

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING AN AMENDMENT TO AN EXISTING PLANNED DEVELOPMENT OVERLAY-SUBURBAN CORRIDOR DISTRICT, WITH AMENDMENTS INCLUDING BUT NOT LIMITED TO MODIFICATION TO THE DEVELOPMENT STANDARDS. THE APPROXIMATELY 9.6-ACRE SITE IS GENERALLY LOCATED ON THE WEST SIDE OF TEASLEY LANE (F.M. 2181), BETWEEN HUNTER’S CREEK ROAD AND RYAN ROAD IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; ADOPTING AN AMENDMENT TO THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.(PDA26-0004a, Denton Joint Venture)

WHEREAS, Aimee Bissett with McAdams, on behalf of the property owners, applied for an amendment to Planned Development Overlay – Suburban Corridor (PD-SC), to modify the Development Standards on approximately 9.6 acres of land legally described in Exhibit “A,” attached hereto and incorporated herein by reference (hereinafter, the “Property”) to; and

WHEREAS, on April 18, 2023, the City Council adopted Ordinance No. PD22-0010f, approving a change in zoning for 12.77 acres of land to PD-SC and approving Development Standards, including the Property, as more particularly described therein; and

WHEREAS, on May 6, 2025, the City Council adopted Ordinance No. Z25-0005b, effectively removing 3.158 acres from PD-SC, leaving 9.6 acres within PD-SC, including the Property; and

WHEREAS, on July 1, 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 held a public hearing for all property owners interested in this regard, and recommended approval (#-#) of the request; and

WHEREAS, on _____, the City Council likewise conducted a public hearing as required by law, and found that the request meets and complies with all substantive and procedural standards a zoning change to Planned Development (PD) District set forth in Section 2.7.3 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, have determined that the proposed Detailed Plan is in the best interest of the health, safety, morals, and general welfare of the City of Denton 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 Development Plan for a phase of PD 139 is hereby approved for the charter school, as shown in Exhibit “B.”

SECTION 4. The provisions of this ordinance, as they apply to PD 139 shown in Exhibit A are herein approved and shall govern and control over any conflicting provision of Ordinance Nos. 91-034, 99-317, 2002-147, and PD20-0003a, but all provisions of Ordinance Nos. 91-034, 99-317, and 2002-147 as they apply to that remaining portion of the PD district not herein affected shall continue in force and effect and apply to the remainder of the PD district.

SECTION 5. 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 6. 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 7. 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 [___ - ___]:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Chris Watts :	_____	_____	_____	_____
Jordan Villarreal, District 1:	_____	_____	_____	_____
Nick Stevens, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
George Ferrie, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2026.

CHRIS WATTS, MAYOR

ATTEST:
KRISTI FOGLE, DEPUTY CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

Exhibit A

BEING a tract of land situated in the J. Fisher Survey, Abstract No. 421, and being a portion of a called 56.014 acre tract of land as described in a Warranty Deed to Denton West Joint Venture as recorded in Instrument No. 2011-114170 of the Official Records of Denton County, Texas, same being all of Lot 2, Block A of Denton West Joint Venture Addition, according to the Conveyance Plat thereof recorded in Document No. 2020-8 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found (N = 7108557.76, E = 2394659.35) for the northernmost southeast corner of said Lot 2, common to the southwest corner of a called 1.2355 acre tract of land described as Parcel 32 in a deed to State of Texas as recorded in Instrument No. 2011-73414 of the Official Records of Denton County, Texas, the northwest corner of a called 0.1047 acre tract of land described as Parcel 34 in a deed to State of Texas as recorded in Instrument No. 2011-74805 of the Official Records of Denton County, Texas, being on the westerly right-of-way line of F.M. Highway No. 2181 (Teasley Lane), a variable width right-of-way, and on the southeasterly line of said 56.014 acre tract, and the northwesterly line of Lot 1, Block A of Lakewood Convenient Addition, according to the plat thereof recorded in Cabinet N, Page 51 of the Plat Records of Denton County, Texas;

THENCE South 55°32'12" West, departing the westerly right-of-way line of said F.M. Highway No. 2181 (Teasley Lane), along the southeasterly line of said Lot 2 and the northwesterly line of said Lot 1, a distance of 378.50 feet to the southernmost southeast corner of said Lot 2, being in an asphalt road, known as Ryan Road, and the northerly line of a called 13.158 acre tract of land described in a deed to Lockard Denton, LLC (d/b/a Lockard Denton Holdings, LLC), as recorded in Instrument No. 2013-67764 of the Official Records of Denton County, Texas, from which, a mag nail found for witness bears South 42°04' East, 0.3 feet;

THENCE South 88°45'51" West, along the southerly line of said Lot 2, the northerly line of said 13.158 acre tract, the northerly line of Hickory Creek Heights according to the Final Plat thereof recorded in Cabinet N, Page 101 of the Plat Records of Denton County, Texas, and along said Ryan Road, a distance of 499.93 feet to a mag nail set for the southwest corner of said Lot 2, common to the southeast corner of Lot 3, Block A of said Denton West Joint Venture Addition;

THENCE departing the northerly line of said Hickory Creek Heights and said Ryan Road, and along the westerly line of said Lot 2 and the easterly line of said Lot 3, the following:

- North 0°44'31" West, a distance of 74.60 feet to a point for corner;
- North 40°09'01" East, a distance of 105.89 feet to a point for corner;
- North 22°59'38" East, a distance of 90.75 feet to a point for corner;
- North 31°21'21" East, a distance of 50.47 feet to a point for corner;
- North 13°53'08" East, a distance of 57.59 feet to a point for corner;
- North 10°31'02" East, a distance of 108.30 feet to a point for corner;
- North 3°51'07" West, a distance of 59.87 feet to a point for corner;
- North 36°05'47" West, a distance of 22.52 feet to a point for corner;
- North 13°51'18" West, a distance of 23.74 feet to a point for corner;
- North 43°28'47" West, a distance of 30.63 feet to a point for corner;
- North 72°48'05" West, a distance of 38.33 feet to a point for corner;
- North 46°53'00" West, a distance of 25.21 feet to a point for corner;
- North 18°38'41" West, a distance of 33.53 feet to a point for corner;
- North 1°59'14" West, a distance of 46.51 feet to a point for corner;

North 1°59'14" West, a distance of 46.51 feet to a point for corner;

North 33°44'48" West, a distance of 48.26 feet to a point for corner;

North 0°34'00" East, a distance of 32.65 feet to a mag nail set for the northwest corner of said Lot 2, common to the northeast corner of said Lot 3, same being on the southerly right-of-way line of Hunter's Creek, a variable width right-of-way;

THENCE along the northerly line of said Lot 2 and the southerly right-of-way line of said Hunter's Creek, the following:

North 89°56'52" East, a distance of 78.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 22°40'23", a radius of 432.50 feet, a chord bearing and distance of North 78°36'41" East, 170.04 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 171.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 67°16'29" East, a distance of 135.02 feet to an "X" cut set for the northeast corner of said Lot 2, being at the intersection of the southerly right-of-way line of said Hunter's Creek with the westerly right-of-way line of aforesaid F.M. Highway No. 2181 (Teasley Lane) and the westerly line of aforesaid Parcel 32, and at the beginning of a non-tangent curve to the left having a central angle of 0°07'11", a radius of 2949.68 feet, a chord bearing and distance of South 28°21'43" East, 6.17 feet;

THENCE in a southeasterly direction along the easterly line of said Lot 2, the westerly right-of-way line of said F.M. Highway No. 2181 (Teasley Lane) and the westerly line of said Parcel 32, the following:

In a southeasterly direction, with said curve to the left, an arc distance of 6.17 feet to a 3-1/2 inch TXDoT right-of-way monument found for corner;

South 69°30'09" East, a distance of 22.74 feet to a 3-1/2 inch TXDoT right-of-way monument found at the beginning of a non-tangent curve to the left having a central angle of 6°02'34", a radius of 2934.79 feet, a chord bearing and distance of South 31°46'40" East, 309.38 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 309.52 feet to a 3-1/2 inch TXDoT right-of-way monument found for corner;

South 34°47'57" East, a distance of 404.07 feet to the **POINT OF BEGINNING** and containing 9.634 acres (419,676 square feet) of land, more or less.

Exhibit B