BLOCK F LOT 19	0.174	7,563	BLOCK G LOT 29	0.174	7,563	BLOCK A LOT 11	0.184	8,019	BLOCK A LOT 41	0.138	6,000	BLOCK B LOT 21	0.138	6,000	BLOCK C LOT 3	0.143	6,220	BLOCK D LOT 13	0.164	7,141	BLOCK E LOT 29	0.142	6,178	BLOCK F LOT 20	0.261	11,352	BLOCK G LOT 30	0.261	11,352
BLOCK A LOT 12	0.151	6,583	BLOCK A LOT 42	0.138	6,000	BLOCK B LOT 22	0.138	6,000	BLOCK C LOT 4	0.148	6,434	BLOCK D LOT 14	0.191	8,306	BLOCK E LOT 30	0.166	7,224	BLOCK F LOT 21	0.166	7,224	BLOCK G LOT 31	0.166	7,224	BLOCK A LOT 12	0.151	6,583	BLOCK A LOT 42	0.138	6,000	BLOCK B LOT 22	0.138	6,000	BLOCK C LOT 5	0.138	6,000	BLOCK D LOT 15	0.187	8,166	BLOCK E LOT 31	0.166	7,224	BLOCK F LOT 22	0.166	7,224	BLOCK G LOT 32	0.166	7,224
BLOCK A LOT 13	0.151	6,592	BLOCK A LOT 43	0.138	6,000	BLOCK B LOT 23	0.138	6,000	BLOCK C LOT 5	0.138	6,000	BLOCK D LOT 15	0.187	8,166	BLOCK E LOT 31	0.166	7,224	BLOCK F LOT 22	0.166	7,224	BLOCK G LOT 32	0.166	7,224	BLOCK A LOT 13	0.151	6,592	BLOCK A LOT 43	0.138	6,000	BLOCK B LOT 23	0.138	6,000	BLOCK C LOT 6	0.138	6,000	BLOCK D LOT 16	0.270	11,769	BLOCK E LOT 32	0.166	7,224	BLOCK F LOT 23	0.166	7,224	BLOCK G LOT 33	0.166	7,224
BLOCK A LOT 14	0.144	6,275	BLOCK A LOT 44	0.138	6,000	BLOCK B LOT 24	0.138	6,000	BLOCK C LOT 6	0.138	6,000	BLOCK D LOT 16	0.270	11,769	BLOCK E LOT 32	0.166	7,224	BLOCK F LOT 23	0.166	7,224	BLOCK G LOT 33	0.166	7,224	BLOCK A LOT 14	0.144	6,275	BLOCK A LOT 44	0.138	6,000	BLOCK B LOT 24	0.138	6,000	BLOCK C LOT 7	0.150	6,533	BLOCK D LOT 17	0.138	6,000	BLOCK E LOT 33	0.166	7,224	BLOCK F LOT 24	0.166	7,224	BLOCK G LOT 34	0.166	7,224
BLOCK A LOT 15	0.144	6,290	BLOCK A LOT 45	0.138	6,000	BLOCK B LOT 25	0.241	10,511	BLOCK C LOT 7	0.150	6,533	BLOCK D LOT 17	0.138	6,000	BLOCK E LOT 33	0.166	7,224	BLOCK F LOT 24	0.166	7,224	BLOCK G LOT 34	0.166	7,224	BLOCK A LOT 15	0.144	6,290	BLOCK A LOT 45	0.138	6,000	BLOCK B LOT 25	0.241	10,511	BLOCK C LOT 8	0.138	6,000	BLOCK D LOT 18	0.138	6,000	BLOCK E LOT 34	0.166	7,224	BLOCK F LOT 25	0.166	7,224	BLOCK G LOT 35	0.166	7,224
BLOCK A LOT 16	0.148	6,454	BLOCK A LOT 46	0.138	6,000	BLOCK B LOT 26	0.289	12,606	BLOCK C LOT 8	0.138	6,000	BLOCK D LOT 18	0.138	6,000	BLOCK E LOT 34	0.166	7,224	BLOCK F LOT 25	0.166	7,224	BLOCK G LOT 35	0.166	7,224	BLOCK A LOT 16	0.148	6,454	BLOCK A LOT 46	0.138	6,000	BLOCK B LOT 26	0.289	12,606	BLOCK C LOT 9	0.138	6,000	BLOCK D LOT 19	0.138	6,000	BLOCK E LOT 35	0.166	7,224	BLOCK F LOT 26	0.166	7,224	BLOCK G LOT 36	0.166	7,224
BLOCK A LOT 17	0.148	6,439	BLOCK A LOT 47	0.138	6,000	BLOCK B LOT 27	0.141	6,121	BLOCK C LOT 9	0.138	6,000	BLOCK D LOT 19	0.138	6,000	BLOCK E LOT 35	0.166	7,224	BLOCK F LOT 26	0.166	7,224	BLOCK G LOT 36	0.166	7,224	BLOCK A LOT 17	0.148	6,439	BLOCK A LOT 47	0.138	6,000	BLOCK B LOT 27	0.141	6,121	BLOCK C LOT 10	0.138	6,000	BLOCK D LOT 20	0.138	6,000	BLOCK E LOT 36	0.166	7,224	BLOCK F LOT 27	0.166	7,224	BLOCK G LOT 37	0.166	7,224
BLOCK A LOT 18	0.231	10,052	BLOCK A LOT 48	0.138	6,000	BLOCK B LOT 28	0.167	7,293	BLOCK C LOT 10	0.138	6,000	BLOCK D LOT 20	0.138	6,000	BLOCK E LOT 36	0.166	7,224	BLOCK F LOT 27	0.166	7,224	BLOCK G LOT 37	0.166	7,224	BLOCK A LOT 18	0.231	10,052	BLOCK A LOT 48	0.138	6,000	BLOCK B LOT 28	0.167	7,293	BLOCK C LOT 11	0.138	6,000	BLOCK D LOT 21	0.138	6,000	BLOCK E LOT 37	0.166	7,224	BLOCK F LOT 28	0.166	7,224	BLOCK G LOT 38	0.166	7,224
BLOCK A LOT 19	0.282	12,267	BLOCK A LOT 49X-HOA	0.065	2,845	BLOCK B LOT 29	0.167	7,296	BLOCK C LOT 11	0.138	6,000	BLOCK D LOT 21	0.138	6,000	BLOCK E LOT 37	0.166	7,224	BLOCK F LOT 28	0.166	7,224	BLOCK G LOT 38	0.166	7,224	BLOCK A LOT 19	0.282	12,267	BLOCK A LOT 49X-HOA	0.065	2,845	BLOCK B LOT 29	0.167	7,296	BLOCK C LOT 12	0.138	6,000	BLOCK D LOT 22	0.138	6,000	BLOCK E LOT 38	0.166	7,224	BLOCK F LOT 29	0.166	7,224	BLOCK G LOT 39	0.166	7,224
BLOCK A LOT 20	0.140	6,091	BLOCK B LOT 1	0.171	7,449	BLOCK B LOT 30	0.159	6,927	BLOCK C LOT 12	0.138	6,000	BLOCK D LOT 22	0.138	6,000	BLOCK E LOT 38	0.166	7,224	BLOCK F LOT 29	0.166	7,224	BLOCK G LOT 39	0.166	7,224	BLOCK A LOT 20	0.140	6,091	BLOCK B LOT 1	0.171	7,449	BLOCK B LOT 30	0.159	6,927	BLOCK C LOT 13	0.138	6,000	BLOCK D LOT 23	0.138	6,000	BLOCK E LOT 39	0.184	7,999	BLOCK F LOT 30	0.184	7,999	BLOCK G LOT 40	0.145	6,312
BLOCK A LOT 21	0.138	6,000	BLOCK B LOT 2	0.138	6,000	BLOCK B LOT 31	0.153	6,643	BLOCK C LOT 13	0.138	6,000	BLOCK D LOT 23	0.138	6,000	BLOCK E LOT 39	0.184	7,999	BLOCK F LOT 30	0.184	7,999	BLOCK G LOT 40	0.145	6,312	BLOCK A LOT 21	0.138	6,000	BLOCK B LOT 2	0.138	6,000	BLOCK B LOT 31	0.153	6,643	BLOCK C LOT 14	0.138	6,000	BLOCK D LOT 24	0.146	6,371	BLOCK E LOT 40	0.146	6,371	BLOCK F LOT 31	0.227	9,877	BLOCK G LOT 41	0.138	6,000
BLOCK A LOT 22	0.138	6,000	BLOCK B LOT 3	0.138	6,000	BLOCK B LOT 32	0.150	6,516	BLOCK C LOT 14	0.138	6,000	BLOCK D LOT 24	0.146	6,371	BLOCK E LOT 40	0.146	6,371	BLOCK F LOT 31	0.227	9,877	BLOCK G LOT 41	0.138	6,000	BLOCK A LOT 22	0.138	6,000	BLOCK B LOT 3	0.138	6,000	BLOCK B LOT 32	0.150	6,516	BLOCK C LOT 15	0.138	6,000	BLOCK D LOT 25	0.144	6,289	BLOCK E LOT 41	0.144	6,289	BLOCK F LOT 32	0.158	6,878	BLOCK G LOT 42	0.138	6,000
BLOCK A LOT 23	0.138	6,000	BLOCK B LOT 4	0.146	6,355	BLOCK B LOT 33	0.150	6,516	BLOCK C LOT 15	0.138	6,000	BLOCK D LOT 25	0.144	6,289	BLOCK E LOT 41	0.144	6,289	BLOCK F LOT 32	0.158	6,878	BLOCK G LOT 42	0.138	6,000	BLOCK A LOT 23	0.138	6,000	BLOCK B LOT 4	0.146	6,355	BLOCK B LOT 33	0.150	6,516	BLOCK C LOT 16	0.138	6,000	BLOCK D LOT 26	0.142	6,192	BLOCK E LOT 42	0.146	6,359	BLOCK F LOT 33	0.146	6,359	BLOCK G LOT 43	0.138	6,000
BLOCK A LOT 24	0.138	6,000	BLOCK B LOT 5	0.181	7,884	BLOCK B LOT 34	0.150	6,516	BLOCK C LOT 16	0.138	6,000	BLOCK D LOT 26	0.142	6,192	BLOCK E LOT 42	0.146	6,359	BLOCK F LOT 33	0.146	6,359	BLOCK G LOT 43	0.138	6,000	BLOCK A LOT 24	0.138	6,000	BLOCK B LOT 5	0.181	7,884	BLOCK B LOT 34	0.150	6,516	BLOCK C LOT 17	0.138	6,000	BLOCK D LOT 27	0.138	6,000	BLOCK E LOT 43	0.185	8,058	BLOCK F LOT 34	0.165	7,171	BLOCK G LOT 44	0.138	6,000
BLOCK A LOT 25	0.138	6,000	BLOCK B LOT 6	0.186	8,089	BLOCK B LOT 35	0.150	6,516	BLOCK C LOT 17	0.138	6,000	BLOCK D LOT 27	0.138	6,000	BLOCK E LOT 43	0.185	8,058	BLOCK F LOT 34	0.165	7,171	BLOCK G LOT 44	0.138	6,000	BLOCK A LOT 25	0.138	6,000	BLOCK B LOT 6	0.186	8,089	BLOCK B LOT 35	0.150	6,516	BLOCK C LOT 18	0.138	6,000	BLOCK D LOT 28	0.219	9,537	BLOCK E LOT 44	0.164	7,154	BLOCK F LOT 35	0.164	7,154	BLOCK G LOT 45	0.172	7,510
BLOCK A LOT 26	0.138	6,000	BLOCK B LOT 7	0.225	9,787	BLOCK B LOT 36	0.150	6,516	BLOCK C LOT 18	0.138	6,000	BLOCK D LOT 28	0.219	9,537	BLOCK E LOT 44	0.164	7,154	BLOCK F LOT 35	0.164	7,154	BLOCK G LOT 45	0.172	7,510	BLOCK A LOT 26	0.138	6,000	BLOCK B LOT 7	0.225	9,787	BLOCK B LOT 36	0.150	6,516	BLOCK C LOT 19	0.138	6,000	BLOCK D LOT 29	0.142	6,192	BLOCK E LOT 45	0.138	6,000	BLOCK F LOT 36	0.152	6,640	BLOCK G LOT 46	0.172	7,510
BLOCK A LOT 27	0.138	6,000	BLOCK B LOT 8	0.211	9,169	BLOCK B LOT 37	0.145	6,336	BLOCK C LOT 19	0.138	6,000	BLOCK D LOT 29	0.142	6,192	BLOCK E LOT 45	0.138	6,000	BLOCK F LOT 36	0.152	6,640	BLOCK G LOT 46	0.172	7,510	BLOCK A LOT 27	0.138	6,000	BLOCK B LOT 8	0.211	9,169	BLOCK B LOT 37	0.145	6,336	BLOCK C LOT 20	0.138	6												

**OWNERS' CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DENTON §  
CITY OF DENTON §

WHEREAS DENTEX LAND, CATTLE AND ENERGY, LP., is the owner of a tract of land situated in the Buffalo Bayou, Brazos and Colorado Railroad Company Survey, Abstract No. 159, City of Denton, Denton County, Texas, and being all of a called 92.382-acre tract of land, described in a Warranty Deed to Dentex Land, Cattle and Energy, LP, as recorded in Instrument No. 2005-49231 of the Official Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a 3-in metal fence corner post found for the easterly northeast corner of said 92.382-acre tract, common to the southeast corner of a called 34.973-acre tract of land described in a deed to Angela Dominguez and Michael Barber, recorded in Volume 4357, Page 240 of the Official Records of Denton County, Texas, same being the southwest corner of a called 3.002-acre tract of land described in a deed to Angela Dominguez and Michael Barber, recorded in Instrument No. 2020-155538 of the Official Records of Denton County, Texas same also being the northwest corner of Lot 1, Block X of Sagebrook Phase 1, an addition to the City of Denton, according to the plat, recorded in Document No. 2021-429 of the Plat Records of Denton County, Texas;

**THENCE** South 00°14'21" East, along the easterly line of said 92.382-acre tract and the westerly line of said Lot 1, Block X, a distance of 597.84 feet to a 6-inch metal fence corner post found for the southwest corner of said Lot 1, same being on the northerly line of a called 13.64-acre tract of land described in a deed to Angela Dominguez and Michael Barber, as recorded in Instrument No. 2003-208519 of the Official Records of Denton County, Texas;

**THENCE** South 88°46'23" West, continuing along the easterly line of said 92.382-acre tract and along the northerly line of said 13.64-acre tract, a distance of 17.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 13.64-acre tract;

**THENCE** South 00°02'52" East, continuing along the easterly line of said 92.382-acre tract and along the westerly line of said 13.64-acre tract, a distance of 442.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** departing the easterly line of said 92.382-acre tract and the westerly line of said 13.64-acre tract, and crossing said 92.382-acre tract, the following courses and distances:

South 89°57'08" West, a distance of 65.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 32°59'54" West, a distance of 38.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 60°49'00" West, a distance of 97.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°05'15" West, a distance of 172.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the southerly line of said 92.382-acre tract, same being in Johnson Lane, an apparent public road, no record found;

**THENCE** North 89°55'16" West, along the southerly line of said 92.382-acre tract and generally along said Johnson Lane, a distance of 1,920.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 92.382-acre tract;

**THENCE** North 00°25'49" West, departing said Johnson Lane and along the westerly line of said 92.382-acre tract, a distance of 1,414.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** departing the westerly line of said 92.382-acre tract and crossing said 92.382-acre tract, the following courses and distances:

North 89°34'11" East, a distance of 917.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°14'29" West, a distance of 742.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 967.50 feet, a central angle of 01°54'03", and a chord bearing and distance of North 01°11'30" West, 32.10 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 32.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 02°08'32" West, a distance of 117.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 1,032.50 feet, a central angle of 01°54'03", and a chord bearing and distance of North 01°11'30" West, 34.25 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 34.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°14'29" West, a distance of 213.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°14'25" West, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°14'29" West, a distance of 67.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the northerly line of said 92.382-acre tract, same being in an asphalt road, known as Allred Road, an apparent public road, no record found;

**THENCE** North 89°45'38" East, along the northerly line of said 92.382-acre tract and generally along said Allred Road, a distance of 95.00 feet to a 1/2 inch iron rod disturbed found for the northernmost northeast corner of said 92.382-acre tract, common to the northwest corner of aforementioned 34.973-acre tract;

**THENCE** South 00°14'29" East, departing said Allred Road, along an easterly line of said 92.382-acre tract and along the westerly line of said 34.973-acre tract, a distance of 1,347.30 feet to a 3-inch metal fence corner post found for the southwest corner of said 34.973-acre tract and an inner ell corner of said 92.382-acre tract;

**THENCE** South 89°39'36" East, along a northerly line of said 92.382-acre tract and the southerly line of said 34.973-acre tract, a distance of 1,124.28 feet to the **POINT OF BEGINNING** and containing 66.686 acres (2,904,853 square feet) of land, more or less.

**OWNER'S DEDICATION**

STATE OF TEXAS §

COUNTY OF DENTON §

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT, Dentex Land, Cattle and Energy, L.P., does hereby adopt this plat designating the herein described property as BRIDLE RIDGE, an addition in Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, right-of-way dedications and other land rights 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 purpose 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 the 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.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

BY: **Dentex Land, Cattle and Energy, L.P.,**  
a Texas limited partnership

By: \_\_\_\_\_  
Signature

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, 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 he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

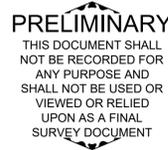
My Commission Expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, 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 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 137.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.

\_\_\_\_\_  
Michael B. Marx  
Registered Professional Land Surveyor No. 5181  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy, Suite 210  
Frisco, Texas 75034  
Phone 972-335-3580



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

**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 \_\_\_\_, 2026.

**CHAIRPERSON, PLANNING AND ZONING COMMISSION**

**CITY SECRETARY**

**FINAL PLAT  
BRIDLE RIDGE**

BLOCK A, LOTS 1X, 2-48 & 49X;  
BLOCK B, LOTS 1-11, 12X & 13-48;  
BLOCK C, LOTS 1X & 2-19; BLOCK D, LOTS 1-16;  
BLOCK E, LOTS 1X & 2-39; BLOCK F, LOTS 1-20

210 RESIDENTIAL LOTS  
5 HOA LOTS

**66.686 ACRES**

OUT OF THE  
B.B.B. & C.R.R.CO. SURVEY, ABSTRACT NO. 159  
CITY OF DENTON, DENTON COUNTY, TEXAS  
CITY PROJECT #FP25-0022  
PREPARED: FEBRUARY 2026

**Kimley»Horn**

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	FEB. 2026	063246303	7 OF 7

**OWNER:**  
Dentex Land, Cattle and Energy, LP,  
928 Tanglewood Dr. East, Irving, TX 75061  
Ph: 214-619-1901  
Contact: Alan Hughes

**DEVELOPER:**  
North Texas Land Development, LLC  
7666 Green Meadow Lane, Flower Mound, TX 75022  
Ph: 817-822-2334  
Contact: Chris Green

**ENGINEER:**  
Kimley-Horn & Associates, Inc.  
6160 Warren Pkwy, Suite 210 Frisco, TX 75034  
Ph: (972) 335-3580  
Contact: Scott Pangburn, P.E.

**SURVEYOR:**  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy, Suite 210 Frisco, TX 75034  
Ph: (972) 335-3580  
Contact: Michael Marx, RPLS



March 5, 2026

Michelle Reynolds  
City of Denton  
401 N. Elm Street  
Denton, Texas 76201

**Re: *Bridle Ridge Final Plat – (FP26-0006)***  
***30-Day Extension Request Letter***  
***Denton, Texas***

Dear Ms. Reynolds:

We request a 30-day extension of the review period for the above referenced project.

Please contact me at 972-704-1195 or [scott.pangburn@kimley-horn.com](mailto:scott.pangburn@kimley-horn.com) should you have any questions or need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott E. Pangburn'.

Scott E. Pangburn, P.E.



# City of Denton

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

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** March 18, 2026

### **SUBJECT**

Consider a request by Glenn Engineering on behalf of Responsive Education Solutions for a Final Plat of R.E.S Denton Addition. The approximately 20.92-acre property is generally located south of Vintage Boulevard, approximately 540 feet east of the I-35W Vintage Boulevard Ramp, in the City of Denton, Denton County, Texas. (FP26-0008, R.E.S Denton Addition, Julie Wyatt)

### **BACKGROUND**

The purpose of this Final Plat is to create two lots within Planned Development 139 (PD-139), which governs the permitted uses, lot dimensions, and associated development standards. Lot 1, Block A is intended to be developed in accordance with PD-139 and the approved Development Plan which depicts site details for a charter school. There are no current, approved plans for Lot 2, Block A; therefore, in order to develop, the property owner must either seek approval of a Development Plan or a rezoning request.

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

Date Application Filed:	February 16, 2026
Planning & Zoning Commission Meeting:	March 18, 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 requested extension could be granted to a date certain of April 8, 2026. 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 April 8, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

Date	Council, Board, Commission	Request	Action
March 5, 1991	City Council	Rezoning to PD-139	Approved (Ordinance 91-034)
September 7, 1999	City Council	Amendment to Concept Plan	Approved (Ordinance 1999-317)
May 14, 2002	City Council	Amendment to Concept Plan	Approved (Ordinance 2002-147)
September 17, 2019	City Council	Transition to 2019 DDC and established PD procedures	Approved (Ordinance DCA18-0009u)
September 15, 2020	City Council	Detailed Plan (PD20-0003)	Approved
November 18, 2025	City Council	Development Plan Amendment (PDA25-0002a)	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. 1st Extension Request

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Julie Wyatt, AICP  
Principal Planner

**Planning Staff Analysis**  
**FP26-0008, R.E.S Denton Addition**  
**District 4**  
**Planning & Zoning Commission**

**REQUEST:**

Final plat for an approximately 20.92-acre site

**APPLICANT:**

Glenn Engineering on behalf of Responsive Education Solutions

**RECOMMENDATION:**

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension, which could be granted to a date certain of April 8, 2026.

**Final Plat Approval Review Criteria**

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>1. Generally</b>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>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:</p> <ol style="list-style-type: none"> <li>1. All ROW dedications need to be dimensioned. No dimensions are provided for the amount of ROW dedication for this section. (FPC 3.1, DCM 5.3 and FPC 4.1)</li> <li>2. Bearings are needed for all proposed property boundaries. (FPC 2.10 and FPC 2.11)</li> <li>3. Sewer easements by separate instrument were shown on CEP25-0064. Ensure these are reflected in the plat if they have already been recorded. (FPC 3.8, DDC 8.4.4 and FPC 4.3)</li> <li>4. Provide the width of the dedicated ROW. Ensure that from road centerline towards the property there is total 67.5 ft ROW for the road.</li> </ol> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p>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:</p> <ol style="list-style-type: none"> <li>1. Add project number FP26-0008. (FPC. 2.2)</li> <li>2. Complete owner information on both pages. (FPC2.4)</li> <li>3. Revise to use standard Plat Notes, Owner's Dedication Blocks, and Signature Blocks.</li> <li>4. Remove CEP notes from Plat. (FPC 5.8)</li> <li>5. Ensure all existing easements are dimensioned. (FPC 3.6)</li> <li>6. Include specific dedication language for access, utility, and/or floodway/plain and drainage and/or detention easements. Restrictions of easements shall be described on the final plat and approved by the City. (FPC 6.2 and DDC 7.5.3.N)</li> <li>7. Provide a copy of the computer-generated closure report for the metes and bounds description. (FPC 5.2)</li> <li>8. Depict all overhead electric distribution and transmission line clearance zones intersecting or adjacent to the property. (FPC 2.19)</li> <li>9. Include all graphic symbols in the legend. (FPC 2.12)</li> <li>10. Include linetype in the legend. (FPC 2.12)</li> <li>11. The wrong checklist was used/uploaded. Please refer to <a href="https://www.cityofdenton.com/DocumentCenter/View/484/Final-Plat-Checklist-PDF">https://www.cityofdenton.com/DocumentCenter/View/484/Final-Plat-Checklist-PDF</a> for Final Plat requirements</li> <li>12. Confirm that property line type(s) for all easements are correct. It appears that the proposed electric/water/detention easement line is heavier than defined in the Legend. (FPC 1.4.)</li> </ol>			
<p><b>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.</b> <b>Findings:</b></p> <p>The Final Plat does not meet all applicable review criteria of DDC Section 2.6.4D as described herein. See criteria #2 and 15 for details.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><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 2.5-2.9 controls.</b> <b>Findings:</b></p> <p>There is no conflict.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>2. Prior Approvals</b>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 436 1040 974" style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Plat is consistent with the approved Development Plan PDA25-0002a. Prior to approval, the following comments must be addressed:</p> <ol style="list-style-type: none"> <li>1. CEP25-0064 shows a 20' public utility easement at the new property boundary. Clarify why this has been removed. (DDC 8.4.4)</li> <li>2. Easement boundaries appear to be different than what is shown on CEP25-0064. CEP25-0064 is currently under review and has not been approved. Ensure easements are updated and reflected once CEP25-0064 is approved. (DDC 8.4.4, DCM 4.12)</li> <li>3. Pending TPP and CEP25-0064 approval.</li> </ol> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>3. Consistent with Comprehensive Plan and Other Applicable Plans</b></p> <p><b>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</b></p> <p><b>Findings:</b></p> <div data-bbox="243 1146 1029 1350" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a. The decision-making authority shall weigh competing plan goals, policies, and strategies.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1488 1040 1816" style="border: 1px solid black; padding: 5px;"> <p>There are no competing plan goals, policies, and strategies for this site.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>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.</b>  <b>Findings:</b></p> <div data-bbox="253 331 1040 464" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
<b>4. Compliance with this DDC</b>			
<p><b>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</b>  <b>Findings:</b></p> <div data-bbox="253 667 1110 800" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat does not comply with the applicable DDC requirements as described herein. See Criteria #1, 2, and 15 for details.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</b>  <b>Findings:</b></p> <div data-bbox="253 934 1149 1045" style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Plat provides sufficient detail required for the submittal.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. Compliance with Other Applicable Regulations</b>			
<p><b>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.</b>  <b>Findings:</b></p> <div data-bbox="253 1318 1118 1524" style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Plat does not meet all criteria set forth by the Final Plat Checklist, authorized by DDC Subsection 2.6.4D.3. See Criteria #1, 2, and 15 for details.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>6. Consistent with Interlocal and Development Agreements</b>			
<p><b>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.</b>  <b>Findings:</b></p> <div data-bbox="253 1766 1115 1913" style="border: 1px solid black; padding: 5px;"> <p>There are no development agreements applicable to this Final Plat.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>7. Minimizes Adverse Environmental Impacts</b>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 472 1117 646" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8. Minimizes Adverse Impacts on Surrounding Property</b>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 856 1117 1031" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9. Minimizes Adverse Fiscal Impacts</b>			
<p><b>a. The proposed development should not result in significant adverse fiscal impacts on the city.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1213 1117 1367" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10. Compliance with Utility, Service, and Improvement Standards</b>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1675 1133 1871" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat does not comply with the applicable DDC requirements as described herein. See Criteria #1, 2, and 15 for details.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>11. Provides Adequate Road Systems</b>			
<p>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.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>The Final Plat has adequate road capacity and complies with this criterion.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. Provides Adequate Public Services and Facilities</b>			
<p>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.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>There is adequate capacity to serve the proposed development.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13. Rational Phasing Plan</b>			
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>There is no phasing plan associated with the proposed Final Plat.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

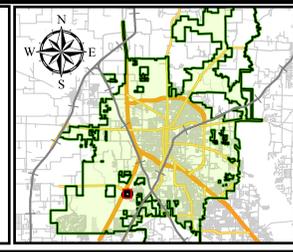
Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p><b>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>There is no approved preliminary plat associated with the proposed Final Plat.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p><b>15. Whether the development will substantially comply with all requirements of this DDC.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat does not comply with the applicable requirements of the Denton Development Code as described herein and as outlined below:</p> <ol style="list-style-type: none"> <li>1. The City's official ESA map shows Riparian Buffer Environmentally Sensitive Areas in the northeast corner. ESA compliance may be required. The FP will be denied pending further information.</li> </ol> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat does not comply with the applicable technical standards as described herein. See Criteria #1, 2, and 15 for details.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

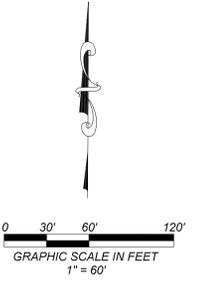
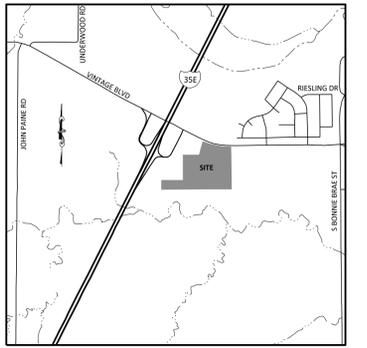
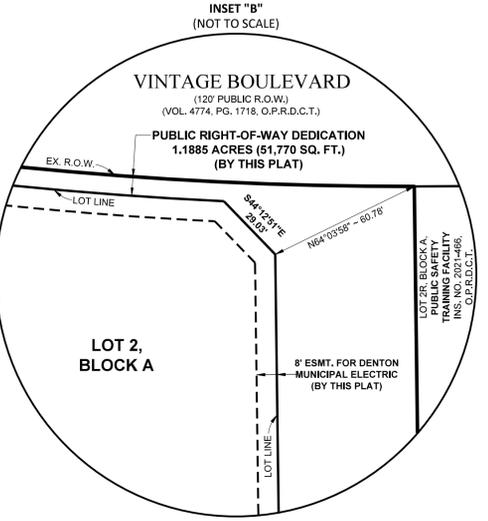
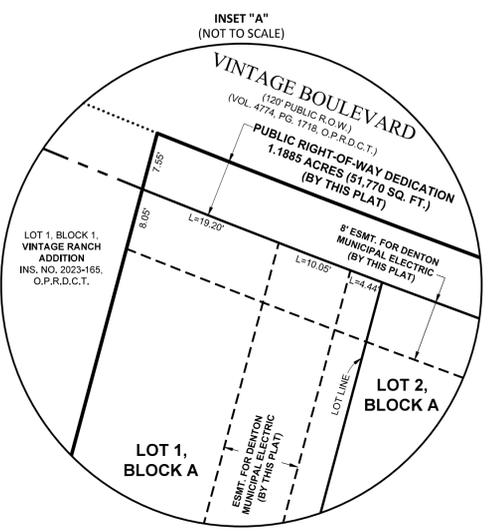
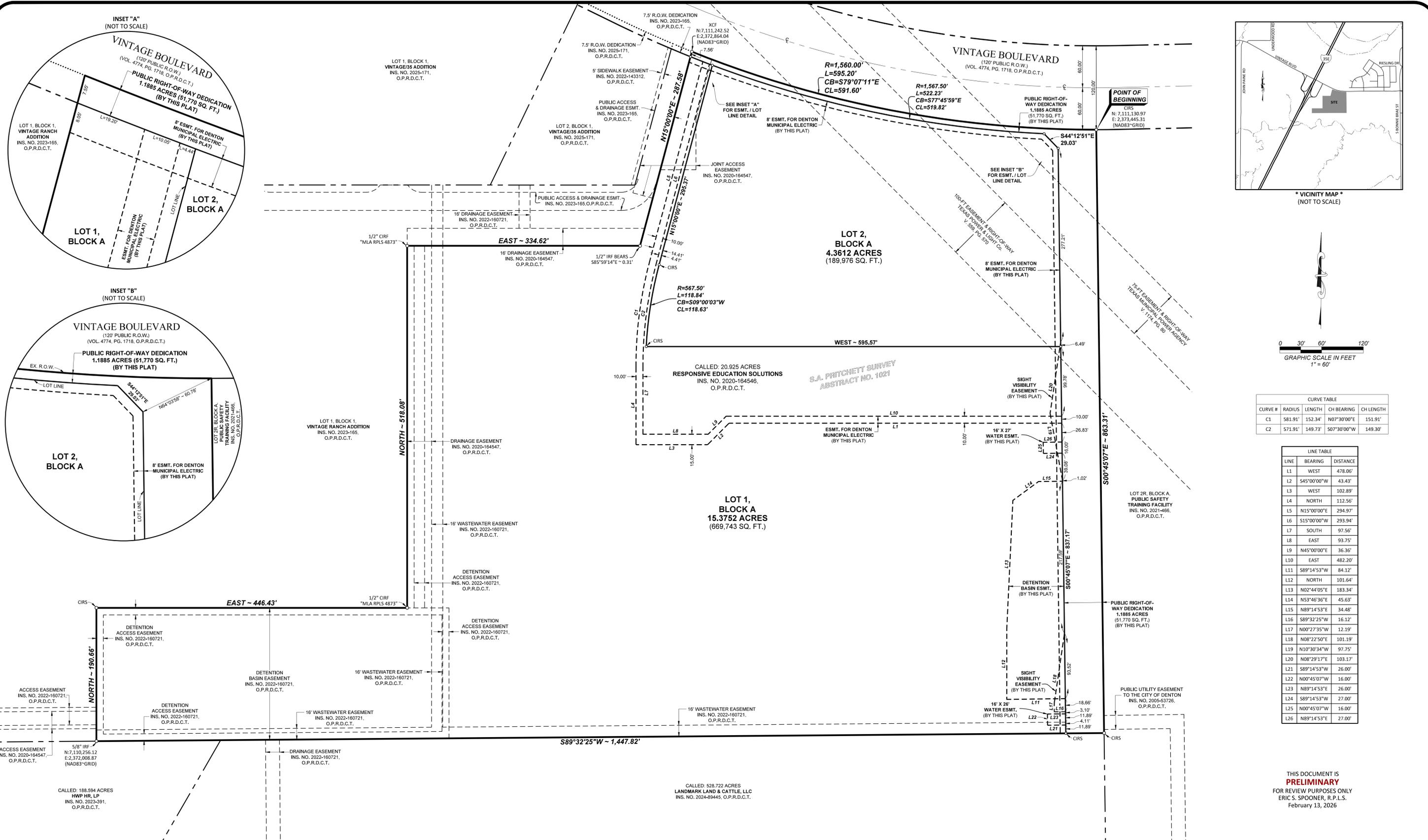
# FP26-0008 Aerial Site Location



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



"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."



**CURVE TABLE**

CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	581.91'	152.34'	N07°30'00"E	151.91'
C2	571.91'	149.73'	S07°30'00"W	149.30'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	WEST	478.06'
L2	S45°00'00"W	43.43'
L3	WEST	102.89'
L4	NORTH	112.56'
L5	N15°00'00"E	294.97'
L6	S15°00'00"W	293.94'
L7	SOUTH	97.56'
L8	EAST	93.75'
L9	N45°00'00"E	36.36'
L10	EAST	482.20'
L11	S89°14'53"W	84.12'
L12	NORTH	101.64'
L13	N02°44'05"E	183.34'
L14	N53°46'36"E	45.63'
L15	N89°14'53"E	34.48'
L16	S89°32'25"W	16.12'
L17	N00°27'35"W	12.19'
L18	N08°22'50"E	101.19'
L19	N10°30'34"W	97.75'
L20	N08°29'17"E	103.17'
L21	S89°14'53"W	26.00'
L22	N00°45'07"W	16.00'
L23	N89°14'53"E	26.00'
L24	S89°14'53"W	27.00'
L25	N00°45'07"W	16.00'
L26	N89°14'53"E	27.00'

- \* LEGEND \***
- CIRF IRON ROD FOUND WITH CAP
  - CIRS 5/8" IRON ROD WITH CAP STAMPED
  - IRF IRON ROD FOUND
  - XCF "X" CUT FOUND
  - CAB. CABINET
  - VOL. VOLUME
  - PG. PAGE
  - INS. NO. DENTON COUNTY CLERK'S INSTRUMENT NUMBER
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
  - L = 5.00' ARC LENGTH OF 5.00'
  - ESMT. EASEMENT
  - ⊕ CENTERLINE
  - EXISTING R.O.W. LINE
  - - - ADJOINER PROPERTY LINE
  - EASEMENTS
  - NEW LOT LINES
  - PROPERTY LINE

**NOTE: SEE SHEET 2 OF 2 FOR OWNER'S DEDICATION, OWNER'S CERTIFICATE, GENERAL NOTES, & SURVEYOR'S STATEMENT**

**OWNER:**  
RESPONSIVE EDUCATION SOLUTIONS  
1301 WATERS RIDGE DR  
LEWISVILLE, TX 75057  
PH: (972) 717-5151  
ATTN: \_\_\_\_\_

**ENGINEER:**  
GLENN ENGINEERING  
4500 FULLER DR, SUITE 220  
IRVING, TX 75038  
(972) 717-5151  
ATTN: MIKE GLENN



CITY OF DENTON  
PROJECT NO. FP-\_\_\_\_\_  
FINAL PLAT

**R.E.S. DENTON ADDITION**  
LOTS 1 & 2, BLOCK A

BEING A FINAL PLAT OF A 20.9249 ACRE TRACT OF LAND LOCATED IN THE S.A. PRITCHETT SURVEY, ABSTRACT NO. 1021, CITY OF DENTON, DENTON COUNTY, TEXAS, SAID 20.9249 ACRE TRACT OF LAND BEING ALL OF A CALLED 20.925 ACRE TRACT OF LAND CONVEYED TO RESPONSIVE EDUCATION SOLUTIONS, BY DEED THEREOF FILED FOR RECORD IN DENTON COUNTY CLERK'S INSTRUMENT NO. 2020-164546, O.P.R.D.C.T.

2 LOTS ~ 1 PUBLIC RIGHT-OF-WAY DEDICATION  
20.9249 ACRES  
February 2026

THIS DOCUMENT IS  
**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY  
ERIC S. SPOONER, R.P.L.S.  
February 13, 2026

**\* OWNER'S CERTIFICATION \***

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS RESPONSIVE EDUCATION SOLUTIONS is the sole owner of a 20.9249-acre tract of land located in the S.A. Pritchett Survey, Abstract No. 1021, City of Denton, Denton County, Texas, said 20.9249-acre tract of land being all of a called 20.925 acre tract of land conveyed to RESPONSIVE EDUCATION SOLUTIONS, by deed filed for record in Denton County Clerk's Instrument Number (Ins. No.) 2020-164546, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), said 20.9249-acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an "iron rod set") at the northeast property corner of the said 20.925-acre tract, same being the northwest lot corner of Lot 2R, Block A, Public Safety Training Facility, being an addition to the said City and State, according to the plat filed for record in Ins. No. 2021-466, O.P.R.D.C.T., said beginning point being on the south right-of-way line of Vintage Boulevard (a 120 feet wide public right-of-way, this portion of which being conveyed to the City of Denton, by deed thereof filed for record in Volume 4774, Page 1718, O.P.R.D.C.T.), said beginning point having a NAD83 Texas North Central Zone 4204 GRID coordinate of N:7,111,130.97 and E:2,373,445.31;

**THENCE** South 00°45'07" East, along the east property line of the said 20.925-acre tract, same being the west lot line of said Lot 2R, a distance of 863.31 feet to an iron rod set at the southeast property corner of the said 20.925-acre tract, same being the northeast property corner of a called 528.722 acre tract of land conveyed to Landmark Land & Cattle, LLC, by deed thereof filed for record in Ins. No. 2024-89445, O.P.R.D.C.T.;

**THENCE** South 89°32'25" West, along the south property line of the said 20.925-acre tract, in part along the north property line of the said 528.722-acre tract, and in part along the north property line of a called 188.594-acre tract of land conveyed to HWP HR, LP, by deed thereof filed for record in Ins. No. 2023-391, O.P.R.D.C.T., a distance of 1,447.82 feet to a 5/8-inch iron rod found at the southwest property corner of the said 20.925-acre tract, same being the most southerly southeast lot corner of Lot 1, Block 1, Vintage Ranch Addition, being an addition to the said City and State, according to the amended plat thereof filed for record in Ins. No. 2023-165, O.P.R.D.C.T.;

**THENCE** along the westerly property lines of the said 20.925-acre tract, same being the easterly lot lines of said Lot 1, the following courses and distances:

NORTH, a distance of 190.66 feet to an iron rod set;

EAST, a distance of 446.43 feet to a 1/2-inch iron rod with a cap stamped "MLA RPLS 4873" found;

NORTH, a distance of 518.08 feet to a 1/2-inch iron rod with a cap stamped "MLA RPLS 4873" found;

EAST, a distance of 334.62 feet to an interior northwest property corner of the said 20.925-acre tract, same being a southeast lot corner of said Lot 1, from which a 1/2-inch iron rod found bears South 85°59'14" East, a distance of 0.31 feet;

North 15°00'00" East, a distance of 287.58 feet to an X-Cut found at the most northerly northwest property corner of the said 20.925-acre tract, same being the northeast corner of a 7.5 feet wide public right-of-way dedicated by the said plat of Vintage Ranch Addition, said X-cut found being on the said south right-of-way line of Vintage Boulevard, and being at the beginning of a non-tangent curve to the left having a radius of 1,560.00 feet;

**THENCE** along the north property line of the said 20.925 acre tract and along the said right-of-way line, along said curve to the left, an arc length of 595.20 feet, and across a chord which bears South 79°07'11" East, a chord length of 591.60 feet, to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **20.9249 acres (911,489 square feet)** of land, more or less.

**\* GENERAL NOTES \***

- The bearings and distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as shown on Map No. 48121C0370G; map revised April 18, 2011, for Denton County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This plat was prepared without the benefit of a copy of a current Commitment for Title Insurance prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- All property corners are monument with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.
- 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 withholding of utilities and building permits.
- Discharge from any detention pond outfall or storm drain outfall may require an offsite drainage easement to accommodate the flow. If an offsite drainage easement is required, a study shall be made of the off-site property to determine the size of the drainage easement to accommodate flow.
- The minimum finished floor elevation shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor data shall be stated as mean sea level rather than relative based on NAVD 1988 datum.
- The City of Denton has adopted the National Electric Safety Code (The "Code"). The code general prohibits structures within 17.5 feet on either side of the centerline 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 of structures within these clearance areas. Contact the Building Official with specific questions.
- Taps made to existing waterlines or relocation of Fire Hydrants shall be done by the City of Denton at the expense of the Contractor. Contact Kent Conkle with the Water Department at 940-349-7167.
- Water and Wastewater service for this subdivision to be provided by City of Denton.
- Acceptance of the drainage features identified on the Preliminary Plat are subject to change during the final plat process and do not constitute subsequent approval of same. The City reserves the right to require additional data or studies to ensure compliance with City of Denton Subdivision and Land Regulations, Stormwater Design Criteria Manual and Comprehensive Master Drainage Plan.
- Private improvements shall not encroach onto existing public or private easements.
- The City and County, including their agents and employees, have the right of immediate access to the Common Areas at all times, if necessary, for the welfare or protection of the public, to enforce City/County ordinances, or to improve the appearance of or to preserve public property, public easements, or public rights of way. If the Association fails to maintain the Common Areas to a standard acceptable to the County or City, the County or City may give the Association a written demand for maintenance. If the Association fails or refuses to perform the maintenance within a reasonable period of time after receiving the County's/City's written demand (at least 90 days), the County or City may maintain the Common Areas at the expense of the Association after giving written notice of its intent to do so to the Association. The County or City may give its notices and demands to any officer, director, or agent of the Association, or alternatively, to each owner of a Lot as shown on the County's tax rolls. To fund the County's or City's cost of maintaining the Common Areas, the County or City may levy assessments against the lots and owners in the same manner as if the Association levied a special assessment. The rights of the County or City under this Section are in addition to other rights and remedies provided by law.
- A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4, must be met prior to the release of any permits.
- The purpose of this plat is to create 2 Lots, and to dedicate right-of-way and easements necessary for development.

**NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:**

THAT, RESPONSIVE EDUCATION SOLUTIONS is the owner of the herein described tract of land, and does accept this as its plan for subdividing into lots and blocks and does hereby dedicate to the public forever the streets and easement shown hereon.

RESPONSIVE EDUCATION SOLUTIONS

\_\_\_\_\_  
Duly Authorized Agent Date

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of Denton.

Surveyed on the ground during the month of November, 2025.

THIS DOCUMENT IS  
**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY  
ERIC S. SPOONER, R.P.L.S.  
February 13, 2026

\_\_\_\_\_  
Eric S. Spooner, R.P.L.S. Date  
Texas Registration No. 5922

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public, State of Texas

TREE TABLE		
LOT	BLOCK	INCHES
1	A	???
2	A	???

There is a total of \_\_\_\_\_ inches of dbh of protected trees to be preserved on the site. Future land disturbing activity shall not impact and/or damage trees marked for Preservation on the accompanying Preservation Plan. No permits for construction activity shall be issued for this property until the required tree protection measures per Section 7.7.4.D of the Development Code of the City of Denton are in place. Preserved trees are located on:

**\* CERTIFICATE OF APPROVAL \***

Approved this the \_\_\_\_\_ day of \_\_\_\_\_, 2026 by the Planning and Zoning Commission of the City of Denton, Texas.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
City Secretary

OWNER:

RESPONSIVE EDUCATION SOLUTIONS  
1301 WATERS RIDGE DR  
LEWISVILLE, TX 75057  
PH: (\_\_\_\_\_) \_\_\_\_\_  
ATTN: \_\_\_\_\_

ENGINEER

GLENN ENGINEERING  
4500 FULLER DR, SUITE 220  
IRVING, TX 75038  
(972) 717-5151  
ATTN: MIKE GLENN

SURVEYOR:



309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 686-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FRM NO. 10054900/S&A 20079 2/13/26  
ATTN: ERIC SPOONER

CITY OF DENTON  
PROJECT NO. FP \_\_\_\_\_  
FINAL PLAT

**R.E.S. DENTON ADDITION**  
LOTS 1 & 2, BLOCK A

BEING A FINAL PLAT OF A 20.9249 ACRE TRACT OF LAND LOCATED IN THE S.A. PRITCHETT SURVEY, ABSTRACT NO. 1021, CITY OF DENTON, DENTON COUNTY, TEXAS, SAID 20.9249 ACRE TRACT OF LAND BEING ALL OF A CALLED 20.925 ACRE TRACT OF LAND CONVEYED TO RESPONSIVE EDUCATION SOLUTIONS, BY DEED THEREOF FILED FOR RECORD IN DENTON COUNTY CLERK'S INSTRUMENT NO. 2020-164546, O.P.R.D.C.T.

2 LOTS ~ 1 PUBLIC RIGHT-OF-WAY DEDICATION  
20.9249 ACRES  
February 2026



March 5, 2026

City of Denton  
Department of Development Services  
Planning Division  
Attn: Julie Wyatt  
401 North Elm  
Denton, Texas 76201

Project Name: FP26-0008 Responsive Education K-8<sup>th</sup> Grade Center

We are requesting Option 2: a Request for a 30-day extension to be reviewed at the March 18<sup>th</sup> P&Z meeting and resubmit at the next eligible platting submittal deadline of March 16<sup>th</sup> for the April 8<sup>th</sup> Planning and Zoning meeting.

If you have any questions, please feel free to give me a call at 972-717-5151.

Sincerely,

**GLENN ENGINEERING CORPORATION**

A handwritten signature in black ink, appearing to read "Bob Howman", with a long horizontal flourish extending to the right.

Robert Howman  
Senior Project Manager



# City of Denton

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

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** March 18, 2026

### **SUBJECT**

Consider a request by Triangle Engineering on behalf of the property owner, Jay Ambe Denton, LLC, for a Final Plat of the Ambe Addition. The approximately 2.23-acre site is generally located on the west side of I35 approximately 2,070 feet north of Jim Christal Road in the City of Denton, Denton County, Texas. (FP26-0005, Ambe Addition, Ashley Ekstedt)

### **BACKGROUND**

The purpose of this Final Plat is to create one commercial lot to develop a hotel use and dedicate easements.

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

Date Application Filed:	February 16, 2026
Planning & Zoning Commission Meeting:	March 18, 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 an additional 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 requested extension could be granted to a date certain of April 8, 2026. 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 April 8, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

Date	Council, Board, Commission	Request	Action
October 26, 1965	City Council	Annexation	Approved
October 2019	City Council	Zoning transition from IC-E to LI	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

FP26-0005/Ambe Addition

District 3

Planning & Zoning Commission

**REQUEST:**

Final plat for an approximately 2.23-acre site

**APPLICANT:**

Triangle Engineering on behalf of the property owner, Jay Ambe Denton, LLC

**RECOMMENDATION:**

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension, which could be granted to a date certain of April 8, 2026.

## Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>1. Generally</b>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>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:</p> <ol style="list-style-type: none"> <li>1. Add drainage and detention note. (FPC 6.2)</li> <li>2. Revise note 8 and note 20 to meet standard plat notes list. Add note 35. (FPC 5.8)</li> <li>3. Revise line types in legend. (FPC 2.12)</li> <li>4. Depict all overhead lines and clearance zones. (FPC 2.19)</li> <li>5. Revise electric easement widths. (FPC 3.10)</li> <li>6. Revise public utility easement widths. (FPC 3.8)</li> <li>7. Show all existing and proposed easements. (FPC 3.6)</li> <li>8. Add phone number for property owner. (FPC 2.4)</li> <li>9. Provide 3x3 space in corner for recording stamp. (FPC 2.21)</li> <li>10. Add project number to title block. (FPC 2.2)</li> <li>11. Revise approval block to P&amp;Z approval. (FPC 5.5)</li> <li>12. Centerline and dimension ROW. (FPC 3.13)</li> <li>13. Relabel public access easement. (FPC 6.2)</li> <li>14. Label POB in decimal degrees. (FPC 2.9)</li> </ol> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>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.</b>  <b>Findings:</b></p> <div data-bbox="253 300 1040 436" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat does not meet all applicable review criteria of DDC Section 2.6.4D as described herein. See criterion #15 for details.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><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 2.5-2.9 controls.</b>  <b>Findings:</b></p> <div data-bbox="253 606 1040 709" style="border: 1px solid black; padding: 5px;"> <p>There is no conflict.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. Prior Approvals</b>			
<p><b>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.</b>  <b>Findings:</b></p> <div data-bbox="253 982 1040 1320" style="border: 1px solid black; padding: 5px;"> <p>Civil Engineering Plans (CEP25-0059) must be approved prior to Final Plat approval (DDC 2.6.4C.2.d).</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>3. Consistent with Comprehensive Plan and Other Applicable Plans</b>  <b>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</b>  <b>Findings:</b></p> <div data-bbox="243 1493 1029 1707" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a. The decision-making authority shall weigh competing plan goals, policies, and strategies.</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>There are no competing plan goals, policies, and strategies for this site.</p> </div>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>Not applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
<p><b>4. Compliance with this DDC</b></p>			
<p><b>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat does not comply with the applicable DDC requirements as described herein:</p> <ol style="list-style-type: none"> <li>1. Final Plat Review must have a CEP approved prior to approval(DDC 2.6.4C.2.d).</li> </ol> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Plat provides sufficient detail required for the submittal.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5. Compliance with Other Applicable Regulations</b></p>			
<p><b>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.</b></p> <p><b>Findings:</b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
The proposed Final Plat does meet all criteria set forth by the Final Plat Checklist, authorized by DDC Subsection 2.6.4D.3.				
<b>6. Consistent with Interlocal and Development Agreements</b>				
<b>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.</b> <b>Findings:</b>				
There are no development agreements applicable to this Final Plat.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>7. Minimizes Adverse Environmental Impacts</b>				
<b>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.</b> <b>Findings:</b>				
Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8. Minimizes Adverse Impacts on Surrounding Property</b>				
<b>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.</b> <b>Findings:</b>				
Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9. Minimizes Adverse Fiscal Impacts</b>				
<b>a. The proposed development should not result in significant adverse fiscal impacts on the city.</b> <b>Findings:</b>				
Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

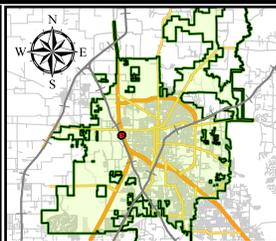
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>10. Compliance with Utility, Service, and Improvement Standards</b>			
<p>a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.</p> <p><b>Findings:</b></p> <div data-bbox="253 506 1133 632" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat complies with the applicable DDC requirements as described herein.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11. Provides Adequate Road Systems</b>			
<p>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.</p> <p><b>Findings:</b></p> <div data-bbox="253 873 1117 968" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat has adequate road capacity and complies with this criterion.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. Provides Adequate Public Services and Facilities</b>			
<p>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.</p> <p><b>Findings:</b></p> <div data-bbox="253 1339 1101 1402" style="border: 1px solid black; padding: 5px;"> <p>There is adequate capacity to serve the proposed development.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13. Rational Phasing Plan</b>			
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p><b>Findings:</b></p> <div data-bbox="253 1682 1101 1776" style="border: 1px solid black; padding: 5px;"> <p>There is no phasing plan associated with the proposed Final Plat.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p><b>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</b></p> <p><b>Findings:</b></p> <div data-bbox="204 300 1037 405" style="border: 1px solid black; padding: 5px;"> <p>There is no approved preliminary plat associated with the proposed Final Plat.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>15. Whether the development will substantially comply with all requirements of this DDC.</b></p> <p><b>Findings:</b></p> <div data-bbox="204 541 1024 684" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat does not comply with the applicable requirements of the Denton Development Code as detailed in Criterion 4.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.</b></p> <p><b>Findings:</b></p> <div data-bbox="204 825 1078 995" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat complies with the applicable technical standards of the Denton Development Code.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# FP26-0005 Aerial Site Location



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



\*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.



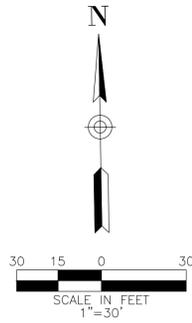
VICINITY MAP  
SCALE: 1"=2000'

LEGEND

D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS  
P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS  
C.M. CONTROLLING MONUMENT  
CABINET AND SLIDE  
DOC. NO. DOCUMENT NUMBER  
VOL., PG. VOLUME AND PAGE

— SUBJECT PROPERTY LINE  
- - - ADJOINING PROPERTY LINE  
- - - EXISTING EASEMENT LINE  
- - - PROPOSED EASEMENT LINE

● FOUND/SET MONUMENT (SEE LABEL)

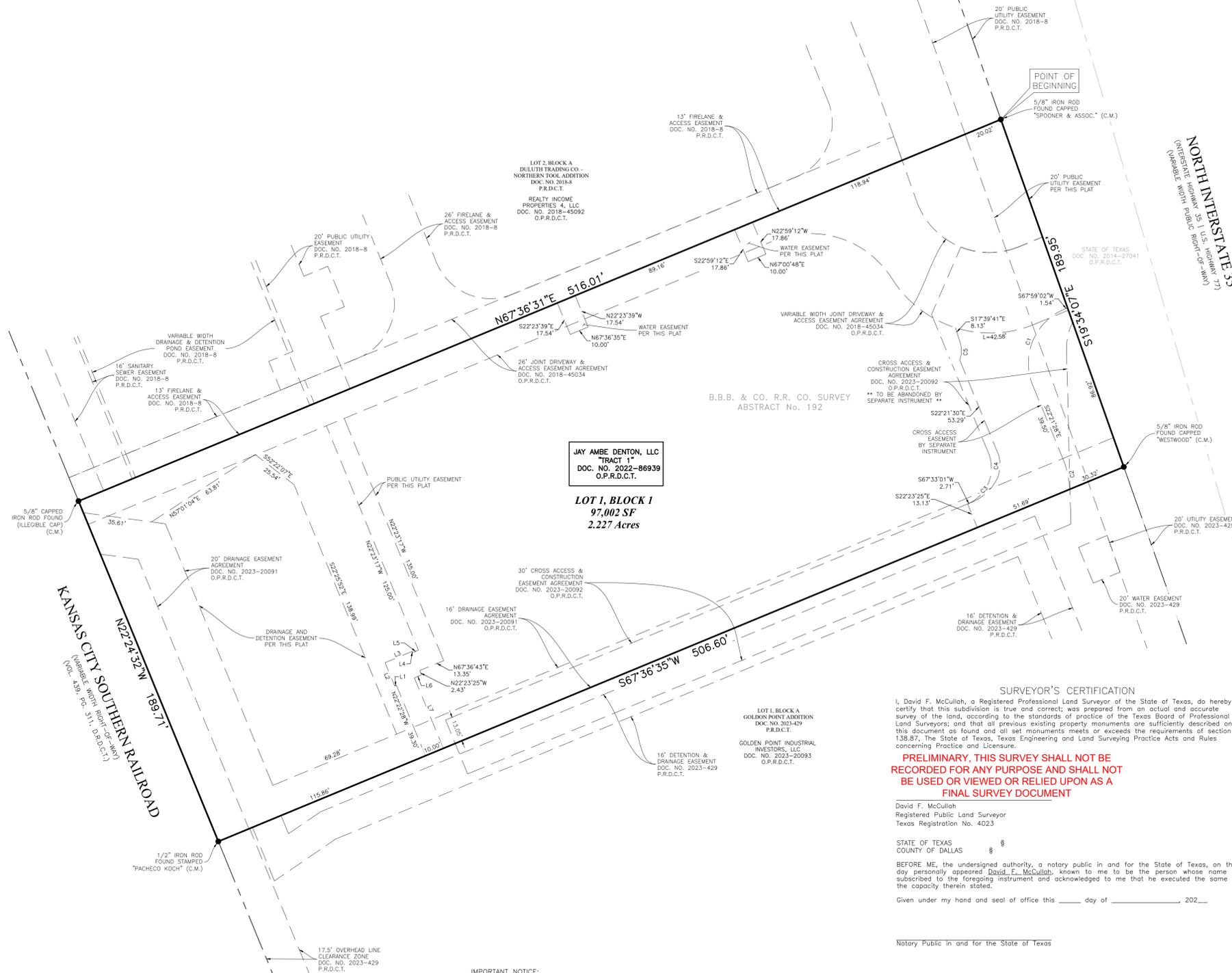


Line #	Distance	Bearing
L1	1.00'	S67°27'38"W
L2	13.00'	N22°23'25"W
L3	15.00'	N67°26'56"E
L4	0.61'	S22°23'25"E
L5	3.35'	N67°36'43"E
L6	4.00'	N67°36'35"E
L7	39.30'	N22°22'28"W

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	49.20'	30.10'	093°38'27"	S21°10'43"W	43.90'
C2	15.85'	45.00'	020°11'07"	S12°15'54"E	15.77'
C3	18.59'	25.55'	041°41'07"	S46°06'32"W	18.18'
C4	11.48'	19.10'	034°26'44"	S02°53'40"W	11.31'
C5	9.03'	12.26'	042°10'01"	S01°45'43"W	8.82'

PLAT NOTES

- The purpose of this Final Plat is to create 1 commercial lot.
- Elevations used for delineating contour lines are based upon NAVD 1988 datum.
- The bearings and grid coordinates shown on this plat are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD83), 2011. The distances shown hereon represent surface volumes using a surface adjustment factor of 1.000150630 to scale from grid to surface.
- This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by Freedom Title, et al., 21059665ND-S, effective date June 7, 2021. The surveyor has not abstracted the above property.
- This plat lies wholly within the City Limits of Denton and Denton County.
- 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.
- Approval of this plat will expire two years from Planning and Zoning Commission approval is not recorded in the Real Property Records of the County of Denton.
- All gas, petroleum or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown.
- All landscaping and structures, including fences, on or adjacent to easements and at intersection shall conform to the City of Denton and AASHTO site distance requirements for motorists.
- 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:
  - The driveway shall be joined at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
  - There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
  - No pavement shall be constructed on a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
- 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.
- Encroachment of private improvements into public easements shall not be permitted.
- There was no observed evidence of any protected trees on the subject property at the time of this survey. 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.
- Sidewalks shall be constructed as required by the Transportation Criteria Manual and Section 7.8.11 of the Design Standards of the City of Denton, except in the case of streets where a payment in lieu of construction agreement per DCC 7.8.7d has been approved by the City of Denton. Prior to the acceptance of streets within the subdivision by the City of Denton, sidewalks shall be constructed by the developer along all streets where non-residential construction will not front or Commercial building developers shall construct sidewalks along streets on which non-residential construction front and along streets on which non-residential construction side before certificates of occupancy will be issued.
- Wastewater utility service will be provided by City of Denton.
- Water utility service will be provided by City of Denton.
- All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
- Flood Statement: I have reviewed the FEMA Flood Insurance Rate Map for the City of Denton, Community Number Number 480194 effective date 04-18-2011 and that map indicates as shaded, that this property is within "Non-Shaded Zone X" defined as "areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 481210370 G of said map.
- Vertical datum used for the minimum finished floor elevations is NAVD83 and is the same as the datum used to establish 100-year base flood elevations.
- The minimum finished floor elevations shall be provided when a building permit application is submitted. The vertical datum used for the minimum finished floor elevations shall be the same as the datum used to establish 100-Year base flood elevations.
- This Addition lies within unshaded zone map X, map number 4812103600, dated 04/18/2011.
- This property is subject to zoning by City of Denton ordinance on all regulations set forth therein.
- 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.
- 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.
- Property owners are responsible for the maintenance of the facilities located within the access easement(s).
- All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.



JAY AMBE DENTON, LLC  
TRACT 1  
DOC. NO. 2022-86939  
O.P.R.D.C.T.

LOT 1, BLOCK 1  
97,002 SF  
2.227 Acres

**SURVEYOR'S CERTIFICATION**  
I, David F. McCullah, 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 previous existing property monuments are sufficiently described on this document as found and all set monuments meets or exceeds the requirements of section 138.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.

**PRELIMINARY. 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 Public Land Surveyor  
Texas Registration No. 4023

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared 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

STATE OF TEXAS  
COUNTY OF DENTON

WHEREAS Jay Ambe Denton LLC are the owners of a 2.227 acre tract of land situated in the BBB&CO RR Co. Survey, Abstract No. 192, in Denton County, Texas, being that same tract of land conveyed to Jay Ambe Denton, LLC by deed recorded in Document No. 2022-86939 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a cap stamped "Spooners & Associates" for corner, said point being the East corner of Lot 2, Duluth Trading Co. Northern Tool Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2018-8, Plat Records of Denton County, Texas (P.R.D.C.T.), same being the North corner of said Jay Ambe Denton, LLC tract and lying on the Southwest right-of-way line of Interstate Highway 35 (Service Road) (variable width right-of-way);

THENCE South 19 Degrees 34 Minutes 07 Seconds East, with the Southwest right-of-way line of said Interstate Highway 35, a distance of 189.95 feet to a 5/8 inch iron rod found with a cap stamped "Westwood" for corner, said point being the North corner of Lot 1, Block A of Golden Point Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2023-429, P.R.D.C.T., same being the East corner of said Jay Ambe Denton, LLC tract;

THENCE South 67 Degrees 36 Minutes 35 Seconds West, departing the Southwest right-of-way line of said Interstate Highway No. 35, with the North line of said Golden Point Addition, a distance of 506.60 feet to a 1/2 inch iron rod found with a cap stamped "Pacheco Koch" for corner, said point being the West corner of said Golden Point Addition, same being the South corner of said Jay Ambe Denton, LLC tract and lying on the Northeast right-of-way line of the Kansas City Southern Railroad (variable width right-of-way);

THENCE North 22 Degrees 24 Minutes 32 Seconds West, with the Northeast right-of-way line of said railroad, a distance of 189.71 feet to a 5/8 inch iron rod found with an illegible cap for corner, said point being the West corner of said Jay Ambe Denton, LLC tract, same being the South corner of said Lot 2;

THENCE North 67 Degrees 36 Minutes 31 Seconds East, departing the Northeast right-of-way line of said railroad, with the South line of said Lot 2, a distance of 516.01 feet to the POINT OF BEGINNING and containing 97,002 square feet or 2.227 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Jay Ambe Denton LLC acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as **AMBE ADDITION, LOT 1, BLOCK 1**, 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: JAY AMBE DENTON LLC

BY: \_\_\_\_\_  
Signature — Authorized Representative Date

Printed Name & Title

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 he 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

**CERTIFICATE OF APPROVAL**  
This is to certify that this plat is a conveyance 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Director of Development Services  
City Secretary

**FINAL PLAT  
LOT 1, BLOCK 1  
AMBE ADDITION**

BEING 2.227 ACRES  
OUT OF THE B.B.B. & CO. R.R. CO. SURVEY  
ABSTRACT NO. 192  
CITY OF DENTON  
DENTON COUNTY, TEXAS  
JANUARY 2026



359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321  
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting  
Date: 2026.01.22 Project No.: TR-49-25

OWNER/DEVELOPER  
Jay Ambe Denton, LLC  
800 Six Flags Drive,  
Arlington, Texas 76011

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

March 5, 2026

City of Denton  
Development Services Department  
401 N. Elm Street  
Denton, Texas 76201

**Re: Request for 30-Day Extension – Final Plat Approval Project Name: LivSmart by Hilton  
Case/Application No.: FP26-0005**

Dear Planning and Development Services Staff,

I formally request a thirty (30) day extension for the review and approval of the above-referenced Final Plat application. Additional time is needed to allow us to adequately address outstanding review comments, coordinate with our engineer and surveyor to incorporate necessary revisions to the plat documents and ensure that all technical requirements are fully satisfied prior to resubmittal. We want to ensure that the Final Plat meets all applicable City of Denton standards and that our submission is complete and accurate.

If you require any additional information or documentation to process this request, please do not hesitate to contact us.

Thank you for your consideration of this request.

Sincerely,

*Areddy*

Akhila Reddy, P.E.  
Triangle Engineering LLC

**TEXAS SECRETARY of STATE**  
**JANE NELSON**

**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

**Filing Number:** 804548195      **Entity Type:** Domestic Limited Liability Company (LLC)  
**Original Date of Filing:** May 2, 2022      **Entity Status:** In existence  
**Formation Date:** N/A  
**Tax ID:** 32084380107      **FEIN:**  
**Duration:** Perpetual  
  
**Name:** JAY AMBE DENTON LLC  
**Address:** 800 SIX FLAGS DR  
ARLINGTON, TX 76011-5122 USA

<a href="#">REGISTERED AGENT</a>	<a href="#">FILING HISTORY</a>	<a href="#">NAMES</a>	<a href="#">MANAGEMENT</a>	<a href="#">ASSUMED NAMES</a>	<a href="#">ASSOCIATED ENTITIES</a>	<a href="#">INITIAL ADDRESS</a>
<b>Name</b>	<b>Address</b>					<b>Inactive Date</b>
Hiren Patel	800 Six Flags Dr Arlington, TX 76011 USA					

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

**DCM:** Cassey Ogden

**DATE:** March 18, 2026

### SUBJECT

Consider a request by Richard Stroup for approval of a Final Replat of Lots 1R-1 & Lots 1R-2, Block A Triptych Addition. The 9.873-acre lot is generally located on the east side of N Locust St (FM 2164), and approximately 4,820 feet north of Loop 288 in the City of Denton, Denton County, Texas. (MR25-0017, Triptych Addition, Matt Bodine)

### BACKGROUND

The purpose of the Final Replat is to create two lots of record from one lot. Lot 1R-1 is within City of Denton limits and Lot 1R-2 is in the City's Extraterritorial Jurisdiction (ETJ) 1. The lot in City limits is undeveloped, and it has street frontage along N Locust St (FM 2164). The other lot has a residential structure on the property, and it has access to N Locust St by means of a 23-foot-wide existing access easement on both lot's northern border. Each lot meets the lot size requirements for approval of onsite water and wastewater facilities. Pursuant to DDC Subsection 8.3.2.C.2, up to three residential lots may access a public road by means of a flag drive within a private access easement. Currently there are 12 existing properties that have sole access to public right-of-way via the previously mentioned private access easement which would serve the proposed lots. To develop the site as proposed, a Subdivision Variance from DDC Subsection 8.3.2.C.2 will be required.

A portion of the subject property is in the City of Denton's ETJ 1. All of the City of Denton's regulations, including zoning and land use authority apply to the lot within City limits. While the City's subdivision regulations are applicable in the ETJ, the City has no zoning authority or land use authority in the ETJ. Additionally, building permit review for property in the ETJ is under the jurisdiction of Denton County.

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

Date Application Filed:	December 16, 2025
Days in Review:	21 Days
Date Withdrawn:	January 6, 2026
Resubmitted:	February 16, 2026
Planning and Zoning Commission Meeting:	March 18, 2026
Days in Review:	30 Days

This is the **first extension request** for this item.

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699. The applicant has requested an

additional 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (see Exhibit 5). The requested extension could be granted to a date certain of April 8, 2026. The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

**OPTIONS**

1. Approve requested extension
2. Approve as submitted
3. Deny with reasons

**RECOMMENDATION**

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of April 8, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

Date	Council, Board, Commission	Request	Action
February 8, 2017	Planning and Zoning Commission	Final Plat (FP16-0044)	Plat Approved

**PUBLIC OUTREACH**

No public outreach is required for a Final Replat.

**DEVELOPER ENGAGEMENT DISCLOSURES**

No developer contact disclosures have been provided to staff from members of this body as of the issuance of this report.

**EXHIBITS**

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Final Replat
5. Extension Letter Request

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Matt Bodine  
Assistant Planner

# Planning Staff Analysis

MR25-0017/ Triptych Addition

City Council District 2 & ETJ 1

Planning & Zoning Commission

**REQUEST:**

Final Replat for an approximately 9.873-acre site.

**APPLICANT:**

Property owner, Richard Stroup.

**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 to a date certain of April 8, 2026.

## Final Replat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>1. Generally</b>			
<p><b>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.</b></p> <p><b>Findings:</b>  <div style="border: 1px solid black; padding: 5px; width: fit-content;">                     The Final Replat does not meet all applicable review criteria. See Criterion 4, and 10-12.                 </div> </p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>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.</b></p> <p><b>Findings:</b>  <div style="border: 1px solid black; padding: 5px; width: fit-content;">                     The Final Replat does not meet all applicable review criteria of DDC Section 2.6.7D as described herein. See Criteria 15.                 </div> </p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><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 2.5-2.9 controls.</b></p> <p><b>Findings:</b>  <div style="border: 1px solid black; padding: 5px; width: fit-content;">                     There is no conflict.                 </div> </p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2. Prior Approvals</b>			
<p><b>a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development</b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p>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.</p> <p><b>Findings:</b></p> <div data-bbox="253 367 1040 436" style="border: 1px solid black; padding: 5px;"> <p>The Final Replat is compliant with this criterion.</p> </div>			
<p><b>3. Consistent with Comprehensive Plan and Other Applicable Plans</b>  <b>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</b></p> <p><b>Findings:</b></p> <div data-bbox="243 642 1029 785" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a. The decision-making authority shall weigh competing plan goals, policies, and strategies.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 957 1040 1064" style="border: 1px solid black; padding: 5px;"> <p>There are no competing plan goals, policies, and strategies for this site.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1268 1040 1373" style="border: 1px solid black; padding: 5px;"> <p>The overall goals of the Comprehensive Plan are met with the proposed Final Replat.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
<p><b>4. Compliance with this DDC</b></p>			
<p><b>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1612 1149 1682" style="border: 1px solid black; padding: 5px;"> <p>The Final Replat is not compliant with this criterion. See Criteria 15.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</b></p> <p><b>Findings:</b>  <div data-bbox="253 331 1149 401" style="border: 1px solid black; padding: 2px;">The Final Replat was submitted at an adequate level of detail.</div> </p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. Compliance with Other Applicable Regulations</b>			
<p><b>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.</b></p> <p><b>Findings:</b>  <div data-bbox="253 701 1117 770" style="border: 1px solid black; padding: 2px;">The Final Replat is compliant with this criterion.</div> </p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6. Consistent with Interlocal and Development Agreements</b>			
<p><b>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.</b></p> <p><b>Findings:</b>  <div data-bbox="253 1045 1117 1157" style="border: 1px solid black; padding: 2px;">There are no development agreements applicable to this proposed Final Replat.</div> </p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>7. Minimizes Adverse Environmental Impacts</b>			
<p><b>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.</b></p> <p><b>Findings:</b>  <div data-bbox="253 1455 1117 1566" style="border: 1px solid black; padding: 2px;">Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div> </p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8. Minimizes Adverse Impacts on Surrounding Property</b>			
<p><b>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.</b></p> <p><b>Findings:</b>  <div data-bbox="253 1801 1117 1913" style="border: 1px solid black; padding: 2px;">Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div> </p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>9. Minimizes Adverse Fiscal Impacts</b>			
<p data-bbox="207 275 1154 338"><b>a. The proposed development should not result in significant adverse fiscal impacts on the city.</b></p> <p data-bbox="256 373 375 405"><b>Findings:</b></p> <div data-bbox="256 405 1117 506" style="border: 1px solid black; padding: 5px;"> <p data-bbox="272 422 1101 485">Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10. Compliance with Utility, Service, and Improvement Standards</b>			
<p data-bbox="207 585 1154 747"><b>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.</b></p> <p data-bbox="256 783 375 814"><b>Findings:</b></p> <div data-bbox="256 814 1133 884" style="border: 1px solid black; padding: 5px;"> <p data-bbox="272 831 1084 863">The Final Replat is not compliant with this criterion. See Criteria 12.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>11. Provides Adequate Road Systems</b>			
<p data-bbox="207 947 1154 1108"><b>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.</b></p> <p data-bbox="256 1144 375 1176"><b>Findings:</b></p> <div data-bbox="256 1176 1117 1325" style="border: 1px solid black; padding: 5px;"> <p data-bbox="272 1192 1036 1255">The Final Replat is not compliant with this criterion as explained below:</p> <ol data-bbox="321 1283 1003 1314" style="list-style-type: none"> <li data-bbox="321 1283 1003 1314">1. A section of ROW reservation needs to be dedication.</li> </ol> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>12. Provides Adequate Public Services and Facilities</b>			
<p data-bbox="207 1398 1154 1633"><b>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.</b></p> <p data-bbox="256 1669 375 1701"><b>Findings:</b></p> <div data-bbox="256 1701 1101 1892" style="border: 1px solid black; padding: 5px;"> <p data-bbox="272 1717 1036 1780">The Final Replat is not compliant with this criterion as explained below:</p> <ol data-bbox="321 1808 1019 1871" style="list-style-type: none"> <li data-bbox="321 1808 1019 1871">1. Access easement should be a minimum of 24-ft wide to accommodate any future fire lane.</li> </ol> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>13. Rational Phasing Plan</b>			
<p>a. If the application involves phases, each phase of the proposed development shall contain all the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p><b>Findings:</b>  <div style="border: 1px solid black; padding: 5px; width: fit-content;">There is no phasing plan associated with the proposed Final Replat.</div> </p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

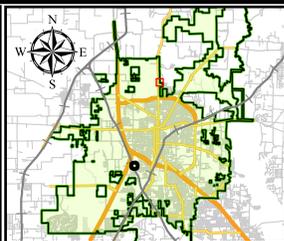
Final Replat Review Applicability Criteria (DDC Section 2.6.7.D)	Applicability		
	Met	Not Met	N/A
<p><b>14. Whether the Replat is consistent with the intent of the underlying zoning district.</b></p> <p><b>Findings:</b>  <div style="border: 1px solid black; padding: 5px; width: fit-content;">The Final Replat is compliant with this criterion.</div> </p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15. Whether the Replat complies with applicable dimensional and development standards in this DDC.</b></p> <p><b>Findings:</b>  <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>The Final Replat is not compliant with this criterion as explained below:</p> <ol style="list-style-type: none"> <li>1. Approval of the submitted Subdivision Variance application is required (DDC 8.3.2C.2).</li> </ol> </div> </p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>16. Whether the Replat does not affect a recorded easement without approval from the easement holder.</b></p> <p><b>Findings:</b>  <div style="border: 1px solid black; padding: 5px; width: fit-content;">The Final Replat is compliant with this criterion.</div> </p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>17. Whether the Replat will not result in adverse impacts to surrounding property.</b></p> <p><b>Findings:</b>  <div style="border: 1px solid black; padding: 5px; width: fit-content;">The Final Replat is compliant with this criterion.</div> </p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final Replat Review Applicability Criteria (DDC Section 2.6.7.D)	Applicability		
	Met	Not Met	N/A
<p><b>18. Whether the Replat will not limit the city’s ability to provide adequate and sufficient facilities or services.</b></p> <p><b>Findings:</b></p> <div data-bbox="203 338 1039 407" style="border: 1px solid black; padding: 2px;"> <p>The Final Replat is compliant with this criterion.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>19. Whether the Replat complies with all other ordinances and plans and regulations adopted by the city, including the Comprehensive Plan and other long-range or special purpose area planning documents.</b></p> <p><b>Findings:</b></p> <div data-bbox="203 619 1039 688" style="border: 1px solid black; padding: 2px;"> <p>The Final Replat is compliant with this criterion.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

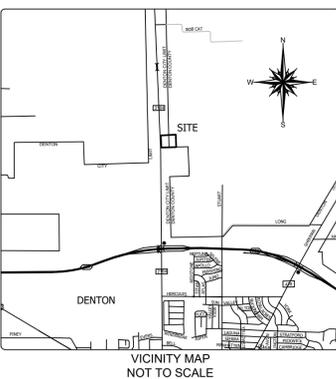
# MR25-0017 Site Location Map



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



\*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:**

- THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS OF RECORD FROM LOT 1, BLOCK A, OF TRIPTYCH ADDITION.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 1988 DATUM.
- THE BEARINGS AND GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON NAD83, TEXAS NORTH CENTRAL 4202.
- THIS PLAT WAS PREPARED TO MEET CITY OF DENTON AND DENTON COUNTY REQUIREMENTS. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY FIRST AMERICAN TITLE GUARANTY COMPANY AND REPUBLIC TITLE, G.F. NO. 1016-398989-RTT, EFFECTIVE DATE AUGUST 28, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- A PORTION OF THIS PLAT LIES WITHIN THE ETJ OF THE CITY OF DENTON. A PORTION OF THIS PLAT LIES WITHIN DENTON COUNTY.
- 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.
- 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.
- THERE ARE NO GAS, PETROLEUM, OR SIMILAR COMMON CARRIER PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 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.
- 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.
- 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.
- ENCROACHMENT OF PRIVATE IMPROVEMENTS INTO PUBLIC EASEMENTS SHALL NOT BE PERMITTED.
- 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.
- 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.
- WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY AN ONSITE SANITARY SEWER FACILITY PERMITTED THROUGH THE CITY OF DENTON. IN THE CASE OF FUTURE DEVELOPMENT ON LOT 1R-1, WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY AN ONSITE SANITARY SEWER FACILITY PERMITTED THROUGH THE CITY OF DENTON.
- WATER UTILITY SERVICE WILL BE PROVIDED BY AN ONSITE WELL FOR LOT 1R-2. IN THE CASE OF FUTURE DEVELOPMENT ON LOT 1R-1, WATER UTILITY SERVICE WILL BE PROVIDED BY THE CITY OF DENTON OR PRIVATE WATER UTILITY THAT MAY PROVIDE SERVICE TO THE AREA AT THE TIME.
- FLOOD STATEMENT:** I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 480194 EFFECTIVE DATE 06-19-2020 AND THAT MAP INDICATES AS 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" AS SHOWN ON PANEL 48121C0387 H OF SAID MAP.
- 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.
- 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.
- PROPERTY WITHIN THE CITY OF DENTON IS SUBJECT TO ZONING BY CITY OF DENTON ORDINANCE AND ALL REGULATIONS SET FORTH THEREIN.
- 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.
- 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.
- THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"), THE CODE GENERALLY PROHIBITS STRUCTURES WITH 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES, THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
- THIS FINAL PLAT DOES NOT VACATE THE PREVIOUS TRIPTYCH ADDITION LOT 1, BLOCK A, GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
- PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES LOCATED WITHIN THE ACCESS EASEMENT(S).
- ALL NUMBERS OMITTED ABOVE ARE CITY OF DENTON MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.

**NOTE:** A SUBDIVISION VARIANCE FOR THE PROPERTY WAS APPROVED BY THE CITY OF DENTON PLANNING AND ZONING COMMISSION ON \_\_\_\_\_

**KAZ SURVEYING**  
 4321 I-35 SUITE 575  
 GAINESVILLE, TX 76205  
 (940) 382-3446  
 JOB NUMBER: 140851-03  
 DRAWN BY: TEP  
 DATE: 1-30-2026  
 R.P.L.S.  
 KENNETH A. ZOLLINGER  
 TX FIRM REGISTRATION # 10002100

**SURVEYOR:**  
 KAZ SURVEYING, INC.  
 4321 I-35 SUITE 575  
 GAINESVILLE, TEXAS 76205  
 PHONE: 940-382-3446  
 TBPLS FIRM# 10002100

**OWNER:**  
 RICHARD STROUP  
 7400 F.M. 2164 (A.K.A. NORTH LOCUST STREET)  
 DENTON, TEXAS  
 RICHARD.STROUP@GMAIL.COM

Closure Report Thu Sep 11 10:15:48 2025

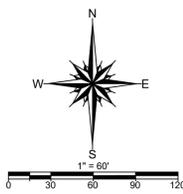
Northing	Easting	Bearing	Distance
7149910.997	2386844.978	N 87°47'50" E	727.214
7149938.948	2387571.655	S 00°41'16" E	604.165
7149334.827	2387578.907	S 89°41'34" W	725.582
7149330.935	2386853.335	N 00°49'31" W	580.122
7149910.997	2386844.978		

Closure Error Distance > 0.00000  
 Total Distance > 2637.084  
 Polyline Area: 430656 sq ft, 9.873 acres

LINE	BEARING	DISTANCE
L1	S 89°41'34" W	110.00'
L2	N 00°41'22" W	93.61'
L3	N 73°24'09" E	67.92'
L4	S 16°35'51" E	110.00'
L5	S 73°24'09" W	60.37'
L6	S 00°41'22" E	86.13'
L7	S 89°39'58" W	42.07'
L8	N 00°29'02" W	19.99'
L9	N 89°38'58" E	20.00'
L10	N 90°00'00" W	15.00'
L11	N 00°32'28" W	18.00'
L12	N 90°00'00" E	14.95'
L13	S 89°39'58" W	17.00'
L14	S 00°41'16" E	25.00'
L15	S 89°39'58" W	110.00'
L16	N 00°41'16" W	5.00'
L17	N 89°39'58" E	5.00'
L18	N 00°41'16" W	20.00'

**LEGEND**

- = PROPERTY LINE
- - - = ADJOINING PROPERTY LINE
- +— = EDGE OF ASPHALT
- +—+— = OVERHEAD UTILITY LINE
- - - - - = EASEMENT LINE
- C— = CENTERLINE OF ROAD
- ( ) = DEED/PLAT CALL
- CM = CONTROLLING MONUMENT
- FIR = FOUND IRON ROD
- SIR = SET IRON ROD
- POB = POINT OF BEGINNING
- P.R.D.C.T. = PLAT RECORDS
- DENTON COUNTY, TEXAS = REAL PROPERTY RECORDS
- R.P.R.D.C.T. = REAL PROPERTY RECORDS
- DENTON COUNTY, TEXAS = REAL PROPERTY RECORDS
- R.O.W. = RIGHT-OF-WAY



**OWNER'S CERTIFICATION**

WHEREAS RICHARD STROUP IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE V.E. GAILOR SURVEY, ABSTRACT NUMBER 452, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK A OF TRIPTYCH ADDITION, AN ADDITION IN E.T.J. OF THE CITY OF DENTON, DENTON COUNTY, TEXAS, AS SHOWN BY PLAT OF RECORD IN DOCUMENT NUMBER 2017-109, PLAT RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND (COORDINATES: N7, 149.911.00, E2, 386.844.98, NAD83) MAINTAINING THE NORTHWEST CORNER OF SAID LOT 1, THE SOUTHWEST CORNER OF A 6.063 ACRE TRACT OF LAND CONVEYED TO ALTH LLC SERIES SEVEN MILE PROPERTY GROUP BY DEED OF RECORD IN DOCUMENT NUMBER 2021-175658, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND IN THE EAST RIGHT OF WAY LINE OF FARM TO MARKET ROAD NUMBER 2164 (A.K.A. NORTH LOCUST STREET);

THENCE NORTH 87 DEGREES 47 MINUTES 50 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF SAID 6.063 ACRE TRACT, A DISTANCE OF 727.21 FEET TO A 1/2 INCH SQUARE TUBE FOUND MAINTAINING THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF SAID 43.25 ACRE TRACT, AN ADDITION IN DENTON COUNTY, TEXAS, AS SHOWN BY PLAT OF RECORD IN CABINET M, PAGE 299 OF SAID PLAT RECORDS;

THENCE SOUTH 00 DEGREES 41 MINUTES 16 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1 (TRIPTYCH ADDITION) AND THE WEST LINE OF SAID LOT 1 (GWJ ADDITION), A DISTANCE OF 604.16 FEET TO A 1/2 INCH SQUARE TUBE FOUND MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1 (TRIPTYCH ADDITION), THE SOUTHWEST CORNER OF SAID LOT 1 (GWJ ADDITION), AND IN THE NORTH LINE OF A 43.25 ACRE TRACT OF LAND CONVEYED TO MELVIN R HAISLER BY DEED OF RECORD IN VOLUME 2465, PAGE 953 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 89 DEGREES 41 MINUTES 34 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1 (TRIPTYCH ADDITION) AND THE NORTH LINE OF SAID 43.25 ACRE TRACT, A DISTANCE OF 725.58 FEET TO A 1/2 INCH SQUARE TUBE FOUND MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1 (TRIPTYCH ADDITION), THE SOUTHWEST CORNER OF SAID 43.25 ACRE TRACT, AND IN THE EAST LINE OF SAID FARM TO MARKET ROAD NUMBER 2164 (A.K.A. NORTH LOCUST STREET);

THENCE NORTH 00 DEGREES 49 MINUTES 31 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1 (TRIPTYCH ADDITION) AND THE EAST RIGHT OF WAY LINE OF SAID FARM TO MARKET ROAD NUMBER 2164 (A.K.A. NORTH LOCUST STREET), A DISTANCE OF 580.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.873 ACRES OF LAND, MORE OR LESS

**OWNER'S DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT RICHARD STROUP, DOES HEREBY ADOPT THIS FINAL REPLAT PLAT, DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOTS 1R-1 & 1R-2, BLOCK A, TRIPTYCH ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER ALL UTILITY EASEMENTS, DRAINAGE EASEMENTS, AND STREETS AS SHOWN HEREON, NO BUILDINGS, FENCES, TREES, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, ALL AND ANY PUBLIC UTILITIES AND THE CITY OF DENTON SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL GROWTHS WHICH MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE UTILITY EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

RICHARD STROUP \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD STROUP EXECUTOR OF THE ESTATE OF ROBERT SMITH, DECEASED, 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 A. 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 A. ZOLLINGER R.P.L.S. # 5312 DATE \_\_\_\_\_  
 TEXAS REGISTRATION NO. 10002100



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 REPLAT AND SUBDIVISION OF TRIPTYCH ADDITION 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 \_\_\_\_\_, 2026.

CHAIR, PLANNING AND ZONING COMMISSION \_\_\_\_\_  
 CITY SECRETARY \_\_\_\_\_

MR25-0017  
 FINAL REPLAT  
 LOTS 1R-1 & 1R-2, BLOCK A  
 TRIPTYCH ADDITION  
 BEING 9.873 ACRES  
 IN THE V.E. GAILOR SURVEY,  
 ABSTRACT NUMBER 452,  
 IN THE E.T.J. OF THE  
 CITY OF DENTON,  
 DENTON COUNTY, TEXAS  
 1-30-2026

APPROVAL BLOCK:

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**From:** Richard Stroup

**Sent:** Thursday, March 5, 2026

Okay we will be able to turn this around by then. I would like to request an extension for the review as you mentioned.

Thanks,  
Richard

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# City of Denton

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

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** March 18, 2026

### **SUBJECT**

Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams on behalf of the property owner, Non-Typical Properties, LLC to rezone approximately 0.7667 acres from Residential 7 (R7) zoning district to Overlay Planned Development with a Mixed-Use Neighborhood (PD-MN) base zoning district. The subject site is generally located at the northwest corner of the intersection of Jagoe Street and Scripture Street in the City of Denton, Denton County, Texas. (PD26-0001, 1716 Scripture US Aviation Development Overlay, Sean Jacobson) THE APPLICANT IS REQUESTING THIS ITEM BE POSTPONED TO THE APRIL 29, 2026 MEETING.

### **BACKGROUND**

The applicant, McAdams, on behalf of the owner, Non-Typical Properties, LLC, is requesting to rezone approximately 0.7667 acres from Residential 7 (R7) zoning district to Overlay Planned Development with a Mixed-Use Neighborhood (PD-MN) base zoning district for the purpose of commercial development.

**The applicant is requesting this item be continued to a date certain of April 29, 2026.**

### **EXHIBITS**

1. Agenda Information Sheet

Respectfully submitted:  
Hayley Zagurksi, AICP  
Planning Director

Prepared by:  
Sean Jacobson  
Associate Planner



# City of Denton

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215 E. McKinney Street  
Denton, Texas  
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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** March 18, 2026

### **SUBJECT**

Hold a public hearing and consider making recommendations to the City Council regarding a Comprehensive Plan Amendment to modify the Thoroughfare Map of the 2022 Mobility Plan, including but not limited to removing the future extension of Cooper Creek Road between Sherman Drive (FM428) to the north and future extension of Ganzer Road to the south. The general location of the target road is located east of Sherman Drive, North of Loop 288, and south of West Sherman Drive in the City of Denton, Denton County, Texas. STAFF IS REQUESTING THIS ITEM BE WITHDRAWN. (MPA26-0002, Cooper Creek, Sahar Esfandyari).

### **BACKGROUND**

This Mobility Plan Amendment is intended to remove the proposed future extension of Cooper Creek Road between Sherman Drive (FM 428) and future extension of Ganzer Road. Staff is requesting the item be withdrawn to allow additional time for analysis. Staff will re-notice this proposed mobility plan amendment and for a future date.

### **EXHIBITS**

1. Agenda Information Sheet

Respectfully submitted:  
Farhan Butt, Ph.D., P.E., M. ASCE  
Deputy Director, Transportation Services Division

Prepared by:  
Sahar Esfandyari, Ph.D., AICP  
Senior Transportation Planner



# City of Denton

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** March 18, 2026

### **SUBJECT**

Hold a public hearing and consider making recommendations to the City Council regarding a Comprehensive Plan Amendment to modify the Thoroughfare Map of the 2022 Mobility Plan, including but not limited to modifying the Roadway Functional Classification of Mockingbird Lane from a Secondary Arterial to a Collector between East McKinney Street and Shady Oaks Drive, and to a Major Collector from Shady Oaks Drive to Spencer Road. The general location of the target road is located west of Loop 288, east of Woodrow Lane, south of East McKinney Street and North of Spencer Road in the City of Denton, Denton County, Texas. STAFF IS REQUESTING THIS ITEM BE WITHDRAWN. (MPA26-0001, Mockingbird Lane, Sahar Esfandyari).

### **BACKGROUND**

This Mobility Plan Amendment is intended to modify the roadway classification from Secondary Arterial to a Collector between East McKinney Street and Shady Oaks Drive, and to a Major Collector between Shady Oaks Drive to Spencer Road. Staff is requesting the item be withdrawn to allow additional time for analysis. Staff will re-notice this proposed mobility plan amendment and for a future date.

### **EXHIBITS**

1. Agenda Information Sheet

Respectfully submitted:  
Farhan Butt, Ph.D., P.E., M. ASCE  
Deputy Director, Transportation Services Division

Prepared by:  
Sahar Esfandyari, Ph.D., AICP  
Senior Transportation Planner



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** March 18, 2026

### **SUBJECT**

Hold a public hearing and consider making a recommendation to City Council regarding a request by QB RE Investment I, LLC and Bromide Properties Group, LLC to rezone approximately 1.67 acres of land from Rural Residential (RR) District to Light Industrial (LI) District. The subject property is generally located on the east side of Mayhill Road, approximately 75 feet south of Morse Street in the City of Denton, Denton County, Texas; adopting an amendment to the City's official zoning map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. (Z26-0001, Mayhill Road Rezoning, Matt Bodine)

### **BACKGROUND**

The applicant and owner; Nathan Tune with QB RE Investments I, LLC and Bromide Properties Group, LLC; is requesting to rezone approximately 1.67 acres of land from Rural Residential (RR) District to Light Industrial (LI) District for the purpose of bringing the subject property into compliance with the City's codes and ordinances. The subject property's current use is nonconforming Outdoor Storage. Outdoor Storage, as the 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.

The other zoning districts which permit Outdoor Storage as the primary use with an approved SUP, are the Heavy Industrial (HI) District and the Public Facilities (PF) District. This HI District is not appropriate for the subject property because it does not meet the HI district's lot depth dimension requirements, and due to ownership differences between the subject property and surrounding properties the subject property cannot be platted in such a way to meet the HI lot dimensions. Similarly, the PF district is not appropriate as it is intended to provide adequate land for public and quasi-public community uses.

If this zoning change were approved, any use permitted under the LI zoning district could be developed on the subject property. 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 variety of non-residential zoning districts and a variety of industrial, commercial, and institutional uses. The subject property has frontage on Mayhill Road and has vehicle access by means of a shared drive with an adjacent property to the south. 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)**

<u>Date</u>	<u>Council, Board, Commission</u>	<u>Request</u>	<u>Action</u>
May 4, 2010	City Council	City-initiated Annexation and zoned to RD-5X. (Ord. 2010-129)	Approved
October 1, 2019	City Council	New DDC Zoning Code & City-wide zoning district transition to Rural Residential (RR) District. (DCA18-0009)	Approved

**PUBLIC OUTREACH:**

Five notices were sent to property owners within 200 feet of the subject property, and sixteen 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 has not held any neighborhood meetings.

A notice was published on the City’s website on February 26, 2026.

A notice was published in the Denton Record Chronicle on February 28, 2026.

One sign was posted on the site on March 8, 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 & Trip Generation Summary
- 5. Current Zoning Map
- 6. Proposed Zoning Map
- 7. Future Land Use Map
- 8. Table of Allowed Uses
- 9. Notification Map & Sign Affidavit
- 10. LLC Member List
- 11. Draft Ordinance

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Matt Bodine  
Assistant Planner

# Planning Staff Analysis

Z26-0001/Mayhill Road LI Rezoning

City Council District #1

## REQUEST:

Request to rezone approximately 1.67 acres from Rural Residential (RR) District to Light Industrial (LI) District.

## STAFF RECOMMENDATION:

Staff recommends approval of the rezoning of approximately 1.67 acres of land from RR 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 1.67-acre subject property is generally located on the east side of Mayhill Road and approximately 75 feet south of Morse Street. The existing use of the property is nonconforming Outdoor Storage. Outdoor storage is permitted in the proposed Light Industrial (LI) District with approval by City Council of a Specific Use Permit (SUP). The property has access to Mayhill Road by means of a shared drive with an adjacent property.



## SURROUNDING ZONING AND USES:

North of the subject property is undeveloped floodplain zoned Public Facilities (PF) District and owned by the City of Denton. Property to the east and south of the subject property is zoned Heavy Industrial (HI) District and is a mix of industrial and commercial land uses such as Outdoor Storage, Warehouse, and Administrative/Professional Office. Properties to the west and across Mayhill Road are zoned General Office (GO) District with a mix of nonresidential uses.

<b>Northwest:</b> <u>Zoning:</u> General Office (GO) <u>Use:</u> Warehouse and General Retail	<b>North:</b> <u>Zoning:</u> Public Facilities (PF) <u>Use:</u> Undeveloped Floodplain	<b>Northeast:</b> <u>Zoning:</u> Public Facilities (PF) <u>Use:</u> Undeveloped Floodplain
<b>West:</b> <u>Zoning:</u> General Office (GO) <u>Use:</u> Administrative Office	<b>SUBJECT PROPERTY</b>	<b>East:</b> <u>Zoning:</u> Heavy Industrial (HI) <u>Use:</u> Outdoor Storage
<b>Southwest:</b> <u>Zoning:</u> General Office (GO) <u>Use:</u> Community Service	<b>South:</b> <u>Zoning:</u> Heavy Industrial (HI) <u>Use:</u> Administrative/Professional Office and Warehouse Facility	<b>Southeast:</b> <u>Zoning:</u> Heavy Industrial (HI) <u>Use:</u> Administrative/Professional Office and Warehouse Facility

**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*

City Council approved the City-initiated annexation of the subject property on May 4, 2010. The subject property was assigned the placeholder zoning designation Rural Residential (RD-5X) under the 2002 version of the DDC, which transitioned to the Rural Residential (RR) zoning district with the adoption of the 2019 DDC. Following annexation, the placeholder zoning remains in place until such time as the property owner applies to change the zoning.

3. *Consistent with the Comprehensive Plan and Other Applicable Plans*

The decision-making authority:

a. *Shall weigh competing goals, policies, and strategies.*

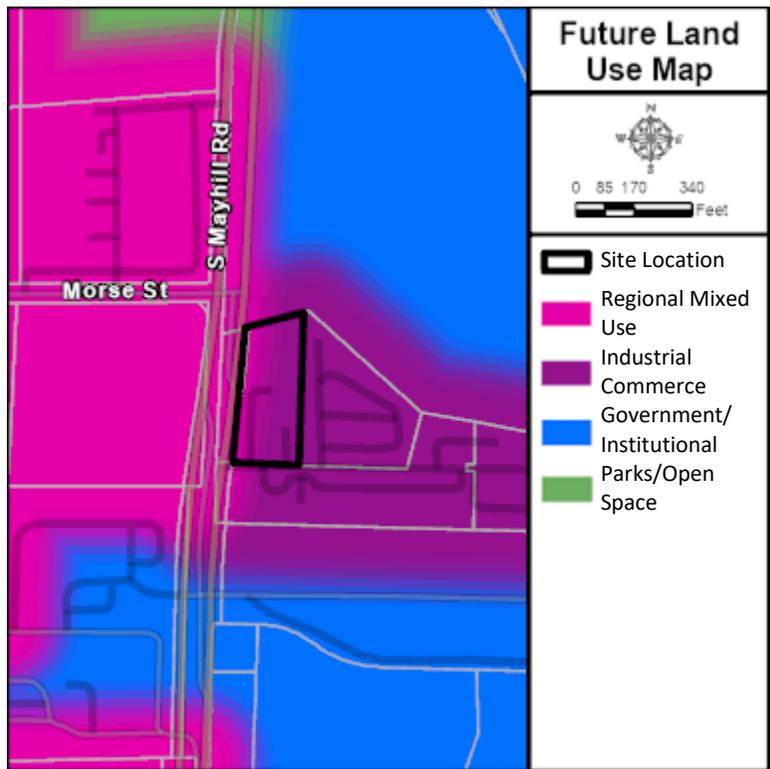
There are no competing goals, policies, or strategies with this proposal.

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 Industrial Commerce. Per the Comprehensive Plan “this designation applies to areas where the predominant uses include both light and heavy industrial uses, such as moderate to heavy manufacturing, assembly, fabrication, and wholesaling. Distribution warehouses may be included in this designation if used to replace underutilized and heavy industrial uses, or if ultimately reused to house future industrial development. 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 include industrial uses is consistent with the FLUM designation’s for industrial uses on the subject property 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 make site improvements related to the existing use that are compliant 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 Specific Use Permit 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. Adjacent properties to the south and east are existing industrial uses. Mayhill Road acts as a sufficient buffer for commercial and institutional uses to the west of the subject property.

If future site improvements or use changes are proposed for the subject property, compliance with DDC design standards and use-specific standards would apply to ensure there are no adverse impacts. For Outdoor Storage these including landscaping, fencing, and access requirements for which compliance would be required as part of the SUP. DDC design standards related to screening and placement of materials on-site are intended to mitigate negative 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 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. 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 Mayhill Road, which is classified as a Primary Arterial on the Denton Mobility Plan. Mayhill Road is a developed roadway with curb and gutter, 10-ft wide sidewalk, and four vehicle lanes with a landscaped median. The property takes access to Mayhill Road via a shared drive with the adjacent property to the south.

A Trip Generation Summary was submitted with this zoning change application (see Exhibit 4). The land use category used for the Summary, Mini-Warehouse, is the closest approximation to Outdoor Storage. Based on the results of the Summary, the criteria for a Traffic Impact Analysis (TIA) in Design Criteria Manual Subsection 5.9.4A are not met, and staff determined a TIA is not required for this development.

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 1 mile 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.

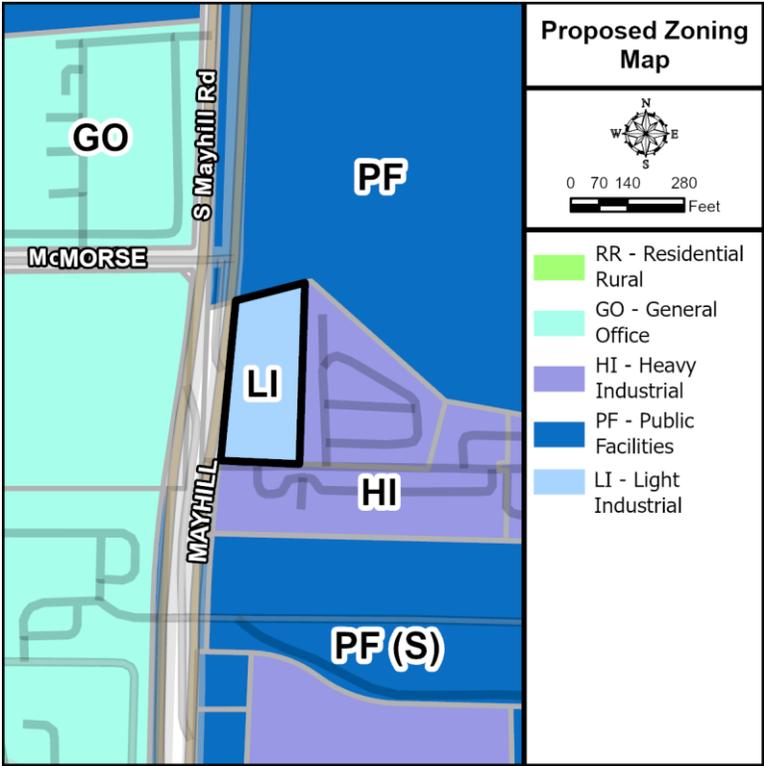
b. *The proposed rezoning is consistent with relevant Small Area Plan(s).*

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 existing land use patterns and would allow the owner to pursue site improvements 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 the subject property does not meet the HI zoning district's lot dimension requirements, 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 would provide an appropriate transition from the HI zoning to the east of the subject property to the GO district along the west side of Mayhill Road.



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

There have been significant changes in the vicinity of the subject property. Since 2015, Mayhill Road has been improved from a two-lane road to its current specifications as a four-lane, divided road. There have also been several residential developments constructed, specifically northeast of the subject property along Mckinney Street and further south on Mayhill Road. The current RR zoning is a product of the property's annexation in 2010 and is not appropriate given the context of the surrounding area, which is largely developed with commercial and industrial uses appropriate along an arterial roadway, and given the owner's inability to plat and use the property since it does not meet the RR district's 5-acre minimum lot size.

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**

Public water and wastewater services are located adjacent to the subject property in Mayhill Road.

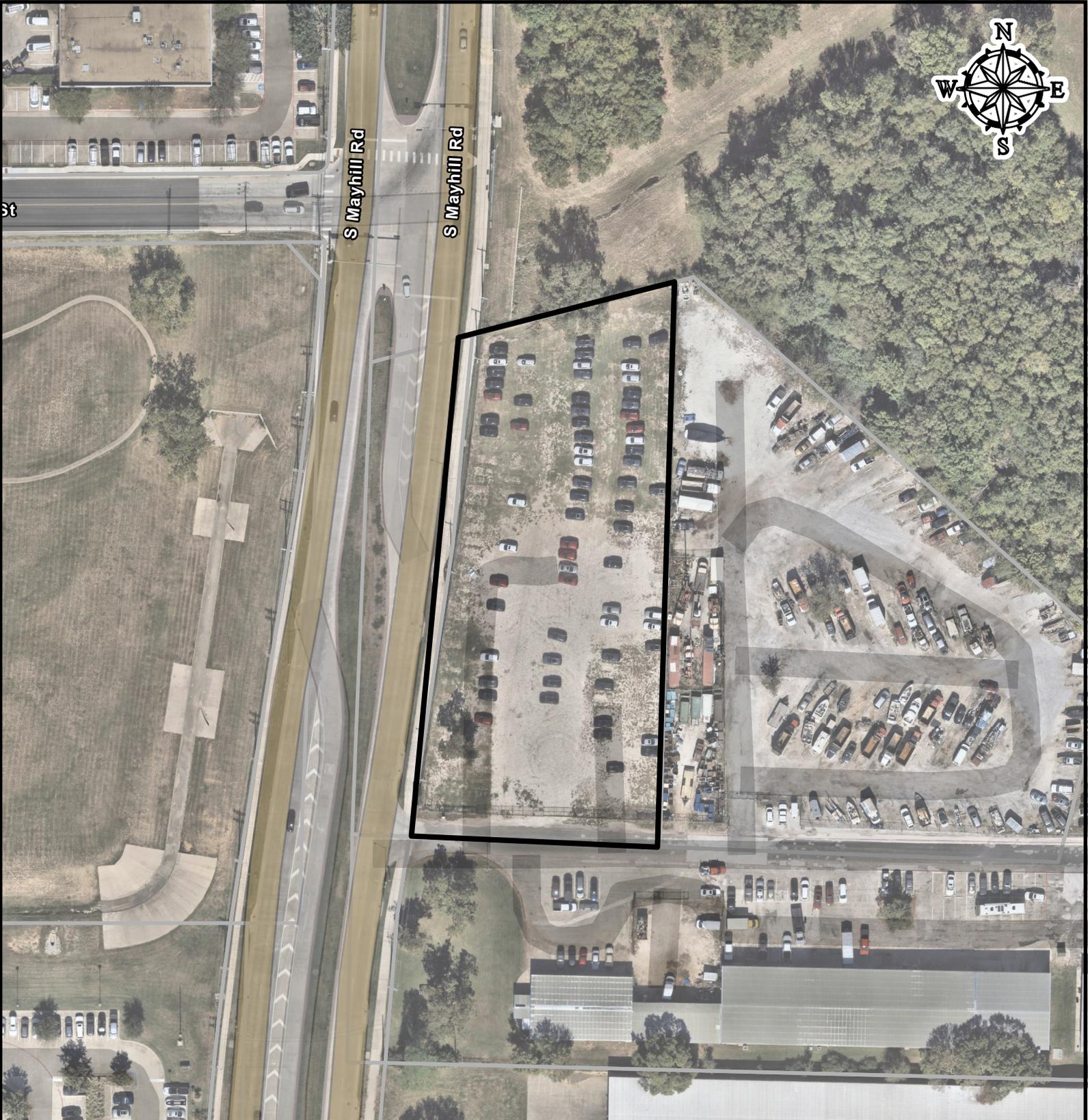
#### **Nearest Fire Station**

Fire Station #2 (110 Mockingbird Lane) is approximately 1 mile away along existing streets and within the 8-minute response boundary.

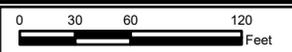
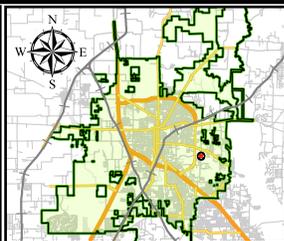
- g. There was an error in establishing the current zoning district.*

There was not an error in the assignment of the current zoning district. The subject property's zoning designation is the result of the RD-5X placeholder designation assigned to the property upon annexation and the subsequent transition to RR zoning in 2019. This is the City's standard practice for all annexed properties to receive a placeholder zoning of Rural Residential, which remains in place until such time as the property owner applies to change the zoning on their property.

# Z26-0001 Aerial Site Location



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



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## **Zoning Change Project Narrative**

**627 S. Mayhill Road #631**

**Z26-0001**

### **Project Description/Summary:**

#### **Location:**

The property, consisting of 1 tract (R216785), is located on the East side of Mayhill Road, just South of Morse Street, consisting of +/- 1.7 acres.

#### **Purpose/Project Description:**

To change the zoning from RR to LI with an SUP for outside storage in order to be consistent with zoning in this area, the Future Land Use Map and to bring the current use into compliance.

The land is currently unplatted and has an existing lease (prior to our ownership of the Property) with Mazda of Denton where they park excess automobile inventory.

#### **Surrounding Property Use:**

Property is bounded on the South and East by HI zoning, to the west by Mayhill Road and the North by drainage areas.

#### **Existing and Proposed Land Use:**

Existing Zoning: RR (Placeholder Zoning after annexation)

Proposed Zoning: LI with SUP for outside storage

Existing Plat(s): No Plats exist for the property.

Acreage: The tract is +/- 1.7 acres in the proposed zoning change application.

Land Characteristics: The tract is fenced and gated with gravel base.

Existing Uses: Outside Storage of excess Mazda automobile inventory.

Proposed Uses: Outside Storage of excess Mazda automobile inventory.

Existing Utilities: Utilities in the form of City water, sanitary sewer and electric do exist near to the property. City water and sewer and electric are located along Mayhill Road, adjacent to the Property

Existing Topography and Drainage: The property is mostly flat with a gentle slope to the Northern adjacent drainage area.

### **Public Benefit:**

The following benefits are provided by this development to the public through the use of the HI Zoning District:

- Provide a site already zoned and ready to accommodate a user or developer seeking to locate in Denton's industrial corridor who does not have the time or desire to go through the rezoning process in order to know if their project is viable in Denton.
- The city has missed out on several desirable users over the years because we did not have a shovel-ready site available. It is clear by the development that has occurred to the north of the site & continues to happen in this corridor, that these types of users want to be here.
- The city stands to benefit by having sites already zoned, allowing these types of users to move through the process & get opened faster than if rezoning had to occur first.

### **Consistency with the requirements of the Denton Development Code (DDC):**

- HI zoning of this tract is consistent with development in the surrounding area, however the property does not meet the minimum lot requirements for HI, thus LI with SUP is being requested.
- The expected use in the new zoning district is not expected to create significant adverse impacts to surrounding properties and is similar to surrounding property uses.

### **Impact of the Proposed Change On:**

- a. The Goals and Objectives of The Denton 2040 Comprehensive Plan: The 2040 Comprehensive Plan Future Land Use Plan for this area is Industrial Commerce.
- b. The Future Land Use Element of The Denton 2040 Comprehensive Plan: The proposed zoning district change meets the intent of Industrial Commerce of the Future Land Use Element.
- c. The Balance of Land Uses in the City: The balance of Land Uses in the City will not be altered because of the proposed zoning district change.
- d. Adequate Public Facility Elements and How the Change Will Effect the Provision of Services Anticipated by The City: No adverse changes are expected.

### **Zoning Map Amendment Approval Criteria:**

- a. *The proposed rezoning is consistent with the Comprehensive Plan.* As shown above, the proposed zone district change is consistent with the 2040 Comprehensive Plan and fits within the Industrial Commerce designation.
- b. *The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3: Zoning Districts:* The rezoning is consistent with the purpose statement for the LI district.
- c. *The intensity in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood:* As shown above, this zoning change will have negligible impact to the surrounding properties.
- d. *Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development:* Adequate public facilities are available, and this development will not have a negative impact on existing service.
- e. *The property was annexed into the city with a zoning designation of RR, historically known as “placeholder zoning” until such time the proper zoning was put in place for a use compatible with those around it.*



January 29, 2026

Rakibul Alam  
City of Denton  
215 E. McKinney Street  
Denton, TX 76201

**Re: Mayhill Road (LI) Rezoning  
Z26-0001 – Trip Generation Table  
Denton, Texas**

Rakib -

Please see below trip generation table for this rezoning project per the current ITE manual. Based on these results and City of Denton Design Criteria Manual Section 5.9.3 conditions A through I being met, we believe a Traffic Impact Analysis is not required.

Trip Generation Rates									
Land Uses	Intensity	Units	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
				IN	OUT	TOTAL	IN	OUT	TOTAL
Mini-Warehouse (ITE #151)	74.052	1,000 SF of Net Rentable Area	1.65	52%	48%	0.10	52%	48%	0.17
Trip Generation rates based on ITE's <i>Trip Generation Manual, 12th Edition</i> . Land use assumed as Mini-Warehouse, or Self-Storage, for evaluation purposes and is considered a conservative estimation for the outdoor storage of excess automobile inventory.									
Trip Generation Calculation									
Land Uses	Intensity	Units	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
				IN	OUT	TOTAL	IN	OUT	TOTAL
Mini-Warehouse (ITE #151)	74.052	1,000 SF of Net Rentable Area	122	4	3	7	7	6	13

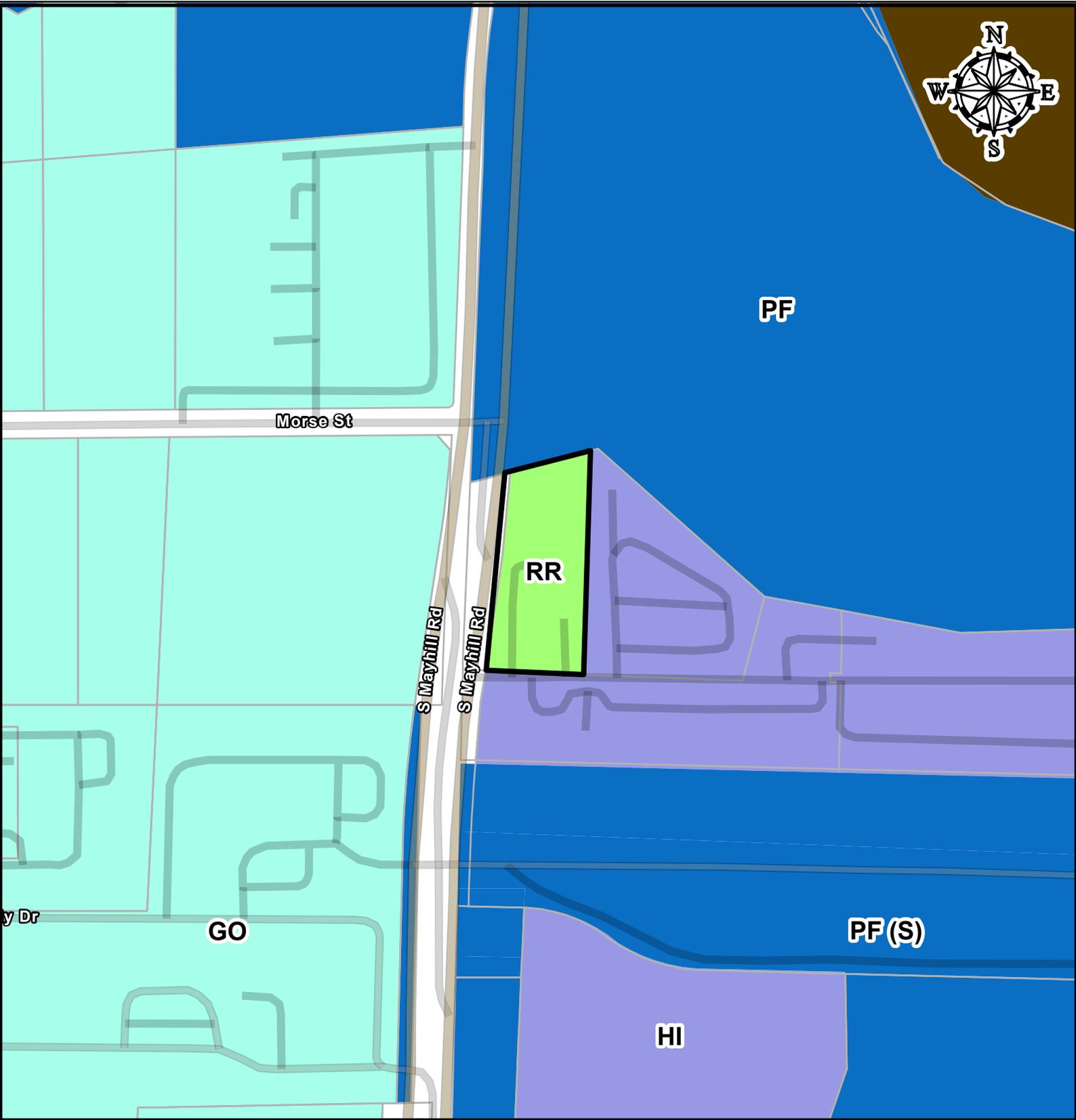
Number of trips generated = Trip Rate (Development Unit); X=1,000 SF of Net Rentable Area  
Note that the land use is existing and no new trips are anticipated to be generated by the site.

We look forward to working with the City of Denton on this project. Please contact me at (940-536-0176) or mack.mattke@kimley-horn.com should you have any questions or need any additional information.

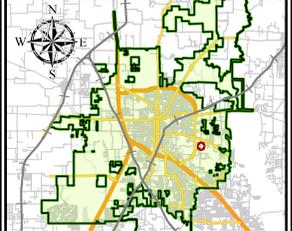
Sincerely,

Mack Mattke, P.E.

# Z26-0001 Current Zoning Map



Current Zoning		
RR - Residential Rural	R7 - Residential	LI - Light Industrial
R1 - Residential	MN - Mixed-Use Neighborhood	HI - Heavy Industrial
R2 - Residential	MD - Mixed-Use Downtown Core	PF - Public Facilities
R3 - Residential	MR - Mixed-Use Regional	PD - Planned Development
R4 - Residential	HC - Highway Corridor	MPC
R6 - Residential	SC - Suburban Corridor	OVERLAY
GO - General Office		

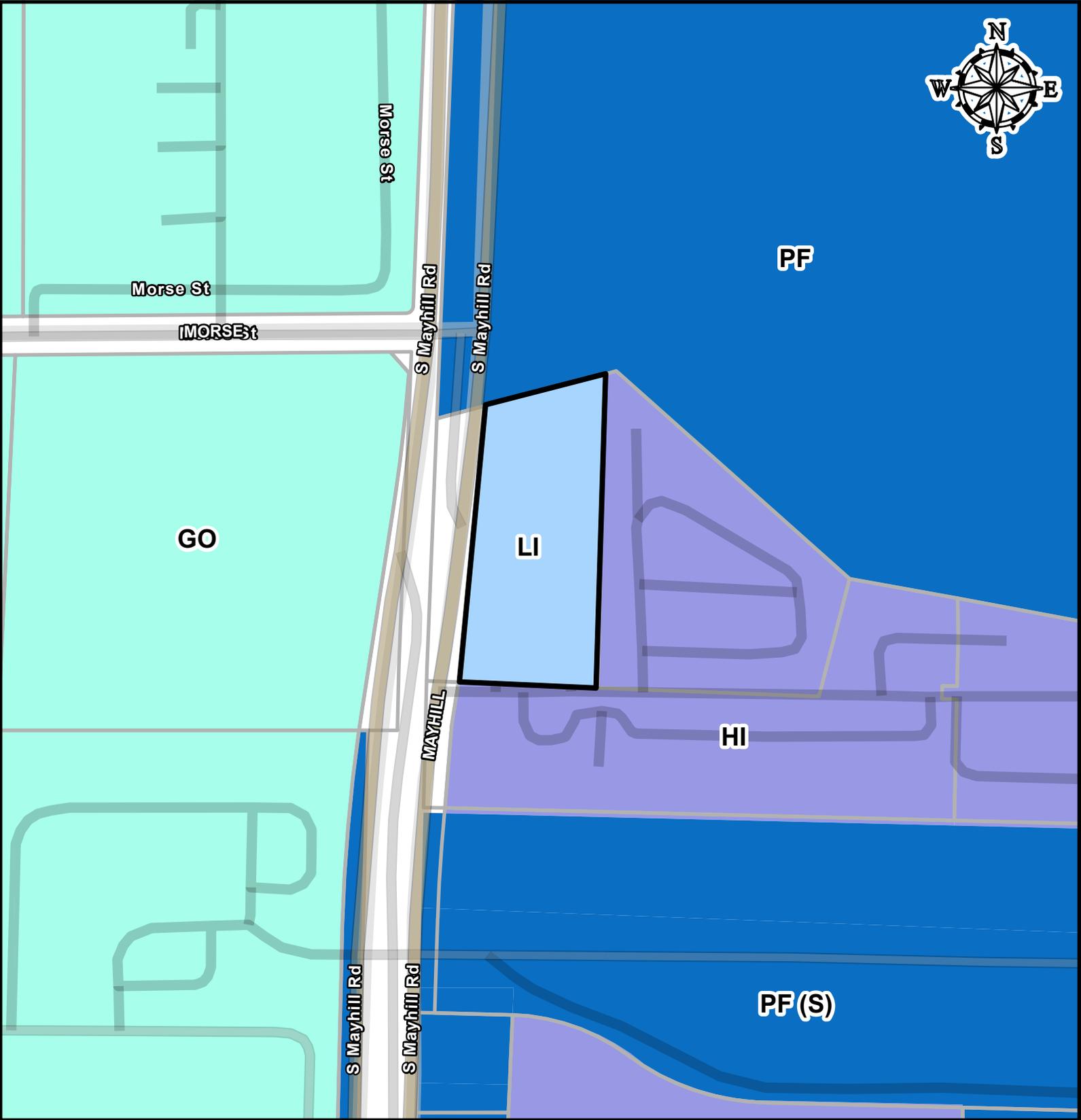


0 75 150 300 Feet

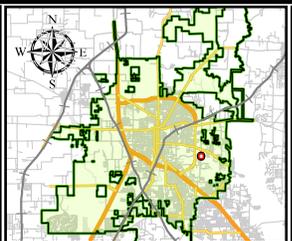
**Development Services • GIS**  
Date: 1/7/2026

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# Z26-0001 Proposed Zoning Map



Roads	R6 - Residential	GO - General Office
<b>Current Zoning</b>	R7 - Residential	LI - Light Industrial
RR - Residential Rural	MN - Mixed-Use Neighborhood	HI - Heavy Industrial
R1 - Residential	MD - Mixed-Use Downtown Core	PF - Public Facilities
R2 - Residential	MR - Mixed-Use Regional	PD - Planned Development
R3 - Residential	HC - Highway Corridor	MPC
R4 - Residential	SC - Suburban Corridor	OVERLAY



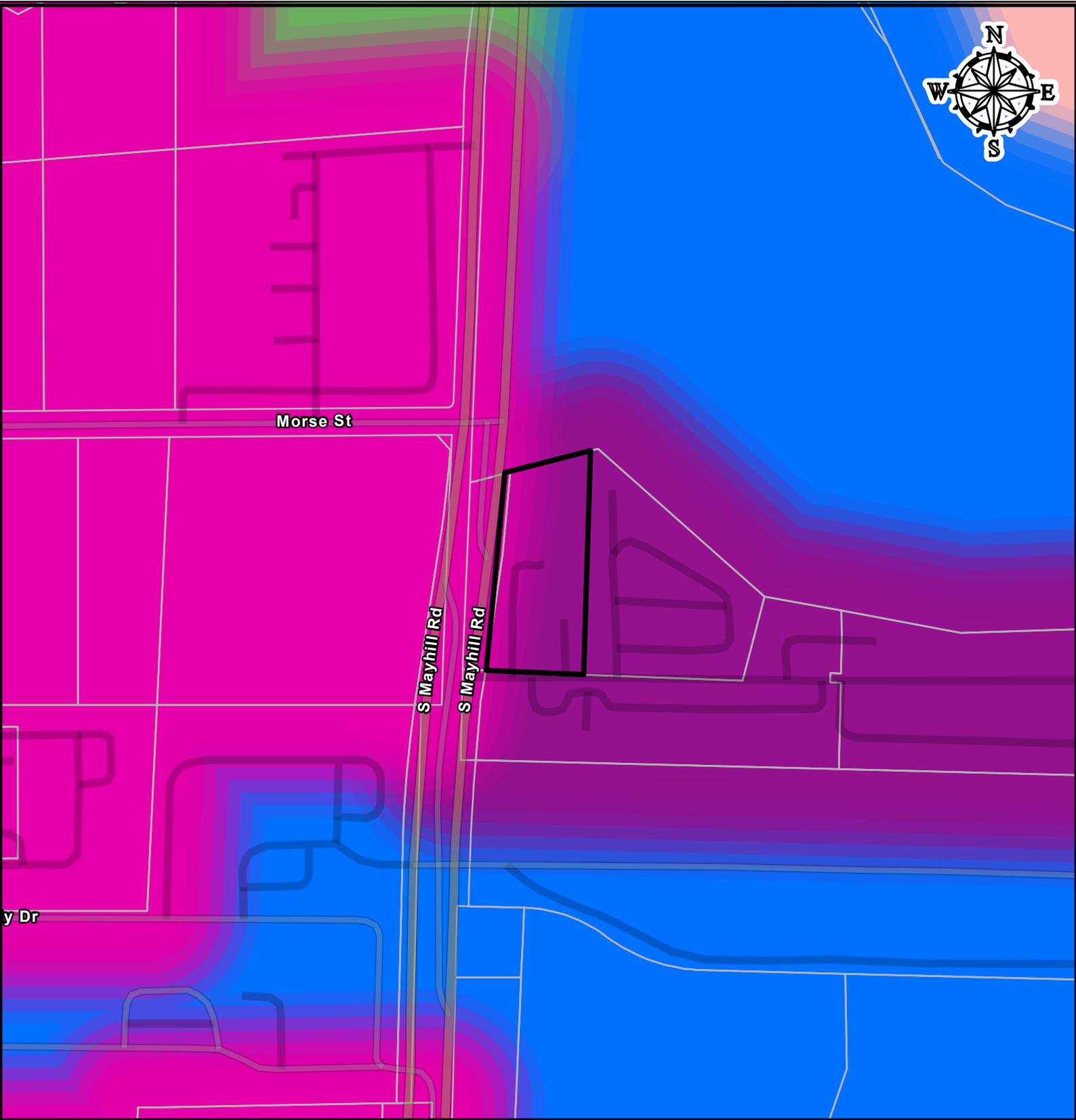
0 55 110 220  
Feet

**Development Services • GIS**

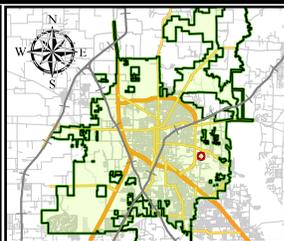
Date: 3/3/2026

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# Z26-0001 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 75 150 300 Feet

**Development Services • GIS**  
Date: 1/7/2026

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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	
<b>Residential Uses</b>																
<b>Household Living</b>																
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
<b>Group Living</b>																
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
<b>Public, Institutional, Religious, and Civic Uses</b>																
<b>Community and Cultural Facilities</b>																
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	
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	
Religious Assembly	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.4D
<b>Educational Facilities</b>																
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
<b>Healthcare Facilities</b>																	
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
<b>Commercial Uses</b>																	
<b>Agricultural and Animal Uses</b>																	
General Agriculture	P+	5.3.5A															
Commercial Animal Service (Indoor)	P+	S+	S+					P+		5.3.5B							
Commercial Animal Service (Outdoor)	P+	S+	S+							P+	P+	P+	P+	P+	P+		5.3.5B
Commercial Stable	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
<b>Recreation and Entertainment</b>																	
Amenity Center	P	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
<b>Food and Beverage Services</b>																	
Bar, Tavern, or Lounge								S+	P	P	P	P	P	P			5.3.5F
Mobile Food Court								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
<b>Office, Business, and Professional Services</b>																	
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+		5.3.5M							
Credit Access Business								S+	P+	P	P	P	P	P	P		5.3.5N
Printing, Copying, and Publishing Establishment								S	P	P	P	P	P	P	P		
<b>Personal Services</b>																	
Laundry Facility, Industrial												S	S	P	P		
Laundry Facility, Self-Service								S+	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
<b>Retail Sales</b>																			
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	P		
General Retail Unless Otherwise Specified, More than 15,000 Square Feet								S	S	P	P	P	P	P	P+	P+			5.3.5R
Smoke Shop										P	P	P	P						
<b>Lodging Facilities</b>																			
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+					5.3.5T													
<b>Vehicles and Equipment</b>																			
Auto Wash											P	P	P	P	P	P			
Automotive Fuel Sales								S+	S+	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			
<b>Adult Entertainment Establishments</b>																			
Sexually Oriented Business																	S+		5.3.5Z

<b>Industrial Uses</b>																		
<b>Data Center</b>																		
Data Center, Modular															S+	S+	S+	5.3.6I
Data Center, Warehouse										S+	S+	S+	P+	P+	P+	P+	5.3.6J	
<b>Manufacturing and Processing</b>																		
Craft Alcohol Production								S	P+	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+	5.3.6B									
Food Processing, More than 2,500 Square Feet								S+	S+	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	P	5.3.6D	
Manufacturing, Low-Impact									S+	P+	P+	P+	P+	P+	P	P	5.3.6E	
Manufacturing, Medium-Impact													S	S	P			
Manufacturing, High-Impact																S		
Commercial Incinerator, Transfer Station																S		
<b>Storage and Warehousing</b>																		
Outdoor Storage															S+	S+	S+	5.3.6F
Self-Service Storage								S+	S+	S+	P+	S+	P+	P+	P+	P+	5.3.6G	
Storage of Hazardous Materials																S		
Warehouse and Wholesale Facility										S+	S+	P	P	P	P	P	5.3.6H	
<b>Public and Semi-Public Utility Uses</b>																		
Basic Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	5.3.7A	
Power Stations, Electric Substations, Interchanges, and Switch Stations	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																	
<b>Accessory Uses</b>																		

Accessory Dwelling Unit	P+									5.4.4A							
Donation Box	P+	5.4.4B															
Home Occupation	P+							5.4.4C									
Outdoor Storage, Accessory												P+	P+	P+	P+	P+	5.4.4D
Sale of Produce and Plants Raised on Premises	P+	5.4.4E															
Solar Collector, (Ground- or Building-Mounted)	P+	5.4.4F															
Wind Energy Conversion System (WECS), Small (Ground-Mounted)	P+	S+	P+	P+	P+	5.4.4G											
Wind Energy Conversion System (WECS), Small (Building-Mounted)	P+	S+	P+	P+	P+	0											
<b>Temporary Uses</b>																	
Temporary Storage Containers and Other Portable Storage Units	P+	5.5.6A															
Concrete or Asphalt Batching Plant, Temporary	P+	5.5.6B															
Farmer's Market or Open Air Market								P+	5.5.4								
Field or Construction Office	P+	5.5.6C															
Seasonal Sales								P+	5.5.4								
Special Event								P+	5.5.4								
Portable Wireless Telecommunications Facility	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)

# Z26-0001 Notification Map



500 ft Buffer

200 ft Buffer

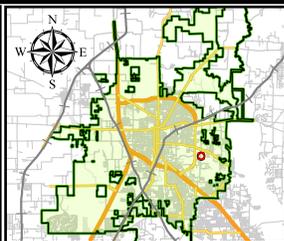
Morse St

S Mayhill Rd

S Mayhill Rd

Dr

Parcels Standalone



0 75 150 300  
Feet



Date: 1/7/2026

"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."



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. Z26-0001

Date of Planning and Zoning Commission Meeting: March 18, 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 Mayhill Road (LI) Rezoning

located at 627-631 S. Mayhill Road, Denton

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 March 8th, 2026, 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 Mayhill Road

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 9th day of MARCH, 2026

Nathan F. Tune

Signature of Applicant or Authorized Representative for Project No.

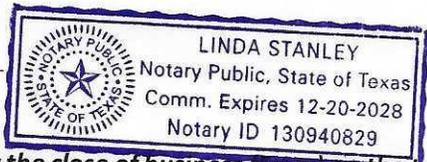
NATHAN F. TUNE

Printed Name of Applicant or Authorized Representative for Project No.

STATE OF TEXAS COUNTY OF Denton BEFORE ME, a Notary Public, on this 9th 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 9th day of March, 2026.

Linda Stanley
Notary Signature (seal)



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: 3/9/26 11:20am Verified by: Matt Bodine, Assistant Planner



## Notice of Public Hearing

Project Number: Z26-0001

Project Name: Mayhill Road LI  
Rezoning

Request: Rezone from Rural  
Residential to Light  
Industrial with SUP for  
outside storage

For more information:  
[www.cityofdenton.com/public-meetings](http://www.cityofdenton.com/public-meetings)  
CALL: (940) 349-8600



# Notice of Public Hearing

Project Number: Z26-0001  
Project Name: Mayhill Road LI  
Rezoning

Request: Rezone from Rural  
Residential to Light  
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For more information:  
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CALL: (940) 349-8600



PROPERTY  
BOUNDARY

**TEXAS SECRETARY of STATE**  
**JANE NELSON**

**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

**Filing Number:** 802308359      **Entity Type:** Domestic Limited Liability Company (LLC)  
**Original Date of Filing:** October 8, 2015      **Entity Status:** In existence  
**Formation Date:** N/A  
**Tax ID:** 32058521983      **FEIN:**  
**Duration:** Perpetual  
  
**Name:** QB RE Investments I, LLC.  
**Address:** 513 W OAK ST STE 105  
DENTON, TX 76201-9041 USA

<a href="#">REGISTERED AGENT</a>	<a href="#">FILING HISTORY</a>	<a href="#">NAMES</a>	<a href="#">MANAGEMENT</a>	<a href="#">ASSUMED NAMES</a>	<a href="#">ASSOCIATED ENTITIES</a>	<a href="#">INITIAL ADDRESS</a>
<b>Name</b>		<b>Address</b>				<b>Inactive Date</b>
Nathan Fitzgerald Tune		513 W Oak St Ste 105 Denton, TX 76201 USA				

**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

**Filing Number:** 802857410      **Entity Type:** Domestic Limited Liability Company (LLC)  
**Original Date of Filing:** November 9, 2017      **Entity Status:** In existence  
**Formation Date:** N/A  
**Tax ID:** 32065385620      **FEIN:**  
**Duration:** Perpetual  
  
**Name:** Bromide Properties Group, LLC  
**Address:** 11651 FM 2153  
SANGER, TX 76266-6942 USA

<a href="#">REGISTERED AGENT</a>	<a href="#">FILING HISTORY</a>	<a href="#">NAMES</a>	<a href="#">MANAGEMENT</a>	<a href="#">ASSUMED NAMES</a>	<a href="#">ASSOCIATED ENTITIES</a>	<a href="#">INITIAL ADDRESS</a>
<b>Name</b>		<b>Address</b>				<b>Inactive Date</b>
Nathanael Fisher		11651 FM 2153 Sanger, TX 76266 USA				

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A CHANGE IN THE ZONING DISTRICT AND USE CLASSIFICATION FROM RURAL RESIDENTIAL (RR) DISTRICT TO LIGHT INDUSTRIAL (LI) DISTRICT ON APPROXIMATELY 1.67 ACRES OF LAND GENERALLY LOCATED ON THE EAST SIDE OF SOUTH MAYHILL ROAD, APPROXIMATELY 75 FEET SOUTH OF MORSE STREET IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; ADOPTING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (Z26-0001)

WHEREAS, Nathan Tune with QB RE Investments I, LLC and Bromide Properties Group, LLC has submitted a request to rezone approximately 1.67 acres of land from Rural Residential (RR) 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 March 18, 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 [\_\_\_ - \_\_\_]:

	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzie Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
GERARD HUDSPETH, MAYOR

ATTEST:  
INGRID REX, CITY SECRETARY

BY: \_\_\_\_\_

APPROVED AS TO LEGAL FORM:  
MACK REINWAND, CITY ATTORNEY

BY: \_\_\_\_\_

## Exhibit A

### Legal Description

**BEING** A 1.669 ACRE TRACT OF LAND SITUATED IN THE MOREAU FORREST SURVEY, ABSTRACTNUMBER 417, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO MILES LAND COMPANY, INC., AS RECORDED UNDER COUNTY CLERK'S FILE NO. 00-R0003838, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS (R.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A PK NAIL SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF DENTON, TEXAS, A TEXAS HOME RULE MUNICIPAL CORPORATION, AS RECORDED UNDER DOCUMENT NUMBER 2014-23663, R.P.R.D.C.T., AND BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF DENTON, TEXAS, A TEXAS HOME RULE MUNICIPAL CORPORATION, AS RECORDED UNDER DOCUMENT NUMBER 2104-95381, R.P.R.D.C.T., AND LYING IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO KUKAHI CORPORATE SOLUTIONS, INC., AS RECORDED UNDER DOCUMENT NUMBER 2009-137926, R.P.R.D.C.T., SAID POINT LYING IN THE EAST RIGHT-OF-WAY LINE OF S. MAYHILL ROAD, HAVING A VARIABLE WIDTH RIGHT-OF-WAY; THENCE NORTH 08 DEGREES 22 MINUTES 49 SECONDS EAST, TRAVERSING THROUGH SAID MILES LAND COMPANY TRACT, WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID S. MAYHILL ROAD, A DISTANCE OF 233.39 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,567.50 FEET, WHOSE LONG CHORD BEARS N06°29'41"E, A DISTANCE OF 168.94 FEET;

**THENCE** CONTINUING WITH SAID CURVE AND THE EAST RIGHT-OF-WAY LINE OF SAID S. MAYHILL ROAD, AN ARC LENGTH OF 168.97 FEET TO A 1/2 INCH IRON ROD WITH A RED CAP STAMPED "B&D SURVEYING" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHEAST CORNER OF SAID CITY OF DENTON, TEXAS TRACT (2014-23663), AND LYING IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF DENTON, TEXAS, ACCORDING TO THE COUNTY CLERK'S FILE NO. 94-R0019639, R.P.R.D.C.T.; THENCE NORTH 75 DEGREES 30 MINUTES 09 SECONDS EAST, WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE COMMON LINE OF SAID CITY OF DENTON TRACT (94-R0019639) AND SAID MILES LAND COMPANY TRACT, A DISTANCE OF 160.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO SHIN AI GROUP, INC., A TEXAS

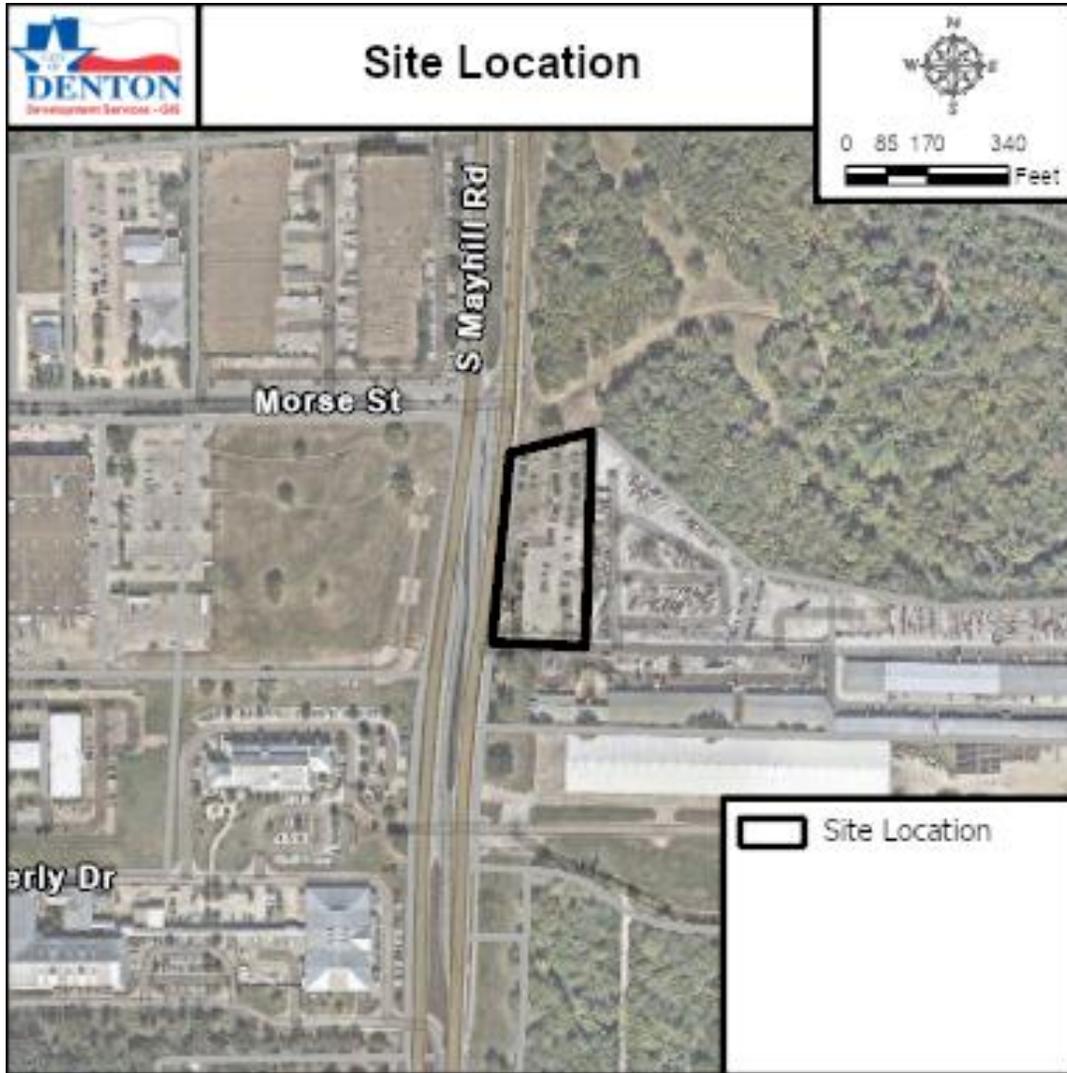
CORPORATION, AS RECORDED UNDER DOCUMENT NUMBER 2010-16093, R.P.R.D.C.T., FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID SHIN AI GROUP TRACT BEARS N75°49'19"E, A DISTANCE OF 16.37 FEET;

**THENCE** DEPARTING THE SOUTH LINE OF SAID CITY OF DENTON, TEXAS TRACT (94-R0019639) SOUTH 01 DEGREE 44 MINUTES 14 SECONDS WEST, TRAVERSING THROUGH SAID MILES LAND COMPANY TRACT, WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND THE WEST LINE OF SAID SHIN AI GROUP TRACT, A DISTANCE OF 447.85 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHWEST CORNER OF SAID SHIN AI GROUP TRACT, AND LYING IN THE NORTH LINE OF THE AFOREMENTIONED KUKAHI CORPORATE SOLUTIONS TRACT, FROM WHICH A MAGNAIL FOUND BEARS S87°25'00"E, A DISTANCE OF 315.18 FEET;

**THENCE** NORTH 87 DEGREES 25 MINUTES 00 SECONDS WEST, TRAVERSING THROUGH SAID MILES LAND COMPANY TRACT, WITH THE NORTH LINE OF SAID KUKAHI CORPORATE SOLUTIONS TRACT AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 194.86 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.669 ACRES OR 72,683 SQUARE FEET OF LAND, PLUS OR MINUS.

Exhibit B

Site Location Map





# City of Denton

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

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Community Services

**CM/ DCM/ ACM:** Chirstine Taylor

**DATE:** March 18, 2026

### **SUBJECT**

Hold a public hearing and consider making a recommendation to City Council regarding adoption of an ordinance of the City of Denton, Texas amending the Denton Development Code Subchapter 2 Section 2.12 Affordability Incentive Procedures; amendments include but are not limited to Subsection 2.12.4, Procedure, removing the Right of First Refusal requirement; Subsection 2.12.6, Affordability Incentive Qualifications, clarifying application to developments with 19 or fewer units; Table 2.12-B, adjusting qualifications to reflect prevailing market rates and make incentives easier to access.

### **STRATEGIC ALIGNMENT**

This action supports Key Focus Area: Foster Economic Opportunity and Affordability.

### **BACKGROUND**

The Section 2.12 Affordability Incentive Program was created October 15, 2024 with the adoption of Section 2.12 into the Denton Development Code. The program offers nine different zoning-related incentives for residential developments that commit to leasing or selling a proportion of their homes or units to low-income households at set affordability thresholds. Incentives (listed in Figure 2 below) include reductions in the minimum requirements for lot dimensions, building setbacks, landscaping, and parking. Since October 2024, four multifamily developments and two infill single family developments have applied for incentives. Two of the multifamily developments have executed incentive agreements and are in the early stages of construction. Through program review, staff have identified four opportunities for improvement that would make the program more accessible, more enticing for all developers, and align the program with the City's priorities on Affordable for Denton housing. The proposed changes are detailed as a redline markup of the current code language in Exhibit 3 while a clean version of revised text can be found in Exhibit 4.

### ***Applications to date***

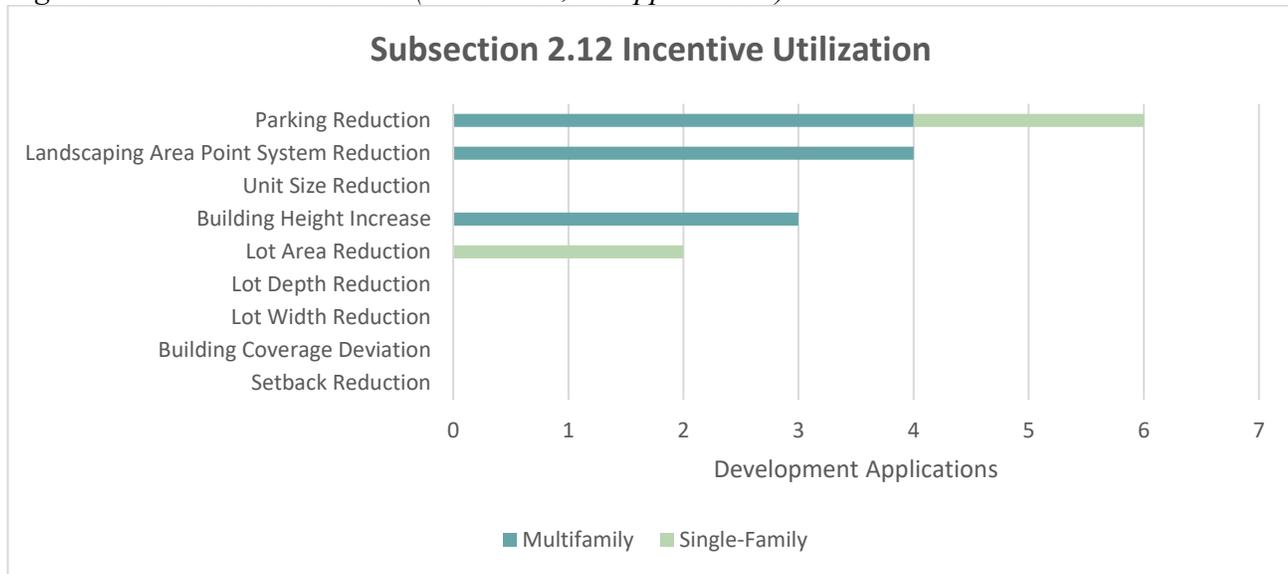
As of January 2026, six development teams have submitted applications. Four of these applications are multifamily rental developments, and two are single family homeownership developments. Both single-family projects are infill projects, meaning a small project in an established neighborhood. Two are in construction, three are in the development process, and one is still awaiting funding award.

Figure 1 – Incentive applications to date

Development	Status	Occupancy Type	Building Type	Developer	Financing Tools	Total Units
<b>Stella Haven</b>	Under Construction	Rental	Multi-Family	Stella Haven, LP	9% Housing Tax Credit	88
<b>Roselawn Village</b>	Under Construction	Rental	Multi-Family	NRP Lone Star Development LLC	4% Housing Tax Credit	297
<b>Robertson Development</b>	In Development	Ownership	Single-Family	Denton Affordable Housing Corporation	HOME	3
<b>Hinkle Development</b>	In Development	Rental & Ownership	Single-Family	Denton Affordable Housing Corporation	American Rescue Plan	14
<b>McAdams Haven</b>	In Development	Rental	Multi-Family	Denton Affordable Housing Corporation	9% Housing Tax Credit	84
<b>Palladium Denton West Living</b>	Applied	Rental	Multi-Family	Palladium USA International, Inc.	9% Housing Tax Credit	120

To date, only four of the nine incentives have been applied for. All six applicants have applied for the parking reduction, all four multifamily developments have applied for the reduction to the landscaping area point system, three multifamily projects have applied for the building height increase, and both single-family developments applied for the lot size reductions.

Figure 2 - Incentive utilization (total count, all applications)



## DISCUSSION

### *Proposed Changes*

#### Removing the Right of First Refusal Requirement

The Right of First Refusal Requirement provides the City the right to purchase any property where incentives were utilized if the owner seeks to sell within the 30-year affordability period.

This creates a situation where a low-income homebuyer would need to first offer the City Right of First Refusal on their home if they sought to sell it within 30 years of the home being built. Additionally, this requirement causes significant administrative difficulties for Housing Tax Credit developments, which typically have syndicators and/or non-profit partners who also require Right of First Refusal and have expressed that they would not be willing to subordinate their right to the City's.

The Right of First Refusal requirement does not provide significant affordability protections, causes administrative complications, creates an undue burden on low-income home buyers, and does not align with long-term City real estate planning.

#### Increase Access to Incentives

Staff propose simplifying qualification requirements such that 15% of units as affordable allows access to any number of the nine incentives.

Under the current qualification requirements, developers can access up to three incentives by dedicating 20% of the total units as affordable. In order to access more than three incentives, developers must dedicate a higher amount of the units as affordable, up to 65% of units.

*Figure 3 – Current qualification table*

<b>TABLE 2.12-B: Number of Incentives Granted Per Percent of Units held Affordable</b>				
<b>Income Category</b>	<b>Percent of Units Affordable</b>			
<b>NUMBER OF INCENTIVES</b>	<b>3 or fewer</b>	<b>4 or 5</b>	<b>6 or 7</b>	<b>8 or 9</b>
<b>Income Category</b>	5%	10%	15%	20%
<b>Extremely Low Income (&lt;30% AMI)</b>	10%	15%	20%	25%
<b>Very Low Income (&lt;50% AMI)</b>	5%	10%	15%	20%
<b>TOTAL PERCENT OF UNITS AFFORDABLE</b>	<b>20%</b>	<b>35%</b>	<b>50%</b>	<b>65%</b>
<b>DURATION OF AFFORDABILITY</b>	<b>30 years</b>			

Figure 4 – Proposed qualification table

Table 2.12-B Minimum Percent of Units held Affordable to Qualify		
Income Category	Rental	Homeownership
Extremely Low Income (<30% AMI)	5%	-
Very Low Income (<50% AMI)	10%	-
Low – Moderate Income (<80% AMI)	-	15%
<b>TOTAL PERCENT OF UNITS AFFORDABLE</b>	<b>15%</b>	<b>15%</b>
<b>DURATION OF AFFORDABILITY</b>	<b>30 years</b>	<b>5 years</b>

Of the six applications received thus far, none have elected to use more than three incentives, although some were qualified for more. Some incentives are more applicable to single family developments (three related to lot size and setback requirements) and some are more applicable to multifamily (landscaping area point system, height increase). Making all nine incentives available at the threshold level of affordability could simplify the program.

Adjust Requirements to Reflect Market Rate

Another proposal is to adjust qualification requirements to consider the separate market rates of the rental and homeownership markets as well as the City’s priorities around Affordable for Denton development.

The program should remove the low-income (80%-50%) Area Median Income (AMI) requirements for rental developments, as Denton’s market rental rate typically falls above 60% AMI, and low-income rental units are not considered Affordable for Denton, as discussed in the November 18, 2025 City Council work session on the Low-Income Housing Tax Credit Policy ([ID 25-1392](#)).

The program could set low-income as the only target income bracket for homeownership developments as Denton’s market sales prices typically fall above 90% AMI, with a median home value of \$379,900 (2024 American Community Survey). Furthermore, current construction costs create a significant financial barrier to selling newly constructed homes at the 50% AMI sales price maximum of \$158,400 for a two-bedroom.

The program should adjust the affordability period to five years for homeownership developments in order to align with other existing homebuyer assistance programs and allow low-income homebuyers greater flexibility.

Clarify Requirements for Small Developments

Affordability qualifications currently require units at three different levels of affordability in increments of 5% of the development’s total homes. This proved difficult for staff to interpret and uniformly apply to developments of less than 20 total homes. Clarification on procedures would help staff qualify small developments in a standard way.

To encourage infill development, the program could set favorable requirements to qualify developments with less than 20 homes, requiring a slightly smaller percentage of homes or allowing higher income targets. This could make the program more financially accessible to infill developments, which have fewer units overall to spread development costs across.

The program has so far been effective at making infill projects more viable from a zoning compliance perspective but poses additional financial and administrative challenges for these projects.

**OPTIONS**

1. Recommend approval of the Denton Development Code text amendments as presented
2. Recommend approval of the Denton Development Code text amendments with conditions
3. Recommend denial
4. Postpone to a date certain to allow for further deliberation

**EXHIBITS**

1. Agenda Information Sheet
2. Staff Analysis
3. Proposed Section 2.12 with Redlines
4. Proposed Section 2.12
5. Draft Ordinance

Respectfully submitted:  
Jesse Kent  
Director of Community Services

Prepared By:  
Leia Atkinson  
Housing Programs Coordinator

# Staff Analysis

## DCA26-0001a/ Affordability Incentive Procedures Amendment

### REQUEST:

This is a City-initiated Code amendment to the Denton Development Code (DDC), amending Section 2.12: *Affordable Housing Incentive Procedures* for the purpose of increasing access to the program.

### CONSIDERATIONS:

Subsection 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;*

The proposed Code amendment is consistent with the following Comprehensive Plan policies and actions, and the City's Affordable Housing Strategic Toolkit:

#### **Denton 2040 Comprehensive Plan**

**Policy 3.1** Use the Future Land Use Map (FLUM), the 2020 Economic Development Strategic Plan, and the 2021 Affordable Housing Needs Market Value Analysis to ensure adequate development areas exist to support a self-sustaining economy with a diversity of live/work/play development opportunities.

**Action 3.1.2** Partner and collaborate with developers to provide sufficient workforce housing to meet market demands and diversify housing choices.

**Action 3.1.4** Evaluate the need for additional development code standards that encourage infill and redevelopment, and remove growth impediments in the area of Denton that is incorporated.

**Policy 3.12** Encourage more dense development to increase market feasibility and create vibrancy.

**Action 3.12.1** Reference the Comprehensive Plan fiscal impact analysis and the 2021 Affordable Housing Need & Market Value Analysis to define and direct a residential development pattern that is at least fiscally neutral.

**Action 3.12.2** Work with developers to increase the stock of owner-occupied smaller residential units.

**Policy 7.1** Promote development of higher density housing as part of mixed-use development in Denton’s urban core, including Downtown, the Neighborhood/University Compatibility Areas, and in designated centers and corridors outside the urban core.

**Action 7.1.3** Create regulatory incentives to expand housing in and adjacent to Downtown through adaptive re-use, utilization of upper stories, and infill development.

**Policy 7.2** Expand the availability of affordable housing choices for community members most in need of housing, including those with low incomes and special needs.

**Action 7.2.1** Support expansion of the availability of affordable housing for low-moderate income residents through policies for mixed income neighborhoods and housing development.

### **Economic Development Strategic Plan**

**Strategy 3.2 Housing Affordability** Address the needs of low- and moderate-income residents to ensure that Denton’s growth is equitable and inclusive.

**Action 3.2.5.** Improve the development review process to decrease costs for those committed to building workforce and affordable housing

### **Affordable Housing Strategic Toolkit**

**Strategy 2: Zoning Relief and Variances**

Zoning relief and variances combines adjustments to regulations with targeted incentives to enable the private sector to produce lower priced units.

**Strategy 3: Increase Capacity and Resources for Affordable Housing Development**

The goal of increasing capacity and resources is to provide incentives, grant assistance, and technical assistance to the existing affordable housing development community and city partners to increase the output of new low-cost units.

**Activity 3.B: Developer Affordable Housing Incentive Package**

Create a package of incentives that developers may select from to promote affordable housing while serving the City's specific needs regarding housing inventory, current environment, community investment, and budget.

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

The proposed Code amendments do not conflict with any other provisions of the DDC. The proposed amendments will promote the development of affordable housing, which is a City Council priority. This is consistent with the goals and polices of the Denton 2040 Comprehensive Plan, and the Affordable Housing Strategic Toolkit.

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

This proposed city-initiated Code amendment to the Denton Development Code is needed for the following reasons:

- To increase ease of access to the affordability incentive program, which serves to:
  - Increase the amount of affordable housing available to Low Income and Moderate Income Households, and
  - Increase the viability of infill development, creating small-scale affordable housing for economically balanced neighborhoods.

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

Since the Affordability Incentive Program was created in 2024, staff have identified four opportunities for improvement that would make the program more accessible, more enticing for developers, and align the program with the City's priorities on Affordable for Denton housing.

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.

## 2.12 Affordability Incentive Procedures

1. **Purpose:** The purpose of this section is to encourage the development of affordable housing within the City of Denton. The City is committed to fostering an economically diverse community with opportunities for everyone. The City has prioritized supporting affordable housing, and the implementation of this Affordability Incentive Process recognizes the public benefits affordable housing contributes to local communities and businesses.
2. **Definitions:**
  - A. “Low Income Household” – Those households earning 80% or less of Denton County Area Median Income. The Area Median Income (AMI), also known as Income Limit, is established and annually updated by the Department of Housing and Urban Development (HUD). AMI includes the following Income Categories:
    1. Extremely Low-Income Households (ELIH), earning no more than 30% of AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County or Persons Experiencing Homelessness (PEH).
    2. Very Low-Income Households (VLIH), earning no more than 50% of the AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County.
    3. Low-Income and Moderate-Income households (LIMIH), earning no more than 80% of the AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County.
3. **Applicability:**
  - A. Any development which provides dwelling units for Low Income Households, in accordance with the qualifications in Subsection 2.12.6A may be eligible for one or more Affordability Incentives.
  - B. The Affordability Incentives may be utilized for the development of the following types of residential uses which include affordable units allocated for Low-Income Households at the percentages described in table 2.12-B:
    1. Multifamily Dwelling,
    2. Single-Family Detached Dwelling,
    3. Townhome,
    4. Duplex,
    5. Triplex,
    6. Fourplex,
    7. Tiny Home Development,
    8. Accessory Dwelling Unit, or
    9. Manufactured Home Development (HUD Code).
  - C. Duration of Affordability. Affordable housing units created by the Affordability Incentives Process shall remain affordable, as defined in Subsection 2.12.3.D, for ~~at least 30 years~~[the period defined in Table 2.12-B.](#)
  - D. Definitions for Affordability. To be deemed affordable for the purposes of this Section the sale or rental price of a dwelling unit shall be based on the Income Limits for the year the housing

unit is offered for sale or rent. The Income Limits for each Low-Income Household Income Category are as follows:

1. Extremely Low-Income Households (ELIH): Housing units allocated to this Income Category, if for rent, shall be rented at a monthly rate no higher than 30% of the monthly income for a household at the ELIH AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County or Persons Experiencing Homelessness (PEH). If for ownership, they shall be sold at price limits established by the City for the HOME Investment Partnerships Program.
2. Very Low-Income Households (VLIH): Housing Units allocated to this Income Category, if for rent, shall be rented at a monthly rate no higher than 30% of the monthly income for a household at VLIH AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County. If for ownership, they shall be sold at price limits established by the City for the HOME Investment Partnerships Program.
3. Low-Income and Moderate-Income households (LIMIH): Housing Units Allocated to this Income Category, if for rent, shall be rented at a monthly rate no higher than 30% of the monthly income for a household at LIMIH AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County. If for ownership, they shall be sold at price limits established by the City for the HOME Investment Partnerships Program.

E. Applicability of other Development Regulations. Affordability Incentive Program participation is the only process required for approval of Affordability Incentives. Participation in the Affordability Incentives Program does not remove the obligation to obtain any other approvals required by this DDC.

4. **Procedure:**

A. **Step 1: Pre-Application Activities.**

1. Pre-Application Conference. A pre-application conference is recommended in accordance with Subsection 2.4.3.
2. Citizen Participation. Not required.

B. **Step 2: Application Submittal and Processing:**

1. Affordability Incentives Application. To apply for Affordability Incentives, the applicant must submit an Affordability Incentives Application. The application must include, but is not limited to:
  - a. Legal description of the subject property;
  - b. Identification of all the incentives that the project proposes to incorporate;
  - c. Consent to modify the Agreement if the submitted project requires alteration through normal development review and approval process; and
  - d. Any other information specifically requested by the Director of Community Services or their designee.
2. Affordability Incentives Agreement. Prior to issuance of the building permit, the applicant must execute an Affordability Incentives Agreement (hereafter, the "Agreement") in a

form approved by the City Attorney. The Agreement must include, but is not to be limited to:

- a. Duration of Affordability, which shall be thirty years;
- b. Evidence of compliance with incentive qualifications in Table 2.12 B,
- c. The information required to be in the Affordability Incentives Application, as provided in Section 2.12.4.B.1;
- d. Confirmation that the development shall not discriminate on the basis of race, color, national origin, age, religion, disability, familial status, sex, sexual orientation, or gender identity in the lease, use, or occupancy of the Development. Further the Development shall not deny admission to any person exclusively on the basis of such person receiving rental assistance payments under a local, state, federal or other housing assistance program, including, but not limited to, Section 8 of the United States Housing Act of 1937 as amended;
- e. A recordable Security Interest that protects the City's interests in the event that a developer applies Affordability Incentives to the platting or building phases but fails to provide affordable housing for the Duration of Affordability, or to the AMI Income Categories as agreed;
- ~~f. A Right of First Refusal clause that requires the City be offered the chance to buy the property if the applicant decides to sell the property prior to the end of the Duration of Affordability;~~
- ~~g.f.~~ A default provision stating the conditions of default, which shall include, but not be limited to: failure to provide the required number of affordable housing units as stipulated under the Agreement or conversion of the property to a use other than for affordable housing as defined under this section before the expiration of the Duration of Affordability.; and
- ~~h.g.~~ Language that requires documentation of a recorded agreement, lien, or covenant running with the land, binding all the assigns, heirs, and successors of the applicant. The recorded agreement, lien, or covenant shall secure the required affordability provisions prior to the building permit for a Single-Family Detached Dwelling, Townhome, Duplex, Triplex, Fourplex, Tiny Home Development, or Manufactured Home development or Multifamily Dwelling building permit. Additionally, the recorded agreement, lien, or covenant must include all provisions related to the Agreement, including, but not limited to, Duration of Affordability, proposed incentives, minimum number of affordable housing units, required Income Categories, ~~the City's Right of First Refusal,~~ and remedies related to a failure to fulfill the terms of the agreement.

- C. **Step 3: Staff Review and Action.** In addition to traditional staff review, The Director or their designee (as applicable) shall review the draft Affordability Incentives Agreement, residential project, and proposed Affordability Incentives outlined in this Subchapter in conjunction with

the City Attorney. No building permit shall be issued or land use approvals finalized , and no other permits shall be issued until the Affordability Incentives Agreement has been fully reviewed, approved, and executed by the City.

- D. **Step 4: Scheduling and Notice of Public Meetings/Hearings.** Not required.
- E. **Step 5: Post-Decision Actions and Limitations.** Post-decision actions and limitations in DDC Subsection 2.4.8 shall apply, with the following modifications:
1. Monitoring Continued Affordability. The City of Denton Community Services Department shall be the responsible party to monitor the continued affordability of both rental and owner-occupied housing units.
  2. Resale of Affordable Homeownership Units. Affordable Housing units provided for under this Chapter may be sold or resold only to eligible households or a nonprofit organization through the end of the required Duration of Affordability.
  3. Conversion of Affordable Rental Units to Market Rate. Affordable Housing units provided for under this Chapter when sold or resold are still subject to the requirements in the Affordability Incentives Agreement in accordance to the recorded agreement, lien, or covenant running with the land, until the end of the affordability period specified. In the event that the terms of the agreement are not fulfilled, the City may pursue the remedies specified in the Affordability Incentives Agreement. ~~For Affordable Housing units to be sold or resold at market rate prior to the end of the required Duration of Affordability, the benefit provided through this section shall be accounted for as follows:~~
    - ~~a. Reimbursement shall be made to the City of Denton as reasonable compensation for the value of all incentives originally granted.~~
      - ~~i. 50 percent of net proceeds from the sale shall be paid to the City.~~
      - ~~ii. The City shall dedicate all such conversion payments towards future incentives offered through this section or other affordable housing initiatives as directed by City Council.~~
    - ~~b. A recorded agreement, lien, and covenant running with the land, binding all the assigns, heirs and successors of the applicant shall secure the conversion requirements in Subsection 2.12.4.E as outlined in 2.12.4.B.~~
5. **Approval Criteria.** In reviewing the Affordability Incentives Agreement application, the Director or their designee shall consider the general approval criteria in Subsection 2.4.5 and the following criteria:
- A. The proposal complies with the Affordability Incentive Qualifications outlined in Table 2.12-B,
  - B. Number, distribution, and building design of affordable housing units within the project area,
  - C. A proportional amount of affordable housing units scheduled to be completed at or prior to the construction of related market rate housing units, for mixed-income developments constructed in phases exceeding 12 months.
  - D. The Development shall not discriminate on the basis of race, color, national origin, age, religion, disability, familial status, sex, sexual orientation, or gender identity in the lease, use, or occupancy of the Development. Further the Development shall not deny admission to any

person exclusively on the basis of such person receiving rental assistance payments under a local, state, federal or other housing assistance program, including, but not limited to, Section 8 of the United States Housing Act of 1937 as amended.

- E. Uniformity of building design between affordable and market rate dwelling units. and
- F. Conformance with all other applicable standards in this DDC, except for deviations consistent with the requested Affordability Incentives.

**6. Qualifications and Incentives.**

A. Affordability Incentive Qualifications. To qualify for an Affordability Incentive(s), the residential development must have set aside for affordable units, as defined under Subsection 2.12.3.D, a portion of the unit total equal to or greater than the percentage provided in Table 2.12-B ~~for the requested number of Affordability Incentives.~~

- 1. Residential developments qualifying under Table 2.12-B may access as many of the incentives as applicable.
- 2. For developments with 9 or fewer units, the development qualifies if one unit is set aside to be affordable for a household at the highest applicable income level.
- 1-3. For developments with 19 or fewer units, the development qualifies if a minimum of 15% of units are set aside to be affordable for households at the highest applicable income level, and does not need to include units for lower income categories.

TABLE 2.12-B: Number of Incentives Granted Per Percent of Units held Affordable				
Income Category	Percent of Units Affordable			
NUMBER OF INCENTIVES	3 or fewer	4 or 5	6 or 7	8 or 9
ELIH	5%	10%	15%	20%
VLIH	10%	15%	20%	25%
LIMIH	5%	10%	15%	20%
TOTAL PERCENT OF UNITS AFFORDABLE	20%	35%	50%	65%
DURATION OF AFFORDABILITY	30 years			

Table 2.12-B Minimum Percent of Units held Affordable to Qualify		
Income Category	Rental	Homeownership
ELIH	5%	-
VLIH	10%	-
LIMIH	-	15%
TOTAL PERCENT OF UNITS AFFORDABLE	15%	15%
DURATION OF AFFORDABILITY	30 years	5 years

- B. Affordability Incentives. Projects providing affordable units may request one or more of the following incentives, depending upon the income level of the targeted households and the percentage of affordable units set-aside as described in Table 2.12-B.
1. 20% reduction in minimum yard/setback requirements in the applicable zoning district in Section 3.2 – 3.5,
    - a. Townhome developments are not eligible for this incentive, but may instead receive a 20% reduction in open space requirements
  2. 20% deviation from building coverage requirements in the applicable zoning district in Section 3.2 – 3.5,
  3. 20% reduction in minimum lot width in the applicable zoning district in Section 3.2 – 3.5,
  4. 20% reduction in minimum lot depth in the applicable zoning district in Section 3.2 – 3.5,
  5. 20% reduction in minimum lot area in the applicable zoning district in Section 3.2 – 3.5,
  6. 20% increase in maximum building height in the applicable zoning district in Section 3.2 – 3.5, provided the development is still in compliance with Section 7.10.6,
  7. 20% reduction in minimum unit size for townhome, duplex, multifamily dwelling, and tiny home developments as defined in Subsection 5.3.3,
  8. For multifamily dwellings, a 10 point reduction in the Landscaping Area Point System (development must provide at least two Elements from Section A and one Element from Section B, regardless of reduction) in Table 7.E,
  9. A reduction or waiver in parking requirements from Table 7.9-I:
    - a. A reduction in parking requirements to not less than 1 parking space per affordable dwelling unit irrespective of the number of habitable rooms, or,
    - b. A reduction in parking requirements to not less than ½ parking space per affordable dwelling unit for dwelling units restricted to senior citizens, with senior being defined as those 62 years of age or older.
- C. Application within Multi-Lot Developments.
1. Within a multifamily development, the use of any incentive for any building(s) on the lot shall count as the use of that incentive for the entire property.
  2. For multi-lot developments, different incentives may be utilized on different lots; ~~however, the affordability percentage and duration for the entire development shall be based upon the lot with the highest number of incentives requested.~~

## 2.12 Affordability Incentive Procedures

1. **Purpose:** The purpose of this section is to encourage the development of affordable housing within the City of Denton. The City is committed to fostering an economically diverse community with opportunities for everyone. The City has prioritized supporting affordable housing, and the implementation of this Affordability Incentive Process recognizes the public benefits affordable housing contributes to local communities and businesses.
2. **Definitions:**
  - A. “Low Income Household” – Those households earning 80% or less of Denton County Area Median Income. The Area Median Income (AMI), also known as Income Limit, is established and annually updated by the Department of Housing and Urban Development (HUD). AMI includes the following Income Categories:
    1. Extremely Low-Income Households (ELIH), earning no more than 30% of AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County or Persons Experiencing Homelessness (PEH).
    2. Very Low-Income Households (VLIH), earning no more than 50% of the AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County.
    3. Low-Income and Moderate-Income households (LIMIH), earning no more than 80% of the AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County.
3. **Applicability:**
  - A. Any development which provides dwelling units for Low Income Households, in accordance with the qualifications in Subsection 2.12.6A may be eligible for one or more Affordability Incentives.
  - B. The Affordability Incentives may be utilized for the development of the following types of residential uses which include affordable units allocated for Low-Income Households at the percentages described in table 2.12-B:
    1. Multifamily Dwelling,
    2. Single-Family Detached Dwelling,
    3. Townhome,
    4. Duplex,
    5. Triplex,
    6. Fourplex,
    7. Tiny Home Development,
    8. Accessory Dwelling Unit, or
    9. Manufactured Home Development (HUD Code).
  - C. Duration of Affordability. Affordable housing units created by the Affordability Incentives Process shall remain affordable, as defined in Subsection 2.12.3.D, for the period defined in Table 2.12-B.
  - D. Definitions for Affordability. To be deemed affordable for the purposes of this Section the sale or rental price of a dwelling unit shall be based on the Income Limits for the year the housing

unit is offered for sale or rent. The Income Limits for each Low-Income Household Income Category are as follows:

1. Extremely Low-Income Households (ELIH): Housing units allocated to this Income Category, if for rent, shall be rented at a monthly rate no higher than 30% of the monthly income for a household at the ELIH AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County or Persons Experiencing Homelessness (PEH). If for ownership, they shall be sold at price limits established by the City for the HOME Investment Partnerships Program.
2. Very Low-Income Households (VLIH): Housing Units allocated to this Income Category, if for rent, shall be rented at a monthly rate no higher than 30% of the monthly income for a household at VLIH AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County. If for ownership, they shall be sold at price limits established by the City for the HOME Investment Partnerships Program.
3. Low-Income and Moderate-Income households (LIMIH): Housing Units Allocated to this Income Category, if for rent, shall be rented at a monthly rate no higher than 30% of the monthly income for a household at LIMIH AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County. If for ownership, they shall be sold at price limits established by the City for the HOME Investment Partnerships Program.

E. Applicability of other Development Regulations. Affordability Incentive Program participation is the only process required for approval of Affordability Incentives. Participation in the Affordability Incentives Program does not remove the obligation to obtain any other approvals required by this DDC.

4. **Procedure:**

A. **Step 1: Pre-Application Activities.**

1. Pre-Application Conference. A pre-application conference is recommended in accordance with Subsection 2.4.3.
2. Citizen Participation. Not required.

B. **Step 2: Application Submittal and Processing:**

1. Affordability Incentives Application. To apply for Affordability Incentives, the applicant must submit an Affordability Incentives Application. The application must include, but is not limited to:
  - a. Legal description of the subject property;
  - b. Identification of all the incentives that the project proposes to incorporate;
  - c. Consent to modify the Agreement if the submitted project requires alteration through normal development review and approval process; and
  - d. Any other information specifically requested by the Director of Community Services or their designee.
2. Affordability Incentives Agreement. Prior to issuance of the building permit, the applicant must execute an Affordability Incentives Agreement (hereafter, the "Agreement") in a

form approved by the City Attorney. The Agreement must include, but is not to be limited to:

- a. Duration of Affordability, which shall be thirty years;
  - b. Evidence of compliance with incentive qualifications in Table 2.12 B,
  - c. The information required to be in the Affordability Incentives Application, as provided in Section 2.12.4.B.1;
  - d. Confirmation that the development shall not discriminate on the basis of race, color, national origin, age, religion, disability, familial status, sex, sexual orientation, or gender identity in the lease, use, or occupancy of the Development. Further the Development shall not deny admission to any person exclusively on the basis of such person receiving rental assistance payments under a local, state, federal or other housing assistance program, including, but not limited to, Section 8 of the United States Housing Act of 1937 as amended;
  - e. A recordable Security Interest that protects the City's interests in the event that a developer applies Affordability Incentives to the platting or building phases but fails to provide affordable housing for the Duration of Affordability, or to the AMI Income Categories as agreed;
  - f. A default provision stating the conditions of default, which shall include, but not be limited to: failure to provide the required number of affordable housing units as stipulated under the Agreement or conversion of the property to a use other than for affordable housing as defined under this section before the expiration of the Duration of Affordability.; and
  - g. Language that requires documentation of a recorded agreement, lien, or covenant running with the land, binding all the assigns, heirs, and successors of the applicant. The recorded agreement, lien, or covenant shall secure the required affordability provisions prior to the building permit for a Single-Family Detached Dwelling, Townhome, Duplex, Triplex, Fourplex, Tiny Home Development, or Manufactured Home development or Multifamily Dwelling building permit. Additionally, the recorded agreement, lien, or covenant must include all provisions related to the Agreement, including, but not limited to, Duration of Affordability, proposed incentives, minimum number of affordable housing units, required Income Categories, and remedies related to a failure to fulfill the terms of the agreement.
- C. **Step 3: Staff Review and Action.** In addition to traditional staff review, The Director or their designee (as applicable) shall review the draft Affordability Incentives Agreement, residential project, and proposed Affordability Incentives outlined in this Subchapter in conjunction with the City Attorney. No building permit shall be issued or land use approvals finalized , and no other permits shall be issued until the Affordability Incentives Agreement has been fully reviewed, approved, and executed by the City.

- D. **Step 4: Scheduling and Notice of Public Meetings/Hearings.** Not required.
  - E. **Step 5: Post-Decision Actions and Limitations.** Post-decision actions and limitations in DDC Subsection 2.4.8 shall apply, with the following modifications:
    - 1. Monitoring Continued Affordability. The City of Denton Community Services Department shall be the responsible party to monitor the continued affordability of both rental and owner-occupied housing units.
    - 2. Resale of Affordable Homeownership Units. Affordable Housing units provided for under this Chapter may be sold or resold only to eligible households or a nonprofit organization through the end of the required Duration of Affordability.
    - 3. Conversion of Affordable Rental Units to Market Rate. Affordable Housing units provided for under this Chapter when sold or resold are still subject to the requirements in the Affordability Incentives Agreement in accordance to the recorded agreement, lien, or covenant running with the land, until the end of the affordability period specified. In the event that the terms of the agreement are not fulfilled, the City may pursue the remedies specified in the Affordability Incentives Agreement.
5. **Approval Criteria.** In reviewing the Affordability Incentives Agreement application, the Director or their designee shall consider the general approval criteria in Subsection 2.4.5 and the following criteria:
- A. The proposal complies with the Affordability Incentive Qualifications outlined in Table 2.12-B,
  - B. Number, distribution, and building design of affordable housing units within the project area,
  - C. A proportional amount of affordable housing units scheduled to be completed at or prior to the construction of related market rate housing units, for mixed-income developments constructed in phases exceeding 12 months.
  - D. The Development shall not discriminate on the basis of race, color, national origin, age, religion, disability, familial status, sex, sexual orientation, or gender identity in the lease, use, or occupancy of the Development. Further the Development shall not deny admission to any person exclusively on the basis of such person receiving rental assistance payments under a local, state, federal or other housing assistance program, including, but not limited to, Section 8 of the United States Housing Act of 1937 as amended.
  - E. Uniformity of building design between affordable and market rate dwelling units. and
  - F. Conformance with all other applicable standards in this DDC, except for deviations consistent with the requested Affordability Incentives.
6. **Qualifications and Incentives.**
- A. Affordability Incentive Qualifications. To qualify for an Affordability Incentive(s), the residential development must have set aside for affordable units, as defined under Subsection 2.12.3.D, a portion of the unit total equal to or greater than the percentage provided in Table 2.12-B.
    - 1. Residential developments qualifying under Table 2.12-B may access as many of the incentives as applicable.

2. For developments with 9 or fewer units, the development qualifies if one unit is set aside to be affordable for a household at the highest applicable income level.
3. For developments with 19 or fewer units, the development qualifies if a minimum of 15% of units are set aside to be affordable for households at the highest applicable income level, and does not need to include units for lower income categories.

Table 2.12-B Minimum Percent of Units held Affordable to Qualify		
Income Category	Rental	Homeownership
ELIH	5%	-
VLIH	10%	-
LIMIH	-	15%
<b>TOTAL PERCENT OF UNITS AFFORDABLE</b>	<b>15%</b>	<b>15%</b>
<b>DURATION OF AFFORDABILITY</b>	<b>30 years</b>	<b>5 years</b>

- B. Affordability Incentives. Projects providing affordable units may request one or more of the following incentives, depending upon the income level of the targeted households and the percentage of affordable units set-aside as described in Table 2.12-B.
1. 20% reduction in minimum yard/setback requirements in the applicable zoning district in Section 3.2 – 3.5,
    - a. Townhome developments are not eligible for this incentive, but may instead receive a 20% reduction in open space requirements
  2. 20% deviation from building coverage requirements in the applicable zoning district in Section 3.2 – 3.5,
  3. 20% reduction in minimum lot width in the applicable zoning district in Section 3.2 – 3.5,
  4. 20% reduction in minimum lot depth in the applicable zoning district in Section 3.2 – 3.5,
  5. 20% reduction in minimum lot area in the applicable zoning district in Section 3.2 – 3.5,
  6. 20% increase in maximum building height in the applicable zoning district in Section 3.2 – 3.5, provided the development is still in compliance with Section 7.10.6,
  7. 20% reduction in minimum unit size for townhome, duplex, multifamily dwelling, and tiny home developments as defined in Subsection 5.3.3,
  8. For multifamily dwellings, a 10 point reduction in the Landscaping Area Point System (development must provide at least two Elements from Section A and one Element from Section B, regardless of reduction) in Table 7.E,
  9. A reduction or waiver in parking requirements from Table 7.9-I:
    - a. A reduction in parking requirements to not less than 1 parking space per affordable dwelling unit irrespective of the number of habitable rooms, or,
    - b. A reduction in parking requirements to not less than ½ parking space per affordable dwelling unit for dwelling units restricted to senior citizens, with senior being defined as those 62 years of age or older.
- C. Application within Multi-Lot Developments.

1. Within a multifamily development, the use of any incentive for any building(s) on the lot shall count as the use of that incentive for the entire property.
2. For multi-lot developments, different incentives may be utilized on different lots.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF DENTON, TEXAS AMENDING THE DENTON DEVELOPMENT CODE SUBCHAPTER 2 SECTION 2.12 AFFORDABILITY INCENTIVE PROCEDURES; AMENDMENTS INCLUDE BUT ARE NOT LIMITED TO SUBSECTION 2.12.4, PROCEDURE, REMOVING THE RIGHT OF FIRST REFUSAL REQUIREMENT; SUBSECTION 2.12.6, AFFORDABILITY INCENTIVE QUALIFICATIONS, CLARIFYING APPLICATION TO DEVELOPMENTS WITH 19 OR FEWER UNITS; TABLE 2.12-B, ADJUSTING QUALIFICATIONS TO REFLECT PREVAILING MARKET RATES AND MAKE INCENTIVES EASIER TO ACCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on October 15, 2024, City Council amended Subchapter 2 Section 2.12 of the Denton Development Code to create an affordability incentive program; and

WHEREAS, Council wishes to further amend the program to accurately reflect Denton’s market rates; and

WHEREAS, Council wishes to further amend the program to set clear and favorable qualification requirements for developments with less than 20 homes; and

WHEREAS, Council wishes to further amend the program to remove the right of first refusal requirement for affordable developments; and

WHEREAS, on March 18, 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 approval [X-X] of the amendment to the Denton Development Code; and

WHEREAS, on April 7, 2026, 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 federal, state, and local law and 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: Denton Development Code Subchapter 2. Administration and Procedures is amended to revise Section 2.12 titled Affordable Housing Incentive Procedures as set forth in **“Exhibit A”** which is attached and fully incorporated herein by reference.

SECTION 3. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

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

	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
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:  
INGRID REX, CITY SECRETARY

BY: \_\_\_\_\_

APPROVED AS TO LEGAL FORM:  
MACK REINWAND, CITY ATTORNEY

BY: \_\_\_\_\_

## Exhibit A

### 2.12 Affordability Incentive Procedures

1. **Purpose:** The purpose of this section is to encourage the development of affordable housing within the City of Denton. The City is committed to fostering an economically diverse community with opportunities for everyone. The City has prioritized supporting affordable housing, and the implementation of this Affordability Incentive Process recognizes the public benefits affordable housing contributes to local communities and businesses.
2. **Definitions:**
  - A. “Low Income Household” – Those households earning 80% or less of Denton County Area Median Income. The Area Median Income (AMI), also known as Income Limit, is established and annually updated by the Department of Housing and Urban Development (HUD). AMI includes the following Income Categories:
    1. Extremely Low-Income Households (ELIH), earning no more than 30% of AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County or Persons Experiencing Homelessness (PEH).
    2. Very Low-Income Households (VLIH), earning no more than 50% of the AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County.
    3. Low-Income and Moderate-Income households (LIMIH), earning no more than 80% of the AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County.
3. **Applicability:**
  - A. Any development which provides dwelling units for Low Income Households, in accordance with the qualifications in Subsection 2.12.6A may be eligible for one or more Affordability Incentives.
  - B. The Affordability Incentives may be utilized for the development of the following types of residential uses which include affordable units allocated for Low-Income Households at the percentages described in table 2.12-B:
    1. Multifamily Dwelling,
    2. Single-Family Detached Dwelling,
    3. Townhome,
    4. Duplex,
    5. Triplex,
    6. Fourplex,
    7. Tiny Home Development,
    8. Accessory Dwelling Unit, or
    9. Manufactured Home Development (HUD Code).
  - C. Duration of Affordability. Affordable housing units created by the Affordability Incentives Process shall remain affordable, as defined in Subsection 2.12.3.D, for the period defined in Table 2.12-B.
  - D. Definitions for Affordability. To be deemed affordable for the purposes of this Section the sale or rental price of a dwelling unit shall be based on the Income Limits for the year the housing

unit is offered for sale or rent. The Income Limits for each Low-Income Household Income Category are as follows:

1. Extremely Low-Income Households (ELIH): Housing units allocated to this Income Category, if for rent, shall be rented at a monthly rate no higher than 30% of the monthly income for a household at the ELIH AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County or Persons Experiencing Homelessness (PEH). If for ownership, they shall be sold at price limits established by the City for the HOME Investment Partnerships Program.
2. Very Low-Income Households (VLIH): Housing Units allocated to this Income Category, if for rent, shall be rented at a monthly rate no higher than 30% of the monthly income for a household at VLIH AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County. If for ownership, they shall be sold at price limits established by the City for the HOME Investment Partnerships Program.
3. Low-Income and Moderate-Income households (LIMIH): Housing Units Allocated to this Income Category, if for rent, shall be rented at a monthly rate no higher than 30% of the monthly income for a household at LIMIH AMI as determined by the most Recent [Income Limits set by HUD](#) for Denton County. If for ownership, they shall be sold at price limits established by the City for the HOME Investment Partnerships Program.

E. Applicability of other Development Regulations. Affordability Incentive Program participation is the only process required for approval of Affordability Incentives. Participation in the Affordability Incentives Program does not remove the obligation to obtain any other approvals required by this DDC.

4. **Procedure:**

A. **Step 1: Pre-Application Activities.**

1. Pre-Application Conference. A pre-application conference is recommended in accordance with Subsection 2.4.3.
2. Citizen Participation. Not required.

B. **Step 2: Application Submittal and Processing:**

1. Affordability Incentives Application. To apply for Affordability Incentives, the applicant must submit an Affordability Incentives Application. The application must include, but is not limited to:
  - a. Legal description of the subject property;
  - b. Identification of all the incentives that the project proposes to incorporate;
  - c. Consent to modify the Agreement if the submitted project requires alteration through normal development review and approval process; and
  - d. Any other information specifically requested by the Director of Community Services or their designee.
2. Affordability Incentives Agreement. Prior to issuance of the building permit, the applicant must execute an Affordability Incentives Agreement (hereafter, the "Agreement") in a

form approved by the City Attorney. The Agreement must include, but is not to be limited to:

- a. Duration of Affordability, which shall be thirty years;
  - b. Evidence of compliance with incentive qualifications in Table 2.12 B,
  - c. The information required to be in the Affordability Incentives Application, as provided in Section 2.12.4.B.1;
  - d. Confirmation that the development shall not discriminate on the basis of race, color, national origin, age, religion, disability, familial status, sex, sexual orientation, or gender identity in the lease, use, or occupancy of the Development. Further the Development shall not deny admission to any person exclusively on the basis of such person receiving rental assistance payments under a local, state, federal or other housing assistance program, including, but not limited to, Section 8 of the United States Housing Act of 1937 as amended;
  - e. A recordable Security Interest that protects the City's interests in the event that a developer applies Affordability Incentives to the platting or building phases but fails to provide affordable housing for the Duration of Affordability, or to the AMI Income Categories as agreed;
  - f. A default provision stating the conditions of default, which shall include, but not be limited to: failure to provide the required number of affordable housing units as stipulated under the Agreement or conversion of the property to a use other than for affordable housing as defined under this section before the expiration of the Duration of Affordability.; and
  - g. Language that requires documentation of a recorded agreement, lien, or covenant running with the land, binding all the assigns, heirs, and successors of the applicant. The recorded agreement, lien, or covenant shall secure the required affordability provisions prior to the building permit for a Single-Family Detached Dwelling, Townhome, Duplex, Triplex, Fourplex, Tiny Home Development, or Manufactured Home development or Multifamily Dwelling building permit. Additionally, the recorded agreement, lien, or covenant must include all provisions related to the Agreement, including, but not limited to, Duration of Affordability, proposed incentives, minimum number of affordable housing units, required Income Categories, and remedies related to a failure to fulfill the terms of the agreement.
- C. **Step 3: Staff Review and Action.** In addition to traditional staff review, The Director or their designee (as applicable) shall review the draft Affordability Incentives Agreement, residential project, and proposed Affordability Incentives outlined in this Subchapter in conjunction with the City Attorney. No building permit shall be issued or land use approvals finalized , and no other permits shall be issued until the Affordability Incentives Agreement has been fully reviewed, approved, and executed by the City.

- D. **Step 4: Scheduling and Notice of Public Meetings/Hearings.** Not required.
  - E. **Step 5: Post-Decision Actions and Limitations.** Post-decision actions and limitations in DDC Subsection 2.4.8 shall apply, with the following modifications:
    - 1. Monitoring Continued Affordability. The City of Denton Community Services Department shall be the responsible party to monitor the continued affordability of both rental and owner-occupied housing units.
    - 2. Resale of Affordable Homeownership Units. Affordable Housing units provided for under this Chapter may be sold or resold only to eligible households or a nonprofit organization through the end of the required Duration of Affordability.
    - 3. Conversion of Affordable Rental Units to Market Rate. Affordable Housing units provided for under this Chapter when sold or resold are still subject to the requirements in the Affordability Incentives Agreement in accordance to the recorded agreement, lien, or covenant running with the land, until the end of the affordability period specified. In the event that the terms of the agreement are not fulfilled, the City may pursue the remedies specified in the Affordability Incentives Agreement.
5. **Approval Criteria.** In reviewing the Affordability Incentives Agreement application, the Director or their designee shall consider the general approval criteria in Subsection 2.4.5 and the following criteria:
- A. The proposal complies with the Affordability Incentive Qualifications outlined in Table 2.12-B,
  - B. Number, distribution, and building design of affordable housing units within the project area,
  - C. A proportional amount of affordable housing units scheduled to be completed at or prior to the construction of related market rate housing units, for mixed-income developments constructed in phases exceeding 12 months.
  - D. The Development shall not discriminate on the basis of race, color, national origin, age, religion, disability, familial status, sex, sexual orientation, or gender identity in the lease, use, or occupancy of the Development. Further the Development shall not deny admission to any person exclusively on the basis of such person receiving rental assistance payments under a local, state, federal or other housing assistance program, including, but not limited to, Section 8 of the United States Housing Act of 1937 as amended.
  - E. Uniformity of building design between affordable and market rate dwelling units. and
  - F. Conformance with all other applicable standards in this DDC, except for deviations consistent with the requested Affordability Incentives.
6. **Qualifications and Incentives.**
- A. Affordability Incentive Qualifications. To qualify for an Affordability Incentive(s), the residential development must have set aside for affordable units, as defined under Subsection 2.12.3.D, a portion of the unit total equal to or greater than the percentage provided in Table 2.12-B.
    - 1. Residential developments qualifying under Table 2.12-B may access as many of the incentives as applicable.

2. For developments with 9 or fewer units, the development qualifies if one unit is set aside to be affordable for a household at the highest applicable income level.
3. For developments with 19 or fewer units, the development qualifies if a minimum of 15% of units are set aside to be affordable for households at the highest applicable income level, and does not need to include units for lower income categories.

Table 2.12-B Minimum Percent of Units held Affordable to Qualify		
Income Category	Rental	Homeownership
ELIH	5%	-
VLIH	10%	-
LIMIH	-	15%
TOTAL PERCENT OF UNITS AFFORDABLE	15%	15%
DURATION OF AFFORDABILITY	30 years	5 years

- B. Affordability Incentives. Projects providing affordable units may request one or more of the following incentives, depending upon the income level of the targeted households and the percentage of affordable units set-aside as described in Table 2.12-B.
1. 20% reduction in minimum yard/setback requirements in the applicable zoning district in Section 3.2 – 3.5,
    - a. Townhome developments are not eligible for this incentive, but may instead receive a 20% reduction in open space requirements
  2. 20% deviation from building coverage requirements in the applicable zoning district in Section 3.2 – 3.5,
  3. 20% reduction in minimum lot width in the applicable zoning district in Section 3.2 – 3.5,
  4. 20% reduction in minimum lot depth in the applicable zoning district in Section 3.2 – 3.5,
  5. 20% reduction in minimum lot area in the applicable zoning district in Section 3.2 – 3.5,
  6. 20% increase in maximum building height in the applicable zoning district in Section 3.2 – 3.5, provided the development is still in compliance with Section 7.10.6,
  7. 20% reduction in minimum unit size for townhome, duplex, multifamily dwelling, and tiny home developments as defined in Subsection 5.3.3,
  8. For multifamily dwellings, a 10 point reduction in the Landscaping Area Point System (development must provide at least two Elements from Section A and one Element from Section B, regardless of reduction) in Table 7.E,
  9. A reduction or waiver in parking requirements from Table 7.9-I:
    - a. A reduction in parking requirements to not less than 1 parking space per affordable dwelling unit irrespective of the number of habitable rooms, or,
    - b. A reduction in parking requirements to not less than ½ parking space per affordable dwelling unit for dwelling units restricted to senior citizens, with senior being defined as those 62 years of age or older.
- C. Application within Multi-Lot Developments.

1. Within a multifamily development, the use of any incentive for any building(s) on the lot shall count as the use of that incentive for the entire property.
2. For multi-lot developments, different incentives may be utilized on different lots.

**2026**  
**Planning and Zoning Commission Requests for Information**  
**Meeting Dates**

	<b>Request</b>		<b>Request Dat</b>	<b>Status</b>
1	Discussion related to removing minimum parking requirements from the DDC.	Villarreal	9/14/2022	This item is on hold given the pending city-wide parking study; City Council to provide subsequent direction at a future date.
2	LSR explaining the practices and legal limitations based on recent state law changes regarding right-of-way dedication for roadways and perimeter street improvements.	Pruett	5/15/2024	Work Session scheduled for 3.18.2026
3	Mobility Plan discussion regarding neighborhoods along east McKinney Street and trail connectivity to neighboring parks.	Pruett	10/9/2024	Update tentatively scheduled for April 2026.
4	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.
5	Further discussion regarding the annexation and zoning processes.	Dyer	12/17/2025	To be scheduled for future work session
6	Requested a west 380 study.	Riggs	12/17/2025	To be scheduled for future work session
7	Requested a continued discussion regarding Senate Bill 840 from this previous session and what the current status is, how	Pruett	1/14/2026	To be scheduled for future work session
8	Requested a discussion of what compatible development is for neighborhood character.	Ketchersid	2/11/2026	To be scheduled for future work session

	<b>Annual Updates</b>		<b>Request Date</b>	<b>Status</b>
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.

3/11/2026