

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A REQUEST FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A MODULAR DATA CENTER USE ON APPROXIMATELY 4.064 ACRES OF LAND, APPROXIMATELY LOCATED 3,800 FEET SOUTH JIM CHRISTAL ROAD, AND 1,200 FEET EAST OF SOUTH WESTERN BOULEVARD, AND LEGALLY DESCRIBED AS LOT 9, BLOCK A WESTPARK ADDITION PHASE 2 IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE. (S25-0007a)

WHEREAS, Houston Aderhold, representing the property owner Denton Municipal Electric, has applied for a new Specific Use Permit (“SUP”) to allow for a Modular Data Center use on an approximately 4.064-acre site, within the Public Facilities (PF) zoning district and use classification, as described in **Exhibit “A”** (hereinafter, “the Property”); and

WHEREAS, on December 17, 2025, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, having given the requisite notices by publication and otherwise, and having afforded full and fair hearings and to all property owners interested in this regard, has recommended approval [6 – 0] of the requested SUP, subject to conditions; and

WHEREAS, on January 13, 2026, the City Council likewise conducted a public hearing as required by law to consider the SUP request. Upon consideration, the City Council hereby finds that the request is consistent with the Denton 2040 Comprehensive Plan and federal, state, and local law, and that the Applicant has agreed to comply with all provisions of the Denton Development Code (“DDC”), and has further agreed to comply with the additional restrictions and conditions set forth herein; and

WHEREAS, the City Council has determined that it will be beneficial to Denton and its citizens to grant the SUP; that such grant will not be detrimental to the public welfare, safety, or health; that proposed permit, as conditioned below, satisfies criteria set forth in Sections 2.4.5E and 2.5.2D of the Denton Development Code; and that the SUP should be granted; NOW THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference and found to be true.

SECTION 2. The SUP to allow the Modular Data Center use on the Property as shown on the site plan and landscape plan attached and incorporated herein as **Exhibit “B” and Exhibit “C,”** is hereby approved, with the following conditions:

1. Development of the site shall substantially comply with the attached Site Plan and Landscape Plan. Administrative approval of changes that do not increase the size and number of the modular data center buildings and equipment, change the number of parking

spaces, decrease the buffer and screening requirements, or result in a decrease of more than 5 percent in the landscape area for the whole site may be administratively approved, if such changes are permissible per the Denton Development Code. All other changes shall require a Specific Use Permit amendment in accordance with the Denton Development Code.

2. Notwithstanding the limited administrative approvals authorized in condition 1, the City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached site plan, and the attached landscape plan, including those referenced in condition 1. The attached site plan and landscape plan are incorporated as requirements of the SUP.
3. In accordance with DDC Subsection 5.3.6.I, the development shall not cause an increase in the ambient noise level in the area more than 3 dBA. The applicant shall be responsible for verifying compliance after installation of the modular structures.
4. Access to the site may be taken from an existing access easement situated within Lots 3 & 4, Block A, Westpark Addition Phase 2. These lots are to be used for the sole purpose of access and shall not contain modular data center buildings.
5. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.

SECTION 3. Failure to Comply. Except as otherwise stated above, all terms of the SUP shall be complied with prior to issuance of a Certificate of Occupancy. Failure to comply with any term or condition of the Ordinance will result in the SUP being declared null and void, and of no force and effect. The SUP is issued to the entity named above runs with the land and is assignable and transferable to subsequent owners of the Property.

SECTION 4. SUP Regulations. Upon notice to the property owner and a hearing before the City Council, a SUP may be revoked or modified if: 1. There is one or more of the conditions imposed by this Ordinance that has not been met or has been violated on the Property; or 2. The SUP was obtained or extended by fraud or deception; or 3. As otherwise permitted by law and/or permitted by the Denton Development Code.

SECTION 5. Unlawful use. It shall be unlawful for any person, firm, entity, or corporation to make use of the above-referenced Property in some manner other than as authorized by the Denton's Codes of Ordinances and this Ordinance.

SECTION 6. Severability. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

SECTION 7. Penalty. Any person, firm, entity or corporation violating any provision of this ordinance shall, upon conviction, be fined a sum not exceeding \$2,000.00 for each violation. Each day that a provision of this ordinance is violated shall constitute a separate and distinct

offense. The penal provisions imposed under this Ordinance shall not preclude Denton from filing suit to enjoin the violation and it retains all legal rights and remedies available to it under local, state and federal law.

SECTION 8. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record-Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

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

| | Aye | Nay | Abstain | Absent |
|--|------------|------------|----------------|---------------|
| Mayor Gerard Hudspeth: | _____ | _____ | _____ | _____ |
| 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

EXHIBIT A

Legal Description

BEING a tract of land situated in the Thomas Toby Survey, Abstract No. 1285 and the James Perry Survey, Abstract No. 1040, in the City of Denton, Denton County, Texas and being all of Lot 9, Block A of Westpark Addition, Phase 2, Lots 3 through 13, Block A, an addition to the City of Denton, Texas according to the plat thereof recorded in Document No. 2013-318 of the Plat Records of said county and a portion of Lot 3, Block A, Westpark Addition, Phase 2, Lots 1, 2, 3, and 4, Block A, an addition to the City of Denton, Texas according to the plat thereof recorded in Document No. 2019-172 of said Plat Records, same being all of a tract of land described in a Special Warranty Deed to the City of Denton, Texas, as recorded in Document No. 2014-25404 of the Official Records of said county and a portion of a called 6.8717 acre tract described in a Deed to the City of Denton, Texas, as recorded in Document No. 2023-52560 of the Official Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod with a cap, stamped "RPLS 1640", found on the north line of Lot 1, Block 1 of Westpark, an addition to the City of Denton, Texas according to the plat thereof recorded in Cabinet C, Page 127 of said Plat Records, for a southwest corner of Lot 2R, Block A of Peterbilt Addition, an addition to the City of Denton, Texas according to the Plat thereof recorded in Document No. 2022-185 of said Plat Records and the southeast corner of said Lot 9 and the southeast corner of the herein described tract;

THENCE North 88°49'46" West, with the south line of said Lot 9, a distance of 181.28 feet to a mag nail found for the southeast corner of Lot 1, Block A of Westpark Addition, Phase 2, Lots 1 & 2, Block A, an addition to the City of Denton, Texas according to the plat thereof recorded in Cabinet Y, Page 169 of said Plat Records and the southwest corner of said Lot 9 and the most southerly southwest corner of the herein described tract;

THENCE North 01°20'40" East, with the west line of said Lot 9, a distance of 577.85 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set for the northeast corner of said Lot 1 and the southeast corner of the aforementioned Lot 3 and an inner "L" corner of the herein described tract;

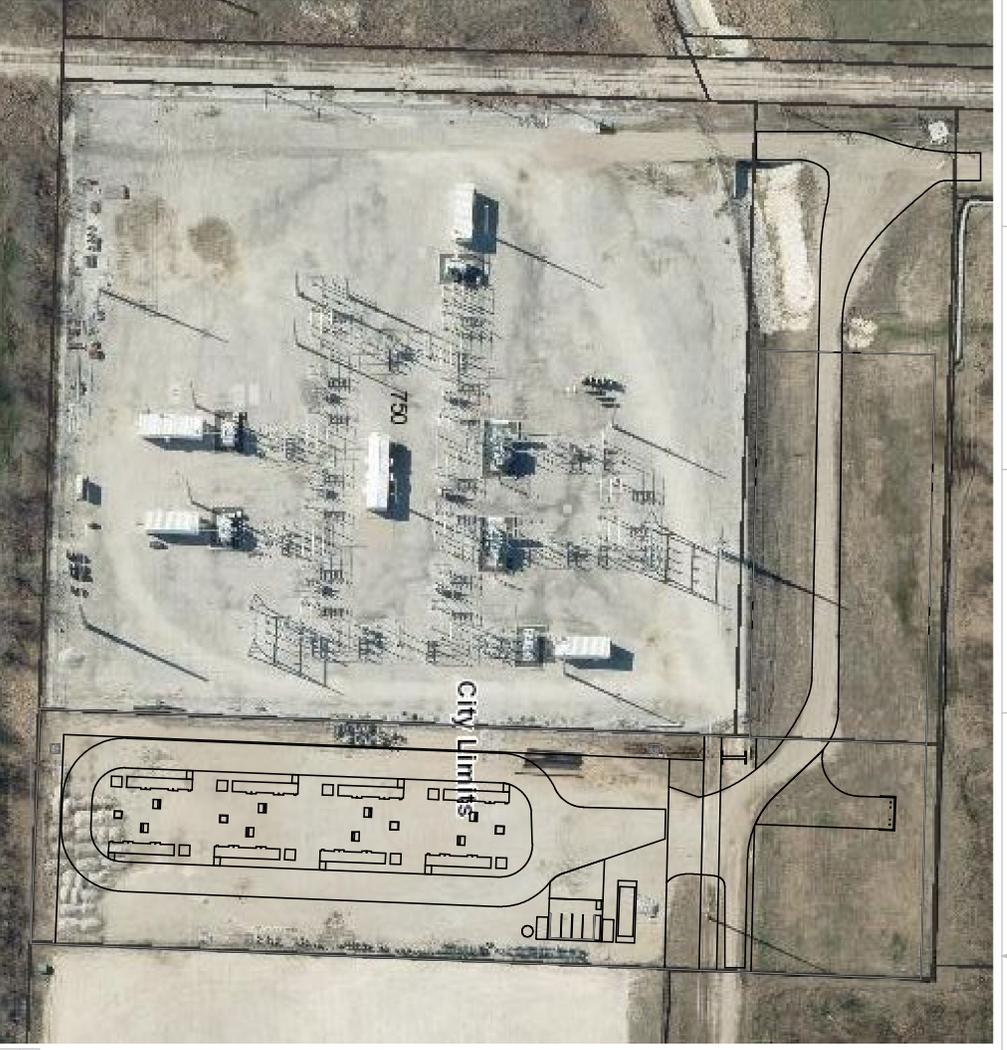
THENCE North 88°50'20" West, with the south line of said Lot 3, a distance of 324.05 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set for the most westerly southwest corner of the herein described tract;

THENCE North 01°09'40" East, crossing said Lot 3, a distance of 143.00 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set on the north line of said Lot 3, same being the south line of Lot 10, Block A, Westpark Addition, Phase 2, Lots 3 through 13, Block A, an addition to the City of Denton, Texas according to the plat thereof recorded in Document No. 2013-318 of said Plat Records, for the northwest corner of the herein described tract;

THENCE South 88°50'20" East, with the north line of said Lot 3 part of the way and continuing with the north line of said Lot 9, a distance of 505.78 feet to a iron rod with a cap, stamped "PACHECO", found for the northeast corner of the aforementioned Lot 9, an inner "L" corner of the aforementioned Lot 2R, Peterbilt Addition, and the northeast corner of the herein described tract;

THENCE South 01°20'40" West, with the east line of said Lot 9, a distance of 720.88 feet to the **POINT OF BEGINNING** and containing 177,049 square Feet or 4.064 acres of land, more or less.

Exhibit B Site Plan



| REVISION HISTORY | | |
|------------------|-----|-----------|
| REV | BY | DATE |
| B | SAS | 6/20/2025 |
| C | SAS | 7/31/2025 |
| D | SAS | 8/29/2025 |



VIEW OF:
PROPERTY LINES
SITE AREA
STRUCTURE LOCATIONS (PROPOSED)
ADJACENT PROPERTIES

NOTE: AERIAL IMAGE OBTAINED FROM CITY OF DENTON GIS

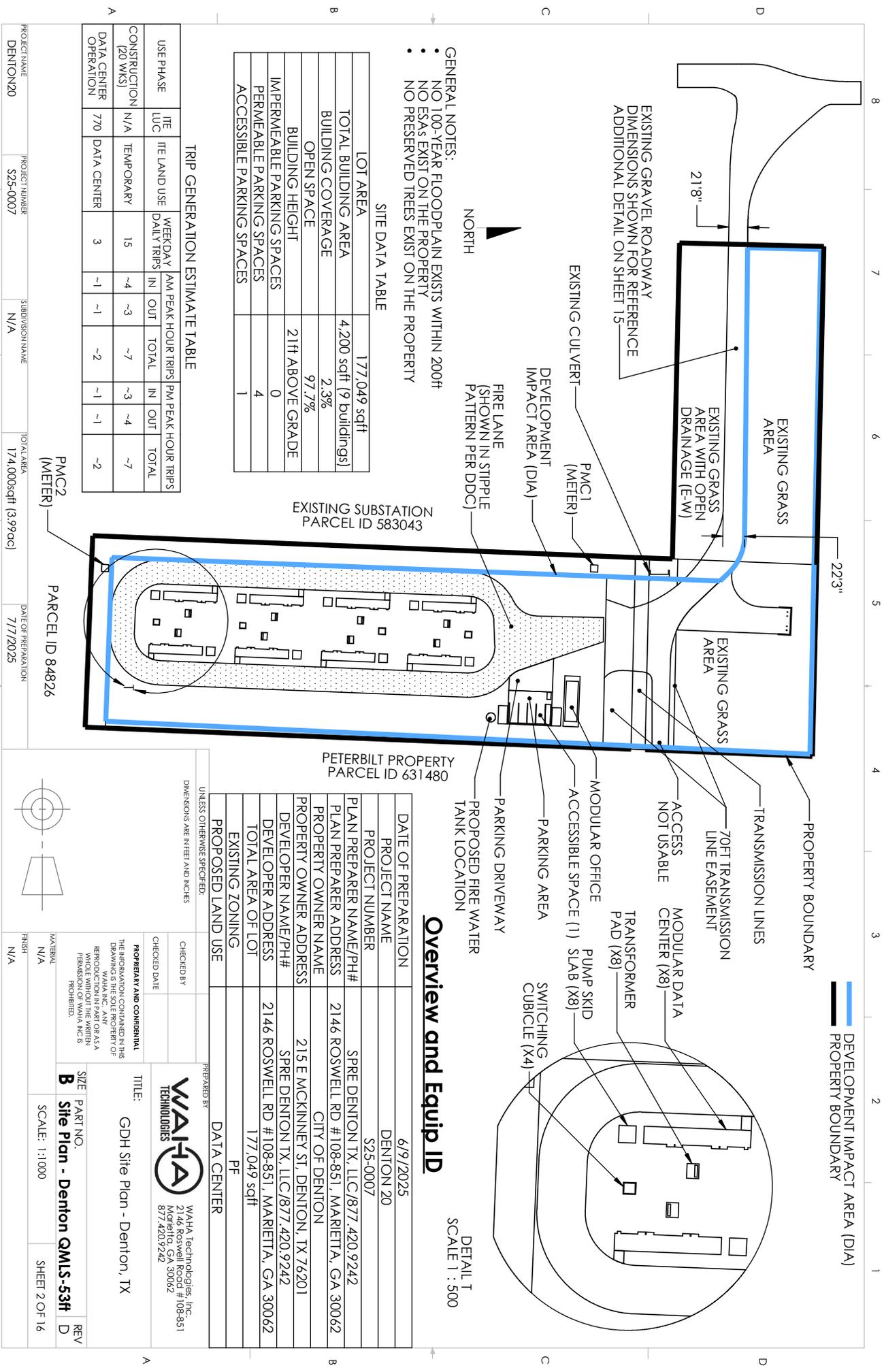
Overview Aerial

| | | | |
|---|----------------|---|-----|
| UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN FEET AND INCHES | | PREPARED BY | |
| CHECKED BY | CHECKED DATE |  WAHA Technologies, Inc. 2146 Roswell Road # 108-851 Norcross, GA 30062 877.428.1242 | |
| PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF WAHA, INC. ANY REPRODUCTION, COPIING, OR REMOVAL OF ANY PART OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WAHA, INC IS PROHIBITED. | | TITLE: GDH Site Plan - Denton, TX | |
| MATERIAL | SIZE | PART NO. | REV |
| N/A | B | Site Plan - Denton QMLS-53ff | D |
| FINISH | SCALE: 1:1,200 | SHEET 1 OF 16 | |
| N/A | | | |

| | | | |
|----------------|------------------|----------------------|---------------------|
| PROJECT NUMBER | SUBDIVISION NAME | TOTAL AREA | DATE OF PREPARATION |
| S25-0007 | N/A | 174,000sqft (3.99ac) | 7/7/2025 |

8 7 6 5 4 3 2 1

Exhibit B Site Plan



- GENERAL NOTES:**
- NO 100-YEAR FLOODPLAIN EXISTS WITHIN 200ft
 - NO ESAS EXIST ON THE PROPERTY
 - NO PRESERVED TREES EXIST ON THE PROPERTY

SITE DATA TABLE

| | |
|----------------------------|--------------------------|
| LOT AREA | 177,049 sqft |
| TOTAL BUILDING AREA | 4,200 sqft (9 buildings) |
| BUILDING COVERAGE | 2.3% |
| OPEN SPACE | 97.7% |
| BUILDING HEIGHT | 21ft ABOVE GRADE |
| IMPERMEABLE PARKING SPACES | 0 |
| PERMEABLE PARKING SPACES | 4 |
| ACCESSIBLE PARKING SPACES | 1 |

TRIP GENERATION ESTIMATE TABLE

| USE PHASE | ITE | ITE LAND USE | WEEKDAY | | PM PEAK HOUR TRIPS | | TOTAL | |
|-----------------------|-----|--------------|---------|----|--------------------|-----|-------|-----|
| | | | AM | PM | IN | OUT | IN | OUT |
| CONSTRUCTION (20 WKS) | N/A | TEMPORARY | 15 | -4 | -3 | -7 | -3 | -4 |
| DATA CENTER OPERATION | 770 | DATA CENTER | 3 | -1 | -1 | -2 | -1 | -1 |

PROJECT NAME: DENTON20
 PROJECT NUMBER: S25-0007
 SUBDIVISION NAME: N/A
 TOTAL AREA: 174,000sqft (3.99ac)
 DATE OF PREPARATION: 7/17/2025

Overview and Equip ID

DETAIL T SCALE 1 : 500

| | |
|------------------------|--|
| DATE OF PREPARATION | 6/19/2025 |
| PROJECT NAME | DENTON 20 |
| PROJECT NUMBER | S25-0007 |
| PLAN PREPARED NAME/PH# | SPRE DENTON TX, LLC/877.420.9242 |
| PLAN PREPARED ADDRESS | 2146 ROSWELL RD #108-851, MARIETTA, GA 30062 |
| PROPERTY OWNER NAME | CITY OF DENTON |
| PROPERTY OWNER ADDRESS | 215 E MCKINNEY ST, DENTON, TX 76201 |
| DEVELOPER NAME/PH# | SPRE DENTON TX, LLC/877.420.9242 |
| DEVELOPER ADDRESS | 2146 ROSWELL RD #108-851, MARIETTA, GA 30062 |
| TOTAL AREA OF LOT | 177,049 sqft |
| EXISTING ZONING | PF |
| PROPOSED LAND USE | DATA CENTER |

UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN FEET AND INCHES

| | |
|--------------|--|
| CHECKED BY | |
| CHECKED DATE | |

PROPRIETARY AND CONFIDENTIAL

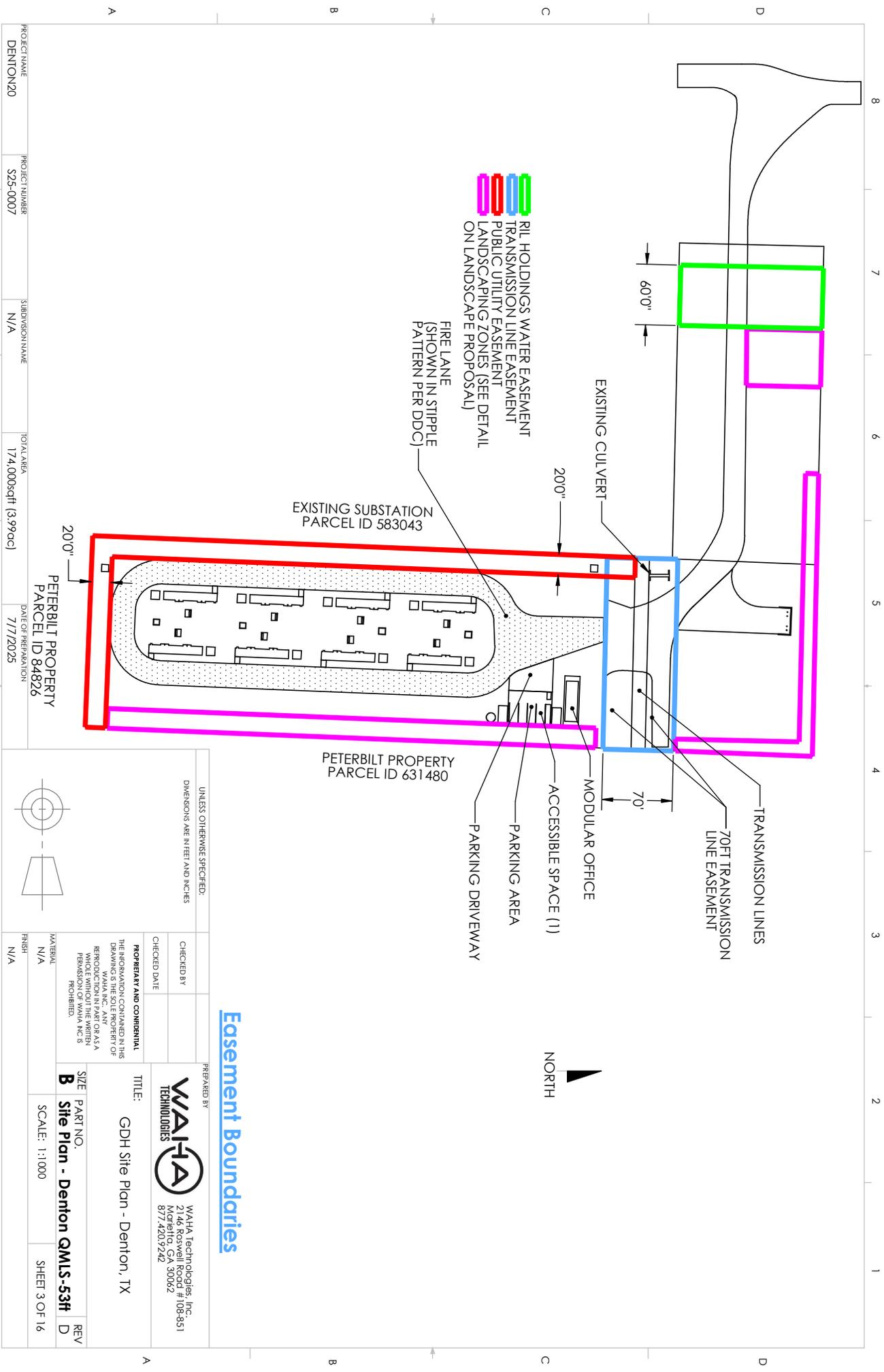
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF WAHA, INC. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WAHA, INC IS PROHIBITED.

PREPARED BY: WAHA Technologies, Inc.
 2146 Roswell Road # 108-851
 Marietta, GA 30062
 877.420.9242

TITLE: GDH Site Plan - Denton, TX

SIZE: B Part No. 53f
 SCALE: 1:1,000
 SHEET 2 OF 16





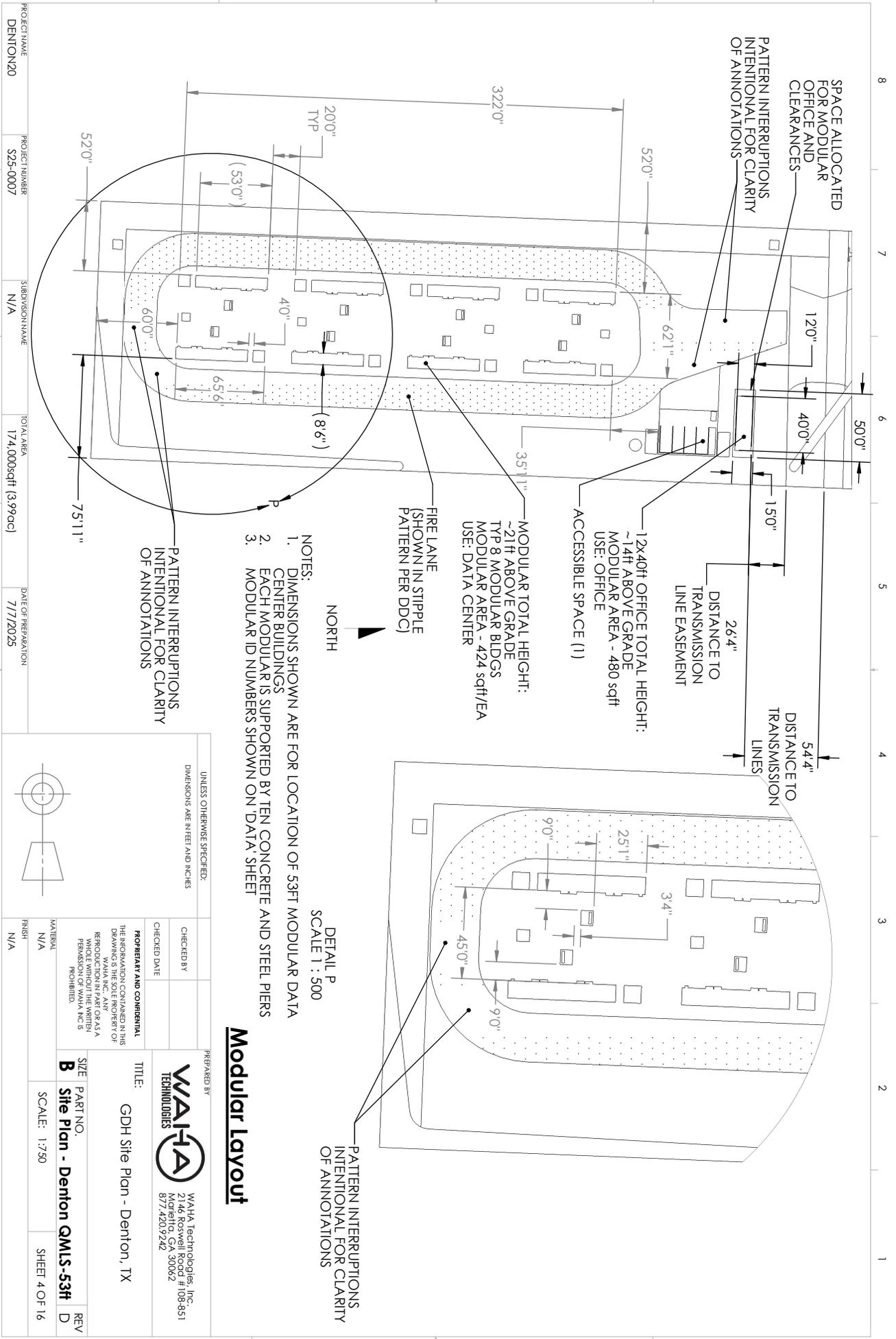
PROJECT NAME: DENTON20
 PROJECT NUMBER: S25-0007
 SUBDIVISION NAME: N/A
 TOTAL AREA: 174,000sqft (3.99ac)
 DATE OF PREPARATION: 7/17/2025

| | | | | | |
|---|--|----------------|--|---------------|--|
| UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN FEET AND INCHES | | CHECKED BY | | DATE | |
| PROPRIETARY AND CONFIDENTIAL | | DATE | | DATE | |
| THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF WAHA, INC. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WAHA, INC. IS PROHIBITED. | | DATE | | DATE | |
| TITLE: GDN Site Plan - Denton, TX | | SCALE: 1:1,000 | | SHEET 3 OF 16 | |
| PREPARED BY: WAHA TECHNOLOGIES | | SCALE: 1:1,000 | | SHEET 3 OF 16 | |
| WAHA Technologies, Inc. 2146 Roswell Road #108-851 Knoxville, TN 37906 877.426.1242 | | SCALE: 1:1,000 | | SHEET 3 OF 16 | |
| PART NO. B | | SCALE: 1:1,000 | | SHEET 3 OF 16 | |
| REV D | | SCALE: 1:1,000 | | SHEET 3 OF 16 | |

Easement Boundaries



PROJECT NAME: DENTON20
 PROJECT NUMBER: S25-0007
 SUBDIVISION NAME: N/A
 TOTAL AREA: 174,000sqft (3.99ac)
 DATE OF PREPARATION: 7/17/2025



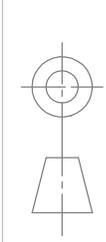
- NOTES:
1. DIMENSIONS SHOWN ARE FOR LOCATION OF 53FT MODULAR DATA CENTER BUILDINGS
 2. EACH MODULAR IS SUPPORTED BY TEN CONCRETE AND STEEL PIERS
 3. MODULAR ID NUMBERS SHOWN ON 'DATA' SHEET

DETAIL P
SCALE 1 : 500

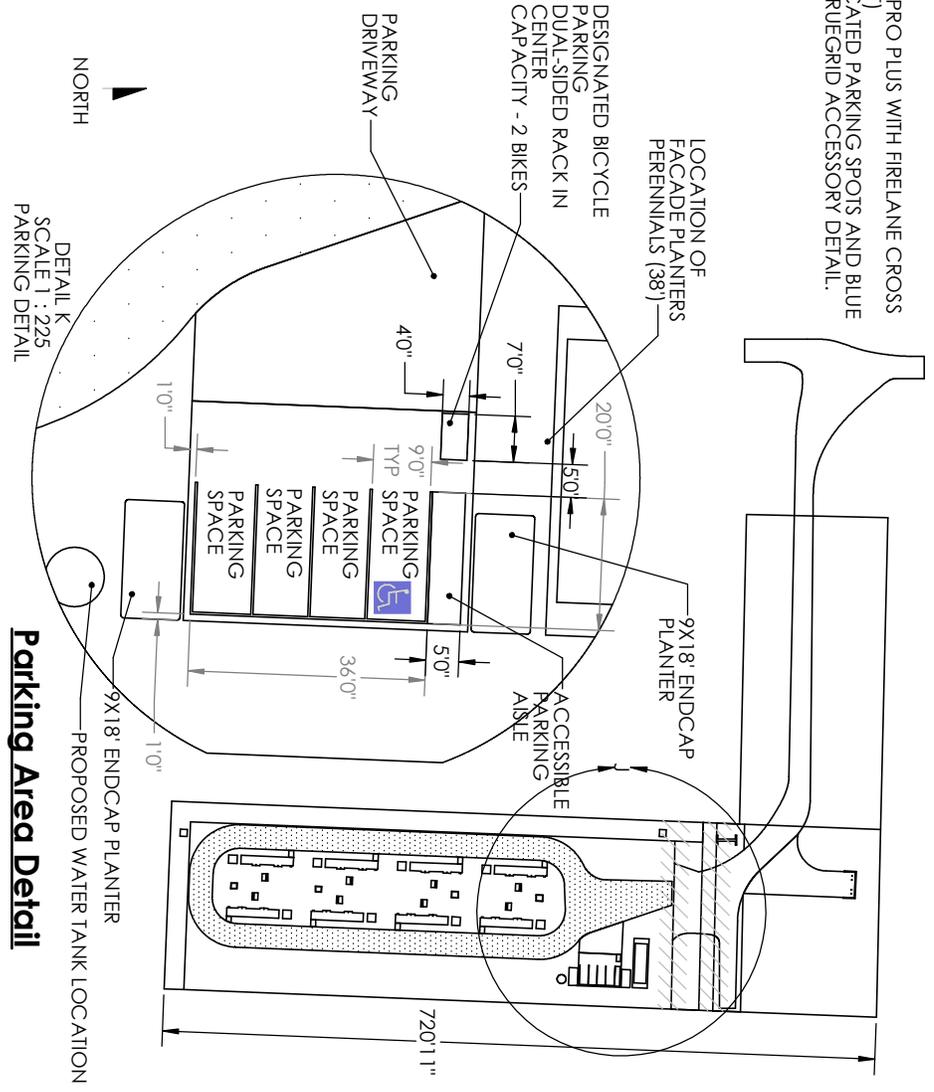
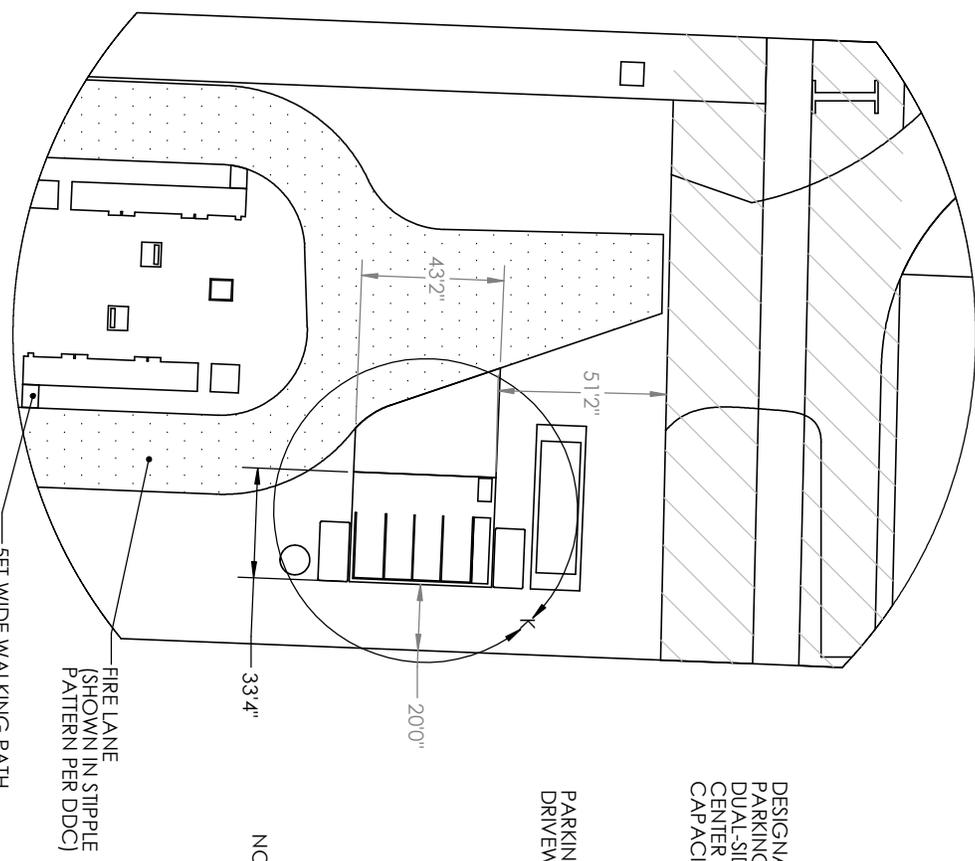
Modular Layout

| | | | | | | | | | |
|---------------------------|----------------------------|-------------------------|------------------------------------|----------------------------------|--|--|--|--|--|
| PROJECT NAME DENTON120 | PROJECT NUMBER S25-0007 | SUBDIVISION NAME N/A | TOTAL AREA 174,000sqft (3.99ac) | DATE OF PREPARATION 7/17/2025 | | | | | |
|---------------------------|----------------------------|-------------------------|------------------------------------|----------------------------------|--|--|--|--|--|

| | | | | | |
|--|--|--------------|------------------------------|--|--|
| UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN FEET AND INCHES | | CHECKED BY | PROPRIETARY AND CONFIDENTIAL | THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF WAHA, INC. ANY REPRODUCTION OR USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WAHA, INC. IS PROHIBITED. | |
| | | CHECKED DATE | PREPARED BY | WAHA Technologies, Inc. 2146 Roswell Road # 108-851 MCKINNEY, TX 75062 877.426.1242 | |
| | | | TITLE: | GDH Site Plan - Denton, TX | |
| | | | SIZE | B | |
| | | | PART NO. | Site Plan - Denton QMLS-53ff | |
| | | | SCALE: | 1:750 | |
| | | | FINISH | N/A | |
| | | | MATERIAL | N/A | |
| | | | REV | D | |
| | | | | SHEET 4 OF 16 | |



1. PARKING AREA AND DRIVEWAY DETAIL:
CONSTRUCTED OF PERMEABLE GEOGRID PAYER SYSTEM (TRUEGRID PRO PLUS WITH FIRELANE CROSS SECTION INSTALLATION AND SUBGRADE PREP PER GEOTECH REPORT)
2. MARKINGS PER DDC - YELLOW TRUEGRID SPOTS DESIGNATING PARKING SPOTS AND BLUE TRUEGRID SPOTS DESIGNATING ACCESSIBLE SPACE AND AISLE. SEE TRUEGRID ACCESSORY DETAIL.
3. SIGNAGE PER DDC



DETAIL J
SCALE 1 : 450
PAVED AREA DETAIL

DETAIL K
SCALE 1 : 225
PARKING DETAIL

| | | | | |
|---------------------------|----------------------------|-----------------------|-------------------------------------|---------------------------------|
| PROJECT NAME DENTON120 | PROJECT NUMBER S25-0007 | SUBVISION NAME N/A | TOTAL AREA 174,000sqft (3,990ac) | DATE OF PREPARATION 7/7/2025 |
|---------------------------|----------------------------|-----------------------|-------------------------------------|---------------------------------|

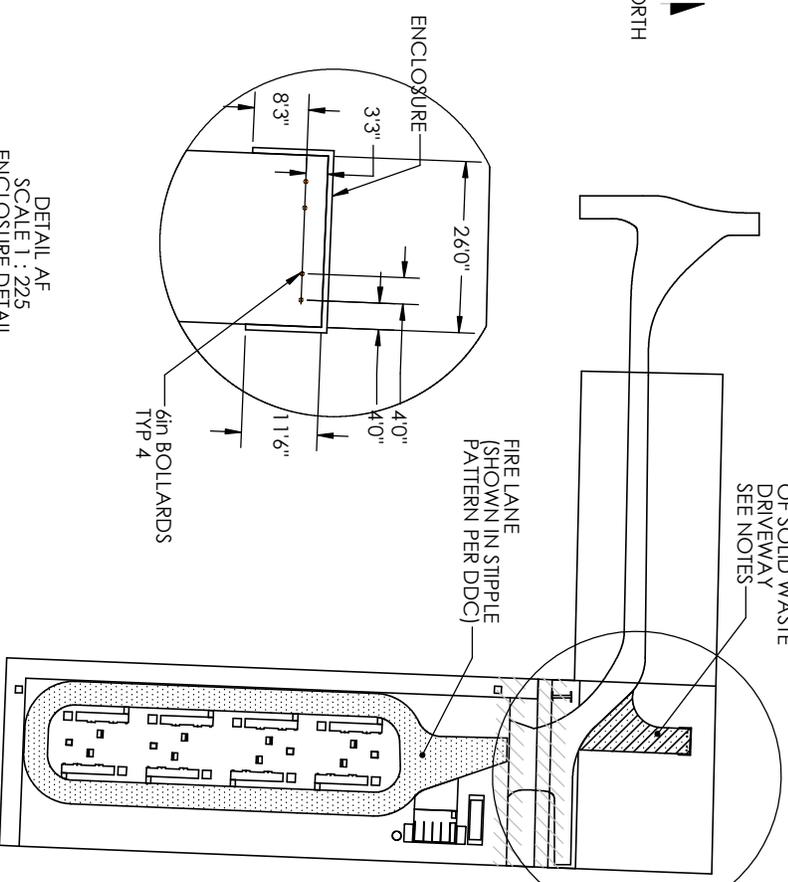
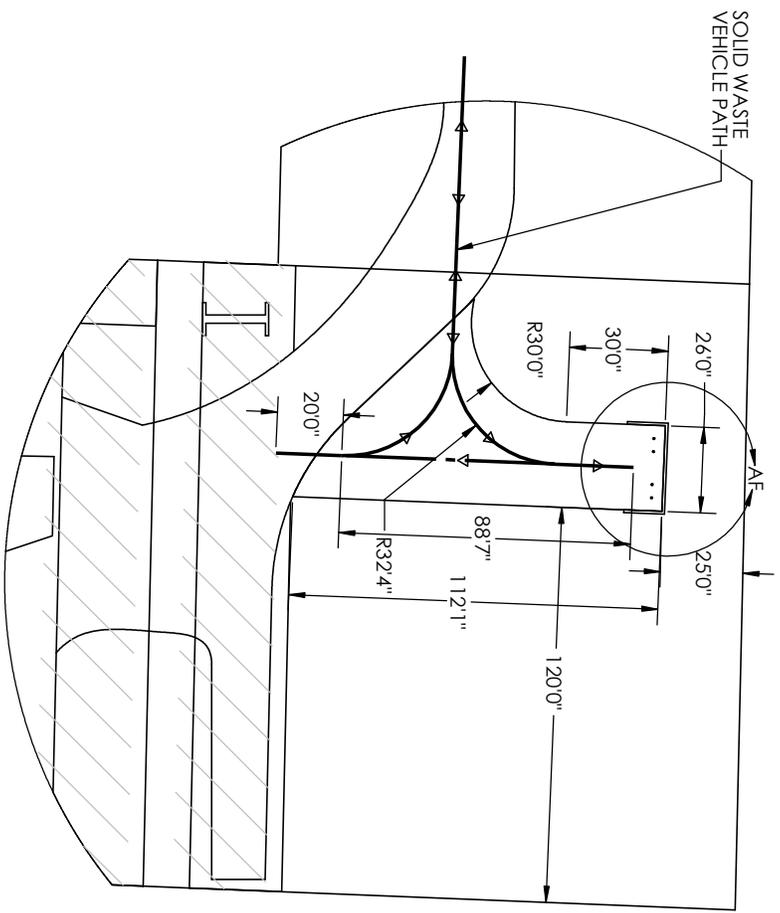
| | | | | | |
|---|-----------------------------|----------------------------|--|----------------------------|--|
| UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN FEET AND INCHES | | CHECKED BY | | DATE | |
| PROPRIETARY AND CONFIDENTIAL | | WARRANTY | | REVISIONS | |
| THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF WAHA TECHNOLOGIES, INC. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WAHA TECHNOLOGIES, INC. IS PROHIBITED. | | PREPARED BY | | TITLE: | |
| WAHA TECHNOLOGIES | | WAHA Technologies, Inc. | | GDH Site Plan - Denton, TX | |
| 2146 Roswell Road #108-851 | | 2146 Roswell Road #108-851 | | 2146 Roswell Road #108-851 | |
| 877.426.1242 | | 877.426.1242 | | 877.426.1242 | |
| SIZE | PART NO. | SCALE: | | SHEET | |
| B | Site Plan - Denton QMLS-53# | 1:1,500 | | 7 OF 16 | |
| REV | D | | | | |



8 7 6 5 4 3 2 1

A B C D

- SOLID WASTE CONTAINER DRIVEWAY DETAIL:**
1. CONSTRUCTED OF PERMEABLE GEOGRID PAYER SYSTEM (TRUEGRID PRO PLUS WITH FIRELANE CROSS SECTION INSTALLATION AND SUBGRADE PREP PER GEOTECH REPORT) MARKINGS PER DDC - TRUEGRID YELLOW DOTS ALONG BOTH SIDES OF SOLID WASTE DRIVEWAY. ACCESSORY DETAIL SHOWN IN TRUEGRID DATA SHEETS.
 2. SIGNAGE PER DDC
 3. VEHICLE PATH SHOWN - AUTO TURN EXHIBIT
 4. SOLID WASTE ENCLOSURE DETAIL: CONSTRUCTION PER CITY OF DENTON DESIGN CRITERIA MANUAL AND STANDARD DETAILS (DP201). WALLS CONSTRUCTED OF LOUVERED PANELS, MIN 8ft TALL 6in BOLLARDS AS SHOWN
 - DUAL ENCLOSURE SHOWN FOR TWO FRONT-LOAD CONTAINERS



DETAIL AF
SCALE 1 : 225
ENCLOSURE DETAIL

SW.01 - Solid Waste Plans

DETAIL U
SCALE 1 : 450
DUMPSTER DRIVE DETAIL

| | | | | |
|---------------------------|----------------------------|-----------------------|------------------------------------|---------------------------------|
| PROJECT NAME DENTON120 | PROJECT NUMBER S25-0007 | SUBVISION NAME N/A | TOTAL AREA 174,000sqft (3.99ac) | DATE OF PREPARATION 7/7/2025 |
|---------------------------|----------------------------|-----------------------|------------------------------------|---------------------------------|



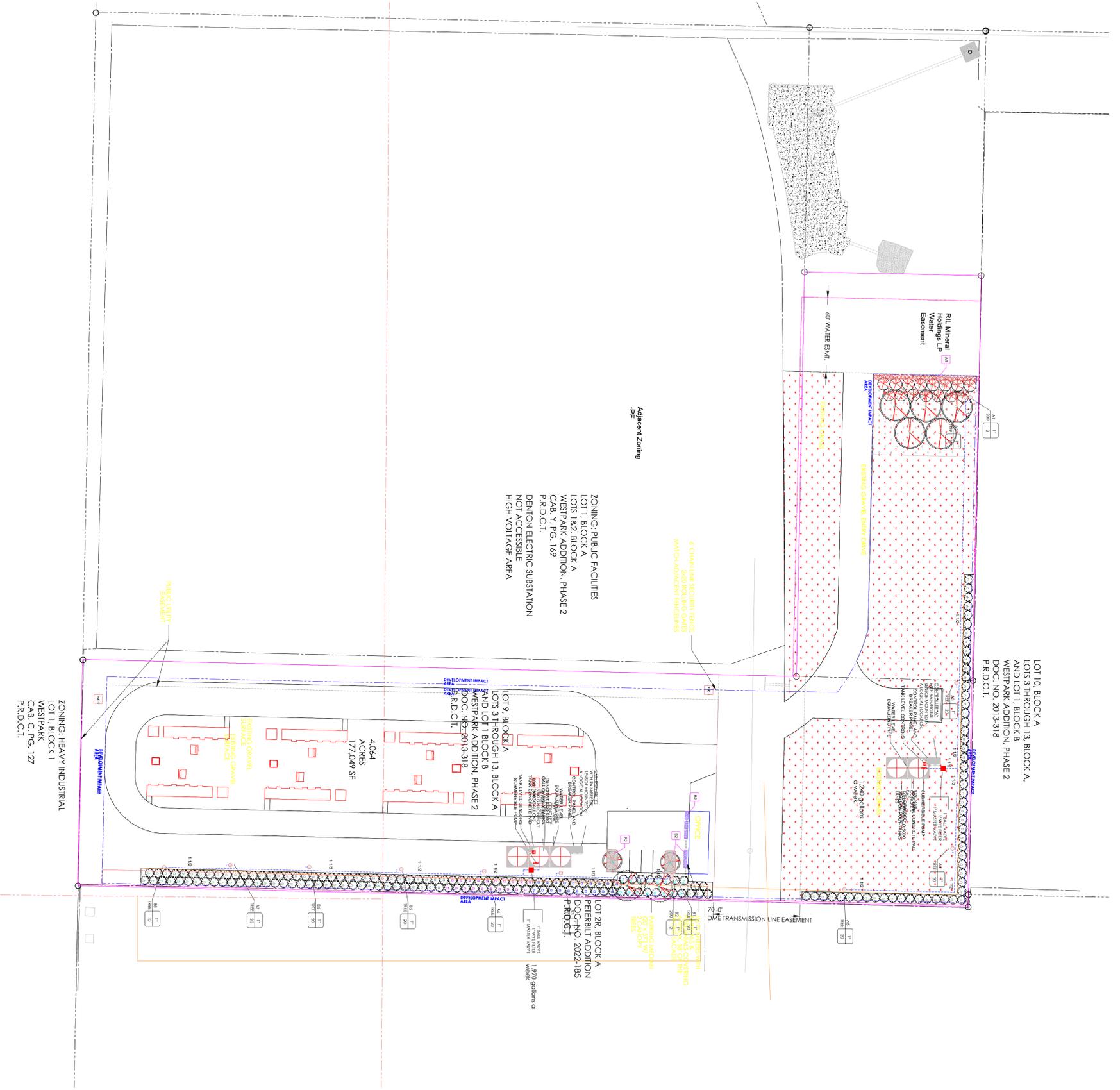
UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN FEET AND INCHES

| | | | |
|---|------------------------------|-------------|--|
| CHECKED BY | | PREPARED BY | |
| CHECKED DATE | | DATE | |
| PROPRIETARY AND CONFIDENTIAL | | | |
| THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF WAHA TECHNOLOGIES, INC. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WAHA TECHNOLOGIES, INC. IS PROHIBITED. | | | |
| TITLE: | GDH Site Plan - Denton, TX | | |
| SIZE | B | | |
| PART NO. | Site Plan - Denton QMLS-53ff | | |
| SCALE: | 1:1,500 | | |
| FINISH | N/A | | |
| REV | D | | |
| SHEET | 9 OF 16 | | |



WAHA Technologies, Inc.
2146 Roswell Road # 108-851
McPherson, GA 30062
877.426.1242

Exhibit C
Landscape Plan



ZONING: PUBLIC FACILITIES
 LOT 1, BLOCK A
 LOTS 1&2, BLOCK A
 WESTPARK ADDITION, PHASE 2
 CAB. Y. PG. 149
 P.R.D.C.T.
 DENTON ELECTRIC SUBSTATION
 NOT ACCESSIBLE
 HIGH VOLTAGE AREA

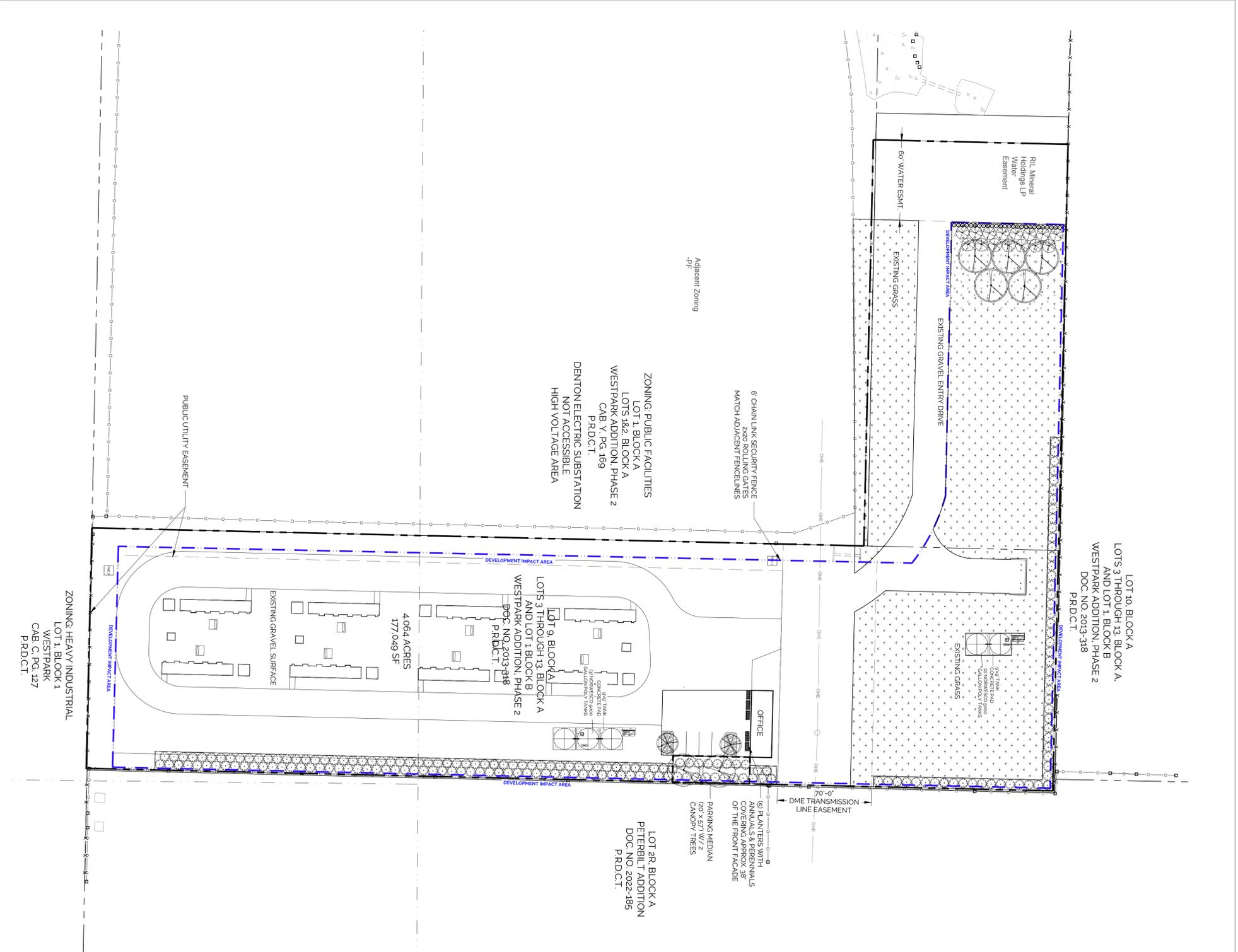
ZONING: HEAVY INDUSTRIAL
 LOT 1, BLOCK 1
 WESTPARK
 CAB. C. PG. 127
 P.R.D.C.T.

LOT 10, BLOCK A
 LOTS 3 THROUGH 13, BLOCK A,
 AND LOT 1, BLOCK B
 WESTPARK ADDITION, PHASE 2
 DOC. NO. 2013-318
 P.R.D.C.T.

LOT 28, BLOCK A
 PETERBILT ADDITION
 DOC. NO. 2022-185
 P.R.D.C.T.

| | | | |
|---------------------|--|--------------------------|--------------------------|
| PROJECT: DENNING01 | | PROJECT NUMBER: S05-0007 | DATE: N/A |
| DESIGNED BY: [Name] | | DATE: 06/27/2025 | TITLE: SUP SITE PLAN |
| DRAWN BY: [Name] | | DATE: [Date] | SCALE: 1/8"=1'-0" |
| CHECKED BY: [Name] | | DATE: [Date] | SHEET: DWG. NO. S25-0007 |
| APPROVED BY: [Name] | | DATE: [Date] | SCALE: 1/8"=1'-0" |
| DATE: [Date] | | DATE: [Date] | SHEET 3 OF 3 |





LOT 10, BLOCK A
 LOTS 3 THROUGH 13, BLOCK A
 AND LOT 1, BLOCK B
 WESTPARK ADDITION, PHASE 2
 P.R.D.C.T.
 DOC. NO. 2013-318

ZONING PUBLIC FACILITIES
 LOT 1, BLOCK A
 LOTS 1&2, BLOCK A
 WESTPARK ADDITION, PHASE 2
 CAB. Y. PG. 109
 P.R.D.C.T.
 DENTON ELECTRIC SUBSTATION
 NOT ACCESSIBLE
 HIGH VOLTAGE AREA

ZONING HEAVY INDUSTRIAL
 LOT 1, BLOCK 1
 WESTPARK
 CAB. C. PG. 127
 P.R.D.C.T.

LOT 2R, BLOCK A
 PETERBILT ADDITION
 DOC. NO. 2022-185
 P.R.D.C.T.

LOT 9, BLOCK A
 AND LOT 1, BLOCK B
 WESTPARK ADDITION, PHASE 2
 P.R.D.C.T.
 DOC. NO. 2013-318

4.064 ACRES
 177,049 SF

PLANT MATERIAL SCHEDULE

| QUANTITY | COMMON NAME | BOTANICAL NAME | CAL. | H.T. | [SPREAD] | CONT. | REMARKS |
|-----------------------------------|--------------------|---|------|-------------|----------|-------|--|
| CANOPY TREES | | | | | | | |
| 5 | SHUMARD OAK | QUERCUS SHUMARDII | 3" | 12' | 4' | 8&8 | FULL & MATCHED STRAIGHT TRUNK |
| 2 | CEDAR ELM | ULMUS CRASSIFOLIA | 3" | 12' | 4' | 8&8 | FULL & MATCHED STRAIGHT TRUNK |
| ORNAMENTAL TREES | | | | | | | |
| 15 | MEXICAN PLUM | PRUNUS MEXICANA | 2" | 8' | 3' | - | FULL & MATCHED STRAIGHT TRUNK |
| 2 | DESERT WILLOW | CHILOPSIS LINEARIS | 2" | 8' | 3' | -- | STRAIGHT TRUNK |
| 201 | BLUE POINT JUNIPER | JUNIPERUS CHINENSIS BLUE POINT | - | 6' | - | - | FULL & MATCHED STRAIGHT TRUNK |
| SHRUBS | | | | | | | |
| 36 | DWARF YAUJON HOLLY | ILEX VOMITORIA NANKA | - | - | 3 GAL. | - | 36" O.C. TRIANGULAR SPACING OR AS INDICATED ON PLANS |
| SMALL PERENNIALS / ANNUALS | | | | | | | |
| 90 SF | PATIO PLANTER MIX | SELECTED BY OWNER | - | - | 4" POT | - | 12" O.C. TRIANGULAR SPACING |
| OTHER | | | | | | | |
| 1144 SF | DECORATIVE ROCK | SMOOTH MULTICOLOR RIVER COBBLES, 2-3" DIA | - | - | - | - | - |
| 1,000 LF | BED EDGING | 1/2" STEEL | 4" | BROWN COLOR | - | - | INSTALL 1" ABOVE ADJACENT GRADE WITH STAKES |

GENERAL LANDSCAPE DATA TABLE

| ZONING PF | | REQUIRED | PROPOSED |
|---|-----------------|--------------------------|----------|
| LOT AREA | N/A | 117,940 SF (4.064 ACRES) | |
| TOTAL AREA WITHIN DEVELOPMENT IMPACT AREA | N/A | 137,500 SF (4.98 ACRES) | |
| PARKING LOT AREA | N/A | 2,900 SF | |
| LANDSCAPED AREA | 15% | 37% (51,250 SF) | |
| LOT PERCENTAGE/AREA OF TOTAL EXPECTED TREE CANOPY COVERAGE AT MATURITY | 15% (60,625 SF) | 22% (30,720 SF) | |
| TREE CANOPY CALCULATION METHOD: ENTIRE DEVELOPMENT IMPACT AREA (137,500 SF) | | | |
| ADJACENT USE BUFFER | NO | N/A | |
| STREET TREES - ONE (1) TREE PER 30 LF OF FRONTAGE (145 LF) | 5 TREES | 5 TREES | |

LANDSCAPE POINT SYSTEM TABLE

| ZONING LI | | POINT VALUE | REQUIRED BY ARTICLE 77.5 (TABLE 7.1) | PROVIDED |
|---|--------|--|--------------------------------------|----------|
| SECTION A. RIGHT-OF-WAY ELEMENTS | | | | |
| THREE SMALL ACCENT TREES CLUSTERED EVERY 30 LF WHEN SPACE DOES NOT PERMIT LARGE CANOPY TREES | 5 PTS. | 15 TREES | YES | |
| A MINIMUM THREE-FOOT HIGH CONTINUOUS HEDGE OF EVERGREEN SHRUBS | 5 PTS. | 2 TREES (ORNAMENTAL) | YES | |
| SECTION B. PARKING LOT LANDSCAPING ELEMENTS (MIN. OF 2 REQUIRED) | | | | |
| A LANDSCAPE MEDIAN OF AT LEAST 8-FOOT WIDE RUNNING THE LENGTH OF A PARKING ROW AND CONTAINING AT LEAST ONE LARGE TREE PER 30 LINEAR FEET. | 5 PTS. | 2 TREES | YES | |
| END CAPS WITH AN AREA OF AT LEAST 9-FOET BY 18-FOET CONTAINING AT LEAST ONE LARGE CANOPY TREE | 5 PTS. | 2 TREES (ORNAMENTAL) | YES | |
| SECTION C. OTHER SITE LANDSCAPING ELEMENTS | | | | |
| A MINIMUM 10-FOOT WIDE AREA PROVIDED FOR THE LENGTH OF THE BUILDING FRONTAGE BETWEEN THE FRONT OF THE BUILDING AND THE PARKING LOT AND CONTAINING A FIVE-FOOT WIDE LANDSCAPED AREA ADJACENT TO THE BUILDING WALL. THIS AREA SHALL BE PAVED AS A WALKWAY AND PLANTERS ARE PROVIDED AT LEAST 75 PERCENT OF THE BUILDING FRONTAGE. | 3 PTS. | PLANTERS PROVIDED ALONG 75% OF BUILDING FRONTAGE (97.5 LF) | YES (98.98 LF) | |
| AT LEAST 75 PERCENT OF PLANTS PROPOSED ARE DROUGHT-TOLERANT AS INDICATED IN THE APPROVED LANDSCAPE PLANT LIST OR ADAPTIVE TO DENTON'S PLANT HARDINESS ZONE AS DETERMINED BY THE US DEPARTMENT OF AGRICULTURE | 5 PTS. | | YES | |
| LANDSCAPE AREA PROVIDED EXCEEDS REQUIRED MINIMUM BY AN ADDITIONAL 10 PERCENT OR MORE | 3 PTS. | 25% | 37% | |
| TOTAL POINTS ACHIEVED | | 31 PTS. | | |

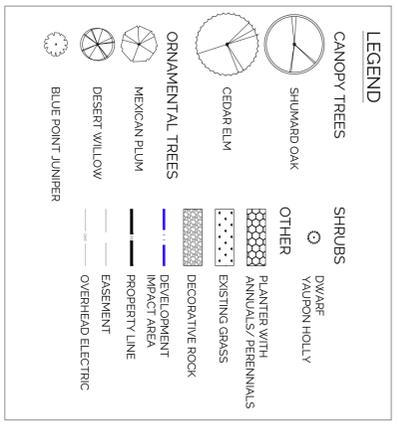
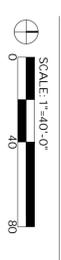
ALTERNATIVE LANDSCAPE PER CLIENTS REQUEST PARKING LOT END CAPS ARE PLANTED WITH ONE ORNAMENTAL TREE INSTEAD OF CANOPY TREES AND BLUE POINT JUNIPERS AROUND THE LOT

TREE CANOPY CALCULATION TABLE

| NEW CANOPY CALCULATION | CANOPY AREA |
|---|------------------|
| 5 - SHUMARD OAK (@ 1268 SF / EA) | 6,340 SF |
| 2 - CEDAR ELM (@ 1268 SF / EA) | 2,536 SF |
| 15 - MEXICAN PLUM (@ 34 SF / EA) | 4,770 SF |
| 2 - DESERT WILLOW (@ 34 SF / EA) | 688 SF |
| 201 - BLUE POINT JUNIPER (@ 79 SF / EA) | 16,590 SF |
| TOTAL | 30,270 SF |

NOTE:
 A TRADITIONAL AUTOMATIC IRRIGATION SYSTEM WILL NOT BE PROVIDED DUE TO THE ABSENCE OF WATER SERVICE ON THE SITE.
 XERISCAPING/NATURALIZED PLANTINGS ARE PROVIDED AND WILL BE MAINTAINED THROUGH THE USE OF STORAGE CISTERNS THAT ARE SUPPLIED BY WATER DELIVERY TENDERS.

LANDSCAPE PLAN



Valley Quest
 D R S I G N
 LANDSCAPE ARCHITECTS
 222 S. Elm St. Ste. 102
 Denton, Texas 76201
 ph. 214.783.1715

OWNER / CLIENT:
 WAHA TECHNOLOGIES, INC
 2146 Roswell Road #108-851
 Marietta, GA 30062
 (770) 315-1016

DBA:
 SPRE Denton, TX, LLC
 3513 Jim Christal Rd
 Denton, TX 76207

REVISIONS:

| No. | Date | Description |
|-----|------|-------------|
| | | |
| | | |
| | | |

Interim review documents,
 Not for regulatory approval,
 permitting or construction.
 Jeremy D. Bird
 Texas RLJA No. 2734

08/26/2025

PROJECT:
 CITY PROJECT No.
 S25-0007
 DENTON GDH
 LOT 9, BLOCK A
 LOTS 3 THROUGH 13,
 BLOCK A, AND LOT 1,
 BLOCK B
 WESTPARK ADDN, PH2
 DOC. NO. 2013-318
 P.R.D.C.T.
 CITY OF DENTON, TEXAS

SHEET TITLE:
 LANDSCAPE PLAN

SHEET NUMBER:
 LP.1

INSTALLATION NOTES

1. CONFIRM MINIMUM STATIC WATER PRESSURE OF 65 PSI AT THE HIGHEST ELEVATION OF THE SYSTEM LIMITS, AND MAXIMUM STATIC WATER PRESSURE OF 90 P.S.I. AT THE LOWEST ELEVATION OF THE SYSTEM LIMITS AT LEAST 7 DAYS BEFORE BEGINNING WORK. IF STATIC WATER PRESSURE IS OUTSIDE THE RANGE STATED ABOVE, DO NOT PROCEED. CONTACT IRRIGATION DESIGNER IMMEDIATELY. IF STATIC WATER PRESSURE IS BELOW 65 PSI, THE OWNER MAY NEED TO PURCHASE A BOOSTER PUMP TO BOOST PRESSURE TO AT LEAST 65 PSI IN WHICH THE HYDRAULIC CALCULATIONS WERE BASED ON.
2. ELECTRIC POWER SHALL BE PROVIDED WITHIN FIVE FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR. L.I.C. TO PROVIDE FINAL HARD-WIRE TO CONTROLLER.
3. 24V ICV WIRE SHALL BE A MINIMUM OF #14 GAUGE. U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR "IRRIGATION WIRE". WIRE SPLICES SHALL INCLUDE DRY CONNECTORS AS MANUFACTURED BY 3M COMPANY. ALL FIELD SPLICES SHALL BE LOCATED IN A ROUND VALVE BOX OF SUFFICIENT SIZE TO ALLOW INSPECTION.
4. UNSLEEVED PIPES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPED AREAS.
5. USE RAINBIRD 12" X 19" JUMBO VALVE BOXES FOR ALL REMOTE CONTROL VALVES. ALL BOXES SHALL BE INSTALLED FLUSH WITH GRADE, SUPPORTED BY BRICKS IF NEEDED, WITH 3 INCHES OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE. USE RAINBIRD 12" X 19" JUMBO VALVE BOXES WITH PURPLE LID #VBJMBPL FOR QUICK COUPLING VALVES, AND RAINBIRD #RBJMBB FOR ALL ELECTRIC VALVES UNLESS NOTED OTHERWISE.
D.C.A. WITH UPSTREAM BALL VALVE AND WYE FILTER SHALL BE BOXED AND LOCATED ACCORDING TO LOCAL CODE.
6. USE RAINBIRD #T5J12 PVC SWING JOINT ASSEMBLIES TO CONNECT ALL ROTARY HEADS AND QUICK COUPLERS.
7. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12" MINIMUM LENGTH OF 1/2" FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #B-70 PRIMER.
8. LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND.
9. MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS. DO NOT PROCEED UNTIL DIRECTED BY THE LANDSCAPE ARCHITECT.
10. LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES. NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN EXISTING TREE ROOT ZONES. WHEN HAND - TRENCHING WITHIN EXISTING TREE ROOT ZONES, NO ROOTS LARGER THAN 1" DIAMETER SHALL BE CUT.
11. PROVIDE ONE QUICK COUPLER KEY WITH SWIVEL HOSE ELL FOR EVERY SIX O.C. VALVES. (MINIMUM ONE SET).
12. CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
13. ALL HEADS SHALL BE INSTALLED A MINIMUM OF 4" FROM PAVEMENT EDGES. (6" OR GREATER WHERE REQUIRED BY LOCAL CODE). FINAL HEAD ADJUSTMENTS BY THE CONTRACTOR SHALL INCLUDE THE ADDITION OF CHECK VALVES WHERE NEEDED TO PREVENT EXCESSIVE LOW HEAD DRAINAGE. THE CONTRACTOR SHALL BUDGET FOR AND INSTALL CHECK VALVES FOR UP TO 10% OF THE TOTAL NUMBER OF HEADS WHEN NEEDED, WITH NO ADDITIONAL COST TO THE OWNER.
14. THE PROPOSED LOCATIONS OF ALL ABOVE- GROUND EQUIPMENT INCLUDING BACKFLOW PREVENTORS, CONTROLLERS, AND WEATHER SENSORS SHALL BE STAKED BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE BEFORE THESE ITEMS ARE INSTALLED.
15. COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE MANDATED IRRIGATION ORDINANCES AND CODES, AND WILL SECURE ALL REQUIRED PERMITS. L.I.C. SHALL PAY ANY ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN AND SHALL BE ADDRESSED BEFORE ANY CONSTRUCTION BEGINS.
16. INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. IN GENERAL, ALL AIR RELIEF VALVES WILL BE INSTALLED AT THE HIGH POINTS AND FLUSH VALVES WILL BE INSTALLED AT THE LOW POINTS OF EXHAUST HEADER. ALLOW FOR APPROXIMATELY ONE AIR RELIEF VALVE AND ONE FLUSH VALVE FOR EACH DRIP ZONE KIT.
17. WHERE SHOWN ON THE PLANS, MASS SHRUB / GROUNDCOVER BEDS SHALL INCLUDE HUNTER HLD.CV SERIES DRIP TUBE WITH PRE-INSTALLED 4 GPH DRIP EMITTERS AT 12" INTERVALS, INSTALLED IN CENTER-FED GRIDS WITH ROWS SPACED 18" APART. INDIVIDUAL DRIP TUBE RUNS SHALL NOT EXCEED 150 L.F. PVC LATERAL "TRUNK" LINES SHALL BE INSTALLED 10" DEEP. DRIP TUBE SHALL BE SET 2" BELOW FINISHED SOIL GRADE (NOT INCLUDING MULCH LAYER), AND SECURELY STAKED EVERY 18". FLUSH VALVES SHALL BE INSTALLED AT THE FARTHEST POINTS FROM THE ZONE VALVE. USE 17 MM BARBED FITTINGS FOR DRIP LINE CONNECTIONS, SET THE MAXIMUM OPERATING PRESSURE AT 40 PSI. DRIP TUBE SHALL BE INSTALLED PERPENDICULAR TO SLOPE FACE. INSTALL IN-LINE CHECK VALVES EVERY 4.5 FEET OF DRIP LINE ELEVATION CHANGE WITHIN THE ZONE. USE HUNTER STAPLES TO SECURE TUBING EVERY 18". EACH DRIP ZONE SHALL INCLUDE ONE HUNTER ECO.ID OPERATION "FLAG". THE OPERATION "FLAG" SHALL BE CONNECTED TO THE DRIP ZONE PIPE, AND SET FLUSH WITH GRADE, AND LOCATED AT THE FARTHEST DISTANCE FROM THE DRIP VALVE ASSEMBLY. INSTALL THE "FLAG" HEAD ADJACENT TO EDGING OR IN LOW PLANTINGS FOR EASE OF VIEWING.



Valley Quest
D R I P I N G

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

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OWNER / CLIENT:

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Marietta, GA 30062
(770) 315-1016

DBA:

SPRE Denton, TX, LLC
3513 Jim Christal Rd
Denton, TX 76207

| | |
|--------------|--------------------|
| Project No: | 2025-009 |
| Drawn By: | LB |
| Reviewed By: | JDB |
| Issue Type: | SUB LANDSCAPE PLAN |
| Issue Date: | 05/26/25 |

REVISIONS:

| No. | Date | Description |
|-----|------|-------------|
| | | |
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| | | |



08/26/2025

PROJECT: CITY PROJECT No:
S25-0007

DENTON GDH
LOT 9, BLOCK A,
LOTS 3 THROUGH 13,
BLOCK A, AND LOT 1,
BLOCK B
WESTPARK ADDN, PH2
DOC. NO. 2013-318
P.R.D.C.T.
CITY OF DENTON, TEXAS

SHEET TITLE:
IRRIGATION
SPECIFICATIONS

SHEET NUMBER:

L11.3