



City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, July 1, 2026

5:00 PM

Council Work Session Room
&
Council Chambers

WORK SESSION BEGINS AT 5:00 P.M. IN THE COUNCIL WORK SESSION ROOM

REGULAR MEETING BEGINS AT 6:30 P.M. IN THE COUNCIL CHAMBERS

REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION

Individuals may speak during a Planning and Zoning Commission meeting under one of the following categories:

Comments on Agenda Items:

Public comments can be given for any item considered by the Planning and Zoning Commission, EXCEPT work session reports or closed meetings. Individuals are only able to comment one time per agenda item and cannot use more than one method to comment on a single agenda item. Public comments are limited to three (3) minutes per citizen.

Public Hearing Items:

Individuals are limited to four (4) minutes per public hearing item.

Individuals may participate by using one of the following methods:

1. In Person for Regular or Consent Agenda Items:

To provide in-person comments for regular or consent agenda items (excluding public hearing items), Individuals must be present at the meeting and submit a speaker card (available at the meeting location) to the Secretary prior to the item being called.

2. In Person for Public Hearing Items:

For public hearing items, speaker cards are encouraged but not required.

3. eComment:

The agenda is posted online at <https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>. Once the agenda is posted, a link to make virtual comments using the eComment module will be made available next to the meeting listing on the Upcoming Events Calendar. Using eComment, Individuals may indicate support or opposition and submit a brief comment about a specific agenda item. eComments may be submitted up until the start of the meeting at which time the ability to make an eComment will be closed. eComments will be sent directly to members of the Planning and Zoning Commission immediately upon submission and recorded by the Secretary into the Minutes of the Meeting.

After determining that a quorum is present, the Planning and Zoning Commission of the City of Denton, Texas will convene in a Work Session on Wednesday, July 1, 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. [PZ26-112](#) Receive a report and hold a discussion regarding a Comprehensive Denton Development Code Amendment. Amendments include, but are not limited to, revisions to the Table of Allowed Uses, Use-Specific Standards, Definitions, and Rayzor Ranch Overlay Sections of the Denton Development Code.

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

In the event that the Planning and Zoning Commission does not finish their work session prior to 6:30 p.m., the Commission may return to the work session agenda after adjourning the regular meeting.

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, July 1, 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. [PZ26-111](#) Consider approval of the June 10, 2026, Planning and Zoning meeting minutes.

Attachments: [June 10, 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. [MP26-0004a](#) Consider a request by Lizette Zepeda for approval of a Final Plat of Lots 1 and 2, Block A, Lizette Zepeda Subdivision. The 14.966-acre tract is generally located on the west side of private road Indian Wells Road and approximately 2,320 feet north of Gribble Springs Road in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (MP26-0004a, Zepeda Addition, Matt Bodine)

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. [FP26-0016](#) Consider a request by Atwell LLC, on behalf of BW Gas & Convenience Real Estate LLC, for approval of a Final Plat of Lot 1, Block A, Allsup's West Denton Addition. The 5.089-acre lot is located on the southwest corner of the intersection of U.S. Highway 380 and Western Boulevard in the City of Denton, Denton County, Texas. (FP26-0016, Denton Allsup's, Matt Bodine)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Plat](#)

[Exhibit 5 - Extension Letter Request](#)

[Exhibit 6 - LLC Member List](#)

- B. [FP26-0017](#) Consider a request by Kimley Horn, on behalf of Denton Enterprise Owner LLC, for approval of a Final Plat of Lots 1-3, Block A, Denton Airport Industrial Addition. The 102.9888-acre property is generally located on the east side of Westcourt Road, and approximately 1,510 feet south of Airport Road in the City of Denton, Denton County, Texas. (FP26-0017, Denton Enterprise Logistics Park, Matt Bodine)

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

- C. [FR26-0006](#) Consider a request by Traverse Land Surveying, on behalf of Steve & Watson Custom Homes, for approval of a Final Replat of Lot 6R1, Block A, and Lot 4XR1, Block B, Red Bird Ridge Addition. The 4.015-acre property is generally located on the east and north side of Jess Wallace Road, and approximately 275 feet north of Oak Ridge Lane in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (FR26-0006, Red Bird Ridge, Matt Bodine)

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

- D. [FP26-0018](#) Consider a request by TNP Inc., on behalf of LYDA Properties LLC, for approval of a Final Plat of Lot 1, Block A, Lyda Addition. The 36.66-acre lot is located on the southeast corner of the intersection of Westcourt Road and Airport Road (F.M. Highway 1515) in the City of Denton, Denton County, Texas. (FP26-0018, Alliance DriveAway, Matt Bodine)

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

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

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

5. PUBLIC HEARINGS

This notice authorizes the Planning and Zoning Commission to recommend and City Council to approve a different zoning district which is equivalent to or more restrictive than that which is requested by the applicant, as the different district may not have a maximum structure height, floor area ratio, or density that is higher than the one requested or be nonresidential when the request is for a residential use or vice versa. The different zoning district must be deemed consistent with the Comprehensive Plan and the Future Land Use Plan.

- A. [Z26-0003a](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Aimee Bissett of McAdams, on behalf of the property owner, Joel Rifkin, to rezone approximately 9.487 acres of land from a Rural Residential (RR) zoning district to a Residential 1 (R1) zoning district. The subject site is generally located on the south side of FM 2153, approximately 4,646 feet east of the intersection of FM 2153 and Running Bear Road in the City of Denton, Denton County, Texas. (Z26-0003a, Rifkin Addition, Sean Jacobson).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Applicant Narrative](#)
[Exhibit 4 - Site Location Map](#)
[Exhibit 5 - Future Land Use Map](#)
[Exhibit 6 - Current Zoning Map](#)
[Exhibit 7 - Proposed Zoning Map](#)
[Exhibit 8 - Table of Allowed Uses](#)
[Exhibit 9 - Public Notice](#)
[Exhibit 10 - Draft Ordinance](#)

- B. [PDA26-0004](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by Denton West Joint Venture for an amendment to an existing Overlay Planned Development-Suburban Corridor (PD-SC) 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 East Ryan Road in the City of Denton, Denton County, Texas. (PDA26-0004, Denton West Joint Venture, Julie Wyatt).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Zoning Map](#)
[Exhibit 5 - Future Land Use Map](#)
[Exhibit 6 - PD Development Standards](#)
[Exhibit 7 - Notification Map and Responses](#)
[Exhibit 8 - Draft Ordinance](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ26-113](#) Hold a discussion regarding the Planning and Zoning Project Matrix.

Attachments: [Matrix 2026](#)

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 June 25, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: July 1, 2026

SUBJECT

Receive a report and hold a discussion regarding a Comprehensive Denton Development Code Amendment. Amendments include, but are not limited to, revisions to the Table of Allowed Uses, Use-Specific Standards, Definitions, and Rayzor Ranch Overlay Sections of the Denton Development Code.

BACKGROUND

At this Work Session discussion, Planning Staff will be presenting several proposed DDC amendments as part of a Comprehensive Development Code Update. Staff have worked with the Development Code Review Committee (DCRC) in preparing the proposed amendments over the course of several months. The purpose of this Work Session is to review the proposed amendments with the Planning and Zoning Commission and answer any questions the Commission may have in advance of this item being brought forward for public hearing. Due to changes in state law that are further explained below, rather than bringing forward individual code amendments by topic Staff will be combining a package of various code amendments and bringing them forward as a comprehensive update two or three times per year.

As part of the 2025 Legislative Session, House Bill 24 relating to notifications and protest procedures for proposed zoning changes was approved. Prior to this legislation there was uncertainty as to when mailed written notice for text changes to the Development Code would be required due to the 2023 *Acuna v. City of Austin* decision. This legislation clarified the public notification procedures for comprehensive zoning changes. Comprehensive zoning changes require notification to be published online and in an official newspaper at least 17 days before the public hearings at both the Planning and Zoning Commission and City Council. Therefore, in accordance with the provisions outlined in State Law and subsequently adopted into the Denton Development Code (DDC), Staff is bringing forward a variety of proposed text amendments as a comprehensive update to the DDC.

The proposed amendments focus on the Table of Allowed Uses, Use-Specific Standards, Definitions and Appendix A: Rayzor Ranch Overlay District and are intended to address the following issues: address specific concerns that have come to Staff's by providing clarifying language and additions where necessary, incorporate changes required by State Law, codify existing practices, incorporate new uses into the DDC that are not clearly captured elsewhere.

Topics to be included in the proposed Comprehensive DDC Amendment include, but are not limited to, the following topics:

- Minor amendments to existing Use-Specific Standards and Definitions, including:
 - Automotive Fuel Sales

- Smoke Shop
- Manufacturing Uses
- Indoor/Outdoor Recreation Facilities
- Temporary Uses
- Medical Clinic/Medical Offices
- Administrative, Professional Government Offices
- Food Processing, more than 2,500 square feet
- General Retail Uses
- Food Trucks/Mobile Food Courts
- Incorporate changes due to State Law:
 - Amendments to Manufactured Housing requirements
- Incorporate Director Determinations as it relates to single-family residential site design standards
- Add the following uses to the DDC:
 - Drone Delivery Services
 - Contractor Services
 - Media Production Facilities
 - Event Venues

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

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Angie Manglaris, AICP
Assistant Planning Director

MINUTES
PLANNING AND ZONING COMMISSSION
June 10, 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, June 10, 2026, at 6:00 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: Erica Garland, Keith Ketchersid, and Mary Ann McDuff

ABSENT: Commissioners: Lisa Dyer and Sherri McDade

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 (FP25-0027a)

The following items were presented, and no discussion was had:

4.A (V26-0008), 4.B (FP26-0014a), and 4.C (FP26-0015a)

The following item was withdrawn:

5.A (Z26-0003)

The Work Session was adjourned at 6:04 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, June 10, 2026, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

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

ABSENT: Commissioners: Lisa Dyer and Sherri McDade

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag

B. Texas Flag

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ26-099 Consider approval of the May 27, 2026, Planning and Zoning meeting minutes.

Commissioner Ketchersid moved to approve the May 27, 2026, Planning and Zoning meeting minutes. Motion seconded by Commissioner Garland. Motion carried.

AYES (5): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Erica Garland, Keith Ketchersid, and Mary Ann McDuff

NAYS (0): None

3. CONSENT AGENDA

- A. FP25-0027a Consider a request by McAdams on behalf of the property owner, RDO Equipment, for a Final Plat of the RDO Addition. The approximately 10-acre site is generally located on the south side of US 380 approximately 3,800 feet west of Masch Branch Road in the City of Denton, Denton County, Texas. (FP25-0027a, RDO Equipment, Ashley Ekstedt)

Commissioner Garland moved to approve the Consent Agenda. Motion seconded by Vice-Chair Riggs. Motion carried.

AYES (5): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Erica Garland, Keith Ketchersid, and Mary Ann McDuff

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. V26-0008 Consider a request by Lizette Zepeda for approval of a subdivision variance from the 2019 Denton Development Code Subsection 8.3.2.C.2.a. regarding the maximum number of residential lots permitted to take access from a private access easement. The 14.966-acre tract is located on the west side of private road Indian Wells Road and approximately 2,320 feet north of Gribble Springs Road in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (V26-0008, Zepeda Addition Variance, Matt Bodine)

City staff presented the item. Discussion followed.

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

AYES (5): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Erica Garland, Keith Ketchersid, and Mary Ann McDuff

NAYS (0): None

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

City staff presented the item. No discussion followed.

Commissioner Ketchersid moved to approve the extension of the item to a date certain of July 1, 2026. Motion seconded by Commissioner McDuff. Motion carried.

AYES (5): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Erica Garland, Keith Ketchersid, and Mary Ann McDuff

NAYS (0): None

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

City staff presented the item. No discussion followed.

Commissioner Ketchersid moved to approve the extension of the item to a date certain of July 1, 2026. Motion seconded by Commissioner McDuff. Motion carried.

AYES (5): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Erica Garland, Keith Ketchersid, and Mary Ann McDuff

NAYS (0): None

5. PUBLIC HEARINGS

- A. Z26-0003 Hold a public hearing and consider making a recommendation to City Council regarding a request by Aimee Bissett of McAdams, on behalf of the property owner, Joel Rifkin, to rezone approximately 5.461 acres of land from a Rural Residential (RR) zoning district to a Residential 1 (R1) zoning district. The subject site is generally located on the south side of FM 2153, approximately 4,646 feet east of the intersection of FM 2153 and Running Bear Road in the City of Denton, Denton County, Texas. STAFF IS REQUESTING THIS ITEM BE WITHDRAWN. (Z26-0003, Rifkin Addition, Sean Jacobson).

This item was withdrawn, the item was not presented and no discussion occurred.

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ26-100: Staff provided updates regarding the matrix and City Council items. No items were added to the matrix.

Commissioner McDuff request a update on Downtown Denton Area Plan. Staff stated they could bring forward a work session with an update.

7. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 6:42 p.m.

X _____
Eric Pruett, Planning and Zoning Commission Chair Date

X _____
Cathy Welborn, Administrative Assistant Date

Minutes approved on: _____



City of Denton

City Hall
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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: July 1, 2026

SUBJECT

Consider a request by Lizette Zepeda for approval of a Final Plat of Lots 1 and 2, Block A, Lizette Zepeda Subdivision. The 14.966-acre tract is located on the west side of private road Indian Wells Road and approximately 2,320 feet north of Gribble Springs Road in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (MP26-0004a, Zepeda Addition, Matt Bodine)

BACKGROUND

The purpose of the Final Plat is to create two lots of record. The subject property is developed for single-family residential and agricultural uses. It has access to public right-of-way (Gribble Springs Road) via an existing road easement labelled on some maps as Indian Wells Road. The property receives water from the Bolivar Water Supply Corporation and meets the land size requirements for onsite sanitary sewer facilities.

At the June 10, 2026 meeting, the Planning and Zoning Commission approved a subdivision variance (V26-0008) for the property from DDC 8.3.2.C.2.a to allow for more than three single-family residential lots to access a public street by means of a private access easement.

The subject property is in the City of Denton's Extraterritorial Jurisdiction Division 1 (ETJ). While the City of Denton's subdivision regulations are applicable in the ETJ, the City has no zoning authority or land use authority in the ETJ. Additionally, building permit review is under the jurisdiction of Denton County.

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

Date Application Filed:	March 9, 2026
Planning & Zoning Commission Meeting	April 8, 2026
Days in Review	30 Days
Resubmitted:	April 6, 2026
Withdrawn	April 16, 2026
Days in Review:	10 Days
Resubmitted:	June 1, 2026
Planning and Zoning Commission Meeting	July 1, 2026
Days in Review:	30 Days

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
April 8, 2026	Planning & Zoning Commission	Plat Extension (MP26-0004)	Extension Approved
June 10, 2026	Planning & Zoning Commission	Subdivision Variance (V26-0008)	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:
Matt Bodine
Assistant Planner

Planning Staff Analysis

MP26-0004a/Zepeda Addition

City of Denton ETJ 1

Planning & Zoning Commission

REQUEST:

Final Plat for an approximately 14.966-acre site.

APPLICANT:

The property owner, Lizette Zepeda.

RECOMMENDATION:

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

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1. Generally			
<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>Findings: <div style="border: 1px solid black; padding: 5px; width: fit-content;">The Final Plat meets all applicable review criteria.</div> </p>	<input checked="" type="checkbox"/>	<input 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>Findings: <div style="border: 1px solid black; padding: 5px; width: fit-content;">The Final Plat meets all applicable review criteria of DDC Section 2.6.4D as described herein.</div> </p>	<input checked="" type="checkbox"/>	<input 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>Findings: <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"/>
2. Prior Approvals			
<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 changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</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>Findings:</p> <p>The Final Plat is compliant with this criterion.</p>			
<p>3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</p> <p>Findings:</p> <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>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</p> <p>Findings:</p> <p>There are no competing plan goals, policies, and strategies for this site.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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.</p> <p>Findings:</p> <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>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
<p>4. Compliance with this DDC</p>			
<p>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</p> <p>Findings:</p> <p>The Final Plat is compliant with this criterion. A Subdivision Variance (V26-0008) from DDC 8.3.2.C.2.a was approved for this plat by the Planning and Zoning Commission on June 10, 2026.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

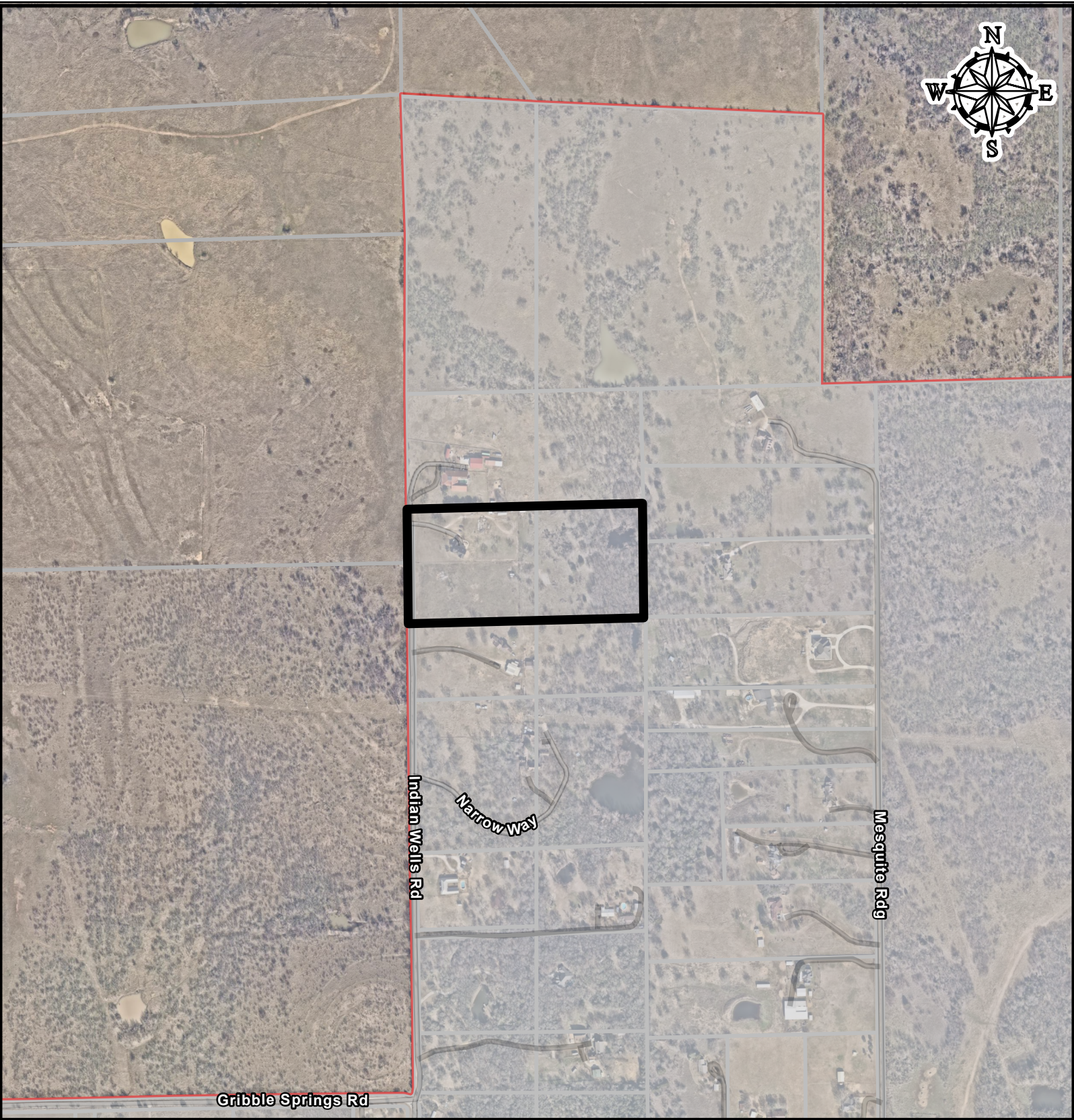
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</p> <p>Findings: <div data-bbox="253 331 1018 401" style="border: 1px solid black; padding: 2px;">The Final Plat was submitted at an adequate level of detail.</div> </p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Compliance with Other Applicable Regulations			
<p>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.</p> <p>Findings: <div data-bbox="253 701 1018 770" style="border: 1px solid black; padding: 2px;">The Final Plat is compliant with this criterion.</div> </p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Consistent with Interlocal and Development Agreements			
<p>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.</p> <p>Findings: <div data-bbox="253 1045 1018 1155" style="border: 1px solid black; padding: 2px;">There are no development agreements applicable to this Final Plat.</div> </p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Minimizes Adverse Environmental Impacts			
<p>a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.</p> <p>Findings: <div data-bbox="253 1457 1018 1602" 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"/>
8. Minimizes Adverse Impacts on Surrounding Property			
<p>a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</p> <p>Findings:</p>	<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>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p>			
9. Minimizes Adverse Fiscal Impacts				
<p>a. The proposed development should not result in significant adverse fiscal impacts on the city.</p> <p>Findings:</p> <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>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Compliance with Utility, Service, and Improvement Standards				
<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>Findings:</p> <p>The Final Plat is compliant with this criterion.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Provides Adequate Road Systems				
<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>Findings:</p> <p>The Final Plat is compliant with this criterion.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Provides Adequate Public Services and Facilities				
<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>Findings:</p> <p>The Final Plat is compliant with this criterion.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

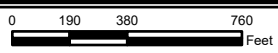
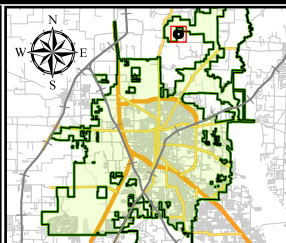
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
13. Rational Phasing Plan			
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>There is no phasing plan associated with the 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>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>A Preliminary plat is prohibited in the ETJ per DDC 2.6.3.B.1.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>15. Whether the development will substantially comply with all requirements of this DDC.</p> <p>Findings:</p> <div 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>16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <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"/>

MP26-0004 Site Location Map



- 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.



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: July 1, 2026

SUBJECT

Consider a request by Atwell LLC, on behalf of BW Gas & Convenience Real Estate LLC, for approval of a Final Plat of Lot 1, Block A, Allsup's West Denton Addition. The 5.089-acre lot is located on the southwest corner of the intersection of U.S. Highway 380 and Western Boulevard in the City of Denton, Denton County, Texas. (FP26-0016, Denton Allsup's, Matt Bodine)

BACKGROUND

The purpose of the Final Plat is to create a lot of record by combining four tracts of land for the development of a gas station on the site. The property is zoned for the General Office (GO) district. The proposed gas station development will take access from U.S. Highway 380 (also known as University Drive) and Western Boulevard. Both roads are classified as Primary Arterials on the Denton Mobility Plan. Western Boulevard will be improved as part of the associated development.

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

Date Application Filed:	June 1, 2026
Planning & Zoning Commission Meeting:	July 1, 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 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 July 22, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
2019	City Council	Citywide Zoning Transition from Employment Center – Commercial (EC-C) District to General Office (GO) District	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 Letter Request
6. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Matt Bodine
Assistant Planner

Planning Staff Analysis

FP26-0016/Denton Allsup's

Location (city council district or ETJ)

Planning & Zoning Commission

REQUEST:

Final Plat for an approximately 5.089-acre site.

APPLICANT:

Atwell LLC on behalf of BW Gas & Convenience Real Estate 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 review extension request.

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1. Generally			
<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>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat does not meet all applicable review criteria. See Criteria 2, 4, 11, 15-16</p> </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>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat does not meet all applicable review criteria of DDC Section 2.6.4D. See Criteria 4 and 16.</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>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>There is no conflict.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Prior Approvals			
<p>a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development</p>	<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>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>Findings:</p> <div data-bbox="253 367 1055 436" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat is not compliant with this criterion. See Criteria 4.</p> </div>			
<p>3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</p> <p>Findings:</p> <div data-bbox="204 640 971 785" 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>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</p> <p>Findings:</p> <div data-bbox="253 955 1016 1064" style="border: 1px solid black; padding: 5px;"> <p>There are no competing plan goals, policies, and strategies for this site.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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.</p> <p>Findings:</p> <div data-bbox="253 1268 1016 1398" 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		
<p>4. Compliance with this DDC</p>			
<p>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</p> <p>Findings:</p>	<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 is not compliant with this criterion. See the following comments:</p> <ol style="list-style-type: none"> 1. Pending CEP approval (DDC 8.3.2.C) 2. Missing access easement. (DDC 7.8.10) 3. Label minimum finish floor elevation for each pad site on any lot encumbered by floodplain or within the 200' floodplain buffer. If a single lot is expected to have multiple buildings, the location of each pad site must be shown on the plat with its minimum elevation. (DDC Section 7.5.3.I.3 and FPC 3.14) 			
<p>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</p> <p>Findings:</p> <div data-bbox="254 737 1016 1402" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat was not submitted at an adequate level of detail. See the following comments.</p> <ol style="list-style-type: none"> 1. Use City of Denton Standard Plat Notes to create your plat notes, owner's dedication blocks, and signature blocks. (FPC 5.8) 2. Correct spelling mistakes in owner's certificate block. 3. Add city-assigned project number. 4. Add in previous property lines for the tracts being combined to create the proposed lot. Have the lines be lighter than property lines. (FPC 3.2) 5. Add "Atwell LLC" (FPC 2.13) 6. Change to "N Western Boulevard". Do not include punctuation. 7. Depict all overhead electric distribution and transmission line clearance zone intersecting or adjacent to the property. (FPC 2.19) </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Compliance with Other Applicable Regulations</p>				
	<p>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.</p> <p>Findings:</p> <div data-bbox="254 1703 1016 1770" 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>6. Consistent with Interlocal and Development Agreements</p>				
	<p>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the</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>terms and conditions of any such agreements incorporated by reference into this DDC.</p> <p>Findings:</p> <div data-bbox="253 331 1016 441" style="border: 1px solid black; padding: 5px;"> <p>There are no development agreements applicable to this proposed Final Plat.</p> </div>			
<p>7. Minimizes Adverse Environmental Impacts</p>			
<p>a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.</p> <p>Findings:</p> <div data-bbox="253 743 1016 890" 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>8. Minimizes Adverse Impacts on Surrounding Property</p>			
<p>a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</p> <p>Findings:</p> <div data-bbox="253 1127 1016 1274" 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>9. Minimizes Adverse Fiscal Impacts</p>			
<p>a. The proposed development should not result in significant adverse fiscal impacts on the city.</p> <p>Findings:</p> <div data-bbox="253 1512 1016 1659" 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>10. Compliance with Utility, Service, and Improvement Standards</p>			

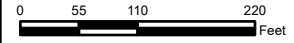
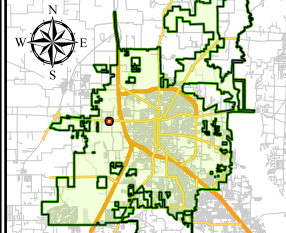
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p>a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.</p> <p>Findings: <div data-bbox="253 436 1016 506" style="border: 1px solid black; padding: 5px;">The Final Plat is compliant with this criterion.</div> </p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Provides Adequate Road Systems			
<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>Findings: <div data-bbox="253 814 1016 926" style="border: 1px solid black; padding: 5px;">The Final Plat is not compliant with this criterion. See Criteria 16.</div> </p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Provides Adequate Public Services and Facilities			
<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>Findings: <div data-bbox="253 1304 1016 1373" style="border: 1px solid black; padding: 5px;">The Final Plat is compliant with this criterion.</div> </p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Rational Phasing Plan			
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p>Findings: <div data-bbox="253 1646 1016 1751" style="border: 1px solid black; padding: 5px;">There is no phasing plan associated with the proposed Final Plat.</div> </p>	<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>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>There is no approved preliminary plat associated with the proposed Final Plat. The applicant has opted to omit the Preliminary Plat step in accordance with Denton Development Code 2.6.3B.1.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>15. Whether the development will substantially comply with all requirements of this DDC.</p> <p>Findings:</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. See Criteria 4.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat is not compliant with the applicable technical standards and specifications adopted by the City. See the following comment:</p> <ol style="list-style-type: none"> 1. Provide and label 30' ROW corner clip dedication for arterial-arterial intersection. Provide line and curve data for dedications (DCM 5.4.12) </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

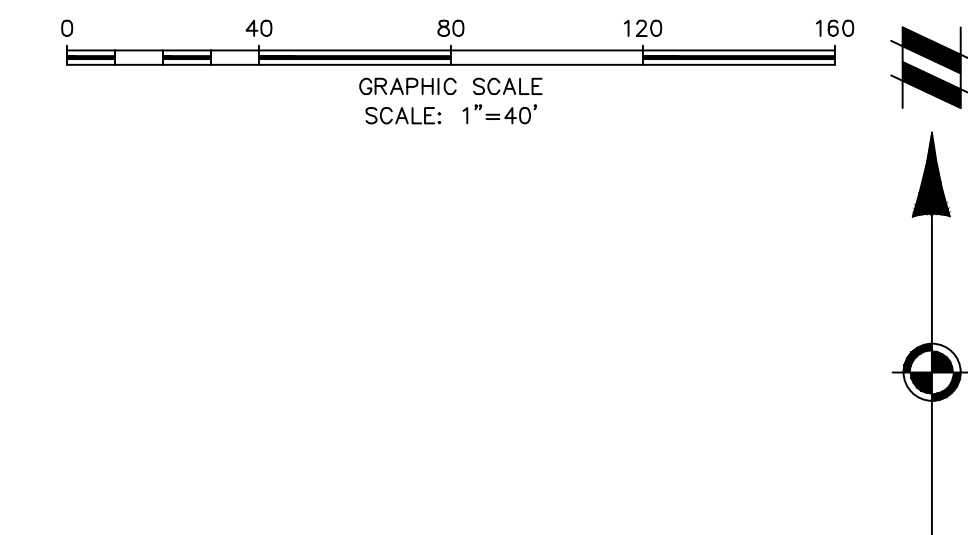
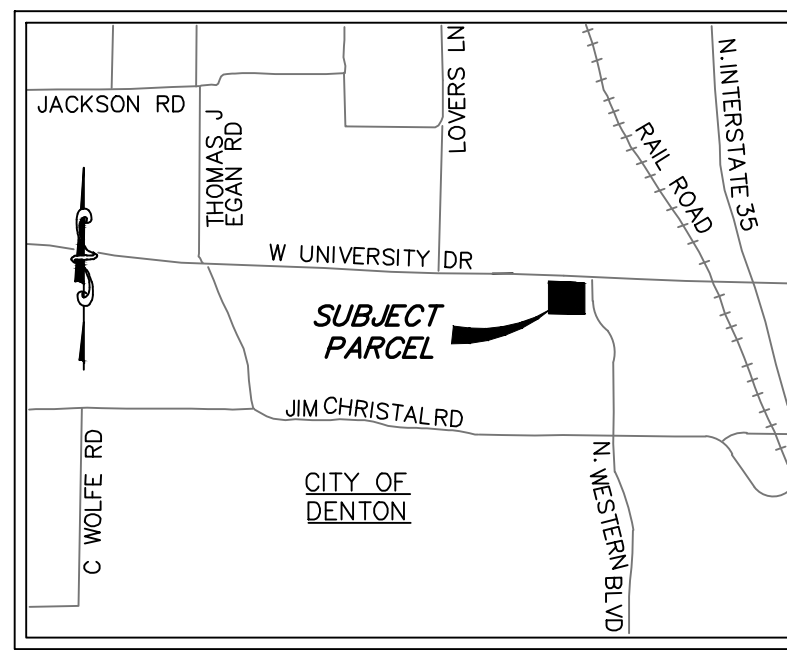
FP26-0016 Aerial Site Location



- 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.



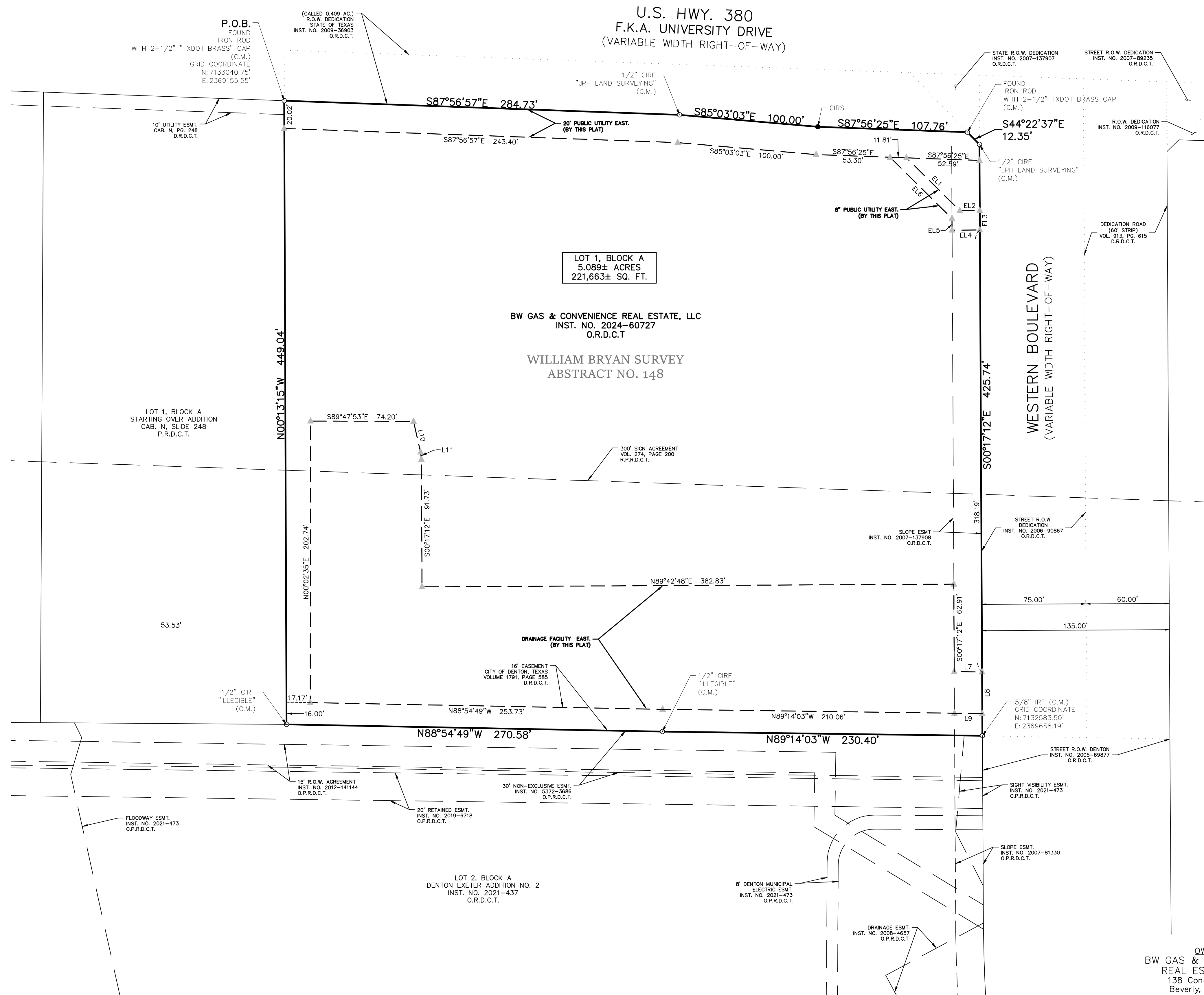
LEGEND

- FOUND SURVEY MONUMENT (AS NOTED)
- SET SURVEY MONUMENT
- ▲ CALCULATED POINT
- C.I.R.F. CAPPED IRON ROD FOUND (AS NOTED)
- C.I.R.S. 1/2" IRON ROD WITH "ATWELL, LLC" CAP SET
- P.O.B. POINT OF BEGINNING
- (C.M.) CONTROLLING MONUMENT
- DOC. DOCUMENT
- AC. ACRE
- ESMT. EASEMENT
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- INST. INSTRUMENT NO.
- R.O.W. RIGHT-OF-WAY
- D.R.D.C.T. DEED RECORDS, HAYS DENTON, TEXAS
- P.R.D.C.T. PLAT RECORDS, HAYS DENTON, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

- BOUNDARY LINE
- BOUNDARY ADJACENT LINE
- EASEMENT LINE
- PROPOSED SIDEWALK
- OLD LOT/DEED LINE

EASEMENT LINE TABLE

LINE #	DIRECTION	LENGTH
EL1	N45°17'12"W	54.02'
EL2	S89°42'48"W	14.34'
EL3	N0°17'12"W	14.00'
EL4	N89°42'48"E	20.00'
EL5	S0°17'12"E	8.34'
EL6	S45°17'12"E	62.71'
L7	S89°14'03"E	20.00'
L8	S0°17'12"E	30.01'
L9	N89°14'03"W	20.00'
L10	S12°47'12"E	22.63'
L11	S6°32'12"E	5.33'



- GENERAL NOTES:**
- Bearings were based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of the 1983 (NAD-83). All distances shown hereon are grid distances.
 - According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) for Denton County, Texas, Map No. 48121C0355G revised/dated April 18, 2011, the subject tract appears to lie within zone "X" unshaded, area determined to be outside the 0.2% annual chance floodplain.
 - The purpose of this plat is to one (1) commercial lot.
 - This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by First American Title Insurance Company, GF No. 1003-376337-RTT, Effective Date: May 16, 2024. The surveyor has not abstracted the above property.
 - This plat lies wholly within the City Limits of Denton.
 - 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 Official 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.
 - This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
 - 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.

FINAL PLAT
LOT 1, BLOCK A
ALLSUP'S WEST DENTON
 BEING 5.089 ACRES SITUATED IN THE
 WILLIAM BRYAN SURVEY, ABSTRACT NO. 148,
 CITY OF DENTON, DENTON COUNTY, TEXAS
 CITY PROJECT # FP26-_____
 DATED: APRIL, 2026

OWNER BW GAS & CONVENIENCE REAL ESTATE, LLC 138 Conant Street, Beverly, MA 01915		ENGINEER/SURVEYOR ATWELL, LLC 2600 Network Boulevard, Suite 610 Frisco, TX 75034 Phone: 903.348.4948 Contact: Carlos Casas, P.E. Contact: Jonathan E. Cooper, RPLS	
DR. RBM	CH. JEC	<p>ATWELL www.atwell-group.com 2600 NETWORK BOULEVARD, SUITE 610 FRISCO, TX 75034 903.348.4948 TBPE LS 10193726</p>	
SCALE	1" = 40'		
CAD FILE:	22004634-FP.DWG		
JOB	22004634		
SHEET NO.	1 OF 2		

SIDEWALK:

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 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 non-residential construction will not front or side. 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:

Wastewater utility service will be provided by City of Denton

WATER

Water utility service will be provided by: City of Denton

DRAINAGE

This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The [Insert exact name of easement or easements] 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 [Insert exact name of easement or easements] 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 [Insert exact name of easement or easements], as herein above defined, unless approved by the City. The owners shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the [Insert exact name of easement or easements] 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.

OWNER'S CERTIFICATE:

STATE OF MASSACHUSETTS § COUNTY OF ESSEX §

Whereas **BW GAS & CONVENIENCE REAL ESTATE, LLC**, is the owner of that certain 5.089 acres (221,663 square feet) tract of land situated in the William Bryan Survey, Abstract Number 148, City of Denton, Denton County, Texas and being described in Special Warranty Deed to **BW GAS & CONVENIENCE REAL ESTATE**, recorded in Instrument Number 2024-60727 of the Official Public Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod with 2-1/2" TXDOT brass cap found for the northwest corner of said 5.089 acre tract, the northeast corner of Lot 1, Block A, Starling Over Addition, an addition to the City of Denton, recorded in Cabinet N, Slide 248, Platt Records of Denton County, Texas, and also being on the southern right of way line of U.S. Highway No. 380, formally known as University Drive (a variable width right-of-way);

THENCE, with the north line of said 5.089 acres tract and with the southern right of way line of said U.S. Highway No. 380, the following three (3) courses and distances:

- 1. S 87° 56' 57" E, a distance of 284.73 feet to a 1/2-inch iron rod with cap stamped "JPH LAND SURVEYING" found;
- 2. S 85° 03' 03" E, a distance of 100.00 feet to a 1/2-inch iron rod with cap stamped "ATWELL, LLC" set;
- 3. S 87° 56' 25" E, a distance of 107.76 feet to an iron rod with 2-1/2" TXDOT brass cap found the northwest corner of a cut-back at the intersection of the southern right of way line of said U.S. Highway No. 380 and the wester right-of-way line of Wester Boulevard, (a variable with right-of-way), also being the most northerly east corner of said 5.089 acres tract;

THENCE, southeasterly along said cut-back, S 44° 22' 37" E, a distance of 12.35 feet to a 1/2-inch iron rod with cap stamped JPH LAND SURVEYING" found for the southeast corner of said cut-back;

THENCE, with the east line of said 5.089 acres tract and with the western right of way line of said Western Boulevard, S 00° 17' 12" E, a distance of 425.74 feet to a 5/8-inch iron rod found for the southeastern corner of said 5.089 acre tract and north east corner of Lot 2, Block A of Denton Exeter Addition, an addition to the City of Denton, recorded in Instrument No. 2021-437, Official Records of Denton County, Texas;

THENCE, with the south line of said 5.089 acres tract and the north line of said Lot 2, the following two (2) courses and distances

- 1. N 89° 14' 03" W, a distance of 230.40 feet to a 1/2-inch iron rod cap "illegible" found;
- 2. N 88° 54' 49" W, a distance of 270.58 feet to a 1/2-inch iron rod cap "illegible" found for the southwest corner of said 5.089 acres tract and the southeast corner of said Lot 1;

THENCE, with the west line of said 5.089 acres tract and the east line of said Lot 1, N 00° 13' 15" W, a distance of 449.04 feet to the POINT OF BEGINNING containing 5.089 acres (221,663 square feet) tract of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOWN ALL BY THESE PRESENTS:

THAT **BW GAS & CONVENIENCE REAL ESTATE, LLC**, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **LOT 1, BLOCK A, ALLSUP'S WEST DENTON**, 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.

WITNESS MY HAND, this _____ day of _____, 20____

BY: _____
Thomas Brown
Senior Managing Director

STATE OF MASSACHUSETTS § COUNTY OF ESSEX §

BEFORE ME, the undersigned authority, on this day personally appeared **Thomas Brown, Senior Managing Director**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge 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 _____ DAY OF _____, 20____

Notary Public in and for the State of Massachusetts

SURVEYOR'S STATEMENT:

I, Jonathan E. Cooper 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.

Dated this the _____ day of _____, 20____

RELEASED FOR REVIEW PURPOSES ONLY, FOR CITY REVIEW 2023-08.
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.

Jonathan E. Cooper, RPLS# 5369
Atwell LLC
2600 Network Boulevard, Suite 610
Frisco, TX 75034
(469)-480-6099
jcooper@atwell.com

STATE OF TEXAS COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **Jonathan E. Cooper**, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein expressed and for the purposed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL
APPROVED by the City of Denton Department Services
on the _____ day of _____, 2026.

Director of Development Services

ATTEST:

City Secretary

**FINAL PLAT
LOT 1, BLOCK A
ALLSUP'S WEST DENTON
BEING 5.089 ACRES SITUATED IN THE
WILLIAM BRYAN SURVEY, ABSTRACT NO. 148,
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT # FP26-_____
DATED: APRIL, 2026**

OWNER
BW GAS & CONVENIENCE REAL ESTATE, LLC
138 Conant Street,
Beverly, MA 01915

ENGINEER/SURVEYOR
ATWELL, LLC
2600 Network Boulevard, Suite 610
Frisco, TX 75034
Phone: 903.348.4948
Contact: Carlos Casas, P.E.
Contact: Jonathan E. Cooper, RPLS

DR.	RBM	CH.	JEC
SCALE	1" = 40'		
CAD FILE:	22004634 -FPDWG		
JOB	22004634		
SHEET NO.	2 OF 2		



Hello Matt,

This is a written notice to request a 30-day extension of the plat review for FP26-0016. Let me know if you need anything else.

Thank you,

Jorge L. Garay, P.E.

Project Manager

ATWELL, LLC

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	802640199	Entity Type:	Foreign Limited Liability Company (LLC)
Original Date of Filing:	February 1, 2017	Entity Status:	In existence
Formation Date:	N/A		
Tax ID:	32062753770	FEIN:	475139052
Name:	BW Gas & Convenience Real Estate, LLC		
Address:	138 CONANT ST. BEVERLY, MA USA		
Fictitious Name:	N/A		
Jurisdiction:	DE, USA		
Foreign Formation Date:	September 22, 2015		

[REGISTERED AGENT](#)
[FILING HISTORY](#)
[NAMES](#)
[MANAGEMENT](#)
[ASSUMED NAMES](#)
[ASSOCIATED ENTITIES](#)
[INITIAL ADDRESS](#)

Name	Address	Inactive Date
Corporation Service Company dba CSC - Lawyers Incorporating Service Company	211 E. 7th Street, Suite 620 Austin, TX 78701-3218 USA	



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: July 1, 2026

SUBJECT

Consider a request by Kimley Horn, on behalf of Denton Enterprise Owner LLC, for approval of a Final Plat of Lots 1-3, Block A, Denton Airport Industrial Addition. The 102.9888-acre property is generally located on the east side of Westcourt Road, and approximately 1,510 feet south of Airport Road in the City of Denton, Denton County, Texas. (FP26-0017, Denton Enterprise Logistics Park, Matt Bodine)

BACKGROUND

The purpose of the Final Plat is to create three lots of record and dedicate public right-of-way and easements necessary for an industrial warehouse development. The property is zoned for the Heavy Industrial (HI) District and is generally located on the east side of Westcourt Road, approximately 1,510 feet south of Airport Road. Westcourt Road is classified as a Secondary Arterial and adjacent Spring Side Road is classified as a Collector in the Denton Mobility Plan. Road improvements and utility extensions are being made to Westcourt Road and Spring Side Road as part of this development.

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

Date Application Filed:	June 1, 2026
Planning & Zoning Commission Meeting:	July 1, 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 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 July 22, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
2019	City Council	City-wide Zoning Transition from Industrial Center – General (IC-G) District to Heavy Industrial (HI) District	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 Letter Request
6. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Matt Bodine
Assistant Planner

Planning Staff Analysis

FP26-0017/ Denton Enterprise Logistics Park

City Council District 3

Planning & Zoning Commission

REQUEST:

Final Plat for an approximately 102.9888-acre site.

APPLICANT:

Kinley Horn on behalf of Denton Enterprise Owner 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 review extension request.

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1. Generally			
<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>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> The Final Plat does not meet all applicable review criteria. See Criteria 2, 4, 10, 12, 15-16. </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>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> The Final Plat does not meet all applicable review criteria of DDC Section 2.6.4D. See Criteria 15-16 </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>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> There is no conflict. </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Prior Approvals			
<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 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>changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</p> <p>Findings:</p> <div data-bbox="253 331 1018 428" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat is not compliant with this criterion. See Criteria 4.</p> </div>			
<p>3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</p> <p>Findings:</p> <div data-bbox="206 636 971 779" 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>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</p> <p>Findings:</p> <div data-bbox="253 951 1018 1056" style="border: 1px solid black; padding: 5px;"> <p>There are no competing plan goals, policies, and strategies for this site.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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.</p> <p>Findings:</p> <div data-bbox="253 1262 1018 1398" 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		
<p>4. Compliance with this DDC</p>			
<p>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</p> <p>Findings:</p> <div data-bbox="253 1640 1018 1766" style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Plat is not compliant with this criterion. See the following comments:</p> <ol style="list-style-type: none"> 1. Pending CEP approval. (DDC 8.3.2.C) </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. Compliance with these standards is applied at the level of detail required for the subject submittal.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat was not submitted at an adequate level of detail. See the following comments:</p> <ol style="list-style-type: none"> 1. Show utility easement dimensions (FPC 3.6) 2. Provide a copy of the computer-generated closure report for the metes and bounds description. (FPC 5.2) 3. For all easements, provide location of recording information such as D.R.D.C.T, P.R.D.C.T., etc. Ensure these abbreviations are also added to the legend. (FPC 3.6) 4. Provide dimensions of proposed ROW dedications. (FPC 4.1) 5. Change to "SPRING SIDE ROAD" 6. Spell out "CORBIN ROAD" 7. Spell out "WESTCOURT ROAD" 8. Include all abbreviations in the legend. (FPC 2.12) 9. Include all graphic symbols in the legend for monuments used. (FPC 2.12) 10. Include all line types used such as road centerlines and creek centerlines, if any. (FPC 2.12) 11. Display and label the location of the centerline of creeks and drainage ways tied to dimensions in feet and hundredths of feet with bearings and angles. No unplatted remainder will be allowed between property boundaries and centerlines of creeks. (FPC 3.12) </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Compliance with Other Applicable Regulations</p>			
<p>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.</p> <p>Findings:</p> <div 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>6. Consistent with Interlocal and Development Agreements</p>			
<p>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.</p>	<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>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>There are no development agreements applicable to this proposed Final Plat.</p> </div>			
<p>7. Minimizes Adverse Environmental Impacts</p>			
<p>a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.</p> <p>Findings:</p> <div 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>8. Minimizes Adverse Impacts on Surrounding Property</p>			
<p>a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</p> <p>Findings:</p> <div 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>9. Minimizes Adverse Fiscal Impacts</p>			
<p>a. The proposed development should not result in significant adverse fiscal impacts on the city.</p> <p>Findings:</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>10. Compliance with Utility, Service, and Improvement Standards</p>			

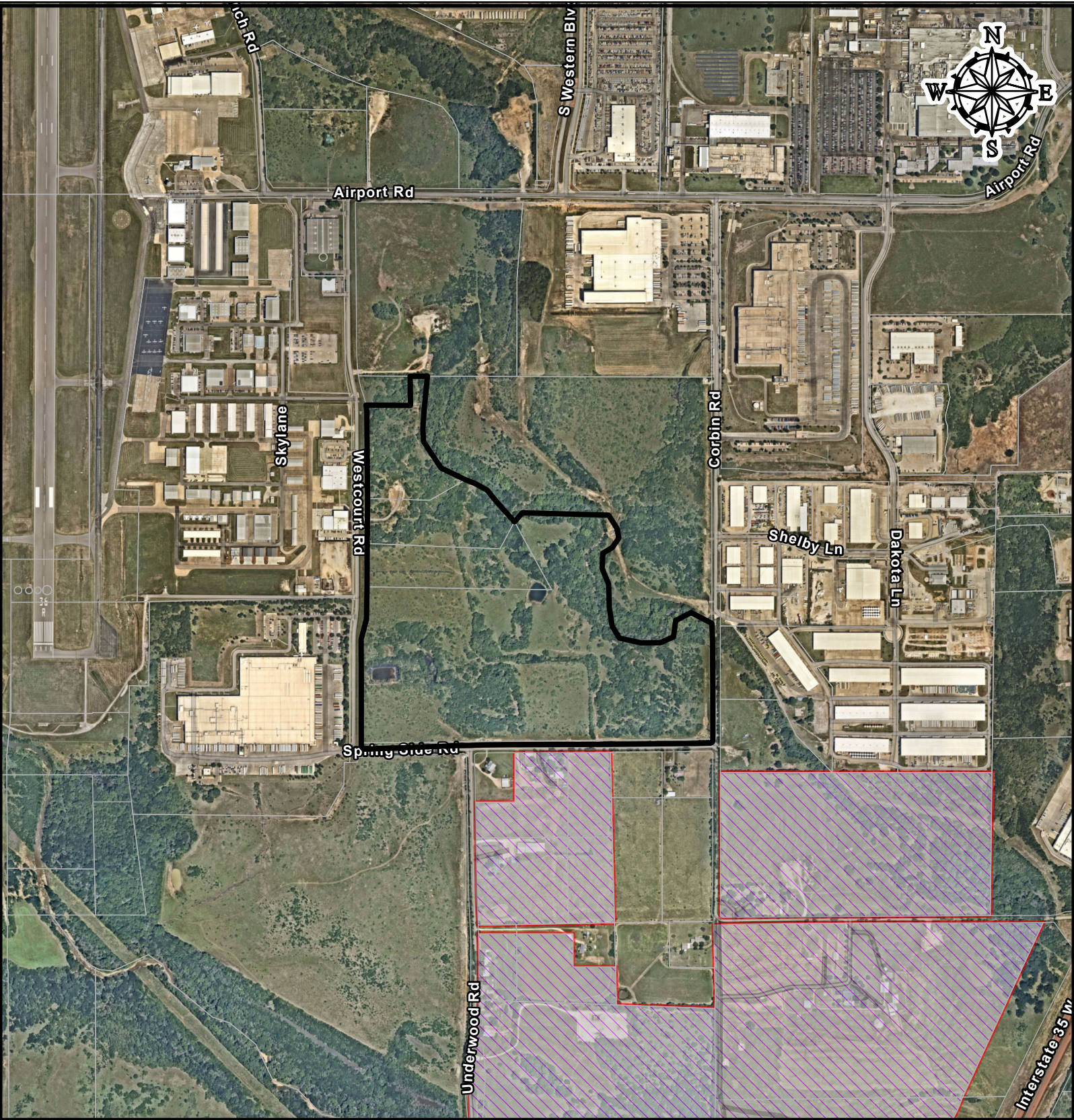
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p>a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.</p> <p>Findings:</p> <div data-bbox="253 436 1016 1234" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat is not compliant with this criterion. See the following comments:</p> <ol style="list-style-type: none"> 1. Ensure that if a fire lane is to serve multiple properties or travel through another private property, that a shared used access easement is provided. This will also apply to any need for general access to a property through another, or in tandem with another property. (DDC 7.8.10) 2. All drainage and floodplain easements are subject to further review from DSA25-0017 and CEP26-0011. (DDC 2.6.2.C.6.b, DDC 8.4.4 and FPC 3.6) 3. It should be noted, that within the 200' floodplain buffer, floodplain, or floodway, any structure shall have an elevation certificate. This shall be included as a note on the plat. (Floodplain Development Permit Requirement) 4. Note meant for plats without FEMA floodplain on them. Revisions may be needed. (FPC 6.2) 5. These notes appear to be incorrect. CEP26-0011 shows this development with gravity sewer. (DDC 8.4.10-11 and FPC 2.14) </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Provides Adequate Road Systems			
<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>Findings:</p> <div data-bbox="253 1535 1016 1602" 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"/>
12. Provides Adequate Public Services and Facilities			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<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>Findings:</p> <div data-bbox="253 499 1016 919" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat is not compliant with this criterion. See the following comments:</p> <ol style="list-style-type: none"> 1. Label the exact location, dimension, and centerline (with dimension from centerline to edge of existing or proposed ROW) of existing public ROW. Display the centerline of proposed ROW with dimension from centerline to the edge of proposed ROW. (FPC 3.13) 2. Provide dimensions of proposed ROW dedications. (DDC 7.8.7.A-B, DCM 5.3 and FPC 4.1) </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Rational Phasing Plan			
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p>Findings:</p> <div data-bbox="253 1178 1016 1283" 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"/>

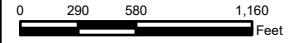
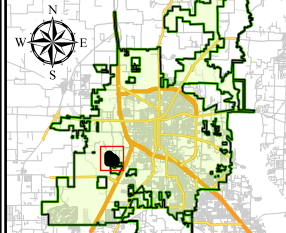
Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</p> <p>Findings:</p> <div data-bbox="204 1570 967 1738" style="border: 1px solid black; padding: 5px;"> <p>There is no approved preliminary plat associated with the proposed Final Plat. The applicant has opted to omit the Preliminary Plat step in accordance with Denton Development Code 2.6.3B.1.</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>15. Whether the development will substantially comply with all requirements of this DDC.</p> <p>Findings:</p> <div data-bbox="203 331 969 466" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat is not compliant with the applicable requirements of the Denton Development Code. See Criteria 4, 10 and 12</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.</p> <p>Findings:</p> <div data-bbox="203 636 969 779" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat is not compliant with the applicable technical standards and specifications adopted by the City. See Criteria 10 and 12.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FP26-0017 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.

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, Denton Enterprise Owner, LLC is the owner of a 102.9888 acre (4,486,192 square foot) tract of land situated in the J.W. Hardin Survey, Abstract No. 1656, and the J. Bacon Survey, Abstract No. 1540, Denton County, Texas, and being all of a called 73.759 acre tract of land described in the Special Warranty Deed with Vendor's Lien to US Trinity Holdings, LLC recorded in Instrument No. 2021-10682, Official Public Records, Denton County, Texas, and being all of a called 9.826 acre tract of land described in Special Warranty Deed to US Trinity Holdings, LLC recorded in Instrument No. 2020-96141, said Official Public Records, and being all of Tract 1, Tract 2, and Tract 3 as described in Special Warranty Deed to US Trinity Holdings, LLC recorded in Instrument No. 2020-94767, said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of the said called 73.759 acre tract of land, and being in Springside Road, at the intersection of Springside Road and Corbin Road;

THENCE South 89°31'41" West, along the south line of the said called 73.759 acre tract, said south line being in Springside Road, a distance of 2,592.45 feet to a 5/8-inch iron rod with cap stamped "BURY PARTNERS" found for corner, being at the southeast corner of a called 0.0416 acre tract of land described in the Street Right-of-Way Deed to the City of Denton recorded in Instrument No. 2009-49635, said Official Public Records;

THENCE North 01°17'00" West, along the east line of the said called 0.0416 acre tract, a distance of 7.32 feet to a 1/2-inch iron rod with cap stamped "COLEMAN RPLS 4001" found for corner;

THENCE North 45°39'03" West, along the northeast line of the said called 0.0416 acre tract, a distance of 27.82 feet to a 1/2-inch iron rod with cap found for corner;

THENCE South 89°50'36" West, along the north line of the said called 0.0416 acre tract, a distance of 54.87 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being at the northwest corner of the said called 0.0416 acre tract, and being at the southwest corner of the said called 73.759 acre tract, and being in the east right-of-way line of Westcourt Road, a variable width right-of-way;

THENCE along the said east right-of-way line, the following six (6) calls:

North 00°05'03" West, along the west line of the said called 73.759 acre tract, a distance of 776.47 feet to a 1/2-inch iron rod found for corner, being at the south corner of a called 0.1508 acre tract of land described in Instrument No. 2009-49635, said Official Public Records, and being at the beginning of a non-tangent curve to the right with a radius of 876.00 feet, a central angle of 06°38'36", and a chord bearing and distance of North 03°13'48" East, 101.51 feet;

In a northerly direction, along the east line of the said called 0.1508 acre tract, with said non-tangent curve to the right, an arc distance of 101.57 feet to a 1/2-inch iron rod found for corner;

North 06°33'06" East, continuing along the said east line, a distance of 107.20 feet to a 1/2-inch iron rod found for corner, being at the beginning of a non-tangent curve to the left with a radius of 1,000.00 feet, a central angle of 06°41'08", and a chord bearing and distance of North 03°12'39" East, 116.62 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 116.69 feet to a 1/2-inch iron rod with cap stamped "COLEMAN RPLS 4001" found for corner;

North 00°05'01" West, continuing along the said east line, and along the east lines of the tracts of land described in the Street Right-of-Way Deeds to the City of Denton as Parcel 7, Instrument No. 2009-50513, Parcel 8B, Instrument No. 2009-49630, and Parcel 5, Instrument No. 2009-50524, said Official Public Records, a distance of 1,395.48 feet to a mag nail set for corner, being the beginning of a tangent curve to the left with a radius of 876.00 feet, a central angle of 03°21'09", and a chord bearing and distance of North 01°45'36" West, 51.25 feet;

In a northerly direction, continuing along the east line of said Parcel 5, with said tangent curve to the left, an arc distance of 51.26 feet to a 1/2-inch iron rod with cap stamped "COLEMAN RPLS 4001" found for corner, being at the southwest corner of a called 1.870 acre tract of land described in General Warranty Deed with Vendor's Lien to Cole Smith recorded in Instrument No. 2020-15735, said Official Public Records;

THENCE South 89°37'44" East, along the south line of the said called 1.870 acre tract, a distance of 363.54 feet to a 1/2-inch iron rod found for corner, being at the southeast corner of the said called 1.870 acre tract;

THENCE North 00°01'59" West, along the east line of the said called 1.870 acre tract, a distance of 214.75 feet to a 5/8-inch iron

rod with cap stamped "KHA" set for corner, being at the northeast corner of the said called 1.870 acre tract, and being at the northernmost northwest corner of the aforementioned Tract 1 (Instrument No. 2020-94767);

THENCE South 89°33'06" East, along the north line of said Tract 1, a distance of 133.88 feet to a 1/2-inch iron rod with cap stamped "COLEMAN RPLS 4001" found for corner, being at the northernmost northeast corner of said Tract 1, and being in the west bank of a creek bed;

THENCE along the east line of said Tract 1, the following five (5) calls:

South 04°42'54" West, a distance of 267.05 feet to a 1/2-inch iron rod with cap stamped "COLEMAN" found for corner;

South 03°11'33" West, a distance of 119.87 feet to a 1/2-inch iron rod with cap stamped "COLEMAN" found for corner;

South 03°06'14" East, a distance of 94.84 feet (record deed South 02°58'01" East, 93.15 feet) to a 1/2-inch iron rod with cap stamped "COLEMAN" found for corner;

South 34°18'29" East, a distance of 234.40 feet (record deed South 34°13'28" East, 237.32 feet) to a 1/2-inch iron rod with cap stamped "COLEMAN" found for corner;

South 65°01'53" East, a distance of 204.52 feet (record deed South 63°31'43" East, 200.66 feet) to a 1/2-inch iron rod with cap stamped "COLEMAN" found for corner, being at the southeast corner of said Tract 1, and being at the northeast corner of said Tract 3 (Instrument No. 2020-94767);

THENCE along the east line of said Tract 3, the following four (4) calls:

South 67°49'56" East, a distance of 69.55 feet to a point for corner;

South 61°51'52" East, a distance of 110.72 feet to a 1/2-inch iron rod with cap stamped "COLEMAN RPLS 4001" found for corner;

South 39°56'52" East, a distance of 199.09 feet to a 1/2-inch iron rod with cap stamped "COLEMAN RPLS 4001" found for corner;

South 45°27'22" East, a distance of 18.37 feet to a 5/8-inch iron rod with "KHA" cap set for corner, being at the northernmost northwest corner of the aforementioned called 73.759 acre tract;

THENCE South 89°33'39" East, departing the east line of said Tract 3, and along the north line of the said called 73.759 acre tract, at a distance of 7.68 feet passing a 1/2-inch iron rod with cap stamped "COLEMAN RPLS 4001" found for reference, and continuing in all a total distance of 651.31 feet to a point for corner, being at the northernmost northeast corner of the said called 73.759 acre tract, and being in the center of Hickory Creek;

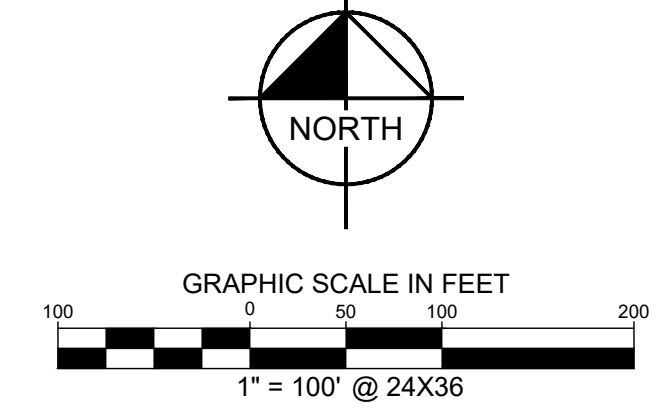
THENCE the northeasterly line of the said called 73.759 acre tract, and along the meanderings of Hickory Creek, the following sixteen (16) calls:

South 33°08'50" East, a distance of 117.85 feet to a point for corner;
South 11°31'16" East, a distance of 72.86 feet to a point for corner;
South 33°12'43" West, a distance of 84.54 feet to a point for corner;
South 58°11'39" West, a distance of 82.76 feet to a point for corner;
South 01°35'59" West, a distance of 113.85 feet to a point for corner;
South 23°34'12" East, a distance of 125.40 feet to a point for corner;
South 02°57'02" East, a distance of 173.74 feet to a point for corner;
South 09°37'47" East, a distance of 140.91 feet to a point for corner;
South 31°52'20" East, a distance of 103.96 feet to a point for corner;
South 78°30'48" East, a distance of 166.38 feet to a point for corner;
North 89°27'21" East, a distance of 142.93 feet to a point for corner;
North 64°34'18" East, a distance of 107.28 feet to a point for corner;
North 06°44'57" East, a distance of 123.52 feet to a point for corner;
North 61°44'35" East, a distance of 128.30 feet to a point for corner;
South 63°27'17" East, a distance of 107.32 feet to a point for corner;

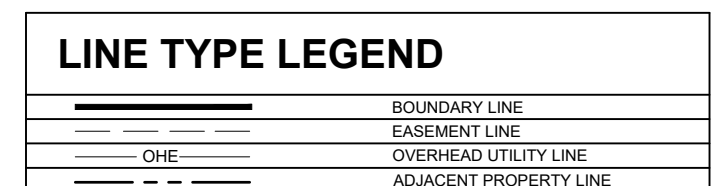
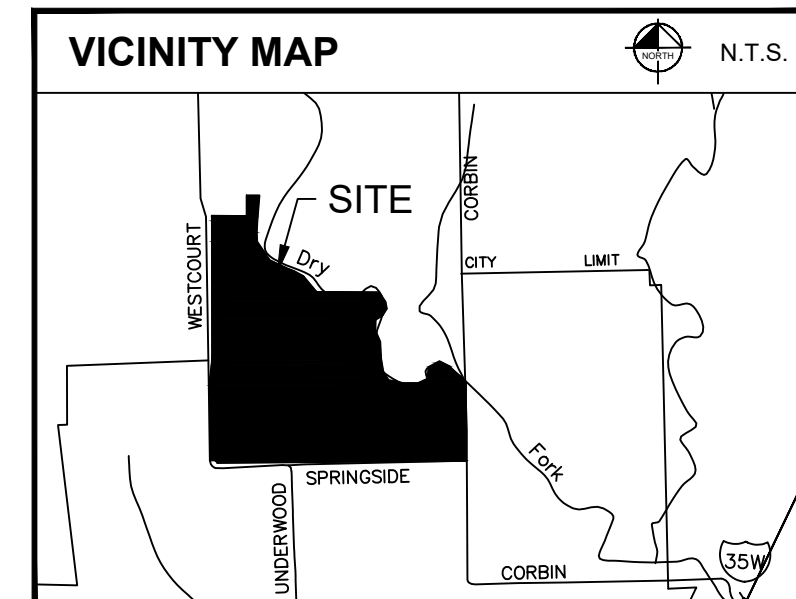
South 47°09'44" East, a distance of 244.39 feet to a point for corner, being the easternmost northeast corner of the said called 73.759 acre tract, and being in Corbin Road;

THENCE South 00°01'55" West, along the east line of the said called 73.759 acre tract, and along Corbin Road, a distance of 824.31 feet to the POINT OF BEGINNING and containing 4,486,192 square feet or 102.9888 acres of land, more or less.

Table with 2 columns: CURVE TABLE and LINE TABLE. CURVE TABLE includes columns for NO, RADIUS, DELTA, CHORD BEARING, CHORD, and LENGTH. LINE TABLE includes columns for NO, BEARING, LENGTH, NO, BEARING, and LENGTH.



LEGEND
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
MNS = MAG NAIL SET



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DENTON ENTERPRISE OWNER, LLC, does hereby adopt this plat designating the hereinabove described property as LOTS 1-3, BLOCK A, DENTON AIRPORT INDUSTRIAL, an addition to the City of Denton, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

WITNESS MY HAND, this ___ day of ___, 20__.

DENTON ENTERPRISE OWNER, LLC, a Texas limited liability company

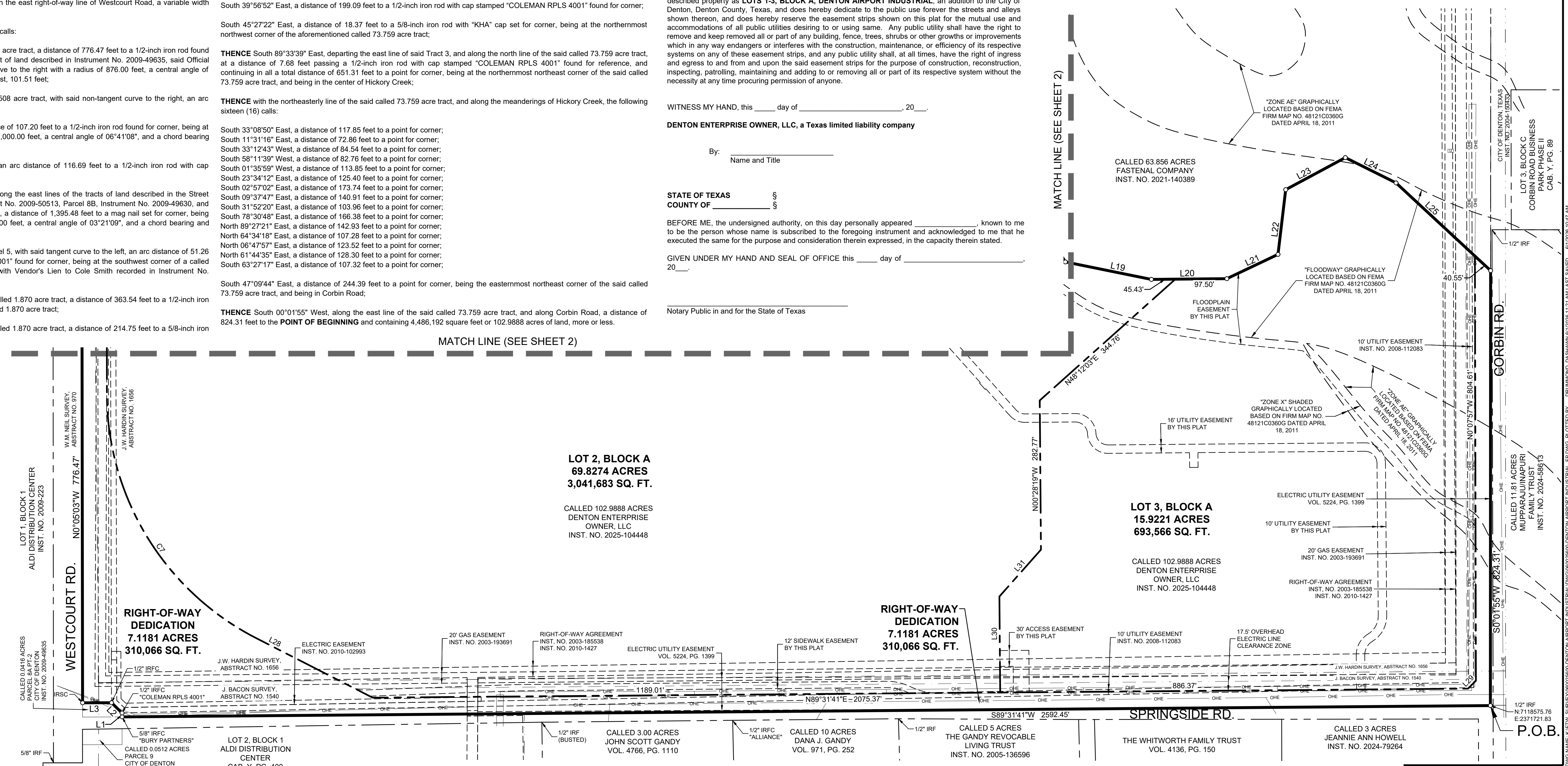
By: _____
Name and Title

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 executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 20__.

Notary Public in and for the State of Texas



LOT 2, BLOCK A
69.8274 ACRES
3,041,683 SQ. FT.

CALLED 102.9888 ACRES
DENTON ENTERPRISE
OWNER, LLC
INST. NO. 2025-104448

LOT 3, BLOCK A
15.9221 ACRES
693,566 SQ. FT.

CALLED 102.9888 ACRES
DENTON ENTERPRISE
OWNER, LLC
INST. NO. 2025-104448

RIGHT-OF-WAY
DEDICATION
7.1181 ACRES
310,066 SQ. FT.

CALLLED 3.00 ACRES
JOHN SCOTT GANDY
VOL. 4766, PG. 1110

CALLLED 10 ACRES
DANA J. GANDY
VOL. 971, PG. 252

CALLLED 5 ACRES
THE GANDY REVOCABLE
LIVING TRUST
INST. NO. 2005-136596

THE WHITWORTH FAMILY TRUST
VOL. 4136, PG. 150

CALLLED 3 ACRES
JEANNIE ANN HOWELL
INST. NO. 2024-79264

SURVEYOR
Joshua D. Wargo, RPLS
Kimley-Horn and Associates, Inc.
801 Cherry Street,
Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-770-6511

OWNER/DEVELOPER
Denton Enterprise Owner, LLC
5960 Berkshire Lane, Suite 600
Dallas, Texas 75225

FINAL PLAT
LOTS 1-3, BLOCK A
DENTON AIRPORT INDUSTRIAL
102.9888 ACRES
J.W. HARDIN SURVEY, ABSTRACT NO. 1656
J. BACON SURVEY, ABSTRACT NO. 1540
CITY OF DENTON, DENTON COUNTY, TEXAS
FP XX-XXXX

Kimley»Horn logo and contact information: 801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102. FIRM # 10115500. Tel. No. (817) 335-6511 www.kimley-horn.com. Scale: 1" = 100'. Drawn by: DMD. Checked by: JDW. Date: 6/1/2026. Project No.: 060025600. Sheet No.: 1 OF 2.

RE: FP26-0017 - Denton Enterprise Logistics Park / 1st DAT Review Comments Available to View/Download

From Pennington, Rob

Date Wed 6/24/2026 1:37 PM

Good afternoon,

We'd like to request a 30-day extension. Please let us know if you need anything more formal than this email to process the extension.

Thanks,

Rob Pennington, P.E.

Kimley-Horn | 2600 N. Central Expressway, Suite 400, Richardson, TX 75080

Filing Number: 806167855
Original Date of Filing: August 13, 2025
Formation Date: N/A
Tax ID: 32101603663
Entity Type: Foreign Limited Liability Company (LLC)
Entity Status: In existence
FEIN: 393668951
Name: Denton Enterprise Owner, LLC
Address: 1776 Peachtree St NW STE 100
Atlanta, GA 30309 USA
Fictitious Name: N/A
Jurisdiction: DE, USA
Foreign Formation Date: August 6, 2025

[REGISTERED AGENT](#)

[FILING HISTORY](#)

[NAMES](#)

[MANAGEMENT](#)

[ASSUMED NAMES](#)

[ASSOCIATED ENTITIES](#)

[INITIAL ADDRESS](#)

Name

Address

Inactive Date

SPI Agent Solutions, Inc.

622 West Main St
League City, TX 77573 USA



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: July 1, 2026

SUBJECT

Consider a request by Traverse Land Surveying, on behalf of Steve & Watson Custom Homes, for approval of a Final Replat of Lot 6R1, Block A, and Lot 4XR1, Block B, Red Bird Ridge Addition. The 4.015-acre property is generally located on the east and north side of Jess Wallace Road, and approximately 275 feet north of Oak Ridge Lane in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (FR26-0006, Red Bird Ridge, Matt Bodine)

BACKGROUND

The purpose of the Replat is to redefine lot lines, and create and abandon easements, and abandon a portion of a public right-of-way. The subject property consists of common area lots for a 16-lot residential subdivision. The subject property contains utility and Argyle water easements to serve the subdivision.

The subject property is in the City of Denton's Extraterritorial Jurisdiction Division 1 (ETJ). While the City of Denton's subdivision regulations are applicable in the ETJ, the City has no zoning authority or land use authority in the ETJ. Additionally, building permit review is under the jurisdiction of Denton County.

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

Date Application Filed:	June 1, 2026
Planning & Zoning Commission Meeting:	July 1, 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 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 July 22, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
September 25, 2024	Planning & Zoning Commission	FP24-0016	Extension Approved
December 11, 2024	Planning & Zoning Commission	FP24-0016a	Plat Approved
January 29, 2025	Planning & Zoning Commission	FP24-0016b	Revised Plat Approved
June 25, 2025	Planning & Zoning Commission	FR25-0017	Extension Approved
July 23, 2025	Planning & Zoning Commission	FR25-0017a	Final Replat 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

FR26-0006/ Red Bird Ridge

City of Denton ETJ 1

Planning & Zoning Commission

REQUEST:

Final Replat for an approximately 4.015-acre site.

APPLICANT:

Traverse Land Surveying on behalf of Steve and Watson Custom Homes.

RECOMMENDATION:

Staff recommends denial of this Final Replat as it does not meet the established approval criteria; however, staff has no objection to the review extension request.

Final Replat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1. Generally			
<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>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> The Final Replat does not meet all applicable review criteria as described herein. </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>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> The Final Replat does not meet all applicable review criteria of DDC Section 2.6.4D as described herein. </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>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> There is no conflict. </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Prior Approvals			
<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 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>changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</p> <p>Findings:</p> <div data-bbox="253 331 1040 632" style="border: 1px solid black; padding: 5px;"> <p>The Final Replat is not compliant with this criterion. See the following comments:</p> <ol style="list-style-type: none"> 1. Equestrian Easement was recorded as 21' in this area on referenced document. More recent replat changed it to 20 ft (Doc. No. 2025-316). 2. Doc. No. 2005-76 shows Variable Width Equestrian Trail Esmt. in this area. </div>			
<p>3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</p> <p>Findings:</p> <div data-bbox="243 842 1029 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"/>
<p>a. The decision-making authority shall weigh competing plan goals, policies, and strategies.</p> <p>Findings:</p> <div data-bbox="253 1157 1040 1297" 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. 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.</p> <p>Findings:</p> <div data-bbox="253 1503 1040 1644" 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		
<p>4. Compliance with this DDC</p>			
<p>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</p> <p>Findings:</p>	<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 Replat is not compliant with this criterion. See the following comments:</p> <ol style="list-style-type: none"> 1. Include property, business or homeowner’s association covenants as they relate to the maintenance of open space, common areas and facilities. (DDC 8.3.2.D and DDC 7.10.4.C.2) 			
<p>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</p> <p>Findings:</p> <p>The Final Replat was not submitted at an adequate level of detail. See the following comments:</p> <ol style="list-style-type: none"> 1. Add city project number [FR26-0006] (FPC 2.2) 2. Use hatching pattern to show easements and right-of-way being abandoned and add symbol to legend. Label old lot lines from the most recent previous replat, Doc No: 2025-136. (FPC 3.2, 3.6) 3. Use the City Standard Plat Signature Block (FPC 5.8) 4. Use the City Standard Surveyor Signature Block (FPC 5.8) 5. Dimension does not match plan view (FPC 5.2) 6. Add a distance of 105.96’ (FPC 5.2) 		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Compliance with Other Applicable Regulations</p>				
<p>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.</p> <p>Findings:</p> <p>The Final Replat is compliant with this criterion.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. Consistent with Interlocal and Development Agreements</p>				
<p>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.</p> <p>Findings:</p> <p>There are no development agreements applicable to this proposed Final Replat.</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7. Minimizes Adverse Environmental Impacts</p>				

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p>a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.</p> <p>Findings:</p> <div data-bbox="253 436 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"/>
8. Minimizes Adverse Impacts on Surrounding Property			
<p>a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</p> <p>Findings:</p> <div data-bbox="253 781 1117 886" 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"/>
9. Minimizes Adverse Fiscal Impacts			
<p>a. The proposed development should not result in significant adverse fiscal impacts on the city.</p> <p>Findings:</p> <div data-bbox="253 1096 1117 1201" 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"/>
10. Compliance with Utility, Service, and Improvement Standards			
<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>Findings:</p> <div data-bbox="253 1486 1133 1558" style="border: 1px solid black; padding: 5px;"> <p>The Final Replat is compliant with this criterion.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Provides Adequate Road Systems			
<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>Findings:</p> <div data-bbox="253 1843 1117 1915" style="border: 1px solid black; padding: 5px;"> <p>The Final Replat is compliant with this criterion.</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
12. Provides Adequate Public Services and Facilities			
<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>Findings: <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"/>
13. Rational Phasing Plan			
<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>Findings: <div style="border: 1px solid black; padding: 5px; width: fit-content;">There is no phasing plan associated with the Final Replat.</div> </p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

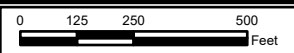
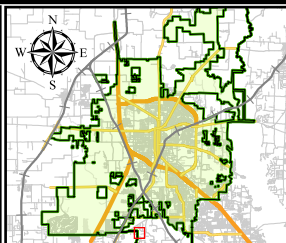
Final Replat Review Applicability Criteria (DDC Section 2.6.7.D)	Applicability		
	Met	Not Met	N/A
14. Whether the Replat is consistent with the intent of the underlying zoning district.			
<p>Findings: <div style="border: 1px solid black; padding: 5px; width: fit-content;">This criterion is not applicable because the Final Replat is in the City's ETJ 1.</div> </p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Whether the Replat complies with applicable dimensional and development standards in this DDC.			
<p>Findings: <div style="border: 1px solid black; padding: 5px; width: fit-content;">The Final Replat is not compliant with this criterion. See Criteria #4.</div> </p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Whether the Replat does not affect a recorded easement without approval from the easement holder.			
<p>Findings: <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>17. Whether the Replat will not result in adverse impacts to surrounding property.</p> <p>Findings: <div data-bbox="203 338 1037 407" 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"/>
<p>18. Whether the Replat will not limit the city’s ability to provide adequate and sufficient facilities or services.</p> <p>Findings: <div data-bbox="203 581 1037 651" 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"/>
<p>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.</p> <p>Findings: <div data-bbox="203 863 1037 932" 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"/>

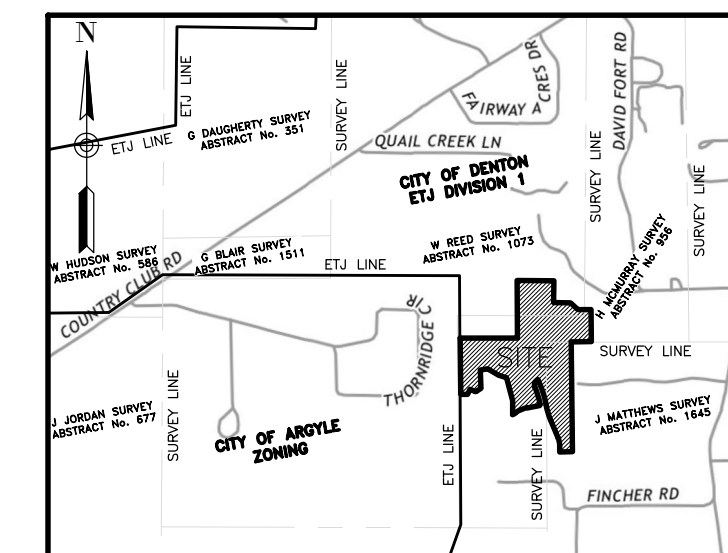
FR26-0006 Aerial Site Location



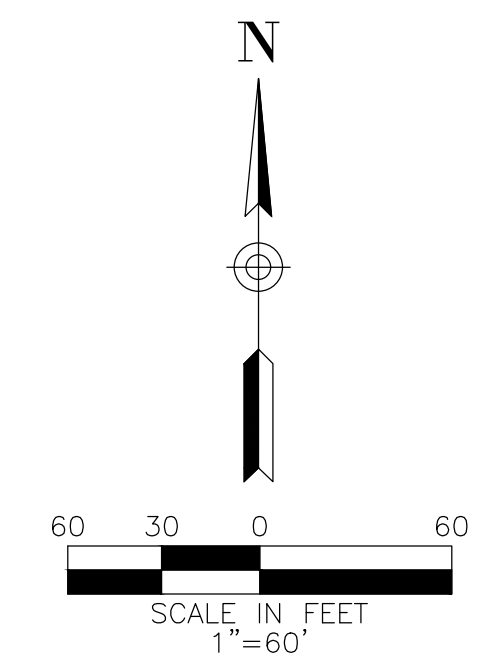
- COD
- ETJ
- ETJ 2
- NAA 8/1/20
- NAA 8/1/40



*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.



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
 - CAB. SLIDE CABINET AND SLIDE
 - DOC. NO. DOCUMENT NUMBER
 - VOL., PG. VOLUME AND PAGE
 - IRS 5/8" IRON ROD SET CAPPED "TRAVERSE LS PROP COR"
- SUBJECT PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - - - EXISTING EASEMENT LINE
 - - - PROPOSED EASEMENT LINE
 - FOUND/SET MONUMENT (SEE LABEL)

Line #	Distance	Bearing
L1	86.11'	S73°32'03"W
L2	112.54'	S71°32'22"E
L3	69.46'	N75°52'13"E
L4	76.09'	S67°45'48"E
L5	127.76'	N78°58'40"E
L6	36.40'	S89°17'11"W
L7	27.81'	N06°00'59"W
L8	19.71'	N73°17'32"E
L9	29.08'	S19°07'12"E
L10	117.29'	N63°07'20"E
L11	65.72'	N88°54'57"E
L12	50.01'	N00°00'30"W
L13	38.00'	N88°54'57"E
L14	1.33'	N26°13'50"W

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	58.78'	1030.00'	003°16'10"	N24°16'04"W	58.77'
C2	91.21'	57.50'	090°53'21"	S22°40'04"W	81.95'
C3	38.19'	303.96'	007°11'57"	N22°18'14"W	38.17'

RE PLAT
**RED BIRD RIDGE
ADDITION**
BLOCK A, LOT 6R1,
& BLOCK B, LOT 4XR1
(COMMON AREA)

BEING 4.015 ACRES (174,892 SQ.FT.) OF LAND
IN THE HIRAM McMURRAY SURVEY,
ABSTRACT NO. 956, LOT 6R, BLOCK A & 4XR, BLOCK
B, RED BIRD RIDGE ADDITION, RECORDED IN DOC.
NO. 2025-316, P.R.D.C.T., WITHIN THE
EXTRATERRITORIAL JURISDICTION OF
THE CITY OF DENTON (DIVISION ONE)
DENTON COUNTY, TEXAS

MAY 2026

CITY OF DENTON PROJECT NO. _____

RESERVED FOR DENTON COUNTY USE

RESERVED FOR DENTON COUNTY USE

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.



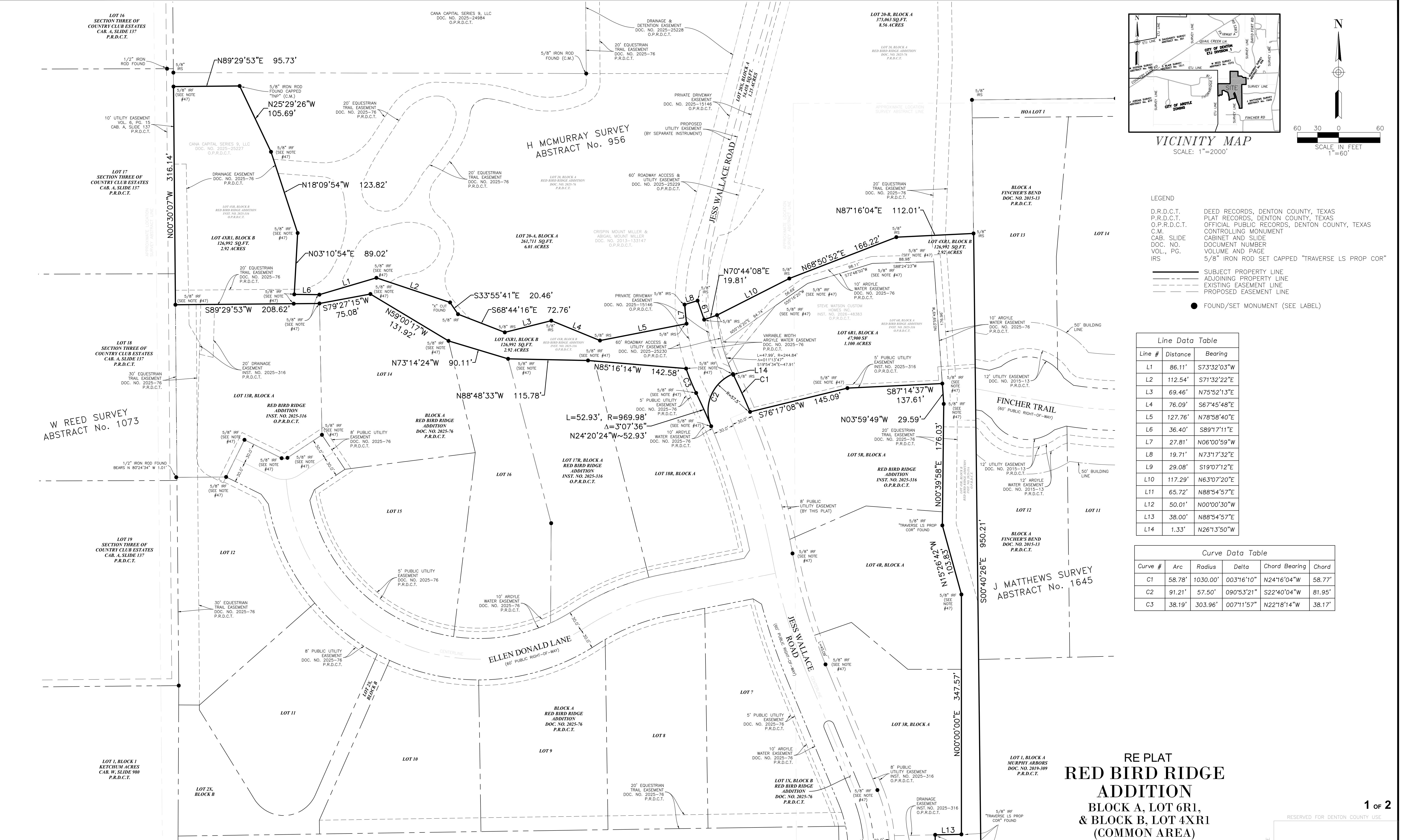
359 Lake Park Road, Suite 102, Lewisville, TX 75057 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: 05/14/2026 Project No.: TR-123-25

OWNER
CANA CAPITAL SERIES 9, LLC
2061 S. STEMMONS FREEWAY
LEWISVILLE, TX 75067

OWNER
Steve Watson Custom Homes, Inc.
PO Box 482
Argyle, Texas 76226

POINT OF CONTACT:
GRAYSON CEBALLOS
469-784-9321



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Cana Capital Series 9, LLC and Steve Watson Custom Homes Inc are the owners of a 4.015 acre tract of land within the Hiram McMurray Survey, Abstract number 956, Denton County, Texas, being all of Lot 6R, Block A and Lot 4XR, Block B of Replat Red Bird Ridge Addition, an addition to the City of Denton, as recorded in Instrument Number 2025-316, Plat Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a cap stamped "TNP" for corner, said point being the southernmost southwest corner of said Lot 4X, same being the northwest corner of Lot 2, Block A, Red Bird Ridge Addition, an addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Document No. 2021-34, P.R.D.C.T. and lying on the East right-of-way line of Jess Wallace Road (60 foot right-of-way);

THENCE North 01 Degrees 04 Minutes 58 Seconds West, with the east right-of-way line of said Jess Wallace Road, a distance of 30.00 feet to a 5/8 inch iron rod found with a cap stamped "TNP" for the southwest corner of Lot 3R, Block A of Red Bird Ridge, an addition to the City of Denton, as recorded in Instrument Number 2025-316, Plat Records, Denton County, Texas;

THENCE North 88 degrees 54 minutes 57 seconds East, departing the east right-of-way line of Jess Wallace Road, with the south line of said Lot 3R, a distance of 65.72 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 00 degrees 00 minutes 30 seconds West, with an east line of said Lot 3R, a distance of 50.01 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 88 degrees 54 minutes 57 seconds East, with a southeast line of said Lot 3R, a distance of 38.00 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, with the east line of said Block A, a distance of 347.57 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE North 15 degrees 26 minutes 42 seconds West, with the east line of said Block A, a distance of 103.83 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 00 degrees 39 minutes 58 seconds East, with the east line of said Block A, a distance of 176.03 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE North 03 degrees 59 minutes 49 seconds West, with an east line of said Block A, a distance of 29.59 feet to a 5/8 inch rebar capped "TNP" found for the southeast corner of said Lot 6R;

THENCE South 87 degrees 14 minutes 37 seconds West, with the north line of Lot 5R, a distance of 137.61 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE South 76 degrees 17 minutes 08 seconds West, with the north line of said Lot 5R, a distance of 145.09 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for the northwest corner of said Lot 5R and being the beginning of a curve to the left with a radius of 1030.00 feet, a central angle of 03 degrees 16 minutes 04 seconds West, a distance of 58.77 feet;

THENCE with said curve to the left, with the east right-of-way line of said Jess Wallace Road, an arc length of 58.78 feet;

THENCE North 26 degrees 13 minutes 50 seconds West, with the east right-of-way line of said Jess Wallace Road, a distance of 1.33 feet to a 5/8 inch rebar capped "TRAVRESE LS PROP COR" set for corner and being the beginning of a curve to the left with a radius of 57.50 feet, a central angle of 90 degrees 53 minutes 21 seconds and a chord bearing and distance of South 22 degrees 04 minutes 04 seconds West, a distance of 81.95 feet;

THENCE with said curve to the left, an arc length of 91.21 feet to a 5/8 inch rebar capped "TNP" found on the east line of Lot 18R, Block A of said Red Bird Ridge and being the beginning of a curve to the left with a radius of 969.98 feet, a central angle of 03 degrees 07 minutes 36 seconds and a chord bearing and distance of North 24 degrees 20 minutes 24 seconds West, a distance of 52.93 feet;

THENCE with said curve to the left, an arc length of 52.93 feet and being the beginning of a curve to the right with a radius of 303.96 feet, a central angle of 07 degrees 11 minutes 57 seconds and a chord bearing and distance of North 22 degrees 18 minutes 14 seconds West, a distance of 38.17 feet;

THENCE with said curve to the right, an arc length of 38.19 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE North 85 degrees 16 minutes 14 seconds West, with the north line of said Lot 18R, a distance of 142.58 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE North 88 degrees 48 minutes 33 seconds West, with the north line of said Lot 17R, a distance of 115.78 feet to a 5/8 inch rebar capped "TNP" found for the northeast corner of Lot 16, Block A of Red Bird Ridge Addition, an addition to the City of Denton, as recorded in Document Number 2025-76, Plat Records, Denton County, Texas;

THENCE North 73 degrees 14 minutes 24 seconds West, with the north line of said Lot 16, a distance of 90.11 feet to a northeast corner of Lot 14, Block A of said second referenced Red Bird Ridge Addition;

THENCE North 59 degrees 00 minutes 17 seconds West, with the north line of said Lot 14, a distance of 131.92 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE South 79 degrees 27 minutes 15 seconds West, with the north line of said Lot 14, a distance of 75.08 feet to a 5/8 inch rebar capped "TNP" found for the northwest corner of said Lot 14, same being the northeast corner of Lot 13R, Block A of said first referenced Red Bird Ridge Addition;

THENCE South 89 degrees 29 minutes 53 seconds West, with the north line of said Lot 13R, a distance of 208.62 feet to a 5/8 inch rebar capped "TNP" found for the northwest corner of said Lot 13R, same being a point on the east line of Lot 18 of Section Three of Country Club Estates, an addition to the City of Denton, as recorded in Cabinet A, Page 137, Plat Records, Denton County, Texas;

THENCE North 00 degrees 30 minutes 07 seconds West, with the east line of said Lot 18, continuing with the east line of Lot 17 of said Section Three of Country Club Estates, a distance of 316.14 feet to a 5/8 inch rebar capped "TNP" found for the northwest corner of said Lot 4XR;

THENCE North 89 degrees 29 minutes 53 seconds East, with the north line of said Lot 4XR, a distance of 95.73 feet to a 5/8 inch rebar capped "TNP" found for a northeast corner of said Lot 4XR;

THENCE South 25 degrees 29 minutes 26 seconds East, with a west line of Lot 20-A, Block A of Red Bird Ridge Addition, an addition to the City of Denton, as recorded in Instrument Number 2025-76, Plat Records, Denton County, Texas;

THENCE South 18 degrees 09 minutes 54 seconds West, with the west line of said Lot 20-A, a distance of 123.82 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE South 03 degrees 10 minutes 54 seconds West, with the west line of said Lot 20-A, a distance of 89.02 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE South 89 degrees 17 minutes 11 seconds East, with the south line of said Lot 20-A, a distance of 36.40 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE North 73 degrees 32 minutes 03 seconds East, with the south line of said Lot 20-A, a distance of 86.11 feet to a 5/8 inch rebar capped "TNP" found for corner;

THENCE South 71 degrees 32 minutes 22 seconds East, with the south line of said Lot 20-A, a distance of 112.54 feet to an "X" Cut found for corner;

THENCE South 33 degrees 55 minutes 41 seconds East, with the south line of said Lot 20-A, a distance of 20.46 feet to a 5/8 inch rebar found capped "TRAVERSE LS PROP COR";

THENCE South 68 degrees 44 minutes 16 seconds East, with the south line of said Lot 20-A, a distance of 72.76 feet to a 5/8 inch rebar found capped "TRAVERSE LS PROP COR";

THENCE North 75 degrees 52 minutes 13 seconds East, with the south line of said Lot 20-A, a distance of 69.46 feet to a 5/8 inch rebar found capped "TRAVERSE LS PROP COR";

THENCE South 67 degrees 45 minutes 48 seconds East, with the south line of said Lot 20-A, a distance of 76.09 feet to a 5/8 inch rebar found capped "TRAVERSE LS PROP COR";

THENCE North 78 degrees 58 minutes 40 seconds East, with the south lien of said Lot 20-A, a distance of 127.76 feet to a 5/8 inch rebar found capped "TRAVERSE LS PROP COR";

THENCE North 06 degrees 00 minutes 59 seconds West, a distance fo 27.81 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE North 73 degrees 17 minutes 32 seconds East with the south line of an access easement known as Jess Wallace, a distance of 19.71 feet;

THENCE South 19 degrees 07 minutes 12 seconds East, with the southwest line of Lot 20-A, Block A of said first referenced Red Bird Ridge Addition, a distance of 29.08 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 70 degrees 44 minutes 08 seconds East, with the southwest line of said Lot 20-A, a distance of 19.81 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 63 degrees 07 minutes 20 seconds East, with the south line of said Lot 20-B, a distance of 117.29 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 68 degrees 50 minutes 52 seconds East, with the south line of said Lot 20-B, a distance of 166.22 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner;

THENCE North 87 degrees 16 minutes 04 seconds East, with the south line of said Lot 20-B, a distance of 112.01 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" found for corner and lying on the west line of Block A of Fincher's Bend, an addition to the City of Document Number 2015-13, Plat Records, Denton County, Texas;

THENCE South 00 degrees 40 minutes 26 seconds East, with the west line of said Finchers Bend, continuing with the west line of Lot 1, Block A of Murphy Arbors, an addition to the City of Denton, as recorded in Document Number 2019-309, Plat Records, Denton County, Texas, a total distance of 950.21 feet to a 5/8 inch rebar capped "TNP" found for the northeast corner of Lot 2, Block A of Red Bird Ridge Addition, an addition to the City of Denton, as recorded in Instrument Number 2021-34, Plat Records, Denton County, Texas;

THENCE South 88 degrees 54 minutes 57 seconds West, departing the west line of said Murphy Arbors, with the north line of said Lot 2, a distance of 131.94 feet to THE POINT OF BEGINNING and containing 174,892 square feet or 4.015 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Cana Capital Series 9 LLC, and Steve Watson Custom Homes Inc do hereby adopt this Replat designating the herein above described property as REPLAT RED BIRD ADDITION, LOT 6R1 & 4XR, BLOCK B on addition within the extraterritorial jurisdiction of the City of Denton, Texas, and do hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, easements and public places shown hereon for the purposes and consideration therein expressed. Any and all public utilities shall have the right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, operation and efficiency of its respective system within the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and addition to or removing all or part of its respective systems without the necessity of procuring the permission of anyone.

WITNESS MY HAND, this _____ day of _____, 20_____.

Signature - Cana Capital Series 9, LLC Representative

Printed Name & Title

Signature - Steve Watson Custom Homes Inc Representative

Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Crispin Mount Miller, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Abigail Mount Miller, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Cole Carpenter, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found or set as described, and that this plat correctly represents the survey made by me or under my direct supervision was prepared in accordance with the Platting Rules and Regulations of the City of Denton, Texas.

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

Cole Carpenter
Registered Public Land Surveyor
Texas Registration No. 6892

STATE OF TEXAS §
COUNTY OF DENTON §

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

PLAT NOTES

- 1. The purpose of this Re Plat is to redefine lot lines, create and abandon easements and to abandon a portion of a public right-of-way previously dedicated by plat to serve said lots within the City of Denton Extra-Territorial Jurisdiction (ETJ) Division One.
2. Elevations used for delineating contour lines are based upon NAVD 1988 datum.
3. The bearings and grid coordinates shown on this plat are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD83), 2011. The distances shown hereon represent surface values using a surface adjustment factor of 1.000150630 to scale from grid to surface.
4. This plat was prepared without the benefit of a current Title Commitment, or Encumbrance Report. Additional easements, rights-of-way and/or other matters of record may affect this tract that are not shown hereon. The surveyor has not abstracted the above property.
5. This plat lies wholly within the ETJ of the City of Denton, and Denton County.
6. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.
7. Approval of this plat will expire two years from Planning and Zoning Commission approval is not recorded in the Real Property Records of the County of Denton.
8. There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
9. All landscaping and structures, including fences, on or adjacent to easements and at intersection shall conform to the City of Denton and AASHTO site distance requirements for motorists.
10. No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under, or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parking lot under the following conditions:
a) The driveway shall be joined at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
b) There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
11. Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.
12. Encroachment of private improvements into public easements shall not be permitted.
13. Wastewater utility service to be provided by an Onsite Sanitary Sewer Facility permitted through Denton County.
14. No information has been provided that the property can be sewered conventionally.
15. Onsite sewage facilities are prohibited to encroach into public easements.
16. Water utility service to be provided by Argyle Water Supply Corporation.
17. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
18. Flood Statement: I have reviewed the FEMA Flood Insurance Rate Map for the City of Denton, Community 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.
19. Vertical datum used for the minimum finished floor elevations is NAVD88 and is the same as the datum used to establish 100-year base flood elevations.
20. 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.
21. Private street reserves "Redbird Grove Road" and "Jess Wallace Road" shall provide access to police, fire, emergency vehicles, utility operations and maintenance, and other municipal personnel as needed.
22. Property owners are responsible for the maintenance of the facilities located within the access easement(s).
23. All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
24. All Lot, Boundary and Right-of-Way corners are marked with 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor", unless otherwise noted.
25. Development of this property shall be in compliance with the Denton County Fire Code with effective date of January 1, 2017.
26. 5/8 inch iron rod found with a cap stamped "TNP".
27. The City of Denton is not responsible for private road maintenance.
28. Drainage and private road maintenance is the responsibility of the Home Owner's Association (HOA).

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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.

CERTIFICATE OF APPROVAL
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS.
On this the _____ day of _____, 20____.
Chairperson, Planning and Zoning Commission
City Secretary

RE PLAT
RED BIRD RIDGE
ADDITION
BLOCK A, LOT 6R1,
& BLOCK B, LOT 4XR1
(COMMON AREA)

BEING 4.015 ACRES (174,892 SQ.FT.) OF LAND
IN THE HIRAM McMURRAY SURVEY,
ABSTRACT NO. 956, LOT 6R, BLOCK A & 4XR, BLOCK
B, RED BIRD RIDGE ADDITION, RECORDED IN DOC.
NO. 2025-316, P.R.D.C.T., WITHIN THE
EXTRATERRITORIAL JURISDICTION OF
THE CITY OF DENTON (DIVISION ONE)
DENTON COUNTY, TEXAS

MAY 2026

CITY OF DENTON PROJECT NO. _____



359 Lake Park Road, Suite 102, Lewisville, TX 75244 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: 05/14/2026 Project No.: TR-123-25

POINT OF CONTACT:
GRAYSON CEBALLOS
469-784-9321

OWNER
CANA CAPITAL SERIES 9, LLC
2061 S. STEWARTS FREEWAY
LEWISVILLE, TX 75067

Re: 1st DAT Review Comments for FR26-0006 Red Bird Ridge Addition Replat

From Grayson CeBallos

Date Wed 6/24/2026 9:52 AM

To Bodine, Matt ·

Cc Chase Carrick

Matt -

We would like the extension.

Thanks for reaching out.

Thanks,

Grayson CeBallos, SIT
General Manager / Managing Partner





City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: July 1, 2026

SUBJECT

Consider a request by TNP Inc., on behalf of LYDA Properties LLC, for approval of a Final Plat of Lot 1, Block A, Lyda Addition. The 36.66-acre lot is located on the southeast corner of the intersection of Westcourt Road and Airport Road (F.M. Highway 1515) in the City of Denton, Denton County, Texas. (FP26-0018, Alliance DriveAway, Matt Bodine)

BACKGROUND

The purpose of the Final Plat is to create a lot of record and dedicate public right-of-way and easements necessary for the construction of a light manufacturing development. The subject property is zoned for the Heavy Industrial (HI) District, and it has frontage on Westcourt Road and Airport Road (also known as F.M. Highway 1515). Airport Road is classified as a Primary Arterial and Westcourt Road is classified as a Secondary Arterial in the Denton Mobility Plan. Public improvements are being made to Westcourt Road as part of ongoing development in the area making off-site improvements.

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

Date Application Filed:	June 1, 2026
Planning & Zoning Commission Meeting:	July 1, 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 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 July 22, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
2019	City Council	City-wide zoning transition from Industrial Center – General (IC-G) to Heavy Industrial (HI)	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 Letter Request
6. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Matt Bodine
Assistant Planner

Planning Staff Analysis

FP26-0018/Alliance DriveAway

City Council District 3

Planning & Zoning Commission

REQUEST:

Final Plat for an approximately 36.66-acre site.

APPLICANT:

TNP Inc. on behalf of LYDA Properties 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 review extension request.

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1. Generally			
<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>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> The Final Plat does not meet all applicable review criteria. See Criteria 2, 4-5, 11, 15-16. </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>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> The Final Plat does not meet all applicable review criteria of DDC Section 2.6.4D as described herein. See Criteria 15, 16. </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>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> There is no conflict. </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Prior Approvals			
<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 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>changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</p> <p>Findings:</p> <div data-bbox="253 331 1018 533" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat is not compliant with this criterion. See the following comments:</p> <ol style="list-style-type: none"> Civil Engineering Plans must be approved prior to plat approval. (DDC 8.3.2.C) </div>			
<p>3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</p> <p>Findings:</p> <div data-bbox="204 737 971 884" 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>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</p> <p>Findings:</p> <div data-bbox="253 1052 1018 1161" style="border: 1px solid black; padding: 5px;"> <p>There are no competing plan goals, policies, and strategies for this site.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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.</p> <p>Findings:</p> <div data-bbox="253 1360 1018 1501" 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		
<p>4. Compliance with this DDC</p>			
<p>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</p> <p>Findings:</p> <div data-bbox="253 1738 1018 1843" style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Plat is not compliant with this criterion. See Criteria 2, 5, 11</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. Compliance with these standards is applied at the level of detail required for the subject submittal.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat was not submitted at an adequate level of detail. See the following comments:</p> <ol style="list-style-type: none"> 1. Ensure all monuments are labeled. (FPC 2.13) 2. Include the centerline line type in the legend. (FPC 2.12) 3. Change to "AIRPORT ROAD (FM 1515)" 4. For existing creeks, show dimensions in feet and hundredths of feet with bearings and angles. (FPC 3.12) 5. Provide additional recording information for these existing easements. (FPC 3.6) 6. Include this dimension as part of the plat graphic to match legal description. (FPC 3.2) 7. Include floodway hatching in the legend. (FPC 2.12) 8. Depict all overhead electric distribution and transmission line clearance zones intersecting or adjacent to the property. (FPC 2.19) 9. Add project number [FP26-0018] (FPC 2.2) </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Compliance with Other Applicable Regulations</p>			
<p>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.</p> <p>Findings:</p>	<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 Final Plat is not compliant with this criterion. See the following comments:</p> <ol style="list-style-type: none"> 1. Label minimum finish floor elevation for each pad site on any lot encumbered by floodplain or within the 200' floodplain buffer. If a single lot is expected to have multiple buildings, the location of each pad site must be shown on the plat with its minimum elevation. (DDC Section 7.5.3.I.3 and FPC 3.14) 2. A maintenance easement shall be granted to the city and shall grant the right but not the obligation to maintain and construct drainage facilities if the stream or drainage way is not being properly maintained. The maintenance entity's by-laws and covenants filed of record shall provide for ongoing maintenance. The easement shall authorize a lien against individual abutting lots in favor of the city to secure the payment to the city for any expenses incurred by the city in the event of default or to secure payment for any expenses incurred if the maintenance entity is not properly maintaining the stream or drainage way. (DDC 7.5.3.I.2.a.iv-vi) 			
6. Consistent with Interlocal and Development Agreements				
	<p>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>There are no development agreements applicable to this proposed Final Plat.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Minimizes Adverse Environmental Impacts				
	<p>a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation.</p> <p>Findings:</p> <div 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"/>
8. Minimizes Adverse Impacts on Surrounding Property				

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p>a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</p> <p>Findings:</p> <div data-bbox="253 365 1016 510" 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"/>
9. Minimizes Adverse Fiscal Impacts			
<p>a. The proposed development should not result in significant adverse fiscal impacts on the city.</p> <p>Findings:</p> <div data-bbox="253 716 1016 861" 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"/>
10. Compliance with Utility, Service, and Improvement Standards			
<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>Findings:</p> <div data-bbox="253 1167 1016 1236" 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"/>
11. Provides Adequate Road Systems			
<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>Findings:</p> <div data-bbox="253 1545 1016 1843" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat is not compliant with this criterion. See the following comments:</p> <ol style="list-style-type: none"> 1. Airport Road is classified as a primary arterial. This requires a 67.5' half width section from the centerline. Verify if ROW will need to be dedicated for this portion of roadway. (DDC 7.8.7.A-B, DCM 5.3 and FPC 4.1) </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Provides Adequate Public Services and Facilities			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<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>Findings: <div data-bbox="253 499 1016 569" style="border: 1px solid black; padding: 5px;">The Final Plat is compliant with this criterion.</div> </p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Rational Phasing Plan			
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p>Findings: <div data-bbox="253 842 1016 947" style="border: 1px solid black; padding: 5px;">There is no phasing plan associated with the proposed Final Plat.</div> </p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

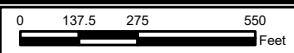
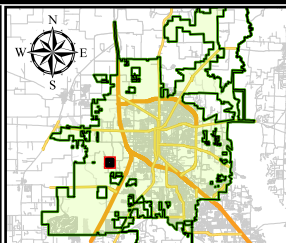
Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</p> <p>Findings: <div data-bbox="204 1255 967 1438" style="border: 1px solid black; padding: 5px;">There is no approved preliminary plat associated with the proposed Final Plat. The applicant has opted to omit the Preliminary Plat step in accordance with Denton Development Code 2.6.3B.1.</div> </p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>15. Whether the development will substantially comply with all requirements of this DDC.</p> <p>Findings: <div data-bbox="204 1612 967 1766" style="border: 1px solid black; padding: 5px;">The Final Plat does not comply with the applicable requirements of the Denton Development Code as described herein. See Criteria 2, 5, 11.</div> </p>	<input type="checkbox"/>	<input checked="" 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="159 205 1044 268">16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.</p> <p data-bbox="203 304 324 336">Findings:</p> <div data-bbox="203 336 971 478" style="border: 1px solid black; padding: 5px;"> <p data-bbox="224 346 950 451">The Final Plat does not comply with the applicable technical standards and specifications adopted by the City, as described herein. See Criteria 11.</p> </div>	<input data-bbox="1206 346 1239 378" type="checkbox"/>	<input checked="" data-bbox="1317 346 1349 378" type="checkbox"/>	<input data-bbox="1446 346 1479 378" type="checkbox"/>

FP26-0018 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.

Hello Matt, please consider this our extension request for FP26-0018.

Thanks!

AM



Anthony Milbitz, PE

Project Manager

📞 940.204.5005 direct | 940.300.9554 mobile | 817.336.5773 front desk

🏠 Fort Worth | Allen | Denton | Katy | The Woodlands | Houston

THE TOP 500 ENR Texas & Louisiana

Filing Number: 806282487
Original Date of Filing: October 29, 2025
Formation Date: N/A
Tax ID: 32102801852
Entity Type: Foreign Limited Liability Company (LLC)
Entity Status: In existence
FEIN: 853697705

Name: LYDA PROPERTIES, LLC
Address: 5108 Piper Glen Drive
Charlotte, NC 28277 USA
Fictitious Name: N/A
Jurisdiction: NC, USA
Foreign Formation Date: December 28, 2016

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Name			Address			Inactive Date
Lacy Malone Ryder & Menefee, PLLC			201 Main Street, Suite 1440 Fort Worth, TX 76102 USA			



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: July 1, 2026

SUBJECT

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

BACKGROUND

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

The property is currently zoned Residential 3 (R3).

Date Application Filed:	April 27, 2026
Planning and Zoning Meeting:	May 27, 2026
Days in Review:	30 Days
Extension Approved:	May 27, 2026
Date Resubmitted:	May 26, 2026
Planning and Zoning Meeting:	June 10, 2026
Days in Review:	15 Days
Extension Approved:	June 10, 2026
Date Resubmitted:	June 15, 2026
Planning and Zoning Meeting:	July 1, 2026
Days in Review:	16 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 denial of this plat as it does not meet the established criteria for approval. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

February 2002	City Council	New DDC Zoning Code & City-wide zoning change – rezoned to new Neighborhood Residential 2 (NR-2) district.	Approved
October 1, 2019	City Council	Citywide Zoning Map Update – Zoning Reclassified to R3	Approved Citywide Zoning Map Update
May 27, 2026	Planning & Zoning Commission	Final Plat	Extension Approved
June 10, 2026	Planning & Zoning Commission	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:
Sean Jacobson
Senior Planner

Planning Staff Analysis

FP26-0014b/Affordable Estates Addition

District 3

Planning & Zoning Commission

REQUEST:

Final plat for an approximately 1.832-acre site

APPLICANT:

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

RECOMMENDATION:

Staff recommends denial of this plat as it does not meet the established criteria for approval.

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1. Generally			
<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>Findings:</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 Denton Development Code (DDC) Subsection 2.6.4D.3. Prior to approval, the following comments must be addressed:</p> <ol style="list-style-type: none"> 1. Provide plat notes in accordance with the Standard Plat notes. (FPC 5.8) 2. Label right-of-way (ROW) dedication. (FPC 3.13 and 4.1) 3. Correctly identify the FEMA Flood Zone in which the property is located. (FPC 3.11 and DDC 7.5.3) </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>Findings:</p> <div 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.</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>Findings:</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"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
2. Prior Approvals			
<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 changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</p> <p>Findings:</p> <div data-bbox="248 443 1036 510" style="border: 1px solid black; padding: 5px;"> <p>There are no prior approvals for this property.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</p> <p>Findings:</p> <div data-bbox="248 684 1029 844" 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>a. The decision-making authority shall weigh competing plan goals, policies, and strategies.</p> <p>Findings:</p> <div data-bbox="253 982 1040 1094" 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. 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.</p> <p>Findings:</p> <div data-bbox="253 1268 1040 1329" 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		
4. Compliance with this DDC			
<p>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</p> <p>Findings:</p> <div data-bbox="253 1518 1198 1862" 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"> 1. Plat cannot be approved until Civil Engineering Plans are approved. (DDC 2.6.4C.2d) 2. Correctly identify the FEMA Flood Zone in which the property is located. (FPC 3.11 and DDC 7.5.3) 3. Compliance with DDC ROW dedication requirements is unclear until ROW is properly labeled. Provide this information to show compliance. (DDC 7.8.7A-B) </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. Compliance with these standards is applied at the level of detail required for the subject submittal. Findings: <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> The proposed Final Plat provides sufficient detail required for the submittal. </div> </p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Compliance with Other Applicable Regulations			
<p>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. Findings: <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>The proposed Final Plat does not comply with all other city regulations, in the following ways:</p> <ol style="list-style-type: none"> 1. Provide note regarding water and wastewater line reconstruction to ensure compliance with state and City of Denton code, as discussed further in Criterion 1. (FPC 6.7) 2. The need for an elevation certificate for any structure proposed within the FEMA floodplain buffer should be included in a note on the plat. (Denton Code of Ordinances Section 30-53(a); Section 30-33). </div> </p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Consistent with Interlocal and Development Agreements			
<p>a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC. Findings: <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> There are no development agreements applicable to this Final Plat. </div> </p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Minimizes Adverse Environmental Impacts			
<p>a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation. Findings: <div style="border: 1px solid black; padding: 5px; margin-top: 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"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
8. Minimizes Adverse Impacts on Surrounding Property			
<p data-bbox="203 237 1193 336">a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.</p> <p data-bbox="251 340 373 367">Findings:</p> <div data-bbox="251 371 1117 489" style="border: 1px solid black; padding: 5px;"> <p data-bbox="267 382 1096 451">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"/>
9. Minimizes Adverse Fiscal Impacts			
<p data-bbox="203 659 1153 724">a. The proposed development should not result in significant adverse fiscal impacts on the city.</p> <p data-bbox="251 728 373 756">Findings:</p> <div data-bbox="251 760 1117 886" style="border: 1px solid black; padding: 5px;"> <p data-bbox="267 770 1096 840">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"/>
10. Compliance with Utility, Service, and Improvement Standards			
<p data-bbox="203 1020 1193 1155">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 data-bbox="251 1159 373 1186">Findings:</p> <div data-bbox="251 1190 1133 1312" style="border: 1px solid black; padding: 5px;"> <p data-bbox="267 1201 1039 1302">Compliance with regulatory standards for roadways and drainage cannot be determined until additional information is provided, as discussed further in Criterion 4.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Provides Adequate Road Systems			
<p data-bbox="203 1381 1201 1543">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 data-bbox="251 1547 373 1575">Findings:</p> <div data-bbox="251 1579 1117 1732" style="border: 1px solid black; padding: 5px;"> <p data-bbox="267 1589 1096 1701">Adequate road capacity cannot be determined until applicant correctly labels size of proposed ROW dedication, as discussed in Criterion 4.a. (DDC 7.8.7A-B)</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
12. Provides Adequate Public Services and Facilities			
<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>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Until CEPs are approved, it cannot be determined if adequate public service and facility capacity exists to accommodate uses permitted under the proposed development.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Rational Phasing Plan			
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>There is no phasing plan associated with the proposed Final Plat.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

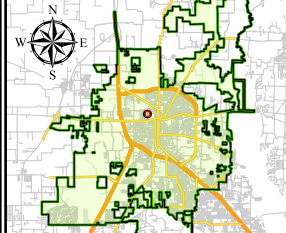
Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>There is no approved preliminary plat associated with the proposed Final Plat.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>15. Whether the development will substantially comply with all requirements of this DDC.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <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"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p data-bbox="203 205 1091 268">16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.</p> <p data-bbox="203 273 324 304">Findings:</p> <div data-bbox="203 304 1079 472" style="border: 1px solid black; padding: 5px;"> <p data-bbox="224 315 1031 388">The Final Plat has not established compliance with all applicable technical standards of City of Denton, as detailed in Criteria 1 and 5.</p> </div>	<input data-bbox="1218 336 1250 378" type="checkbox"/>	<input checked="" data-bbox="1331 336 1364 378" type="checkbox"/>	<input data-bbox="1437 336 1469 378" type="checkbox"/>

FP26-0014 Aerial Site Location



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



Development Services • GIS

Date: 4/30/2026

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied. Utilization of this map indicates the understanding that there is no guarantee to the accuracy of this data.



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: July 1, 2026

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by Aimee Bissett of McAdams, on behalf of the property owner, Joel Rifkin, to rezone approximately 9.487 acres of land from a Rural Residential (RR) zoning district to a Residential 1 (R1) zoning district. The subject site is generally located on the south side of FM 2153, approximately 4,646 feet east of the intersection of FM 2153 and Running Bear Road in the City of Denton, Denton County, Texas. (Z26-0003a, Rifkin Addition, Sean Jacobson).

BACKGROUND

The applicant, Aimee Bissett of McAdams, has submitted, on behalf of the property owner, Joel Rifkin, an application to rezone approximately 9.487 acres of land from a Residential Rural (RR) zoning district to a Residential 1 (R1), in order to plat the subject property into two lots, one containing an existing single-family residential dwelling, and one proposed to be developed with a new single-family residential dwelling. The minimum lot size in RR zoning is 5 acres. Only one primary dwelling unit can be permitted on each individual lot. The subject property currently contains a single-family dwelling unit, so creation of a second lot is necessary in order to construct a second single-family dwelling on the property. Due to not having enough property to plat two lots that both meet the RR minimum lot size requirement of 5 acres, the applicant is requesting to rezone to R1, which has a minimum lot size requirement of 32,000sf, which will enable him to plat the second lot and build the proposed second single-family dwelling.

In addition to the existing single-family dwelling previously mentioned, the subject property appears, based on aerials, to be developed with a number of accessory buildings and some outdoor storage.

The subject property was annexed into the City in 2008 along with several other properties in this area of the City. Following annexation, the property was assigned the placeholder zoning designation "RD-5X" under the 2002 Denton Development Code (DDC). The zoning of the property transitioned to RR with the adoption of the 2019 DDC.

The surrounding properties to south and east of the subject property are primarily zoned R1, with the exception of one lot to the east zoned RR. The properties to the north of the subject property, across FM 2153, and to the west of the subject property, are located within the City's Extraterritorial Jurisdiction (ETJ) and are within the County's Lake Ray Roberts zoning boundaries with designates the properties as Agriculture with a 10-acre minimum lot size.

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 rezoning of approximately 9.487 acres of land to a Residential 1 (R1) Zoning District as it complies with the criteria in Section 2.4.5.E of the Denton Development Code for approval of all applications, and Section 2.7.2.D of the DDC for approval of a Zoning Map Amendment (Rezoning).

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
February 18, 2008	City Council	Annexation	Approved [Ordinance 2008-032]
April 23, 2019	City Council	New Zoning Code and City-wide rezoning district transition	Transitioned from RD-5X to RR District

PUBLIC OUTREACH:

The following public outreach efforts were done to meet legal notice requirements and to seek feedback from adjacent property owners and residents:

- On June 10, 2026, a total of nine (9) notices were mailed out to property owners within 200 feet of the subject property, and two (2) postcards were mailed out to current residents within 500 feet of the subject property. As of the writing of this report, staff has received one written response to the notices which did not indicate either support for, or opposition to, the requested rezoning.
- A notice was published on the City’s website on June 10, 2026.
- A notice was published in the Denton Record Chronicle on June 13, 2026.
- One sign was posted on the subject property on May 20, 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. Applicant Narrative
- 4. Site Location Map
- 5. Future Land Use Map
- 6. Current Zoning Map
- 7. Proposed Zoning Map
- 8. Table of Allowed Uses
- 9. Public Notice
- 10. Draft Ordinance

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Sean Jacobson
Senior Planner

Planning Staff Analysis

Z26-0003a / Rifkin Addition Rezoning

City Council District #2

REQUEST:

Rezone approximately 9.487 acres of land to a Residential 1 (R1) Zoning District.

STAFF RECOMMENDATION:

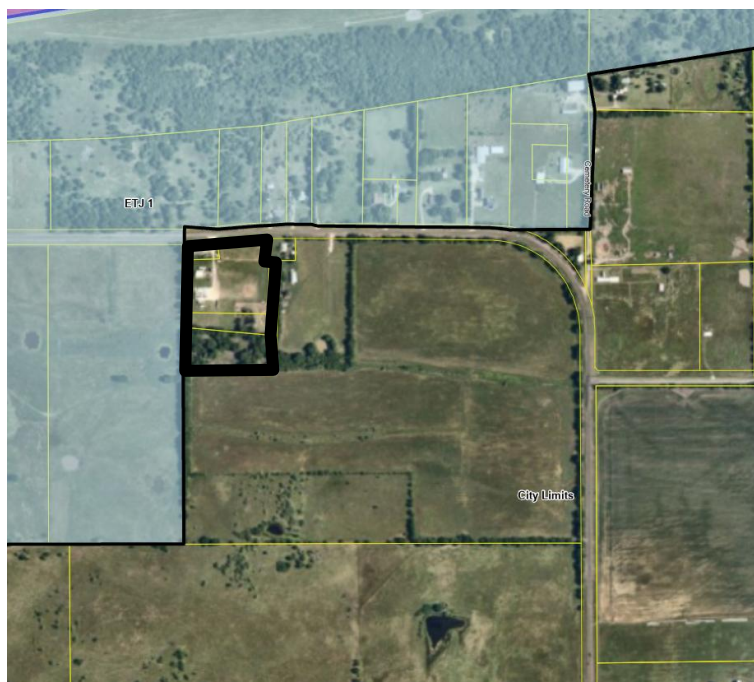
Staff recommends **approval** of the rezoning of approximately 9.487 acres of land to a Residential 1 (R1) Zoning District as it complies with the criteria in Section 2.4.5.E of the Denton Development Code (DDC) for approval of all applications, and Section 2.7.2.D of the DDC for approval of a Zoning Map Amendment (Rezoning).

SITE DATA:

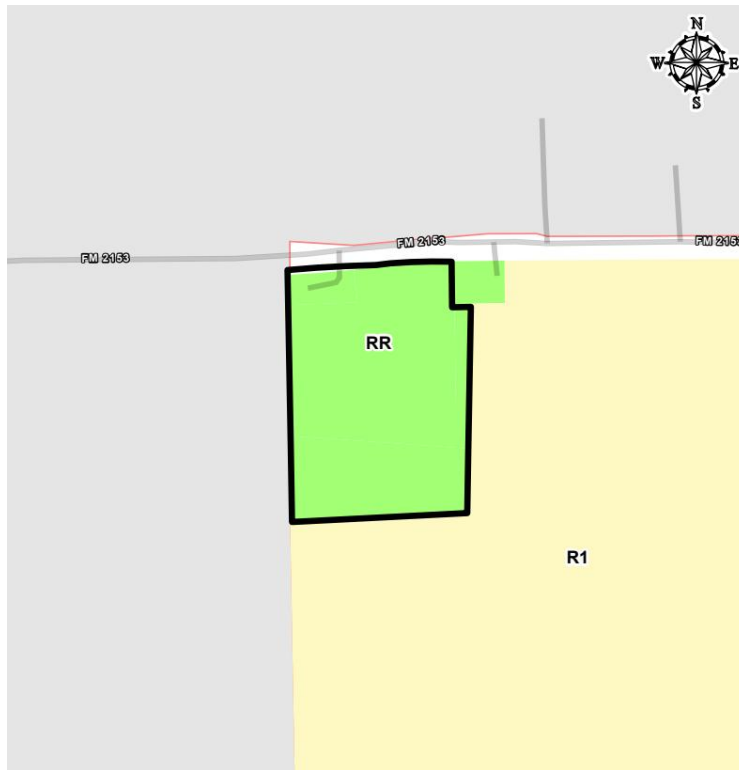
The subject property currently contains a single-family dwelling, so subdivision to create a second lot is necessary in order to construct a second single-family dwelling on the property. The DDC limits residential lots to one dwelling unit per lot, with the exception of an Accessory Dwelling Unit (ADU) – and the second home the applicant wishes to construct would be larger than allowed for an ADU. Because the 9.487-acre subject property is not quite large enough to plat two lots that both meet the Rural Residential (RR) minimum lot size requirement of 5 acres, the applicant is requesting to rezone to R1, which has a minimum lot size requirement of 32,000sf, to plat a second lot and build the proposed second single-family dwelling.

The subject property was annexed into the City in 2008 along with several other properties in this area of the City. Following annexation, the property was assigned the placeholder zoning designation “RD-5X” (Rural Residential) under the 2002 Denton Development Code (DDC), which also had a minimum required lot size of 5 acres. The zoning of the property transitioned to RR with the adoption of the 2019 DDC. Surrounding development along FM 2153 is consistent with the large-lot residential pattern typically found in peripheral areas of the City.

The subject property is on the south side of FM 2153, a future secondary arterial.



SURROUNDING ZONING AND USES:



Northwest: FM 2153 Zoning: Extraterritorial Jurisdiction (ETJ)/Lake Ray Roberts zoning (Agriculture) Use: Agricultural/Undeveloped	North: FM 2153 Zoning: Extraterritorial Jurisdiction (ETJ)/ Lake Ray Roberts zoning (Agriculture) Use: Single-family and Agricultural/Undeveloped	Northeast: FM 2153 Extraterritorial Jurisdiction (ETJ)/ Lake Ray Roberts zoning (Agriculture) Use: Single-family and Agricultural/Undeveloped
West: Zoning: Extraterritorial Jurisdiction (ETJ)/ Lake Ray Roberts zoning (Agriculture) Use: Single-family and Agricultural/Undeveloped	SUBJECT PROPERTY	East: Zoning: R1 and RR Use: Single-family and Agricultural/Undeveloped
Southwest: Extraterritorial Jurisdiction/Non-Annexation Agreement Use: Single-family and Agricultural/Undeveloped	South: Zoning: R1 Use: Agricultural/Undeveloped	Southeast: Zoning: R1 Use: Agricultural/Undeveloped

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 for zoning requests.

2. *Prior Approvals*

On February 18, 2008, City Council approved an ordinance annexing the subject property into the City Limits. The property was automatically assigned the placeholder zoning designation of Rural Residential (RD-5X) which transitioned to Rural Residential (RR) with the adoption of the 2019 Denton Development Code.

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

The decision-making authority:

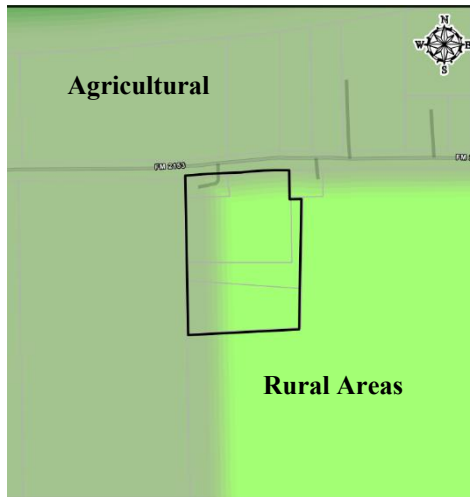
a. *Shall weigh competing goals, policies, and strategies.*

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

Per the Future Land Use Map in the Comprehensive Plan, the subject property is designated primarily as Agriculture, but also partly as Rural Areas (see image below and provided as Exhibit 5). The description for these two Future Land Use designations are provided below:



Agricultural

This category denotes areas that have large tracts of land in active agriculture uses for preservation, including rangeland, field crops, and other similar agricultural uses. This may also include rural commercial uses, alternative energy generation, and accessory structures to support agricultural uses and uses that support agritourism. This category may include large lot residential (a maximum of one unit per ten acres). This land use may allow lots as small as one acre under the gross density provision to allow for conservation development which clusters smaller lots while permanently protecting scenic rural open space (through conservation easements). Residential development in this future land use category will continue the present character of the rural and agricultural areas of Denton with low-profile homes of no greater than two stories, generous lots and setbacks, and materials that complement the natural surroundings and ranch heritage.

Rural Areas

This category includes farms and ranches as the predominant use along with rural residential (a maximum of one unit per five acres) and rural commercial including feed stores, farm equipment, etc. This land use may allow lots as small as one acre under the gross density provision to allow for conservation development which clusters smaller lots while permanently protecting scenic rural open space (through conservation easements). This land use may also include single-family homes on large lots, which are suited for areas on the periphery of the city that complement a more suburban type of development. Development in this future land use category will continue the present character of the rural areas of Denton with low-profile homes of no greater than two stories, generous lots and setbacks, and materials that complement the natural surroundings and ranch heritage.

Discussion

While the proposed R1 Zoning District allows for smaller lot sizes, and potentially more units per five acres (approximately 6 units per 5 acres) than called for in the Comprehensive Plan, the rezoning request is consistent with surrounding development which includes a mix of lot sizes.

Additionally, a minimum lot size of 1 acre is required when a property contains a septic system, and a minimum of 2 acres is required if the property would also be served by water well. Sewer utilities are not available in this area, which would limit the further subdivision of this land to 1-acre lots at most. The applicant intends to subdivide the property into two lots and construct one additional single-family home on the new second lot, in addition to the single-family home existing on the property now, which would remain on its own lot. Two single-family homes, each on large lots of at least 1 acre, is consistent with the development patterns in the surrounding area. The proposed request is generally consistent with the goals, policies, and actions of the Comprehensive Plan and with the Future Land Use Designations of Agricultural and Rural Areas.

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 request is for a rezoning of the subject property. All subsequent development on this site will comply with applicable standards in the DDC, including, but not limited to, minimum lot size and dimensions, building coverage, access, parking, tree preservation, and landscaping.

- b. *Compliance with these standards is applied at the level of detail required for the subject submittal.*

Typically, a rezoning to one of the DDC's established districts does not include a full review of all development standards. If the proposed rezoning is approved, a detailed review of all required plat, tree preservation plans, and building permit submittals is required prior to development.

5. *Compliance with Other Applicable Regulations*

This proposed rezoning complies with all other applicable regulations.

6. *Consistent with Interlocal and Development Agreements*

There are no interlocal or development agreements for the subject property.

7. *Minimizes Adverse Environmental Impacts*

There are no environmentally sensitive areas (ESA) on the subject property. Any development of the subject property would be subject to the City's standards for tree preservation, stormwater, and landscaping to ensure environmental impacts are minimized.

8. *Minimizes Adverse Impacts on surrounding Property*

The proposed rezoning to R1 is consistent with the surrounding zoning and development patterns in the area.

Following the recent rezoning of the Craver Ranch Estates property, the surrounding zoning to the east and southeast is primarily also R1. There is an adjacent RR-zoned lot which is actually smaller than the RR minimum lot size. The rezoning is also compatible with the current pattern of residential uses on larger lots and limited agricultural uses mostly on lots in the ETJ along the FM 2153 Corridor. Although located in the ETJ, surrounding properties to the north and west also fall within the County's Lake Ray Roberts zoning area. Immediately adjacent properties are zoned Agriculture with a 10-acre minimum lot size, but other nearby properties are zoned Residential with 1- and 2-acre minimum lot sizes.

The proposed rezoning would allow for subdivision of the subject property and the development of a new single-family detached dwelling, in a way that is similar to the current development of surrounding properties. It potentially allows for greater density, but given 1-acre minimums for septic (or a minimum of 2 acres is required if the property would also be served by water well), any increased density would still be at a level common to more rural areas on the periphery of the City.

9. *Minimizes Adverse Fiscal Impacts*

This proposed rezoning is not anticipated to create adverse fiscal impacts as it is located adjacent to an existing roadway, and the property is an appropriate lot size to be served by on-site septic and either a water well or by the extension of a water line at the cost of the developer.

10. *Compliance with Utility, Service, and Improvement Standards*

This proposed rezoning will not affect utilities, services, or improvements. When the site is developed, it will be reviewed to ensure compliance with all applicable standards.

a. *Provides Adequate Road Systems*

The subject property has frontage on FM 2153, a proposed future secondary arterial street owned and maintained by TxDOT.

b. *Provides Adequate Public Services and Facilities*

The proposed rezoning is not anticipated to negatively impact public services and facilities due to the limited increase in the permitted number of lots and uses available to the property under the R1 District and current utility availability.

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 in 3.b above, the proposed zoning of R1 District is consistent with the Denton 2040 Comprehensive Plan and will permit the development of compatible uses at a scale which corresponds to the existing development pattern.

- 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.*

Pursuant to Section 3.5.2A of the Denton Development Code:

Per Section 3.2.2A, “The R1 District is intended to preserve existing single-family neighborhoods and to ensure that any new development promotes conservation of scenic rural open space and is compatible with existing land uses, patterns, and design standards. The R1 district can be used as a transitional district between rural development and large lot residential neighborhoods.”

The requested R1 District is consistent with the purpose statement, allowing for the subdivision of the subject property to enable the development of a second single-family detached dwelling that conserves rural open space. Additionally, the R1 District would not introduce new uses or significantly different patterns to the area.

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

The recent rezoning of the adjacent, over 200-acre, property from RR to R1, as part of the Craver Ranch Estates rezoning is indicative of future development in the vicinity of the subject property. The lots developed in this area are expected to be denser and closer in size to the R1 minimum lot size of 32,000sf than the RR minimum size of 5 acres. The subject property is zoned RR District; rezoning to R1 would bring it into alignment with the recent rezoning of the property to the south.

Rezoning to an R1 District would be consistent with the current and future zoning pattern and surrounding land uses, by providing the opportunity to build a second single-family detached dwelling on a large lot while still promoting conservation of scenic rural open space, meeting the policies and goals of the Denton 2040 Comprehensive Plan, while also aligning with the recent rezoning of adjacent property from RR to R1.

Additionally, it is important to note that the rezoning would not introduce new uses to the area. There are residential uses and zoning surrounding the subject property.

- e. *The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.*

Transportation

The scope includes the proposed future development of a second single-family detached dwelling, following subdivision of the property. The property has access from FM 2153. Therefore, the proposed future development is not expected to create significant adverse impacts to current transportation levels in the surrounding area and/or neighborhood.

Roadway Impact Fees

Roadway impact fees, paid at the time of development, are determined using a proportionality calculation based on the proposed uses and projected vehicle trips. These fees will be assessed based on plans submitted at the time of development and are used to make roadway system improvements related to the Mobility Plan.

- f. Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development.*

Schools

The subject property is located in Sanger Independent School District. The proposed development of a second single-family detached dwelling unit is not anticipated to generate a significant impact on area schools.

Parks

The subject property is located approximately 5.6 miles from Clear Creek Nature Preserve. This distance does not meet the Park Department's goal of a 10-minute walk to a park; however, there is expected to be a substantial amount of park space provided in the nearby Craver Ranch development that would allow this property to meet this goal in the future.

Water and Wastewater

Public water and public wastewater service are not available, though public water may be close enough to be extended to this property. The subject property can be served by on-site septic and, if public water was not extended, by a water well.

Nearest Fire Station

The subject property is approximately 8.2 miles from Denton Fire Station 4 (2116 E Sherman Drive), which is outside the eight minutes or less response time boundary; however, there a new fire station is planned within the nearby Craver Ranch development that would allow this property to meet this goal in the future.

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

There was not an error in the assignment of the current zoning district, which transitioned from the placeholder designation of RD-5X assigned to this property and many others in the area following their annexation into the City in 2008. The RD-5X designation required the same 5-acre minimum lot size as the current RR District. However, to meet current standards of the Denton Development Code, the property must be rezoned to a district with a smaller minimum lot size to allow the property to be platted into two lots to enable the construction of a second single-family detached dwelling in the future. Therefore, the existing RR District is no longer appropriate, and the R1 District dimensional and development standards are consistent with the surrounding area.



4400 State Highway 121
Suite 800
Lewisville, TX 75056
972. 436. 9712

SPEC26166

March 2, 2026

City of Denton

601 East Hickory Street

Denton, TX 76205

E: Development@cityofdenton.com

P: 940.349.8600

RE: 9651 FM 2151 Denton Tx – Rezoning Application

On behalf of Joel Rifkin, please accept this letter as the formal explanation of our proposed Zoning Change Application for approximately 9.487 acres located along Farm to Market Road 2153 in the City of Denton, Denton County, Texas (parcels 58842, 465739, 1008374, 1059670)

PROJECT DESCRIPTION

The subject property is located at 9651 FM 2153 in Aubrey, Texas, and lies within Denton’s ETJ. The site consists of approximately 9.487 acres (per deed records) and is currently zoned Rural Residential (RR) with an agricultural land use designation.

The property owner is requesting to rezone the property from Rural Residential (RR) to Residential 1 (R1) to allow for two (2) single-family homes for his family. One residence currently exists on the property and is situated directly off FM 2153. The second residence is proposed to be located on the rear portion of the site.

The owner intends to replat the property into two approximately five-acre lots. However, because the total acreage falls slightly below the minimum lot size requirement under the Rural Residential (RR) zoning district, a rezoning to Residential 1 (R1) is being requested to accommodate the proposed development.

CRITERIA FOR APPROVAL: GENERAL CRITERIA

1. The proposed development is 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.

Answer: N/A



2. The proposed development is consistent with the Comprehensive Plan and any applicable plans. If development does not match the future land use designation in the Comprehensive Plan, an application may still be approved if it is determined by the approving body to meet the overall goals of the Comprehensive Plan.

Answer: The proposed development is consistent with the comprehensive plan.

3. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.

Answer: Future development shall comply with the DDC.

4. 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.

Answer: N/A

5. The proposed development should be designed to minimize negative environmental impacts and should not cause significant adverse impacts on the natural environment.

Answer: There will be no, or very minimal, negative environmental impacts with this development.

6. The proposed development should not cause significant adverse impacts on surrounding properties.

Answer: The proposed development will not cause significant adverse impacts on surrounding properties.

7. The proposed development should not result in significant adverse fiscal impacts on the city.

Answer: The proposed rezoning from RR to R1 will not result in significant adverse fiscal impacts on the City.

8. 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.

Answer: The property owner shall comply with all regulatory requirements.

9. 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 for emergency services.

Answer: There will be adequate road capacity to serve the two single family homes.

10. 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.

Answer: There is adequate public service and facility capacity to serve the two homes.

CRITERIA FOR APPROVAL: SPECIFIC CRITERIA

1. The proposed rezoning is consistent with the Comprehensive Plan

Answer: Yes.

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

Answer: Yes.

3. The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3: Zoning Districts

Answer: Yes.

4. Have there been significant changes in the area to warrant a zoning change

Answer: No, rezoning is only intended to add one more single family residents to the property and replat into two separate 5 acre lots.

5. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood;

Answer: No.

6. Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development; and/or:

Answer: Yes.

7. There was an error in establishing the current zoning.

Answer: There was no error in establishing the current zoning.

CONCLUSION

We are pleased to bring you this application and respectfully request your support for this rezoning application for 9651 FM 2153 property. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

MCADAMS



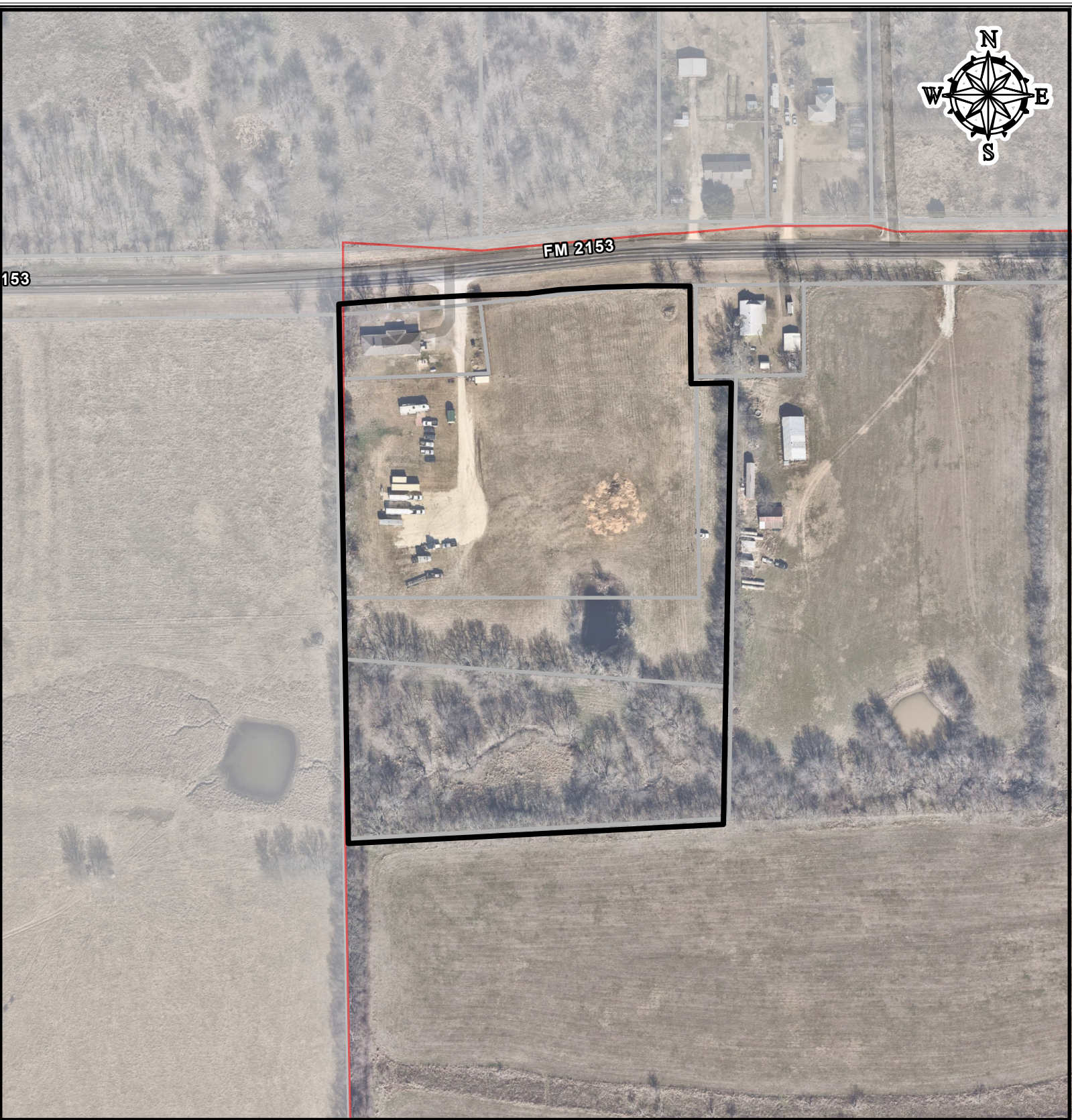
Hannah Haber, AICP
Planning + Entitlement






Z26-0003 Aerial Site Location

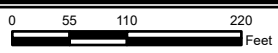
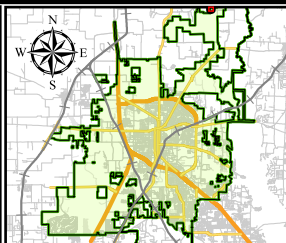


153

FM 2153

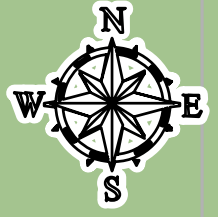


-  COD
-  ETJ
-  ETJ 2
-  NAA 8/1/20
-  NAA 8/1/40



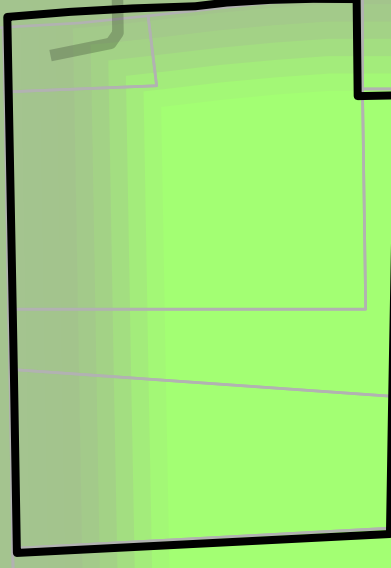
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Z26-0003 Future Land Use Map



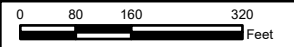
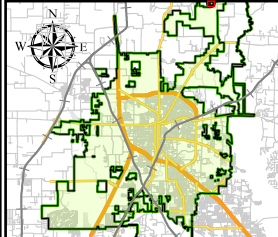
FM 2153

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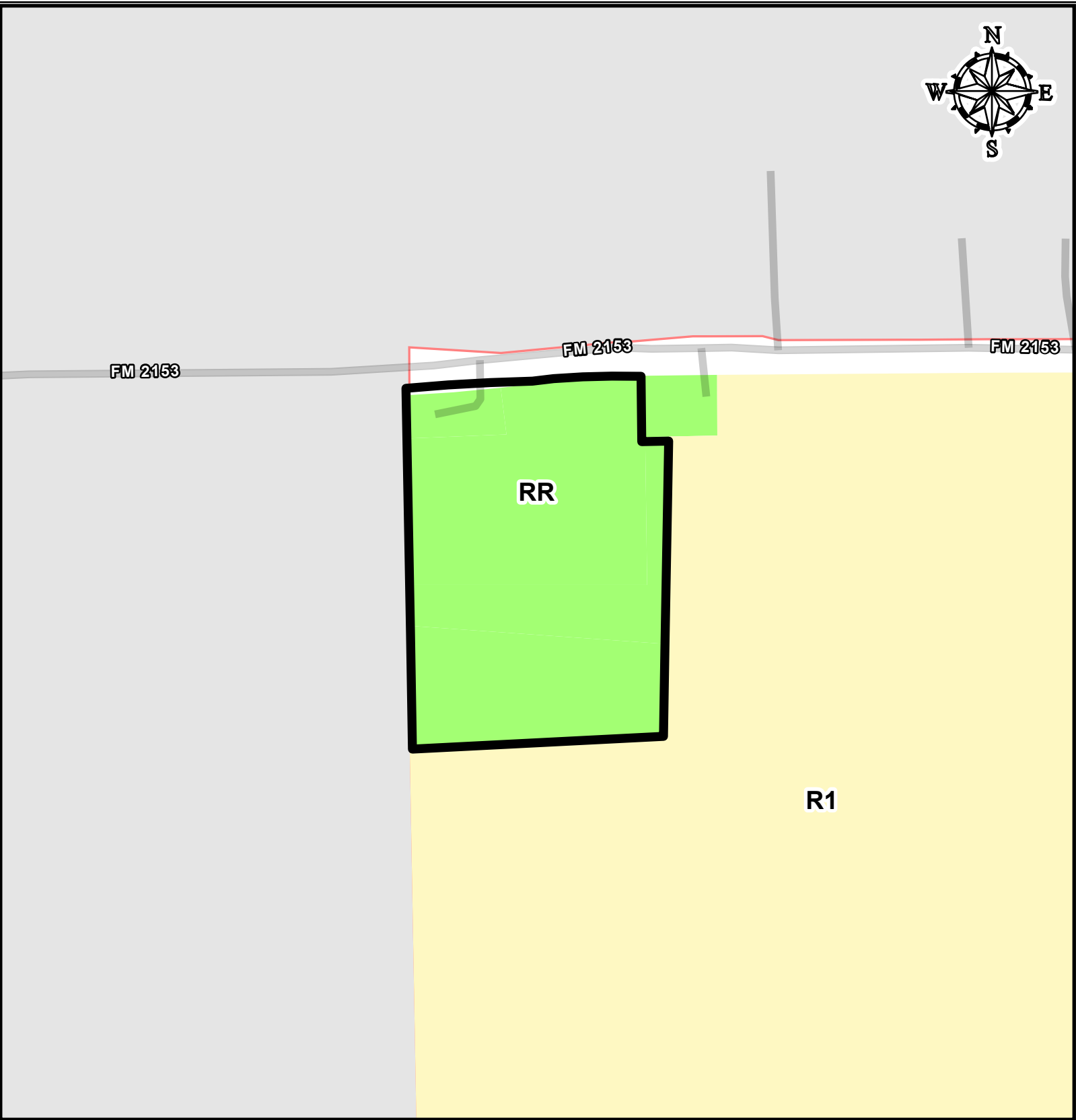
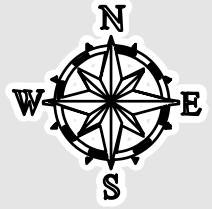
Future Land Use 2040






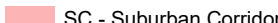



- | | |
|---|--|
|  Agriculture |  Neighborhood Mixed Use |
|  Rural Areas |  Neighborhood / University Compatibility Area |
|  Low Residential |  Business Center |
|  Moderate Residential |  Light Industrial |
|  Master Planned Community |  Industrial Commerce |
|  Downtown Denton |  Government / Institutional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

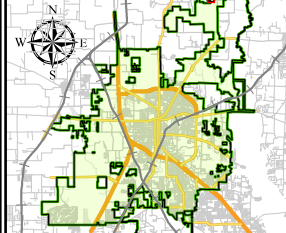


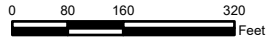
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Z26-0003 Current Zoning Map




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





0 80 160 320
Feet

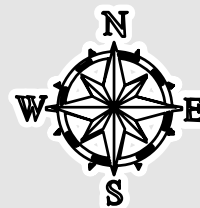


DENTON
Development Services • GIS

Date: 6/23/2026

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Z26-0003 Proposed Zoning Map



E Chapman Rd

Cemetery Rd

FM 2153

FM 2153

FM 2153

FM 2153

FM 2153


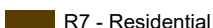

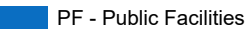
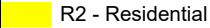
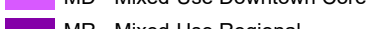

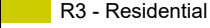
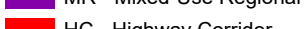
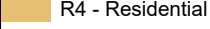
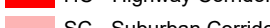

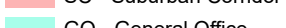
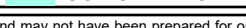
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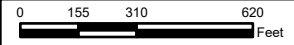
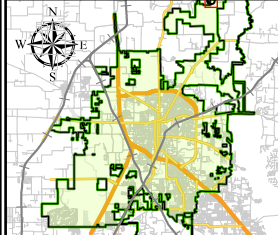
R1

R1

PD (R7)

Current Zoning

 RR - Residential Rural	 R7 - Residential	 LI - Light Industrial
 R1 - Residential	 MN - Mixed-Use Neighborhood	 HI - Heavy Industrial
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	 GO - General Office	



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Comparison of Permitted Uses

Table 5.2-A: Table of Allowed Uses

P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Residential Uses																	
HOUSEHOLD LIVING																	
Single-Family Detached Dwelling	p+	p+	p+	p+	p+	p+	p+	p+									5.3.3A
Townhome					S+	p+	p+	p+	p+	p+							5.3.3B
Duplex					S+	p+	p+	p+	p+	p+							5.3.3C
Triplex						p+	p+	p+	p+	p+							5.3.3C
Fourplex						p+	p+	p+	p+	p+							5.3.3C
Multifamily Dwelling							S+	p+	p+	p+	S+	S+	S+				5.3.3D
Tiny Home Development	Subject to approval of a planned development (PD); see 5.3.3E																
Work/Live Dwelling	p+						p+	p+	p+	p+	p+	S+	S+				5.3.3F
Manufactured Home Development (HUD Code)						S+	S+										5.3.3G
GROUP LIVING																	
Chapter House							S	S								P	
Community Home	p+	p+	p+	p+	p+	p+	p+	p+	p+	p+							5.3.3I
Dormitory							S	S	P								
Elderly Housing						S+	S+	p+	P	P			P				5.3.3H
Group Home	S+			S+	S+	S+	S+	S+	S+	S+							5.3.3I
Public, Institutional, Religious, and Civic Uses																	
COMMUNITY AND CULTURAL FACILITIES																	
Airport, City-Owned																	P
Cemetery, City-Owned																	P
Club or Lodge	P	S	S	S	S	S	S+	p+	P	p+	P	P	P	p+	p+		5.3.4A
Community Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Subchapter 5: Use Regulations

5.2 Table of Allowed Uses

5.2.3 Table of Allowed Uses

Table 5.2-A: Table of Allowed Uses

P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Day Care, Adult or Child	P	S	S	S	S	S	P	P	P	P	P	P	P	P+			5.3.4B
Funeral and Internment Facility									S	S	P	P	P	P			
Homeless Shelter	S+						S+	S+	S+	S+						P+	5.3.4C
Landfill, City-Owned																P	
Park, Playground, Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.4D
EDUCATIONAL FACILITIES																	
Business or Trade School								P+	P+	P+	P+	P	P	P	P		5.3.4E
College or University									P	P			P				
School, Private	P	S	S	S	S	S	S	P	P	P	P	P				P	
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
HEALTHCARE FACILITIES																	
Hospital Services										P+	P+	P	P				5.3.4F
Medical Clinic								S+	S+	P+	P+	P	P	P			5.3.4G
Medical Office							P+	P+	P+	P	P+	P	P	P			5.3.4H
Commercial Uses																	
AGRICULTURAL AND ANIMAL USES																	
General Agriculture	P	S+												S+	P		5.3.5A
Commercial Stable	P	S+	S+														5.3.5B
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	S	S	S	
Kennel	P+	S+	S+								P+	P+	S+	P+	P+		5.3.5C
Urban Farm	P	S	S	S	S	S	S	P	P	P	P	P	P	P	P		
Veterinary Clinic	P	S	S					P	P+	P	P	P	P	P			5.3.5D
RECREATION AND ENTERTAINMENT																	
Amenity Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Indoor Recreation Facility	P							P	P	P	P	P	P	P			
Outdoor Recreation Facility	P	P	P	P	P	P	P	S	S	S	P	P	P	P			
RV Park	S+		S+	S+	S+	S+	S+							S+	P+		5.3.5E
FOOD AND BEVERAGE SERVICES																	
Bar, Tavern, or Lounge								S+	P	P	P	P	P	P			5.3.5F
Mobile Food Court								S+	S+	S+	S+	S+	S+	S+	S+		5.3.5G
Private Club	P+							P+	P+	P+	P+			P+	P+		5.3.5H
Restaurant								P+	P	P	P	P	P				5.3.5I
Restaurant, with Drive-Through								S+	S+	P+	P+	P+	P+				5.3.5J

Subchapter 5: Use Regulations

5.2 Table of Allowed Uses

5.2.3 Table of Allowed Uses

Table 5.2-A: Table of Allowed Uses

P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
OFFICE, BUSINESS, AND PROFESSIONAL SERVICES																	
Administrative, Professional, and Government Office				S+	S+	S+	P+	P+	P+	P	P	P	P	P	P	P	5.3.5K
Bank or Financial Institution							S+	P+	P+	P	P	P	P				5.3.5L
Musician Studio								P+	P+	P+	P+	P+	P+	P+			5.3.5M
Credit Access Business								S+	P+	P	P	P	P				5.3.5N
Printing, Copying, and Publishing Establishment								S	P	P	P	P	P	P			
PERSONAL SERVICES																	
Laundry Facility, Industrial												S	S	P	P		
Laundry Facility, Self-Service							S+	P+	P+	P+	P	P	P	P	P		5.3.5O
Personal Service, General								P	P	P	P	P	P				
Tattoo and Body Piercing Parlor								P+	P+	P+	P+	P+					5.3.5P
RETAIL SALES																	
Building Materials and Supply Store											S	P		P	P		
General Retail Unless Otherwise Specified, Less than 5,000 Square Feet							S+	P	P	P	P	P	P	P	P	P	5.3.5Q
General Retail Unless Otherwise Specified, Between 5,000 Square Feet and 15,000 Square Feet								P	P	P	P	P	P	P	P		
General Retail Unless Otherwise Specified, More than 15,000 Square Feet								S	S	P	P	P	P	P+	P+		5.3.5R
Smoke Shop									P	P	P	P					
LODGING FACILITIES																	
Bed and Breakfast	P+				S+	S+	S+	P+	P+	P+	P+						5.3.5S
Boarding or Rooming House								S	P	P	P						
Hotel								P	P	P	P	P	P				
Motel										P	P	P	P	P			
Short-Term Rental	P+	P+	P+	P+	P+	P+	P+	P+									5.3.5T
VEHICLES AND EQUIPMENT																	
Auto Wash										P	P	P	P	P	P		
Automotive Fuel Sales								S+	S+	P+	P+	P+	P+	P+	P+		5.3.5U
Automotive Repair Shop, Major										P+	P+	P+	S+	P+	P+		5.3.5V
Automotive Repair Shop, Minor								S+		P+	P+	P+	P+	P+	P+		5.3.5W

Subchapter 5: Use Regulations

5.2 Table of Allowed Uses

5.2.3 Table of Allowed Uses

Table 5.2-A: Table of Allowed Uses

P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Automotive Sales or Leasing												P					
Automotive Wrecking Service, Impound Lot, Junkyard, and Salvage Yard														S+	P+		5.3.5X
Equipment Sales and Rental												S+		S+	P+		5.3.5Y
Parking Lot as a Principal Use									P	P	P	P	P	P	P		
Travel Plaza												P		P	P		
ADULT ENTERTAINMENT ESTABLISHMENTS																	
Sexually Oriented Business															S+		5.3.5Z
Industrial Uses																	
MANUFACTURING AND PROCESSING																	
Craft Alcohol Production								S	P+	P+	P+	P	P	P	P		5.3.6A
Feedlot, Slaughterhouse, or Packaging Plant	S														S		
Food Processing, Less than 2,500 Square Feet								P+	P+	P+	P+	P+	P+	P+	P+		5.3.6B
Food Processing, More than 2,500 Square Feet								S+	S+	P+	P+	P+	P+	P+	P+		5.3.6C
Gas Well	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	Subchapter 6: Gas Wells
Manufacturing, Artisan								P+	P+	P	P	P	P	P	P		5.3.6D
Manufacturing, Low-Impact									S+	P+	P+	P+	P+	P	P		5.3.6E
Manufacturing, Medium-Impact													S	S	P		
Manufacturing, High-Impact															S		
Commercial Incinerator, Transfer Station															S		
Data Center, Modular														S+	S+	S+	5.3.6I
Data Center, Warehouse										S+	S+	S+	P+	P+	P+	P+	5.3.6J
STORAGE AND WAREHOUSING																	
Outdoor Storage														S+	S+	S+	5.3.6F
Self-Service Storage								S+	S+	S+	P+	S+	P+	P+	P+		5.3.6G
Storage of Hazardous Materials															S		
Warehouse and Wholesale Facility										S+	S+	P	P	P	P		5.3.6H
Public and Semi-Public Utility Uses																	
Basic Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Power Stations, Electric Substations, Interchanges, and Switch Stations	P+							P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.7A

Subchapter 5: Use Regulations

5.2 Table of Allowed Uses

5.2.3 Table of Allowed Uses

Table 5.2-A: Table of Allowed Uses

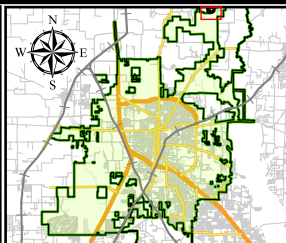
P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
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: <i>Wireless Telecommunications Facilities</i>																
Accessory Uses																	
Accessory Dwelling Unit	P+	P+	P+	P+	P+	P+	P+	P+									5.4.4A
Donation Box																	5.4.4B
Home Occupation	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+						5.4.4C
Outdoor Storage, Accessory												P+	P+	P+	P+	P+	5.4.4D
Sale of Produce and Plants Raised on Premises	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4E
Solar Collector, (Ground- or Building-Mounted)	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4F
Wind Energy Conversion System (WECS), Small (Ground-Mounted)	P+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	P+	P+	P+	5.4.4G
Wind Energy Conversion System (WECS), Small (Building-Mounted)	P+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	P+	P+	P+	0
Temporary Uses																	
Temporary Storage Containers and Other Portable Storage Units	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.6A
Concrete or Asphalt Batching Plant, Temporary	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.6B
Farmer's Market or Open-Air Market								P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.4
Field or Construction Office	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.6C
Seasonal Sales								P+	P+	P+	P+	P+	P+	P+	P+		5.5.4
Special Event								P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.4
Portable Wireless Telecommunications Facility	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.4

Z26-0003 Notification Map



 Parcels Standalone



*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 Criteria and Affidavit

A public hearing notification sign is a sign erected on the subject property to publicize a Future Land Use or Zoning Change request, a Specific Use Permit request, a Variance request, or a Historic Landmark Designation request. ***The number of signs and the placement of signs shall be determined at the time of First Review Comments for each specific request.*** It is the responsibility of the owner/project representative to contact Development Services Department to verify the number and location of signs needed.

Sign Criteria:

SIGN DESIGN

- Signs shall be four (4) feet wide by four (4) feet tall. (Please refer to attached sign exhibit.)
- The sign shall be constructed in accordance with the City's design standards for public hearing notification signs.
 - a) Two (2) sided, ten (10) millimeter Coroplast sign or other material of equivalent strength and durability.
 - b) Lettering shall be placed on both sides of the sign.
 - c) The letter font style shall be Trebuchet MS. The required font size is 230 (bold) for the sign heading and 180 for the remainder of the sign. Of the smaller words on the sign, everything is bold except the number field, name field, request field, and the website address. (Please refer to attached sign exhibit.)
 - d) Metal or wood posts shall be used.
- The sign shall comply with the layout and dimensions on the attached Public Hearing Notification Sign Specification sheet.

PLACEMENT

- The sign shall be posted perpendicular to the property line, and visible and legible from adjacent rights-of-way, but except alleys, at a location(s) determined by staff.
- If the subject property is on more than one (1) right-of-way, one (1) sign shall be posted along each right-of-way for each 500 feet of linear street frontage of the property.
- Signs shall be located outside of the public right-of-way, and shall be a minimum of two (2) feet off the ground, unless otherwise directed by the Director of Development Services or designee.

PROOF OF POSTING

- At least 10 days prior to the public hearing, the applicant shall submit an executed affidavit of proof of the posting (attached) and photographs of the installed sign to the Planning Project Manager.**

Failure to post the notification sign(s) and submit the affidavit and photographs will require that the public hearing item be withdrawn and re-noticed until the next public hearing date available.

- The property owner is responsible for maintaining the sign on the property throughout the entire public hearing process. If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign and posting the sign on the property promptly.

REMOVAL OF SIGNS

- The property owner or his/her representative must remove the sign within three (3) calendar days subsequent to the final decision by the approving body.**



DEPARTMENT OF DEVELOPMENT SERVICES

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

CITY OF DENTON PUBLIC HEARING NOTIFICATION SIGN SPECIFICATIONS

4 Feet



Notice of Public Hearing

Project Number:Z26-0003

Project Name:Rifkin Addition

Request: Zoning Change

For more info:

www.cityofdenton.com/

ProjectInfo

Call: (940) 349-8600



4 Feet

File Downloads for Sign Posting

[QR Code File Download](#)

[Logo File Download](#)



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. Z26-0003

Date of Planning and Zoning Commission Meeting: June 10th, 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 Z26-0003 - Rifkin Addition

located at 9651 FM 2153 - Aubrey Texas

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 05/20, 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 FM 2153

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 May day of 20, 2026

(Aimee Bissett)

Signature of Applicant or Authorized Representative for Project No.

Aimee Bissett

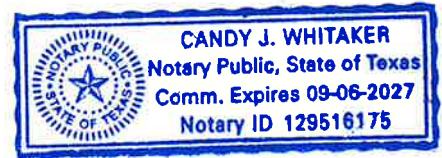
Printed Name of Applicant or Authorized Representative for Project No.

STATE OF TEXAS COUNTY OF Denton BEFORE ME, a Notary Public, on this 20th 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 20th day of May, 2026.

Candy J. Whitaker (signature)

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: 5/20/26 Verified by:

Approved by Development Assistance Team 05/22/2026



9651 FM 2153 - Aubrey Texas





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

Response Form

Project Number Z26-0003
Rifkin Addition

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

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

You may also email to matt.bodine@cityofdenton.com or call (940) 349-8584. Please note any responses are subject to public information requests including the information provided below.

Project Number: Z26-0003 Winston-Cox Waterworx

Meeting Date: June 10, 2026, Planning & Zoning Commission

Please circle one:

- In favor of request Opposed to request

Comments:

Lake Ray Roberts Zoning is great for our area, and most people feel that way - no trailer or RV parks or businesses. No density zoning.

Signature:

Printed Name: Tom Deels Dan Reding

Street Address: 9911 FM 2153

City, State and Zip Code: Aubrey, TX 76227

Phone Number: 940-367-0115

Email Address: redingrancheast@gmail.com

Physical Address of Property within 200 Feet: 9911 FM 2153
Aubrey, TX 76227

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A REQUEST TO REZONE APPROXIMATELY 9.487 ACRES OF LAND FROM A RURAL RESIDENTIAL (RR) ZONING DISTRICT TO A RESIDENTIAL 1 (R1) ZONING DISTRICT. THE SUBJECT SITE IS GENERALLY LOCATED ON THE SOUTH SIDE OF FM 2153, APPROXIMATELY 4,646 FEET EAST OF THE INTERSECTION OF FM 2153 AND RUNNING BEAR ROAD IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; ADOPTING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (Z26-0003b, Rifkin Addition)

WHEREAS, Aimee Bissett of McAdams, on behalf of the property owner, Joel Rifkin, requested to rezone approximately 9.487 acres of land from Residential Rural (RR) District to Residential 1 (R1) District, legally described in **Exhibit "A"**, attached hereto and depicted as **Exhibit "B"** and incorporated herein by reference (hereinafter, 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 have held due hearings and afforded full and fair hearings to all property owners interested in this regard, and have recommended approval/denial (0-0) of the request; and

WHEREAS, on July 21, 2026, 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 establishing a zoning district change for the Property, have determined that the proposed use is in the best interest of the health, safety, morals, 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 Residential 1 (R1) District.

SECTION 3. The City's official zoning map is hereby amended to show the established zoning district and use classification.

SECTION 4. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall not affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

SECTION 5. Any person, firm, partnership or corporation violating any provision of this ordinance shall, upon conviction, be deemed guilty of a misdemeanor and shall be punished by fine in a sum not exceeding \$2,000.00 for each offense. Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense.

SECTION 6. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record-Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

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

	Aye	Nay	Abstain	Absent
Mayor 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, INTERIM CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

DRAFT

**Exhibit A
Legal Description**

**METES AND BOUNDS
9.487 ACRES**

BEING all that certain lot, tract, or parcel of land, situated In the W. A. Thompson Survey, Abstract Number 1238, City of Denton ETJ, Denton county, Texas, and being all of that certain tract of land, described by deed to Joel Ira Rifkin, recorded in Document Number 2025-42617, Deed Records, Denton County, Texas, and being all of that certain tract of land, described by deed to Joel Rifkin, recorded in Document Number 2024-121338, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at the northwest corner of said Joel Ira Rifkin tract, same being the northeast corner of that certain tract of land, described deed to Dan & Elizabeth Reding, recorded in Document Number 2011-92590, Deed Records, Denton County, Texas, and being in the south line of FM 2153;

THENCE with the westerly north line of said Joel Ira Rifkin tract, and the south line of FM 2153 the following three (3) calls:

Northeasterly, with the arc of a curve to the left, having a radius of 4112.40 feet, a central angle of 3°46'50", and an arc length of 271.35 feet, whose chord bears N 84°53'53" E, 271.30 feet;

N 83°00'27" E, a distance of 45.60 feet;

Northeasterly, with the arc of a curve to the right, having a radius of 1973.07 feet, a central angle of 5°26'06", and an arc length of 187.16 feet, whose chord bears N 85°43'30" E, 187.09 feet to the westerly northeast corner of said Joel Ira Rifkin tract, same being the northwest corner of that certain tract of land, described by deed to Tammie Sue McCool, recorded in Document Number 2017-10881, Deed Records, Denton County, Texas;

THENCE S 00°40'54" E, with the northerly east line of said Joel Ira Rifkin tract, and the west line of said McCool tract, a distance of 139.93 feet to the southwest corner thereof, same being an inner ell corner of said Joel Ira Rifkin tract;

THENCE N 88°54'22" E, with the easterly north line of said Joel Ira Rifkin tract, and the south line of said McCool tract, a distance of 57.44 feet to the easterly northeast corner of said Joel Ira Rifkin tract, same being the westerly northwest corner of that certain tract of land, described by deed to Run Well Ranches, LLC, recorded in Document Number 2025-119158, Deed Records, Denton County, Texas;

THENCE S 01°01'04" W, with the southerly east line of said Joel Ira Rifkin tract, and the west line of said Run Well Ranches tract, a distance of 444.79 feet to the southeast corner of said Joel Ira Rifkin tract, same being the northeast corner of said Joel Rifkin tract;

THENCE S 00°57'09" W, with the west line of said Run Well Ranches tract, and the east line of said Joel Rifkin tract, a distance of 187.52 feet to the southeast corner thereof, same being an inner ell corner of said Run Well Ranches tract;

THENCE S 87°05'31" W, with the south line of said Joel Rifkin tract, and the westernmost north line of said Run Well Ranches tract, a distance of 538.32 feet to the most southerly northwest corner thereof, same being the southwest corner of said Joel Rifkin tract, and being in the east line of said Reding tract;

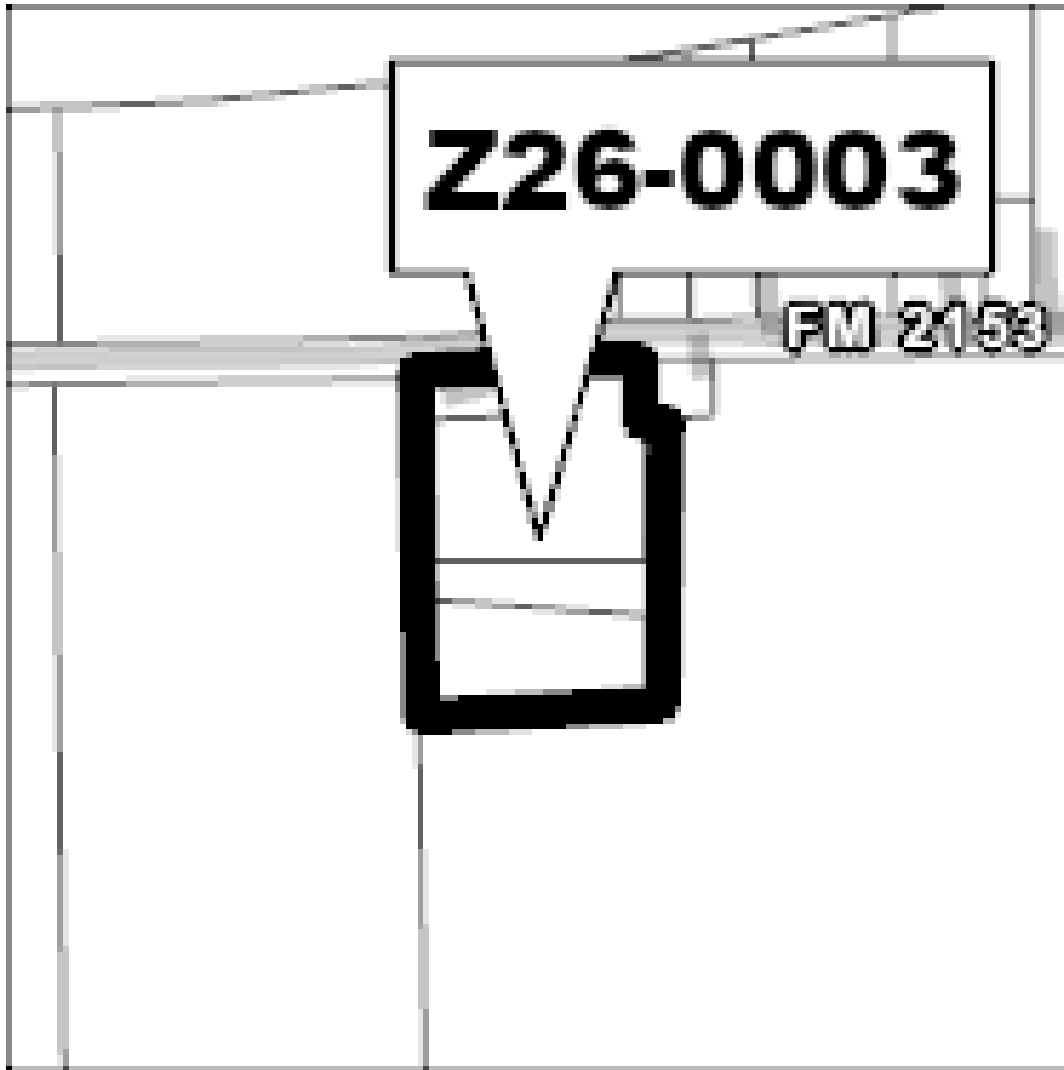
THENCE N 00°56'33" W, with the east line of said Reding tract, and the west line of said Joel Rifkin tract, a distance of 253.59 feet to the northwest corner thereof, same being the southwest corner of said Joel Ira Rifkin tract;

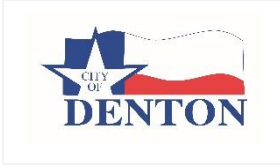
THENCE N 00°57'09" W, with the east line of said Reding tract, and the west line of said Joel Ira Rifkin tract, a distance of 501.24 feet to the **POINT OF BEGINNING** and containing approximately 9.487 acres of land.

DRAFT

Exhibit B

Site Location Map





City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

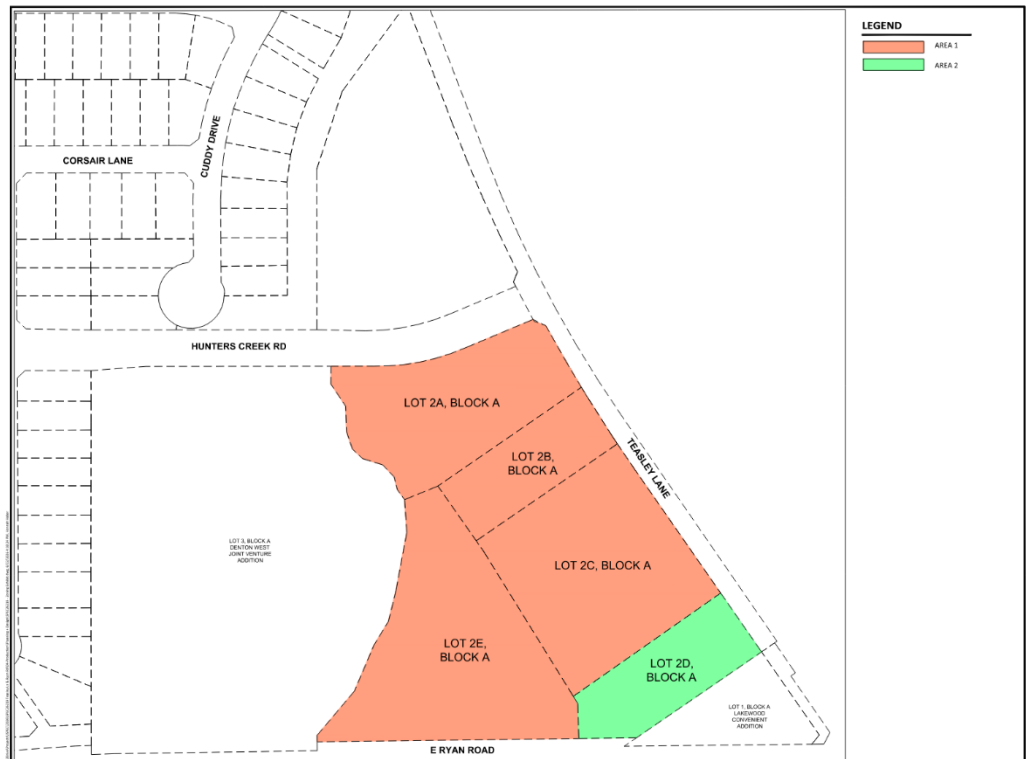
DATE: July 1, 2026

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by Denton West Joint Venture for an amendment to an existing Overlay Planned Development-Suburban Corridor (PD-SC) 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 East Ryan Road in the City of Denton, Denton County, Texas. (PDA26-0004, Denton West Joint Venture, Julie Wyatt).

BACKGROUND

The request is to modify the development standards for an existing Overlay Planned Development (PD) District with a Suburban Corridor (SC) (PD-SC) base zoning district to facilitate the development of an Automotive Repair Shop, Minor use in Area 2 only (shown in green and labeled as Lot 2D, right). The permitted uses on the remainder of the lots within the PD Overlay are not proposed to change (Area 1 shown in orange and labeled as Lots 2A, 2B, 2C, and 2E).



Overlay PD's, Generally

Overlay PDs are intended to address concerns of neighboring property owners and to ensure the proposed rezoning and subsequent development are compatible with surrounding neighborhoods. Permitted uses within a base zoning district can be restricted or expanded, additional use-specific standards can be imposed, and/or setbacks, landscaping, screening, or buffering requirements can be modified. Overlay PDs rely on development standards only and do not include a development plan with specific site details.

Current Zoning and Development

The current PD-SC District was established in April 2023 to allow community-serving commercial development typically found on high-traffic arterial roadways. The original boundaries included 12.77 acres platted into six lots and bisected by Hunter's Creek Road; however, the 3-acre lot located north of Hunter's Creek Road was rezoned to Public Facilities District in May 2025 to facilitate the construction of a new fire station. The remaining 9.6 acres located on the south side of Hunter's Creek Road are the subject of this request.

The subject property's location—near the intersection of Teasley Lane, a Primary Arterial roadway, and East Ryan Road, a Secondary Arterial roadway, creates a space where auto-oriented commercial uses are appropriate, consistent with development immediately south of the subject property and beyond. However, due to the proximity of nearby neighborhoods, reasonable screening standards and use limitations were put in place with the current PD-SC District to improve compatibility.

These standards are outlined in Exhibit 6 and summarized in the table below. For standards not specified in the PD Regulations, the applicable SC District development standards would apply. Since 2023, the two lots closest to Hunters Creek Road have been developed with drive through restaurants, and three lots remain undeveloped.

Standard	Base SC District	Current PD-SC Regulations	Proposed Amendment
Permitted Uses	All Uses permitted in the SC District per the DDC	Some Public, Institutional, Religious, & Civic Uses, Commercial Uses, and Temporary Uses permitted in the SC District per the DDC , a maximum of 3 drive through facilities are allowed	Add Automotive Repair Shop, Minor to the permitted uses
Land Use Compatibility Buffer (DDC 7.7.6)	Min. 15-foot-wide; Min. 30 points from DDC Table 7.G	Min. 30-foot-wide; Min. 30 points from DDC Table 7.G	No change

<p>Specific Vehicular Parking & Maneuvering Screening</p>	<p>Min. 2 ROW screening elements from DDC Table 7.E (unless no front parking, then 1 ROW screening element)</p>	<p>Min. 25-foot parking area setback from Teasley Lane; Min. 15-foot parking area setback from Hunters Creek Road</p> <p>Min. 2 ROW screening elements adjacent to Teasley Lane</p> <p>No menu boards & min. 3 ROW screening elements along Hunters Creek Road</p>	<p>No change</p>
<p>Access Standards</p>	<p>(DDC) Subsections 5.2-2 and 8.3.2A.11 require that full access to a site across a property must occur through a zoning district that allows the proposed use</p>	<p>No change to DDC requirement</p>	<p>Would not apply</p>

Proposed Overlay PD Amendment

The applicant has requested two modifications to the original PD-SC District’s development standards:

- **Allow Automotive Repair Shop, Minor on in Area 2 only.** This modification would allow automotive repair services such as lubrication, oil and tire changes, and tune-ups, brake repair, tire replacement, detailing and polishing, paint-less repair, window tinting, vehicle wraps, and audio installation. The original development standards prohibited the use; however, given Area 2’s location adjacent to an existing fuel station at the intersection of East Ryan Street and Teasley Lane, the proposal is not expected to negatively impact nearby residential areas. Furthermore, this type of minor automotive repair can be found in similar contexts on suburban commercial corridors in the vicinity of neighborhoods and offers an additional service option to area residents.
- **Modify access standards.** Per Denton Development Code (DDC) Subsections 5.2-2 and 8.3.2A.11, full access to a site across a property must occur through a zoning district that allows the proposed use. During the subject site’s platting and development of the two lots closest to Hunter’s Creek Road, access to the entire 9.6 acres of this PD Overlay was limited to two driveway connections to ensure safe vehicular movement onsite and to restrict additional driveways along Teasley Lane. Therefore, vehicles enter the site either from Hunter’s Creek Lane or East Ryan Road, which requires crossing lots outside of Area 2. Because those lots in Area 1 would not allow the Automotive Repair Shop, Minor, Area 2 could not comply with the access restriction, and the deviation through this PD Amendment process is warranted.

A full Staff Analysis of the proposed Planned Development Amendment, including a further analysis of the proposed standards, is provided in Exhibit 2.

OPTIONS

1. Recommend Approval
2. Recommend Approval Subject to Conditions
3. Recommend Denial
4. 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 2.7.3.D of the DDC for approval of an amendment to an Overlay PD District.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
January 23, 2008	Planning & Zoning Commission	Rezone NR-2 to NRMU (Ord. No. 2008-045)	Recommended Approval
February 19, 2008	City Council	Rezone NR-2 to NRMU (Ord. No. 2008-045)	Approved
February 5, 2014	Planning & Zoning Commission	Rezone to NR-6 Overlay (Ord. No 2014-075)	Recommended Approval
March 4, 2014	City Council	Rezone to NR-6 Overlay (Ord. No 2014-075)	Approved (superseded and replaced Ord. No. 2008-045)
October 2019	City Council	Base zoning transition from NRMU to MN (DCA18-0009)	Approved
June 9, 2022	Planning & Zoning Commission	Preliminary Plat (PP22-0010)	Approved
February 15, 2023	Planning & Zoning Commission	Rezone to PD-SC Overlay (PD22-0010)	Recommended Denial (4-2)
March 7, 2023	City Council	Rezone to PD-SC Overlay (PD22-0010)	Continued request to the April 4, 2023 Council meeting
March 15, 2023	Planning & Zoning Commission	Reconsideration of a proposed rezoning to PD-SC Overlay (PD22-0010)	Request to reconsider approved (6-1)

April 18, 2023	City Council	Rezone to PD-SC Overlay (PD22-0010)	Approved (6-0)
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PUBLIC OUTREACH:

Thirty-three (33) notices were sent to property owners within 200 feet of the subject property. Five hundred sixty-one (561) courtesy notices were sent to physical addresses within 500 feet of the subject property. As of the writing of this report, staff has received no responses.

A notice was published in the Denton Record Chronicle on June 14, 2026.

A notice was published on the City’s website on June 10, 2026.

Two (2) signs were posted on the property on February 3, 2023.

DEVELOPER ENGAGEMENT DISCLOSURES

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Zoning Map
5. Future Land Use Map
6. PD Development Standards
7. Notification Map and Responses
8. Draft Ordinance

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Julie Wyatt
Principal Planner

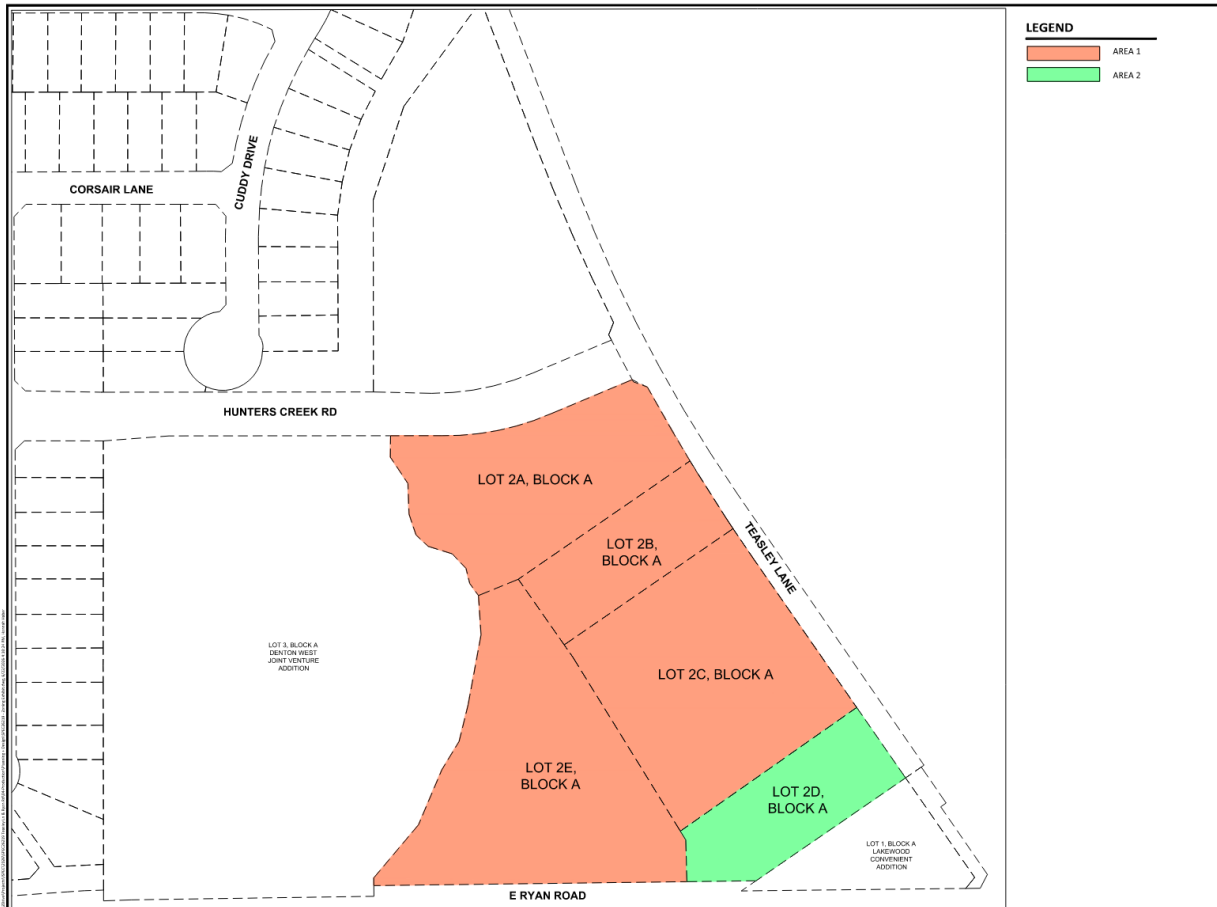
Planning Staff Analysis

PDA26-0004/Denton West Joint Venture

City Council District #4

REQUEST:

Amend an existing Overlay Planned Development-Suburban Corridor (PD-SC) District to add Automotive Repair Shop, Minor to the permitted uses to one lot (Area 2, shaded green and labeled as Lot 2D below) and modify the accesses standards to facilitate commercial development. The permitted uses on the remainder of the lots within the PD Overlay are not proposed to change (Area 1 shown in orange and labeled as Lots 2A, 2B, 2C, and 2E).



SITE DATA:

The 9.6-acre subject site is located west of Teasley Lane between Hunters Creek Road and East Ryan Road. It is platted into five lots, two of which have been developed with Drive-Through Restaurants. Three undeveloped lots remain: one large lot which fronts on Ryan Road and abuts a multifamily residential development to the west and two which front on Teasley Lane.

The general area's street network includes a variety of roadway types:

- **Teasley Lane (FM 2181):** Teasley Lane is a north-south road owned and maintained by TxDOT. Per the 2022 Mobility Plan, Teasley Lane is an existing Primary Arterial roadway. Primary Arterials require 135 feet of right-of-way dedication and are constructed with six travel lanes. Currently, Teasley Lane is constructed with six travel lanes, a center median, and a five-foot-wide sidewalk along both the east and west sides of the roadway. The subject site has approximately 740 feet of frontage along Teasley Lane.
- **Hunters Creek Road:** Hunters Creek Road is an east-west Residential Street serving Phase 3 of the Teasley Trails Subdivision. While not specifically identified as a Collector

on the 2022 Mobility Plan map, it functions as a Collector for Teasley Trails and connects the neighborhoods to Teasley Lane. Collectors require at least 65 feet of right-of-way. Hunters Creek is a 65-foot-wide right-of-way constructed with 2 travel lanes. A traffic signal at the intersection of Teasley Lane and Hunter’s Creek is currently under construction.

- **East Ryan Road:** East Ryan Road is located just south of the subject site. Per the 2022 Mobility Plan, Ryan Road is a Secondary Arterial roadway. Secondary Arterials require 110 feet of right-of-way dedication and are constructed with four travel lanes. Currently, Ryan Road is a variable-width right-of-way constructed with two travel lanes, separate directional lane at the Teasley Lane intersection, and noncontinuous 5-foot-wide sidewalks along both the north and south side of the roadway. Widening of approximately two miles of Ryan Road from a two-lane road to a three-lane road is expected to begin in 2027 or 2028. The new configuration will include a center turn lane so motorists may move out of travel lanes to decelerate or stop in anticipation of left-hand turns.

SURROUNDING ZONING AND USES:

Northwest: Hunters Creek Road Zoning: Planned Development – Residential 6 (PD-R6) Use: Single-family residential	North: Hunters Creek Road Zoning: Public Facilities Use: Future Fire Station #6	Northeast: Teasley Lane Zoning: Residential 4 (R4) Use: Single-family residential
West: Zoning: Planned Development – Mixed-Use Neighborhood (PD-MN) Use: Multifamily residential	TRACT 2	East: Teasley Lane Zoning: Residential 4 (R4), Residential 7 (R7), & Public Facility (PF) Use: Single-family residential, utility, & Nelson Elementary School
Southwest: Ryan Road Zoning: Residential 2 (R2) Use: Outdoor storage facility	South: Ryan Road Zoning: Residential 4 (R4) and Suburban Corridor (SC) Use: Single-family residential and Retail	Southeast: Zoning: Suburban Corridor (SC) & Mixed-Use Neighborhood (MN) Use: Automotive fuel sales & Retail

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 2.7.3.D of the DDC applies to this PD amendment 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 for PD requests.

2. *Prior Approvals*

In summary, the area at the northwest corner of Teasley Lane and East Ryan Road was zoned in 2008 to Neighborhood Residential Mixed-Use District. The zoning was modified in 2014 to add overlay conditions which had the effect of limiting multifamily uses and freezing commercial uses and development standards under the 2002 Denton Development Code.

The subject property was rezoned in 2023 to allow additional commercial uses typically found at other similar intersections along the southern Teasley Lane corridor, but with some restrictions on more intensive commercial uses. This allowed the area to develop in a manner consistent with current site design standards, the Future Land Use Map, and the established uses along the Teasley Lane corridor.

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

The decision-making authority:

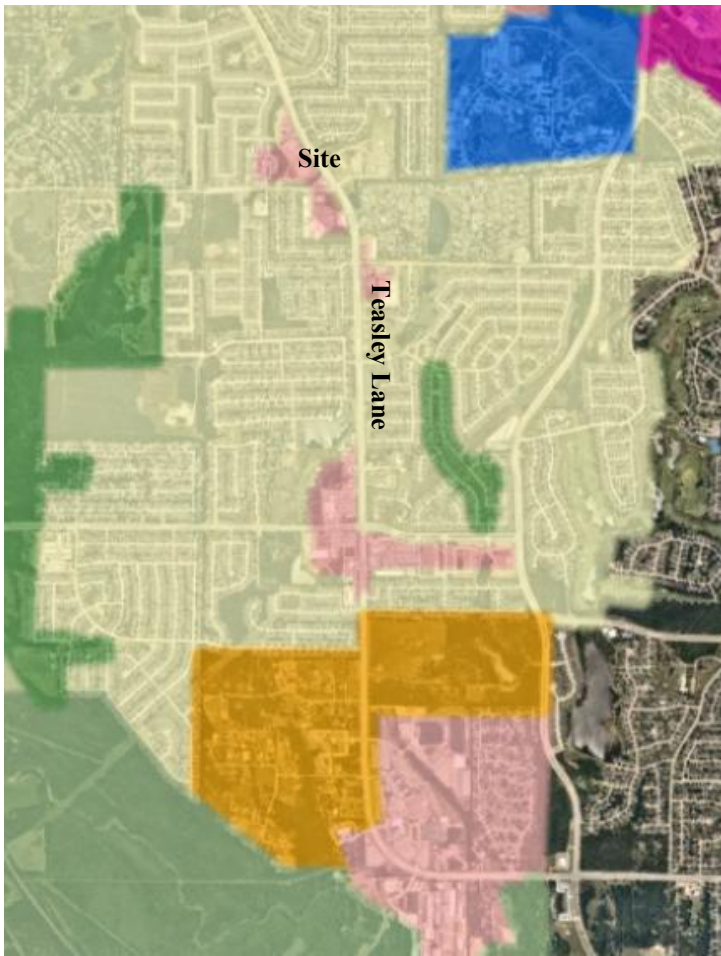
- a. *Shall weigh competing goals, policies, and strategies.*

There are no competing goals, policies, or strategies. The proposed amendment to the Planned Development with a Suburban Corridor base district (PD-SC) conforms to the Denton 2040 Future Land Use Map (Exhibit 5) and goals related to context-sensitivity. Given the 2022 Mobility Plan roadway classifications for Teasley Lane and East Ryan Road, the most appropriate land uses for this corridor will remain commercial, including auto-oriented uses in appropriate locations. Therefore, the applicant's request to add Automotive Repair Shop, Minor and to modify access standards is consistent with the goals of the Denton 2040 Comprehensive Plan and meets the other criteria for approval.

- b. *May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in the Comprehensive Plan.*

The Future Land Use Map (FLUM) designation for the subject property is Community Mixed Use with surrounding Low Residential.

- Community Mixed Use is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. The intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. It often applies to areas along key corridors, particularly at signalized and arterial intersections.
- Low Residential is intended for predominantly single-family neighborhoods with densities up to five dwellings per acre.



The pattern of situating Community Mixed Use (pink shading) either at intersections or along Primary Arterials with adjacent Low Residential (yellow shading) is a pattern that is repeated along Teasley Lane, see map, left.

The zoning pattern along Teasley Lane is consistent with the FLUM, and suburban scale commercial uses have developed within the Community Mixed Use designated areas. These uses include grocery stores, shopping centers, drive-through restaurants, automotive fuel sales, and minor automotive repair shops.

The proposed PD amendment meets the intent of the FLUM in both use and development scale. The proposal would facilitate the development of an additional service option in a growing suburban area, consistent with the FLUM and existing commercial development along Teasley Lane.

Preferred Land Preservation Plan

The site does not contain any areas identified on the Preferred Land Preservation Map.

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 request is for an amendment to a PD-SC District. The proposed Development Standards provided in Exhibit 6 indicate an intent to develop in accordance with the 2019 DDC and impose additional use restrictions as well as additional development standards outlined in the document, which are further summarized in the table in Exhibit 1.

- b. *Compliance with these standards is applied at the level of detail required for the subject submittal.*

Compliance with the DDC has been analyzed at the level of detail necessary for an Overlay Planned Development. Other departments (Engineering, Solid Waste, Denton Municipal Electric, and Fire) reviewed the proposal for conceptual land use conformance with coexisting plans and goals. Subsequent development will be subject to the appropriate applications, development standards, and review processes of the DDC.

5. *Compliance with Other Applicable Regulations*

The PD regulations document indicates that development on the subject site shall comply with all provisions of the 2019 DDC and imposes additional restrictions and standards. Further, the development will be required to comply with the City's criteria manuals for roadway, utility, and drainage improvements, as well as TxDOT requirements.

6. *Consistent with Interlocal and Development Agreements*

There are no interlocal or development agreements applicable to the site.

7. *Minimizes Adverse Environmental Impacts*

There are no Environmentally Sensitive Areas on the subject property, and the site must comply with the City's requirements for storm water management and tree preservation during the review process.

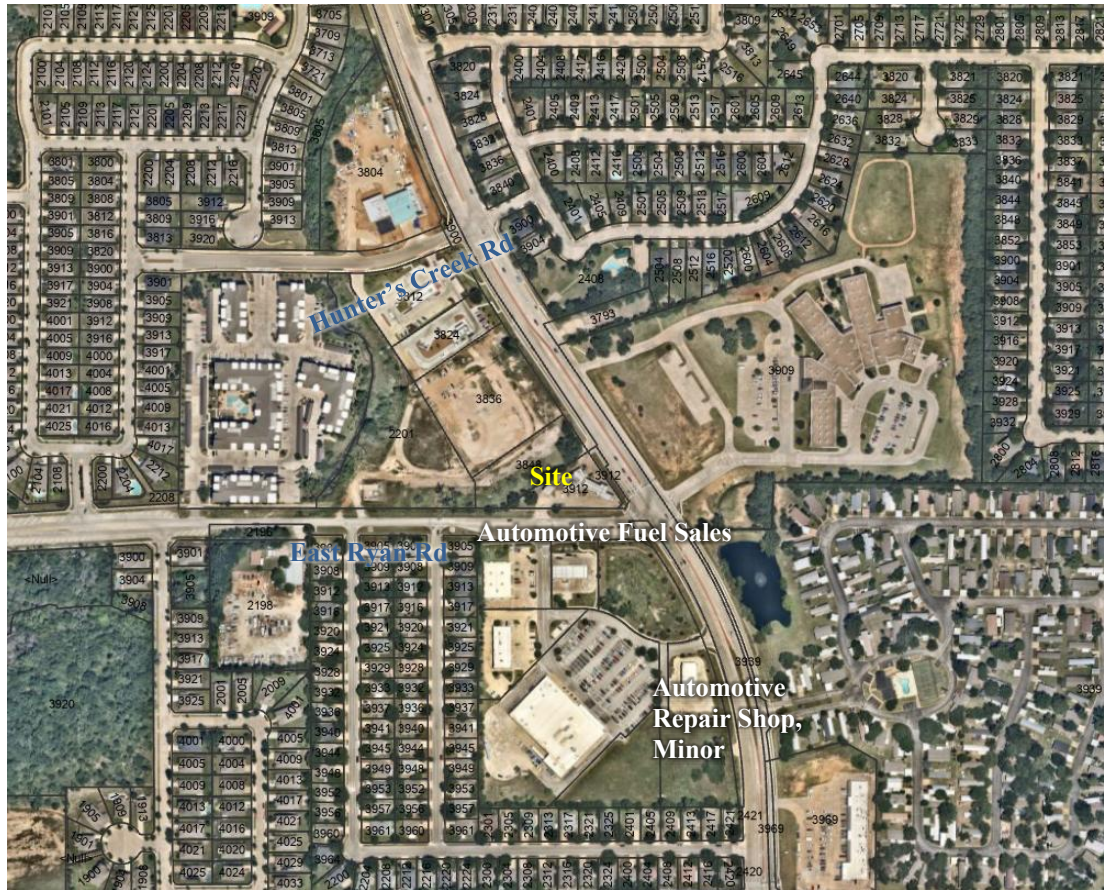
8. *Minimizes Adverse Impacts on Surrounding Property*

Automotive Repair Shop, Minor uses can create potential impacts, particularly related to noise and visual compatibility. For this reason, it is typically found along larger corridors, in commercial centers, and near employment areas. The original PD-SC Development Standards prohibited this use to minimize potential impacts, particularly for the commercial lots located near Hunter's Creek Road. However, due to Area 2's location near the intersection of Teasley Lane and Ryan Road, approximately 600 feet south of Hunter's Creek Road, it is not anticipated to create adverse impacts on the Teasley Trails Phase 3 neighborhood located to the west/northwest.

For the residential neighborhood southwest of the site, there are a few factors which will limit the potential impacts. First, Area 2 includes 104 feet of frontage on East Ryan Road, indicating that any development will be oriented toward Teasley Lane. Second, the Denton Development Code requires landscaping along all roadways, including street trees and one screening element (berm, additional trees, shrubs, or low screening wall), which will mute the potential impacts. Third, due to the lot's size and configuration, it is likely that any bays would be oriented toward the northwest or southeast, directing any noise away from nearby homes.

Finally, Area 2 is adjacent to an existing Automotive Fuel Sales use and approximately 700 feet north of an existing Automotive Repair Shop, Minor use, indicating the proposal is consistent with the area's existing uses and would not introduce new activities to the area.

An aerial map of the area is shown below.



9. *Minimizes Adverse Fiscal Impacts*

Due to the existing development in the PD-SC, the limited nature of the amendment and the location along a TxDOT roadway, a full fiscal impact analysis was not completed for the subject site. However, the developer would be required to provide the infrastructure necessary to support the development and pay impact fees in accordance with the City's fee schedule.

10. *Compliance with Utility, Service, and Improvement Standards*

This proposed rezoning will not negatively affect utilities, services, or other improvements, as the subject property will be served by existing utilities and infrastructure.

11. *Provides Adequate Road Systems*

The subject site is located south of Hunters Creek Road (which serves as an entrance into an existing neighborhood) and is situated between single-family and multifamily developments to the west, and Teasley Lane, a 6-lane divided Primary Arterial to the east. Ryan Road, a 2-lane Secondary Arterial, is located to the south. There is a left-hand turn lane on Teasley Lane that allows for vehicular travel onto Hunters Creek Road, providing east-west connection between the residential neighborhoods to the west and Teasley Lane. A signal is under construction at the Teasley Lane-Hunters Creek Road intersection, and the subject site also has access to Ryan Road. The proposed development is not anticipated to negatively impact surrounding properties as the primary access will be from Teasley Lane.

Additionally, the proposed deviation from DDC Subsections 5.2-2 and 8.3.2A.11 will allow access through a zoning district which does not allow the use (Area 1), maintaining internal circulation for the various uses while limiting the Automotive Repair Shop, Minor in Area 2 only.

Based on the preliminary trip generation counts (83 daily weekday trips, 14 AM peak trips, 13 PM peak trips), Staff anticipates that a Traffic Impact Analysis (TIA) will not be required for the development of this use.

12. *Provides Adequate Public Services and Facilities*

Since the area is already appropriately zoned to support commercial development, the proposed amendment is not anticipated to negatively impact public services and facilities. New development applications must provide proof that existing and/or planned facilities have adequate public service capacity.

13. *Rational Phasing Plan*

The proposed PD Amendment does not have a phasing plan.

B. Section 2.4.5.E of the DDC provides approval criteria applicable to all applications.

1. *Complies with the goals of the Comprehensive Plan;*

As described in Consideration A above, the proposed amendment meets this criterion.

2. *Complies with the goals of relevant Area Plans;*

As described in Consideration A above, there are no area plans applicable to the subject property.

3. *Complies with this DDC, except where modifications are expressly authorized through the PD Regulations Document and PD Development Plan;*

As detailed in Exhibit 6, summarized in Exhibit 1, and described in Consideration A above, the proposed amendment meets this criterion.

4. *Provides a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PD District;*

The existing PD-SC District imposes an additional 25-foot setback from Teasley Lane, screening standards, and use restrictions, providing for a greater level of building and site design quality than the base SC district. The proposal would add Automotive Repair Shop, Minor to the permitted uses for Area 2 and modify the access standards to allow all permitted uses in the Overlay to share access, accommodating an auto-oriented use in an appropriate location near the intersection of Teasley Lane and East Ryan Road while maintaining all other Development Standards.

5. *In the case of proposed residential development, that the development will promote compatible buildings and uses and that it will be compatible with the character of the surrounding area;*

No residential uses are proposed to be permitted as part of this PD.

6. *In the case of proposed commercial, industrial, institutional, recreational and other non-residential uses or mixed-uses, that such development will be appropriate in area, location, and overall planning for the purpose intended; and*

As detailed in Exhibit 6, the proposed PD-SC district amendment permits those commercial uses most appropriate for the location and context. The addition of Automotive Repair Shop, Minor, in Area 2 will provide a necessary service near residential areas while maintaining an orientation toward Teasley Lane so that noise or visual impacts will be minimized.

7. *The provisions for public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services and parks are adequate to serve the anticipated population within the PD District.*

Subsequent developments shall ensure adequate public facilities are available to serve the subject site. The nonresidential development is not anticipated to add to the school student population, and Fire Station #6 is within a 3-minute drive to the subject site.

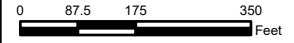
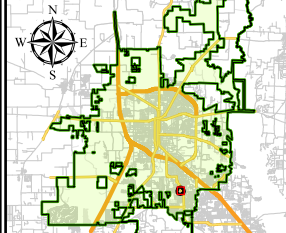
8. *The condition and/or restrictions imposed by the PD are necessary and sufficient to address any significantly adverse impacts to surrounding properties or the neighborhood.*

As detailed in Exhibit 6 and described in Consideration A above, the PD-SC Development Standards impose additional buffer requirements adjacent to residential developments and setback from Teasley Lane. The addition of the Automotive Repair Shop, Minor use is limited to one lot which does not abut any single-family lots and is adjacent to an existing automotive use. Consequently, this location indicates that any adverse impacts to surrounding properties or neighborhoods will be minimal.

PD26-0004 Aerial Site Location

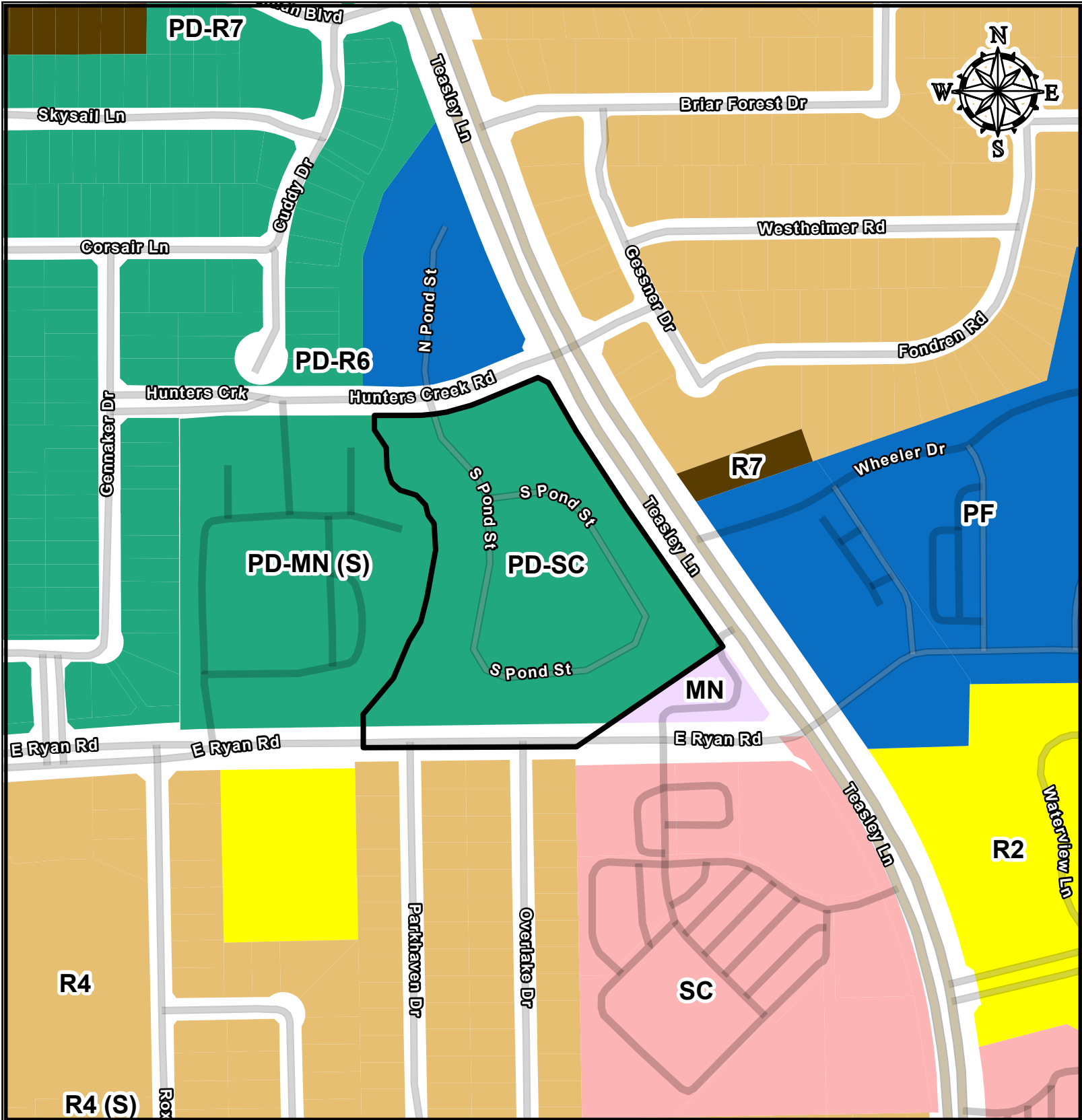


- COD
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- NAA 8/1/40

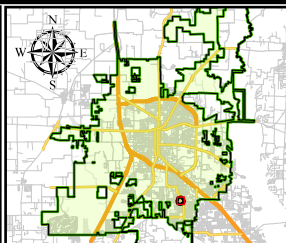


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PD26-0004 Current Zoning Map



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

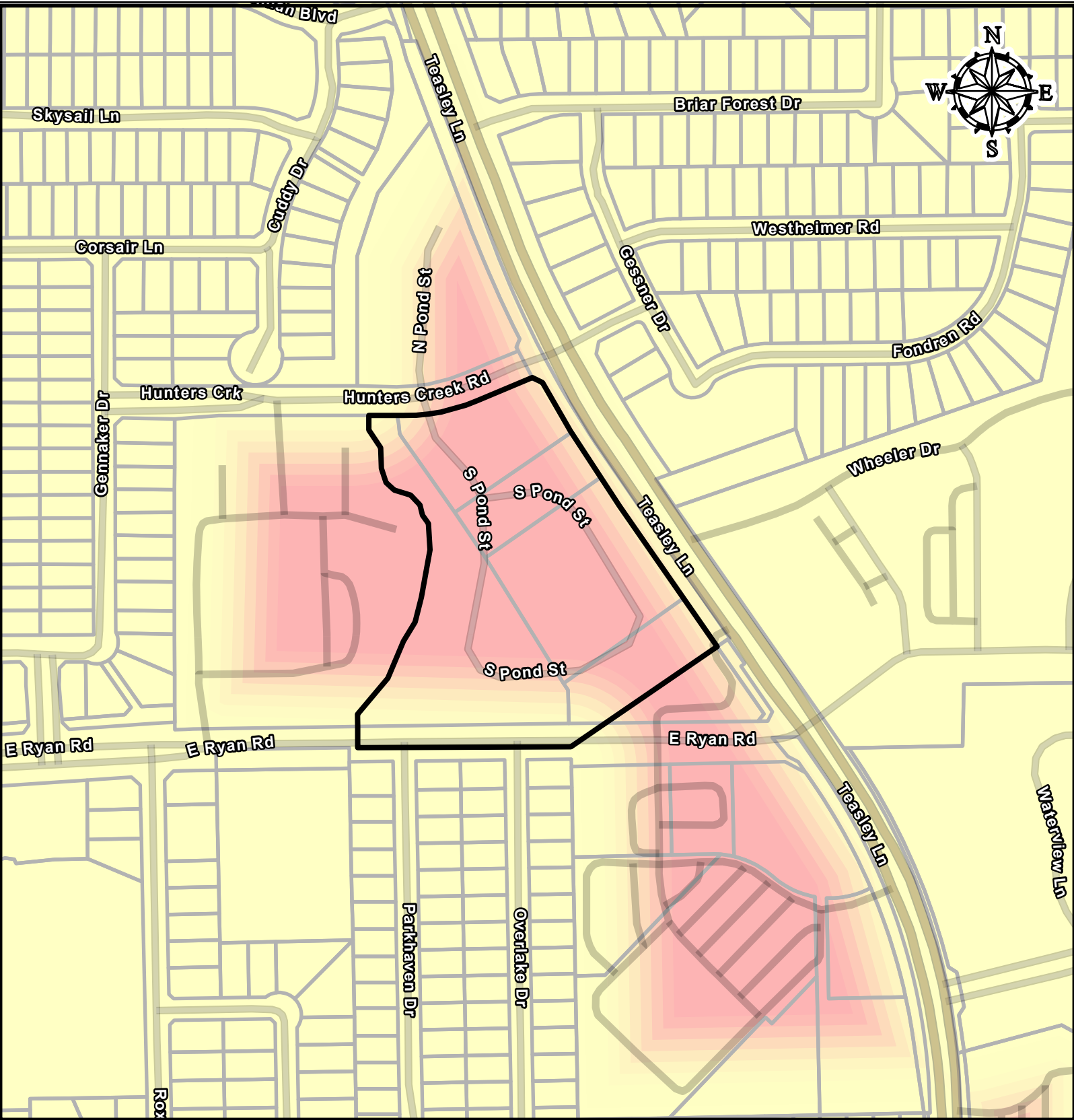


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CITY OF DENTON
Development Services • GIS
Date: 6/9/2026

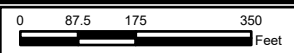
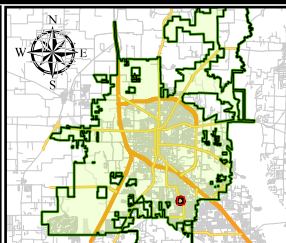
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PD26-0004 Future Land Use Map



- 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



Development Services • GIS

Date: 6/9/2026

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**Exhibit “B” –PLANNED DEVELOPMENT STANDARDS
PD26-0004**

Denton West Joint Venture

PD-SC– 9.61 acres

SECTION 1: Purpose Statement

The regulations set forth in these development standards are for the Overlay Planned Development (PD) District as defined in Denton Development Code Section 2.7.3C.1.

The original PD Overlay ordinance, PD22-0010, covered 12.77 acres of land. Since adoption, the approximately 3.16 acres platted as Lot, Block A of the Denton West Joint Venture Addition north of Hunters Creek Road has been zoned out of the PD Overlay, so this amendment only applies to the remaining 9.61 acres located sSouth of Hunters Creek Road and west of Teasley Lane.

The PD encompasses a total of 9.61-acres described in Exhibit A (“Property”), Zoning Legal Description.

SECTION 2: Use Regulations

The PD District shall follow all Use Regulations and Use-Specific Standards for the Suburban Corridor (SC) District in DDC Subchapter 5, *Use Regulations*, as amended, except the following:

DDC Subsection 5.2-2. Full access to a site across a property must occur through a zoning district that allows the proposed use. Emergency only access is exempt from this requirement. For the purposes of this PD Overlay, any use permitted in Areas 1 or 2 is allowed to take access through the shared access drives that cross between all lots.

The following uses are prohibited in Area 2 (See Zoning Exhibit):

- Everything listed below except for Automotive Repair Shop, Minor

The following uses are prohibited in Area 1 (See Zoning Exhibit):

- Multifamily Dwelling
- Work/Live Dwelling
- Club or Lodge
- Funeral and Internment Facility
- Business or Trade School
- Hospital Services
- Medical uses over 25,000 Square Feet
- Kennel
- Urban Farm

- Amenity Center
- Outdoor Recreation Facility
- Bar, Tavern, or Lounge
- Mobile Food Court
- Private Club
- Credit Access Business
- Printing, Copying, and Publishing Establishment
- Laundry Facility
- Tattoo and Body Piercing Parlor
- Smoke Shop
- Boarding or Rooming House
- Hotel
- Motel
- Auto Wash
- Automotive Repair Shop, Minor
- Automotive Repair Shop, Major
- Automotive Fuel Sales
- Parking Lot as Principal Use
- Craft Alcohol Production
- Food Processing, Less than 2,500 Square Feet
- Food Processing, More than 2,500 Square Feet
- Gas Well
- Artisan Manufacturing
- Low-Impact Manufacturing
- Data Center, Warehouse
- Self-Service Storage
- Warehouse and Wholesale Facility
- Accessory Uses
 - Home Occupation
 - Outdoor Storage, Accessory
 - Sale of Produce & Plants Raised on Premises
 - Solar Collector, Ground Mounted
 - Wind Energy Conversion System
- Temporary Uses
 - Temporary Storage Containers
 - Concrete or Asphalt Batching Plant
 - Portable Wireless Telecommunications Tower

A maximum of three (3) drive-through facilities shall be permitted by right within the PD District. Additional drive-through facilities within the PD District shall only be permitted with approval of a Specific Use Permit pursuant to the Denton Development Code, Section 2.5.2: *Specific Use Permit (SUP)*.

SECTION 3: Development Standards

Development within this PD shall comply with the Development Standards applicable to the SC Zoning District as provided for in the Denton Development Code, as amended. Additionally, all development within this PD shall comply with the following:

Landscaping & Screening

A minimum of three Right-of-Way Elements must be selected from DDC Table 7.E, Section A along all property lines abutting Hunters Creek Road. The following buffers shall be required:

Along all property lines shared with the multifamily development to the west, a minimum 30-foot-wide landscape buffer shall be provided and must include 30 Buffer Points selected from DDC Table 7.G. Existing tree canopy may count towards the required buffer elements.

Site & Building Design

Where sidewalks and pedestrian paths traverse driveways, the sidewalk or pedestrian path shall be designed with patterned and/or colored concrete or pavers.

No menu boards or speakers shall be located between a primary structure and Hunters Creek Road.

All building-mounted light fixtures must be installed so that light is directed downward.

Parking and vehicular maneuvering areas shall be set back at no less than 25 feet from all property lines adjacent to Teasley Lane and no less than 15 feet from Hunters Creek Road.

Signage

Free standing signs shall be limited to monument signs. Monument signs shall be no taller than 8 feet in height.

SECTION 4: Subdivision

Access

The PD District shall follow all subdivision standards in DDC Subchapter 8, as amended, except the following:

DDC Subsection 8.3.2.A. 11 Full access to a site across a property must occur through a zoning district that allows the proposed use. Emergency only access is exempt from this requirement. Subdividing a lot and dedicating a public right-of-way to access the site does not exclude this requirement.

For the purposes of this PD Overlay, any use permitted in Areas 1 or 2 is allowed to take access through the shared access drives that cross between all lots.



LEGEND

- AREA 1
- AREA 2 (Lot 2D, Block A only)



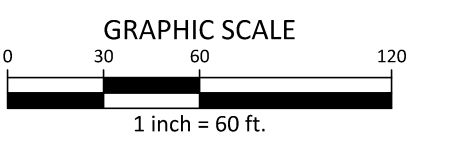
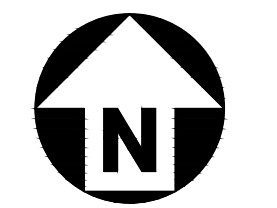
McADAMS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

**TEASLEY LANE AND
EAST RYAN ROAD
PD ZONING
Exhibit "E" Zoning Exhibit**



REVISIONS

NO.	DATE	DESCRIPTION
1	04/13/2026	1ST SUBMITTAL
2	06/16/2026	2ND SUBMITTAL
3	06/22/2026	3RD SUBMITTAL

PLAN INFORMATION

PROJECT NO. TEASLEY LANE & RYAN ROAD
 FILENAME SPEC26219 - ZONING EXHIBIT.DWG
 CHECKED BY AB
 DRAWN BY HH
 SCALE 60 SCALE
 DATE 06/22/2026

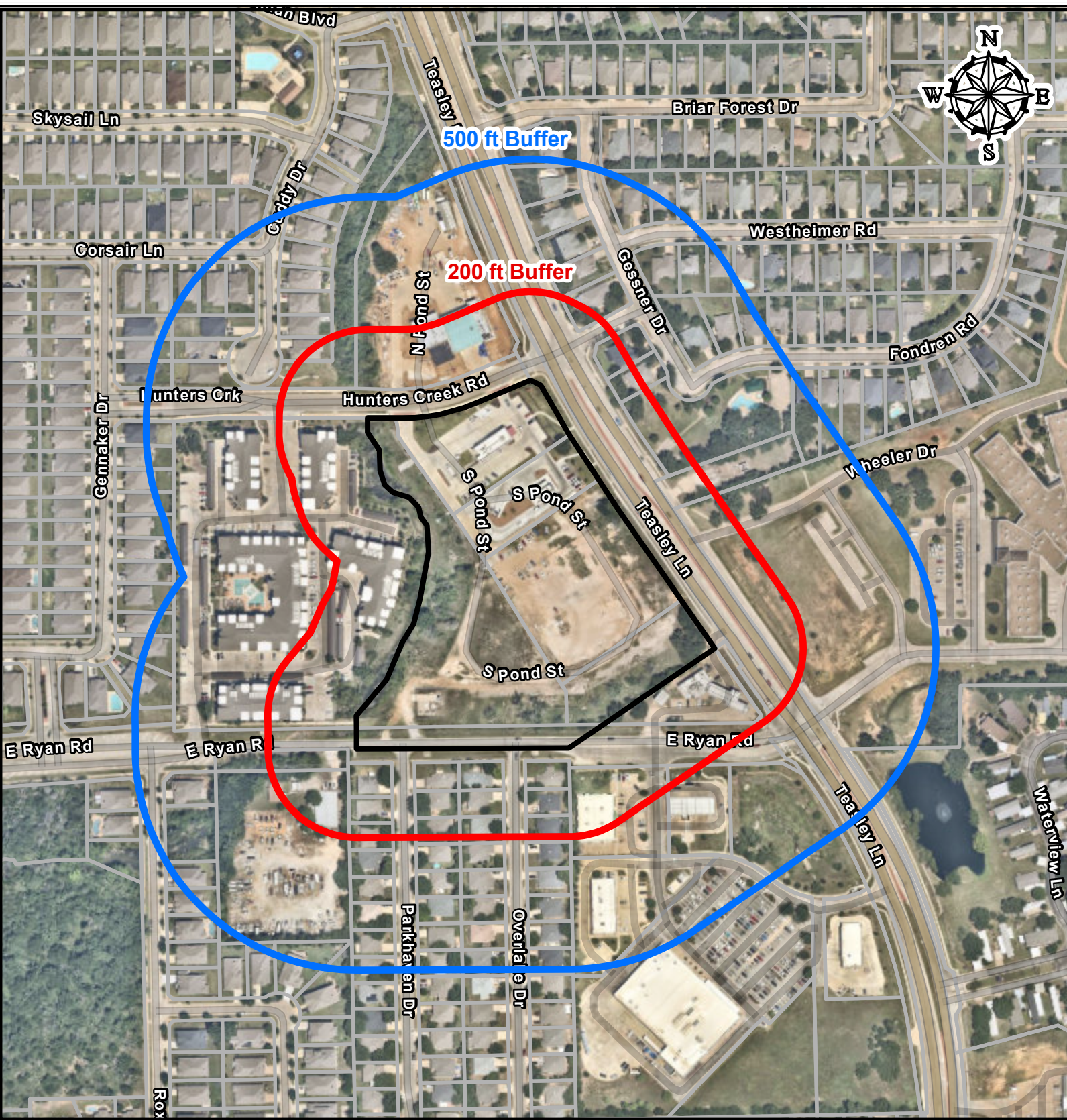
SHEET


ZONING EXHIBIT

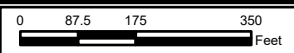
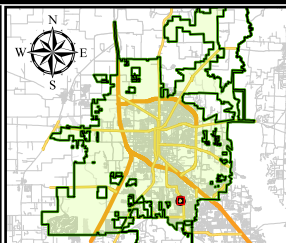
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PD26-0004 Notification Map



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



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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. PDA26-0004

Date of Planning and Zoning Commission Meeting: June 10th, 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 Denton West Joint Venture - PDA26-0004

located at 3848 Teasley Ln. and E. Ryan Road

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 05/26, 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 3848 Teasley Ln. and E. Ryan Rd.

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 26th day of May, 2026

Aimee Bissett

Signature of Applicant or Authorized Representative for Project No.

Aimee Bissett

Printed Name of Applicant or Authorized Representative for Project No.

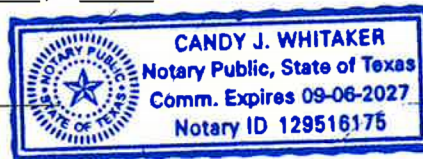
STATE OF TEXAS COUNTY OF Denton BEFORE ME, a Notary Public, on this 26th day personally appeared (printed owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 26th day of May, 2026

Candy J. Whitaker

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: Verified by:



E. Ryan Rd

Teasley Lane



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

2026
Planning and Zoning Commission Requests for Information
Meeting Dates
Updated 6.24.2026

	Request		Request Date	Status
1	Discussion related to removing minimum parking requirements from the DDC.	Villarreal	9/14/2022	This item is on hold given the pending city-wide parking study; City Council to provide subsequent direction at a future date.
2	Further discussion regarding potential code changes to support Communal Living and Small Home Communities. (Follow up to 10/8/2025 work session.)	McDuff	10/8/2025	To be scheduled for future work session.
3	Requested a west 380 study.	Riggs	12/17/2025	To be scheduled for future work session
4	Requested a continued discussion regarding Senate Bills 840 and 15 from the 2025 Legislative session and what the status is, how these bracketed bills operate and what is coming. Note: This will include discussion of how the DDC 2.12 affordability incentives relate to SB 840.	Pruett	1/14/2026	To be scheduled for future work session
5	Requested a discussion of what compatible development is for neighborhood character.	Ketchersid	2/11/2026	To be scheduled for future work session

	Annual Updates		Request Date	Status
1	Provide annual updates related to progress on implementing the Denton 2040 Comprehensive Plan Action Items	Smith	3/9/2022	2025 update provided on February 11, 2026 2024 update provided on August 28, 2024. 2023 update provided on June 14, 2023.