

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON APPROVING A SPECIFIC USE PERMIT FOR A MULTIFAMILY DWELLING USE ON APPROXIMATELY 11.891 ACRES OF LAND, GENERALLY LOCATED ON THE EAST SIDE OF WOODROW LANE, APPROXIMATELY 1,365 FEET SOUTH OF EAST MCKINNEY STREET IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; ADOPTING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE. (S22-0002e, Pathway Woodrow Multifamily)

WHEREAS, Jonathan Hake with Cross Engineering, applied on behalf of the property owner, Terrano Realty, Inc, for a Specific Use Permit (SUP) for a proposed Multifamily Dwelling use on approximately 11.891 acres within the Suburban Corridor (SC) zoning district and use classification, legally described in Exhibit "A" (hereinafter, the "Property"); and

WHEREAS, on May 11, 2022, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, having given the requisite notices by publication and otherwise, and having held due hearings and afforded full and fair hearings to all property owners interested in this regard, recommended denial (4-3) of the requested SUP subject to the site plan, landscape plan, and elevations attached as Exhibit B; and

WHEREAS, on May 25, 2022 the Planning and Zoning Commission voted [5-2] to reconsider the recommendation of denial of the requested SUP; and

WHEREAS, on June 22, 2022, 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 (4-2) of the requested SUP subject to the site plan, landscape plan, and elevations attached as Exhibit B; and

WHEREAS, on June 28, 2022, 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 2.5.2 of the Denton Development Code, and is consistent with the Denton Plan and the Denton Development Code; and

WHEREAS, the City Council of the City of Denton have determined that it will be beneficial to Denton and its citizens to grant the SUP; and such grant will not be detrimental to the health, safety, morals, and general welfare of the City of Denton, and that the SUP 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 SUP to permit the proposed Multifamily Dwelling use on the Property as shown on the Site Plan attached and incorporated herein as Exhibit “B,” is hereby approved, subject to the following conditions:

1. The attached Site Plan and Landscape Plan reflect an intent to comply with the 2019 Denton Development Code, as amended (DDC), requirements for parking, street trees, minimum landscape and tree canopy areas, open space, and landscape screening, with administrative approval of alternative landscape elements permitted in accordance with the DDC. Minor alterations to the depicted locations of individual plantings may be approved by City staff, provided that the final landscaping, as planted, complies with the attached landscape plan in terms of location of required landscape elements and open space, number of trees, and minimum landscape and tree canopy percentages, as well as all elements of the DDC.
2. Notwithstanding the limited administrative approvals authorized in condition 1, the City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached site plan, the attached landscape plan, and the elements described in condition 3 below, including those referenced in condition 1.
3. The attached site plan and landscape plan are incorporated as requirements of the SUP. Staff shall have the ability to approve an increase or decrease of up to 5% of any of the amounts specified in requirements a-c, with the exception of the number of buildings, provided all applicable requirements of the DDC are met.
 - a. Six (6), three-story residential buildings and one (1) clubhouse building
 - b. Two hundred and eighty-five (285) dwelling units.
 - c. Four hundred and seventy-six (476) parking spaces are proposed for the multi-family development indicated on the site plan. Parking may shift to accommodate a change in the unit mixture but shall be in accordance with the requirements of the DDC and within the range of staff approvability.
4. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.
5. The project shall comply with Denton Development Code Section 7.7.4, *Tree Preservation*.

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

SECTION 4. SUP Regulations. Upon notice to the Property owner and a hearing before the City Council, a SUP may be revoked or modified if: 1. There is one or more of the conditions imposed by this ordinance that has not been met or has been violated on the Property; or 2. The

SUP was obtained or extended by fraud or deception; or 3. As otherwise permitted by law and/or the DDC.

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

SECTION 6. Severability. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall not affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

SECTION 7. Penalty. Any person, firm, entity or corporation violating any provision of this ordinance shall, upon conviction, be fined a sum not exceeding \$2,000.00 for each violation. Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense. The penal provisions imposed under this ordinance shall not preclude Denton from filing suit to enjoin the violation and it retains all legal rights and remedies available to it under local, state and federal law.

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

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

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Gerard Hudspeth, Mayor:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Jesse Davis, District 3:	_____	_____	_____	_____
Alison Maguire, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Chris Watts, At Large Place 6:	_____	_____	_____	_____


PASSED AND APPROVED this the _____ day of _____, 2022.

GERARD HUDSPETH, MAYOR

ATTEST:
ROSA RIOS, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

 Hilary Negron
2022.06.23 13:06:33
-05'00'

BY: _____

Exhibit A
Legal Description

Pathway on Woodrow

11.892 Acres

Situated in the E. Morris Survey, Abstract No. 868

City of Denton, Denton County, Texas



**BARTON CHAPA
SURVEYING**

BEING a portion of a tract of land described by deed to Staff Realty, Inc, as recorded under Document Number 94-R0006845, Deed Records of Denton County, Texas, (D.R.D.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

COMMENCING at a 1/2 inch pipe found for the westernmost northwest corner of said of Staff Realty tract and the herein described tract;

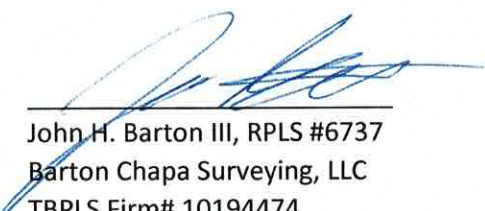
THENCE with the westernmost north line of the said Staff Realty tract, South 89 degrees, 30 minutes 40 seconds East, a distance of 15.03 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE with the perimeter and to the corners of the said Staff Realty tract the following calls:

1. South 89 degrees 30 minutes 40 seconds East, a distance of 276.89 feet, to a 1 inch pipe found;
2. North 02 degrees 13 minutes 21 seconds East, a distance of 308.36 feet to a 1/2 inch pipe found;
3. North 89 degrees 27 minutes 46 seconds East, a distance of 757.01 feet, to a 1/2 inch rebar with pink cap stamped "BARTON CHAPA" set (hereinafter "capped rebar set") for the northeast corner the herein described tract;

THENCE through the interior of the said Staff Realty tract the following calls:

1. South 00 degrees 31 minutes 53 seconds East, a distance of 440.48 feet to a capped rebar set;
2. South 89 degrees 42 minutes 09 seconds West, a distance of 75.45 feet, to a capped rebar set at the beginning of a tangent curve to the left, having a radius of 532.50 feet, a central angle of 27 degrees 15 minutes 59 seconds, and a chord bearing and distance of South 76 degrees 039 minutes 52 seconds West, 251.03 feet;
3. Along the arc of said curve, an arc distance of 253.41 feet;
4. South 63 degrees 01 minute 52 seconds West, a distance of 341.63 feet to the beginning of a tangent curve to the right, having a radius of 367.50 feet, a central angle of 27 degrees 15 minutes 59 seconds, and a chord bearing and distance of South 76 degrees 39 minutes 52 seconds West, a distance of 173.24;
5. Along said curve an arc length of 174.89 feet;
6. North 89 degrees 42 minutes 09 seconds West a distance 229.75 feet;
7. North 44 degrees 42 minutes 09 seconds West, a distance of 28.28 feet;
8. North 00 degrees 17 minutes 51 seconds East, a distance of 194.56 feet;
9. North 02 degrees 58 minutes 06 seconds West, a distance of 164.36 feet, returning to the **POINT OF BEGINNING**, and enclosing 11.892 acres (518,015 square feet) of land, more or less.


John H. Barton III, RPLS #6737
Barton Chapa Surveying, LLC
TBPLS Firm# 10194474

Barton Chapa Surveying, LLC
5200 State Highway 121, Colleyville TX 76034
info@bcstdfw.com



Exhibit B
Site Plan, Landscape Plan, and Elevations

LOT 1, BLOCK 1
COUNTRY PARK ADDITION
CAB. L, SLIDE 320
P.R.D.C.T.

LOT 1, BLOCK 1
APPLE CREEK
CAB. D, SLIDE 196
P.R.D.C.T.

CITY OF DENTON
SECOND TRACT
VOL. 1971, PAGE 6158
D.R.D.C.T.

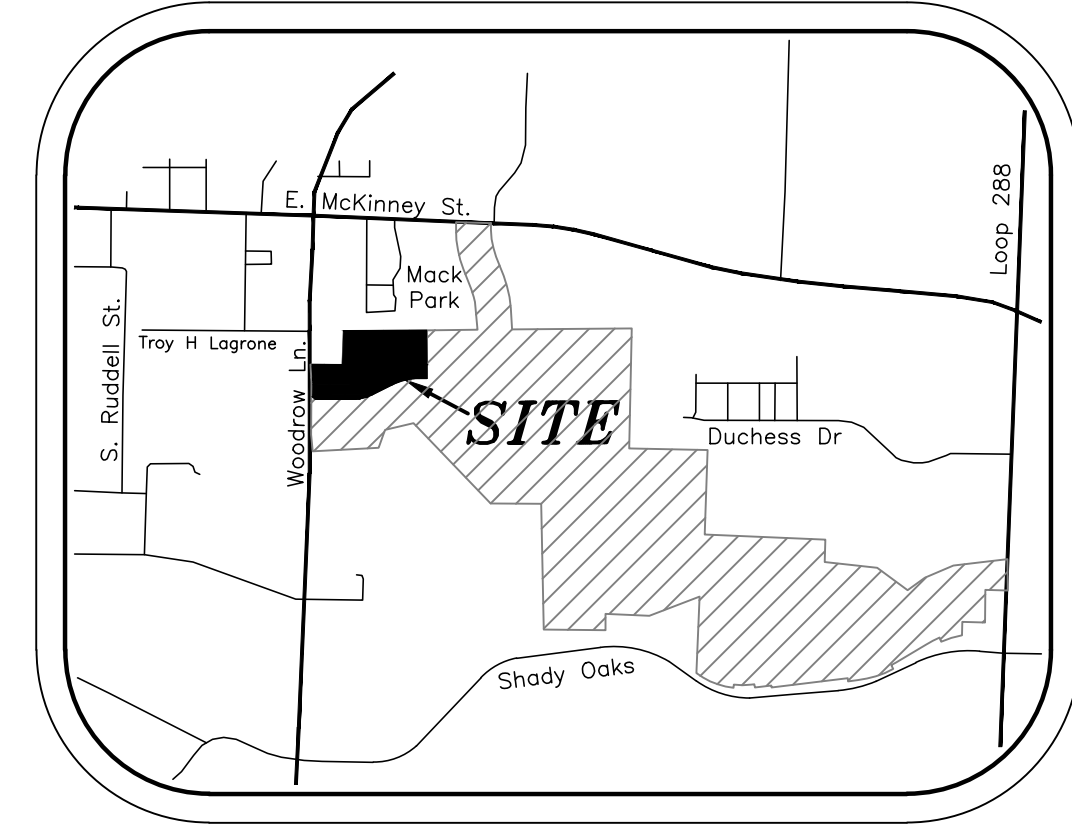
LOT B
MANUFACTURES PARK
VOL. 15, PAGE 18
P.R.D.C.T.

LOT A
MANUFACTURES PARK
VOL. 15, PAGE 18
P.R.D.C.T.

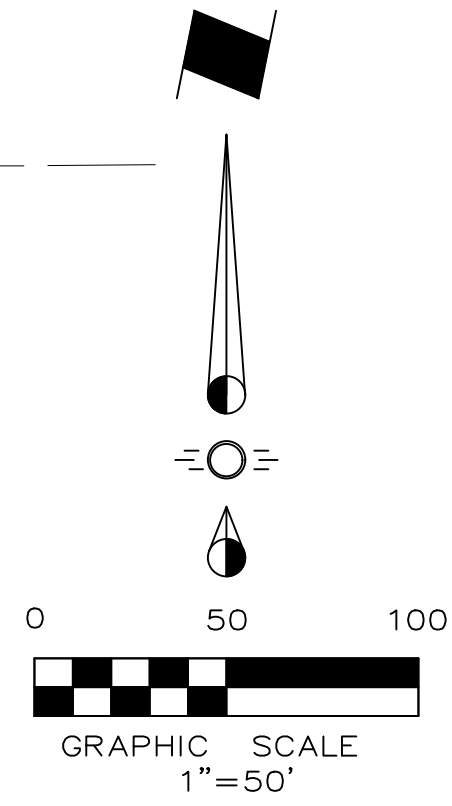
CLIFTON J. REDING
PORTION OF LOT A
MANUFACTURES PARK
VOL. 3386, PAGE 556
P.R.D.C.T.

PORTION OF
STAFF REALTY, INC. TRACT
DOC. # 1994-6845
P.R.D.C.T.
11.892 ACRES
518,015 SQ. FT.

STAFF REALTY, INC. TRACT
DOC. # 1994-6845
O.P.R.D.C.T.



VICINITY MAP
NTS



SITE DATA TABLE A TRACT SITUATED IN THE E. MORRIS SURVEY, ABSTRACT #868 CITY OF DENTON, DENTON COUNTY, TEXAS		
ZONING:	Suburban Corridor (SC)	
PROPOSED USE:	Apartments	
ITEM	REQUIRED	PROVIDED
GENERAL SITE DATA		
LOT AREA	-	518,015 SQFT
BUILDING AREA - MULTI-FAMILY	-	11,892 AC
BUILDING AREA - LEASING & AMENITY	-	329,763 SQFT
BUILDING AREA - TOTAL	-	8,615 SQFT
BUILDING HEIGHT	55'-0"	43' - 0"
BUILDING STORIES	-	3 STORY
BUILDING COVERAGE	80%	23%
DEVELOPMENT IMPACT AREA	-	616,692 SQFT
MULTIFAMILY UNITS		
1 BEDROOM	-	108 UNITS
2 BEDROOM	-	114 UNITS
3 BEDROOM	-	45 UNITS
4 BEDROOM	-	18 UNITS
TOTAL UNIT COUNT	-	285 UNITS
PARKING		
PARKING RATIO - STUDIO & 1 BEDROOM	1.25 SPACES PER UNIT	-
PARKING RATIO - 2 BEDROOM OR MORE	1 SPACE PER BEDROOM	-
RESIDENTIAL PARKING COUNT (SPACES)	570	-
GUEST PARKING REQUIRED (10% OF TOTAL)	57	-
TOTAL REQUIRED PARKING	627	-
AFFORDABLE HOUSING PARKING REDUCTION 25% OF TOTAL	-157	-
SURFACE PARKING COUNT (SPACES) ¹	470	476
ACCESSIBLE PARKING (SPACES)	9	21
BICYCLE RATIO	1 SPACE PER 20 VEHICLE	-
BICYCLE COUNT (SPACES)	24	25
PARKING IN EXCESS OF 125% REQUIRED	-	-
LANDSCAPE AREA		
OPEN SPACE	8% - 41441 SQFT	9% - 48,068 SQFT
LANDSCAPED AREA	20% - 103603 SQFT	35% - 183,857 SQFT
TREE CANOPY	30% - 155405 SQFT	64% - 253,570 SQFT
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA	-	119,042 SQFT
PAVEMENT AND OTHER FLATWORK	-	215,116 SQFT
TOTAL IMPERVIOUS AREA	-	334,158 SQFT

Note 1: Total parking count includes accessible parking.

- LEGEND**
- Proposed Sidewalk (Public)
 - Proposed Sidewalk (Private)
 - Proposed Firelane
 - Enhanced Paving (Reference Landscape)
 - Development Impact Area
 - Abandoned Easement
 - Environmentally Sensitive Area
 - Overhead Power Line
 - Underground Electric
 - Proposed Fence
 - Accessible Path
 - Prop. Elec. Transformer
 - Existing Fire Hydrant
 - Prop. Bike Sign - See Detail
 - Barrier Free Ramp
 - Landscape Area
 - Fire Hydrant
 - Fire Department Connection
 - Sanitary Sewer Manhole
 - Proposed Power Pole
 - Existing Power Pole

2001 Duchess Drive
City of Denton, Denton County, Texas

Zoning: Suburban Corridor (SC)
Proposed Use: Multi-Family Apartments
Lot Area: 11.89 Ac. (518,015 s.f.)

DEVELOPER / OWNER:
Pathway MF LLC
19240 Redland Road, Suite 114
San Antonio, Texas 78259
Contact: Bryan Brown

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan Hake, P.E.

ARCHITECT:
HEDK Architects
4595 Excel Parkway
Addison, Texas 75001
Phone (214) 520-8878
www.hedk.com
Contact: Erik Earnshaw

SURVEYOR:
Barton Chapa Surveying
5200 State Highway 121
Colleyville, TX. 76034
Phone (817) 864-1957
Contact: John H. Barton, III

Detention Note:
Based on the proximity of the proposed development to Pecan Creek and the location of the project site in the Pecan Creek watershed, it is anticipated that detention for the development will not be beneficial to the 100-year peak flows in Pecan Creek. A timing study will be submitted later in the development process to further evaluate the appropriateness of detention for the development. The development will also be required to obtain drainage easements through any properties between the development and Pecan Creek in order to discharge without detention.

Floodplain Note:
No 100-year floodplain exists on subject property.

Development Impact Area:
619,693 SQFT
14.23 Acres



Note:
Reference Architectural
Plans For Building Layout
& Dimensions

BENCHMARK:

"X" cut with box, on a drainage inlet, approximately 13 feet northwest of a power pole in the east line of Woodrow Lane, located near the southwest corner of the subject tract. Elevation = 602.73' (NAVD '88)

"X" cut with box, at a point of curvature on the south edge of concrete sidewalk north of the north line of the site, being located approximately 351 feet west of the western edge of a wood bridge, and being approximately 75 feet west of a light pole, south of said sidewalk. Elevation = 609.76' (novd '88)

Issue Dates:	Revision & Date:
1 4/05/2022	1
2	2
3	3
4	4
5	5
6	6

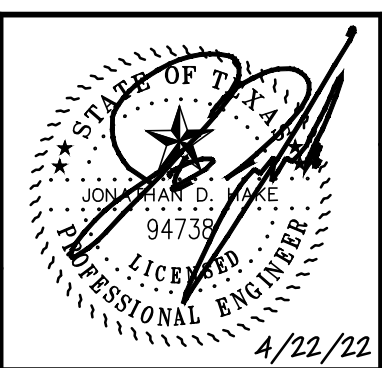
NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT. THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

PREPARED: May 2, 2022

S22-0002

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street
972.562.4409
McKinney, Texas 75069
Texas P.E. Firm No. F-9395

Drawn By: C.E.C.I.
Checked By: C.E.C.I.
Scale: 1"=50'



SITE PLAN
PATHWAY ON WOODROW
PATHWAY MF LLC
CITY OF DENTON, TEXAS

Sheet No.
SP
Project No.
21118

PATHWAY ON WOODROW

SITE PLAN LEGEND:

- PROPERTY LINE
- DEVELOPMENT IMPACT AREA, 581,950 SF, 13.36 ACRES
- ENVIRONMENTALLY SENSITIVE AREA
- EXISTING TREE TO REMAIN, HALF CRITICAL ROOT ZONE- DASHED LINETYPE
- EXISTING TREE TO BE REMOVED

IRRIGATION NOTES:

1. THE IRRIGATION SYSTEM WILL BE AN AUTOMATIC UNDERGROUND SYSTEM
2. TURF AREAS WILL RECEIVE SPRAY IRRIGATION
3. PLANTING BED AREAS WILL RECEIVE DRIP IRRIGATION
4. EACH TREE WILL HAVE 2 BUBBLERS
5. IRRIGATION DESIGN SHALL COMPLY WITH ALL STANDARDS LISTED UNDER CHAPTER 28, ARTICLE XI-IRRIGATION SYSTEMS IN THE CODE OF ORDINANCES
6. DESIGN TO MINIMIZE OUTDOOR DEMAND FOR WATER THROUGH WATER-EFFICIENT IRRIGATION

PROFESSIONAL SEAL:



DATE SEALED: 04/21/2022

PROJECT NAME:
PATHWAY ON WOODROW

OWNER:
PATHWAY MF, LLC.

PROJECT LOCATION:
DENTON, TX

CITY OF DENTON SPECIFIC USE PERMIT

REVISIONS:

PROJECT #: 042-22-01
 DATE PRINTED: 04/21/2022

DRAWING TITLE:
LANDSCAPE AND STREET TREE PLAN

SHEET NO.:

L100

PLANT LIST

NOTES:
 1. THE CONTRACTORS (GENERAL AND SUBCONTRACTORS) SHALL PROVIDE UNIT COSTS FOR ALL SOFTSCAPE AND HARDSCAPE MATERIAL SPECIFIED ON THE DRAWINGS AND SPECIFICATIONS. UNIT COSTS SHALL BE PROVIDED FOR MATERIALS AND INSTALLATION SEPARATELY. UNIT COSTS SHALL BE: 'EACH' FOR PLANT MATERIAL, 'SQUARE FOOT' OR 'SQUARE YARD' FOR PAVEMENTS, 'LINEAR FOOT FOR WALL AND FENCE, 'EACH' FOR SITE FURNISHINGS AND SITE AMENITIES, 'CUBIC YARD' OR 'CUBIC FOOT' FOR SOIL, MULCH AND OTHER BULK PRODUCTS AND 'EACH' OR 'LUMP SUM' FOR MISCELLANEOUS ITEMS. THE UNIT COST SHALL BE FORMATTED TO HAVE COLUMNS FOR: ITEMS, UNIT, UNIT COST, TOTAL ITEM COST.
 2. PLANT QUANTITIES ARE PROVIDED FOR OWNER CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND PROVIDING PLANT QUANTITIES SHOWN ON THE LANDSCAPE PLAN.
 3. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND SECURING TREE AND PLANT MATERIAL IN ADVANCE. BECAUSE OF THE LONG LEAD TIME ON THIS INSTALLATION AND THE RECENT SHORTAGE ON TREE CROP, CONTRACTOR SHALL RESERVE OR CONTRACT GROW TREES WITH A GROWER.

SHADE TREES				
SYM.	QTY.	COMMON NAME, BOTANICAL NAME	MIN. SPEC.	MATURE SIZE CANOPY
38		LACEBARK ELM, <i>ULMUS PARVIFOLIA</i>	3" CAL., 16' HT. MINIMUM B&B	LARGE 1,256 SQ. FT.
37		CHINQUAPIN OAK, <i>QUERCUS MUHLENBERGII</i>	3" CAL., 16' HT. MINIMUM B&B	LARGE 1,256 SQ. FT.
42		LIVE OAK, <i>QUERCUS VIRGINIANA</i>	3" CAL., 16' HT. MINIMUM B&B	LARGE 1,256 SQ. FT.
34		SHUMARD OAK, <i>QUERCUS SHUMARDII</i>	3" CAL., 16' HT. MINIMUM B&B	LARGE 1,256 SQ. FT.
30		RED MAPLE, <i>ACER RUBRUM</i>	3" CAL., 16' HT. MINIMUM B&B	MEDIUM 707 SQ. FT.
34		BALD CYPRESS, <i>TAXODIUM DISTICHUM</i>	3" CAL., 16' HT. MINIMUM B&B	LARGE 1,256 SQ. FT.

STREET TREE CALCULATIONS:

STREET FRONTAGE: 1,320 L.F.
 TREES REQUIRED: 44 TREES
 (1,363 L.F. / 30 TREES)
 TREES PROVIDED: 44 TREES

SHRUBS

SYM.	QTY.	COMMON NAME, BOTANICAL NAME	MIN. CONTAINER	MAX. SPACING
355		ADAGIO MAIDEN GRASS, <i>MISCANTHUS SINENSIS 'ADAGIO'</i>	3 GALLON	3' O.C.
486		DWARF YAUPON, <i>ILEX VOMITORIA 'NANA'</i>	3 GALLON	3' O.C.
342		SNOWCAP INDIAN HAWTHORNE, <i>RHAPHIOLEPIS x DELACOURII 'CORLEYSCOURII'</i>	3 GALLON	3' O.C.
41		PRIDE OF BARBADOS, <i>CAESALPINIA PULCHERRIMA</i>	3 GALLON	3' O.C.
794		DWARF BURFORD HOLLY, <i>ILEX CORNUTA 'DWARF BURFORD'</i>	3 GALLON MIN. 24" HT. MIN.	3' O.C.
174		DWARF YAUPON MICRON, <i>ILEX VOMITORIA 'GREMICR'</i>	3 GALLON	3' O.C.

GROUNDCOVERS

SYM.	QTY.	COMMON NAME, BOTANICAL NAME	MIN. CONTAINER	MAX. SPACING
113		GIANT LILYTURF, <i>LIRIOPE GIGANTEA</i>	1 GALLON	2' O.C.
89		PINK TEXAS SKULLCAP, <i>SCUTELLARIA SUFFRUTESCENS</i>	1 GALLON	2' O.C.
4,280		ASIAN JASMINE, <i>TRACHELOSPERMUM ASIATICUM</i>	1 GALLON	2' O.C.
3,178		SHRUBS/GROUNDCOVER T.B.D.		

TURF

SYM.	QTY.	COMMON NAME, BOTANICAL NAME	CONTAINER
138,422		BERMUDAGRASS, <i>CYNODON DACTYLON 'TIF 419'</i>	SOD

LANDSCAPE AREA / TREE CANOPY / OPEN SPACE CALCULATIONS:

LANDSCAPE AREA
 LOT AREA: 518,015 S.F.
 REQUIRED (20%): 103,603 S.F.
 PROPOSED (35%): 183,857 S.F.

TREE CANOPY
 LOT AREA: 518,015 S.F.
 BUILDING FOOTPRINT: 119,042 S.F.
 (LOT - BUILDING): 398,973 S.F.
 REQUIRED (30%): 119,692 S.F.
 PROPOSED (64%): 253,570 S.F.

LARGE CANOPY - 1,256 S.F.
 37 CHINKAPIN OAK
 34 SHUMARD OAK
 42 LIVE OAK
 34 BALD CYPRESS
 38 LACEBARK ELM
 SUBTOTAL (185 X 1,256 S.F.) = 232,360 S.F.

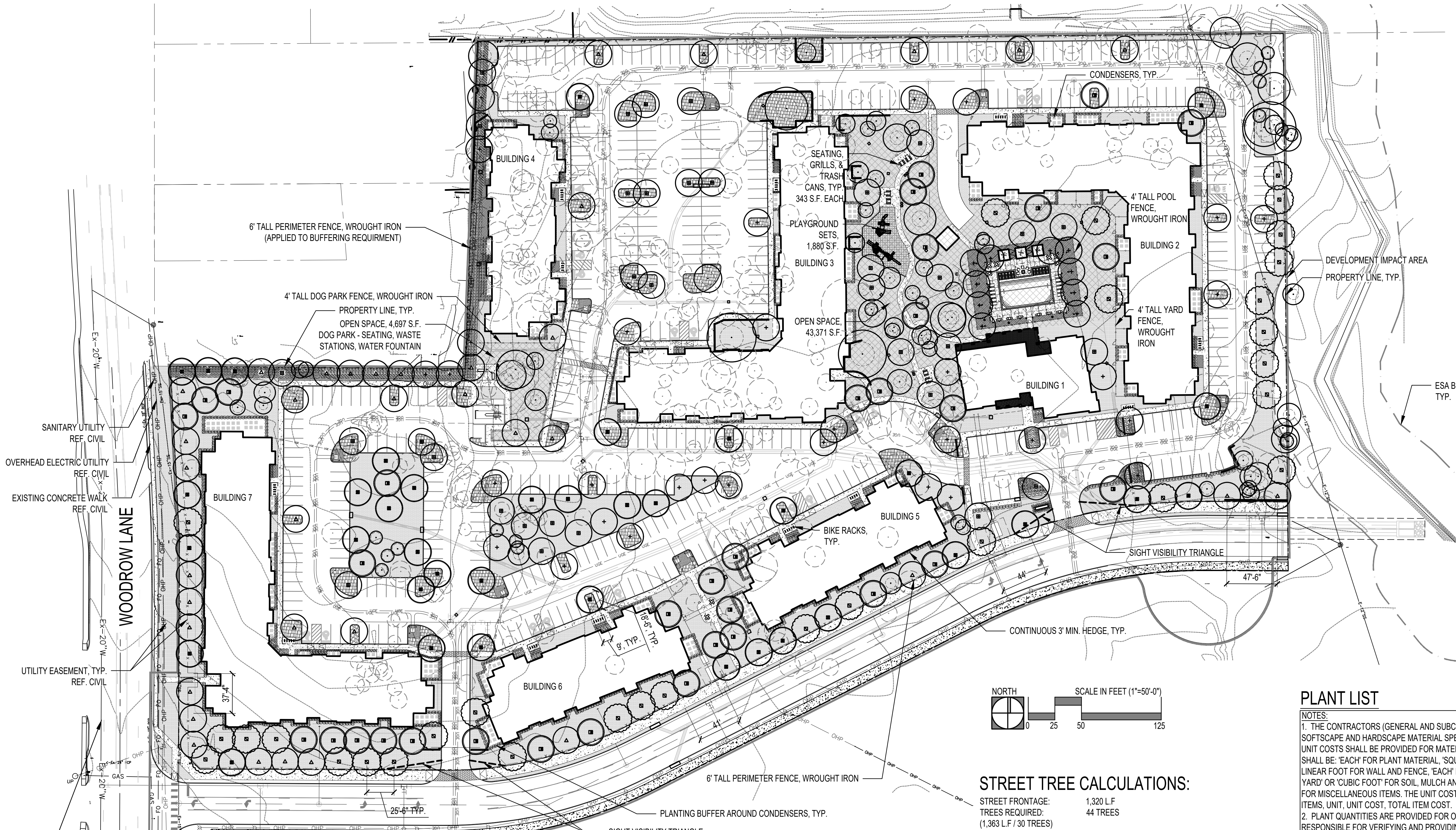
MEDIUM CANOPY - 707 S.F.
 30 RED MAPLE
 SUBTOTAL (30 X 707 S.F.) = 21,210 S.F.

TOTAL: 253,570 S.F.
 *THE METHOD OF TREE CANOPY CALCULATION BEING USED IS THE ENTIRE LOT BEING DEVELOPED, MINUS THE FOOTPRINT AREA OF ANY PROPOSED BUILDINGS.

OPEN SPACE
 LOT AREA: 518,015 S.F.
 REQUIRED (8%): 41,441 S.F.
 PROPOSED (9.3%): 48,068 S.F.

LANDSCAPE AND BUFFERING POINT SYSTEMS:

TABLE 7.E: LANDSCAPE AREA POINT SYSTEM - 30 POINTS REQUIRED	
Section A. Right-of-Way Elements (Minimum 1 because no front parking)	
A minimum three-foot high continuous hedge of evergreen shrubs	5 Points
Section B. Parking Lot Landscape Elements	
Internal landscape islands with an area of at least nine feet by 18 feet containing at least one large canopy tree placed evenly at an average of one for every ten spaces (or portion)	5 Points
End caps with an area of at least 9-feet by 18-feet containing at least one large canopy tree.	5 Points
A landscape median of at least 8-feet wide running the length of a parking row and containing at least one large tree per 30 linear feet.	5 Points
Section C. Other Site Landscaping Elements	
Each planted tree meets or exceeds four caliper inches at the time of planting.	5 Points
At least 75 percent of plants proposed are drought-tolerant as indicated in the approved landscape plant list or adaptive to Denton's plan hardiness zone as determined by the US Department of Agriculture.	5 Points
Landscape area provided exceeds required minimum by an additional 10 percent or more.	3 Points
Total	33
TABLE 7.G: BUFFER POINTS - 20 POINTS AND 10' WIDTH REQUIRED	
Buffer Element	Points
Vinyl, composite, double-faced solid wood, or similar non-masonry screening fence, minimum 6 feet in height	10
1 large canopy tree for every 30 linear feet of buffer (minimum 3-inch caliper)	10
Total	20



*ZONING DISTRICT: SUBURBAN CORRIDOR

*REF. SHEETS L102&L103 FOR EXISTING TREE LIST CITY OF DENTON PROJECT NUMBER: S22-0002

REVISIONS

PATHWAY ON WOODROW

DENTON, TEXAS

PROGRESS SET
REVIEW PRINTS ONLY
AND NOT TO BE USED FOR
REGULATORY APPROVAL,
PERMIT OR CONSTRUCTION



DATE
02-24-2022

PROJECT
21243

SHEET NUMBER

A4-00
BLDG A
ELEVATIONS



ESTIMATED % OF	
WINDOWS & DOORWAYS	26%
WALLS	74%
TOTAL:	100%

1 BUILDING 'A' ELEVATION

SCALE 1/8" = 1'-0"



ESTIMATED % OF	
WINDOWS & DOORWAYS	15%
WALLS	85%
TOTAL:	100%

2 BUILDING 'A' ELEVATION

SCALE 1/8" = 1'-0"

ELEVATION LEGEND

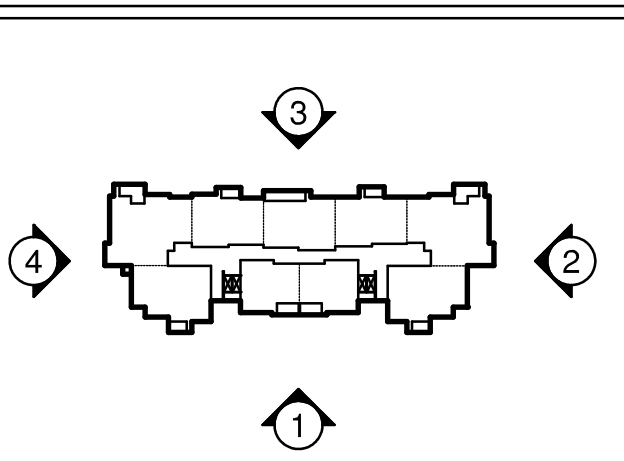
- T.O.H. = TOP OF HEEL
- T.O.D. = TOP OF DECK
- T.O.P. = TOP OF PLATE
- T.O.S. = TOP OF SLAB

MATERIALS KEY

- COMPOSITION SHINGLES
- ADHERED STONE
- FIBER CEMENT LAP SIDING
- BOARD AND BATTEN

NOTE: CONTRACTOR TO VERIFY ELECTRICAL METER BOX SIZES AND COORDINATE SURROUNDING SIDING FEATURE

BUILDING TYPE 'A' - ELEVATION KEY



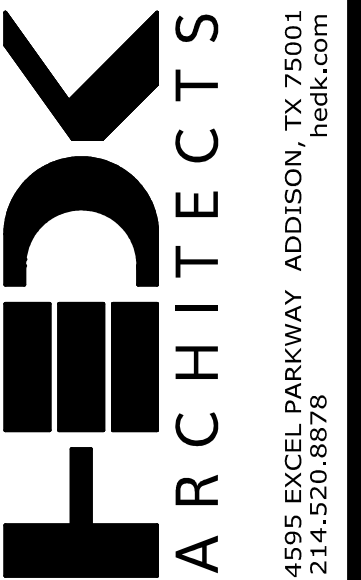
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REVISIONS

PATHWAY ON WOODROW

DENTON, TEXAS

PROGRESS SET
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DATE
02-24-2022

PROJECT
21243

SHEET NUMBER

A4-01
BLDG A
ELEVATIONS



ESTIMATED % OF	
WINDOWS & DOORWAYS	20%
WALLS	80%
TOTAL:	100%

3 BUILDING 'A' ELEVATION
SCALE 1/8" = 1'-0"



ESTIMATED % OF	
WINDOWS & DOORWAYS	15%
WALLS	85%
TOTAL:	100%

4 BUILDING 'A' ELEVATION
SCALE 1/8" = 1'-0"

ELEVATION LEGEND

T.O.H. = TOP OF HEEL
T.O.D. = TOP OF DECK
T.O.P. = TOP OF PLATE
T.O.S. = TOP OF SLAB

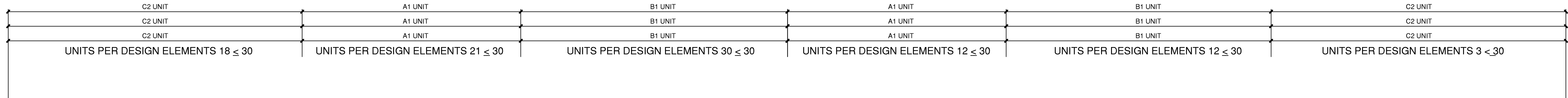
MATERIALS KEY

- COMPOSITION SHINGLES
- ADHERED STONE
- FIBER CEMENT LAP SIDING
- BOARD AND BATTEN

NOTE: CONTRACTOR TO VERIFY ELECTRICAL METER BOX SIZES AND COORDINATE SURROUNDING SIDING FEATURE

BUILDING TYPE 'A' - ELEVATION KEY

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2 BUILDING 'B' ELEVATION
SCALE: 1/8" = 1'-0"

ESTIMATED % OF	
FENESTRATION	25%
WALLS	75%
TOTAL:	100%

ELEVATION LEGEND

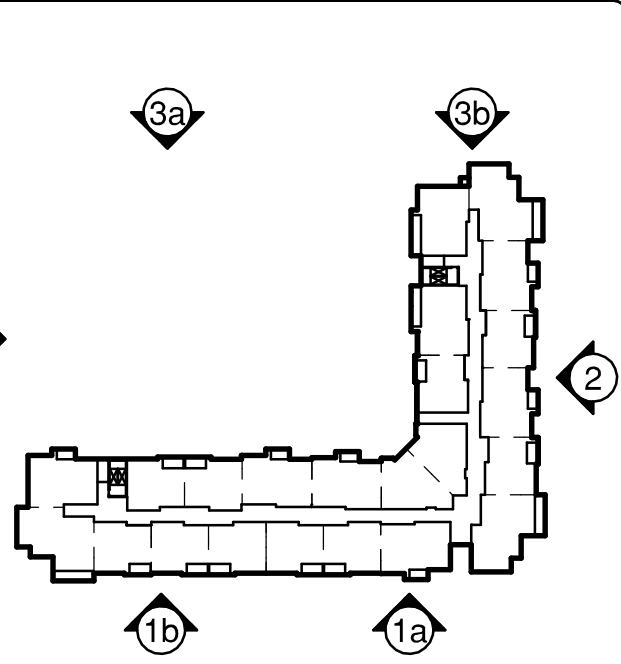
- T.O.H. = TOP OF HEEL
- T.O.D. = TOP OF DECK
- T.O.P. = TOP OF PLATE
- T.O.S. = TOP OF SLAB

MATERIALS KEY

- COMPOSITION SHINGLES
- ADHERED STONE
- FIBER CEMENT LAP SIDING
- BOARD AND BATTEN

NOTE: CONTRACTOR TO VERIFY ELECTRICAL METER BOX SIZES AND COORDINATE SURROUNDING SIDING FEATURE

BUILDING TYPE 'B' - ELEVATION KEY

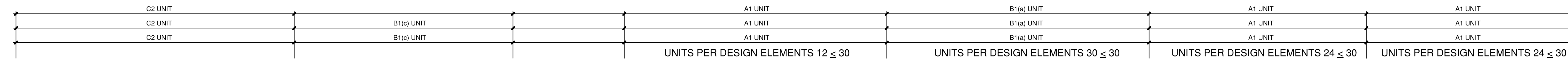


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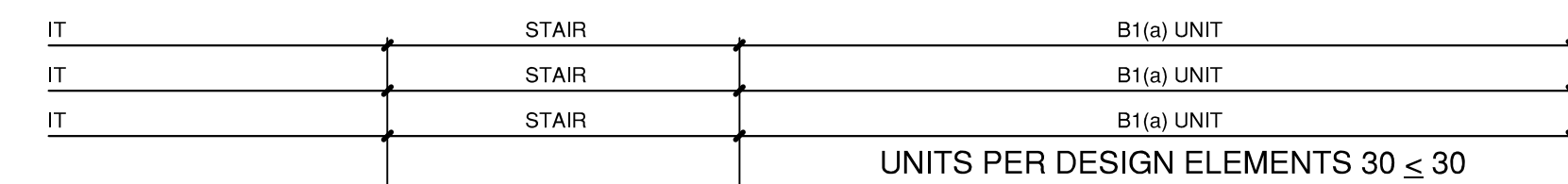


3 BUILDING TYPE 'B'
SCALE: NTS

3a
3b



3a BUILDING 'B' ELEVATION
SCALE: 1/8" = 1'-0"



ESTIMATED % OF	
FENESTRATION	25%
WALLS	75%
TOTAL:	100%

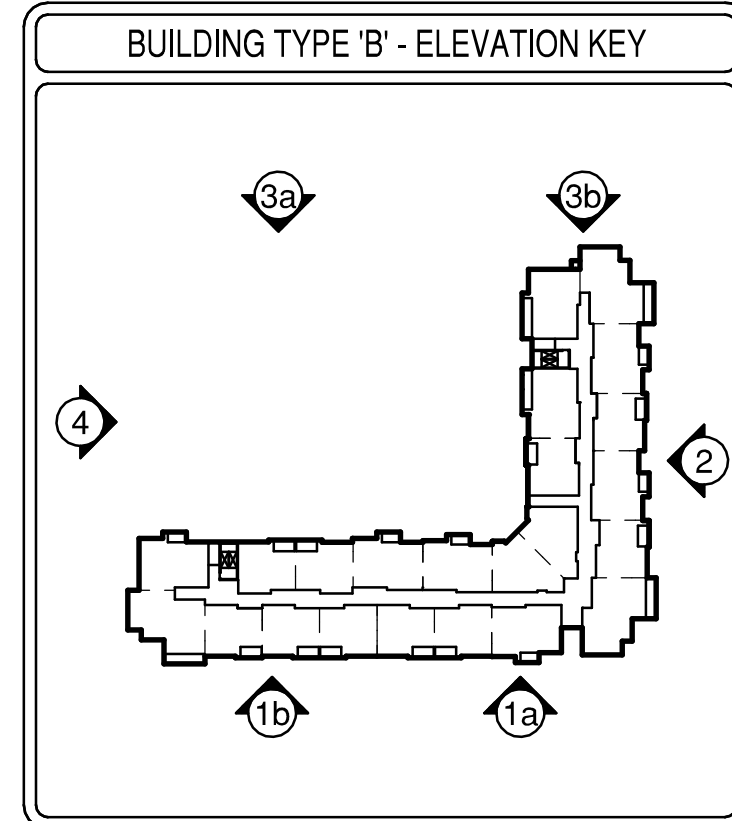
ELEVATION LEGEND	
T.O.H.	TOP OF HEEL
T.O.D.	TOP OF DECK
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB

MATERIALS KEY	
	COMPOSITION SHINGLES
	ADHERED STONE
	FIBER CEMENT LAP SIDING
	BOARD AND BATTEN

NOTE: CONTRACTOR TO VERIFY ELECTRICAL METER BOX SIZES AND COORDINATE SURROUNDING SIDING FEATURE



3b BUILDING 'B' ELEVATION
SCALE: 1/8" = 1'-0"



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REVISIONS

NO.	DATE	DESCRIPTION

PATHWAY ON WOODROW
DENTON, TEXAS

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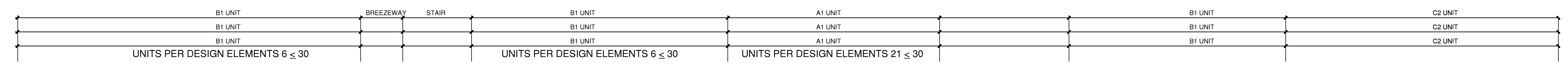


DATE
02-24-2022

PROJECT
21243

SHEET NUMBER

A4-13
BUILDING B
ELEVATIONS



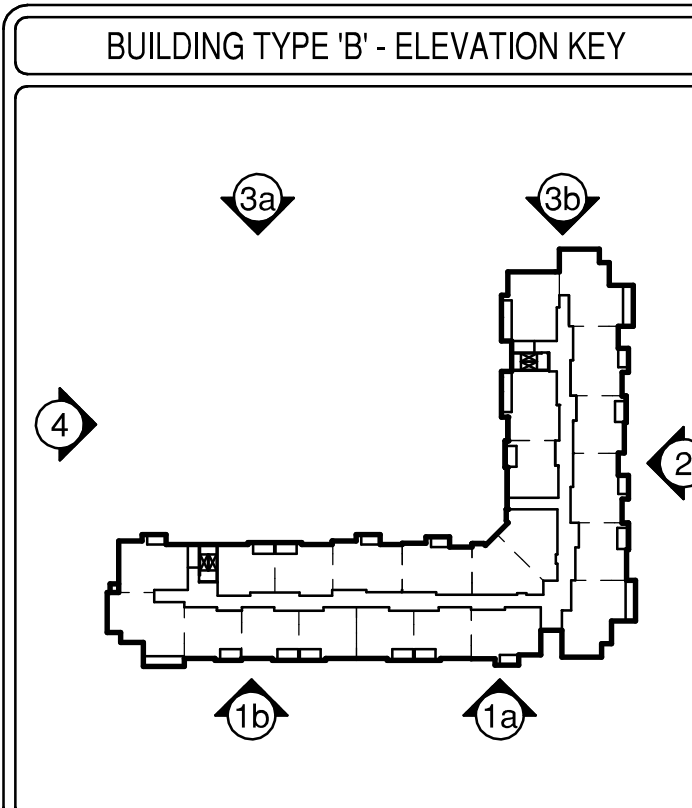
ESTIMATED % OF	
FENESTRATION	30%
WALLS	70%
TOTAL:	100%

4 BUILDING 'B' ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND	
T.O.H.	= TOP OF HEEL
T.O.D.	= TOP OF DECK
T.O.P.	= TOP OF PLATE
T.O.S.	= TOP OF SLAB

MATERIALS KEY	
	COMPOSITION SHINGLES
	ADHERED STONE
	FIBER CEMENT LAP SIDING
	BOARD AND BATTEN

NOTE: CONTRACTOR TO VERIFY ELECTRICAL METER BOX SIZES AND COORDINATE SURROUNDING SIDING FEATURE

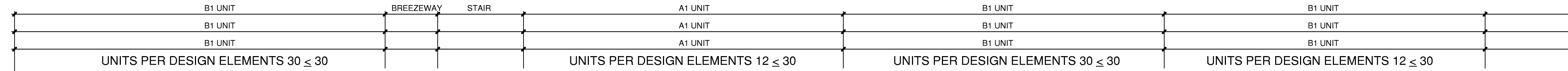


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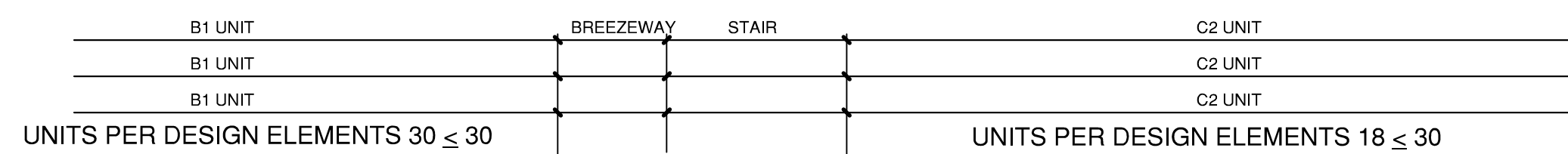
1a
1b

1 BUILDING TYPE 'C'
SCALE: NTS



1a BUILDING 'C' ELEVATION
SCALE: 1/8" = 1'-0"

ESTIMATED % OF	
FENESTRATION	26%
WALLS	74%
TOTAL:	100%



1b BUILDING 'C' ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND

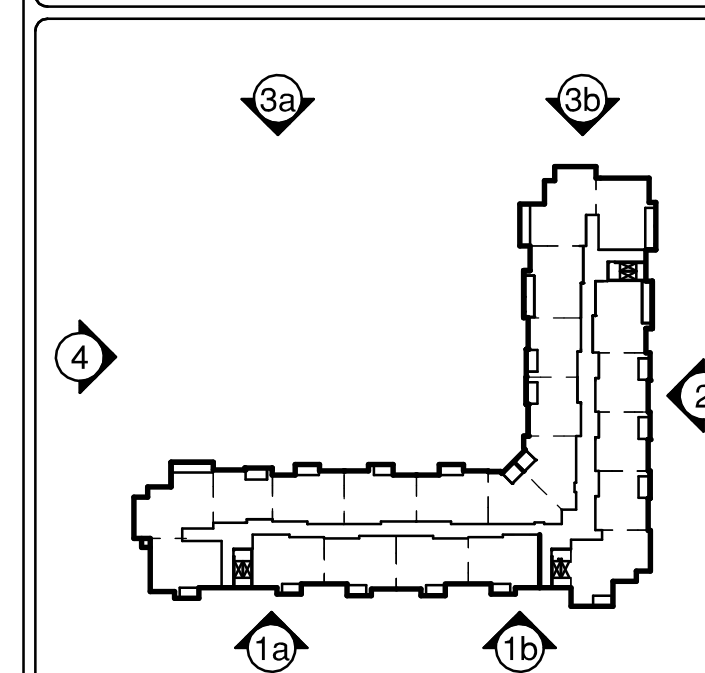
- T.O.H. = TOP OF HEEL
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- T.O.P. = TOP OF PLATE
- T.O.S. = TOP OF SLAB

MATERIALS KEY

- COMPOSITION SHINGLES
- ADHERED STONE
- FIBER CEMENT LAP SIDING
- BOARD AND BATTEN

NOTE: CONTRACTOR TO VERIFY ELECTRICAL METER BOX SIZES AND COORDINATE SURROUNDING SIDING FEATURE

BUILDING TYPE 'C' - ELEVATION KEY



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03-24-2022

REVISIONS

NO.	DESCRIPTION

PATHWAY ON WOODROW
DENTON, TEXAS

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02-24-2022

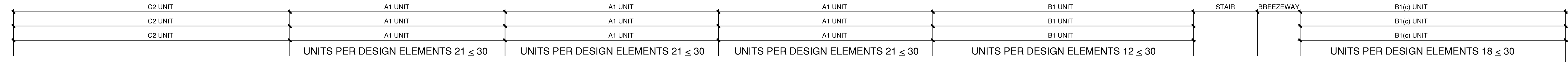
PROJECT

21243

SHEET NUMBER

A4-21

BUILDING C
ELEVATIONS



ESTIMATED % OF	
WALLS	75%
TOTAL	100%

2 BUILDING 'C' ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND

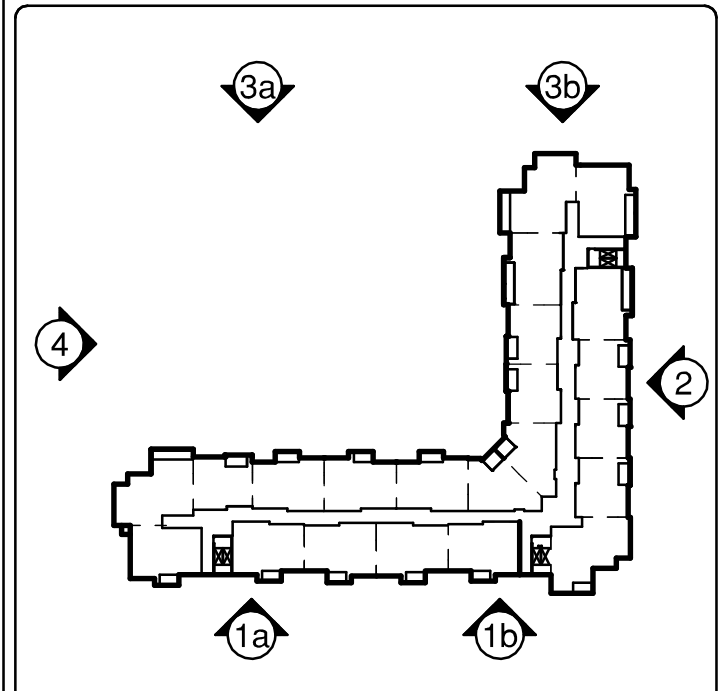
- T.O.H. = TOP OF HEEL
- T.O.D. = TOP OF DECK
- T.O.P. = TOP OF PLATE
- T.O.S. = TOP OF SLAB

MATERIALS KEY

- COMPOSITION SHINGLES
- ADHERED STONE
- FIBER CEMENT LAP SIDING
- BOARD AND BATTEN

NOTE: CONTRACTOR TO VERIFY ELECTRICAL METER BOX SIZES AND COORDINATE SURROUNDING SIDING FEATURE

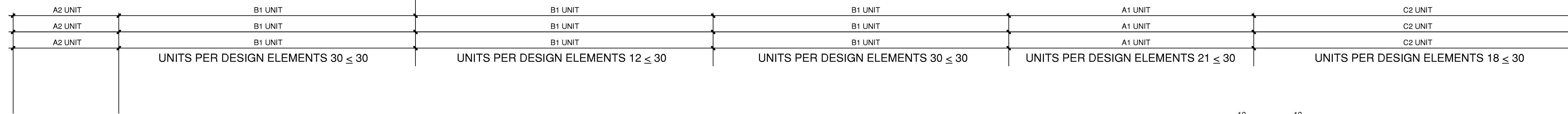
BUILDING TYPE 'C' - ELEVATION KEY



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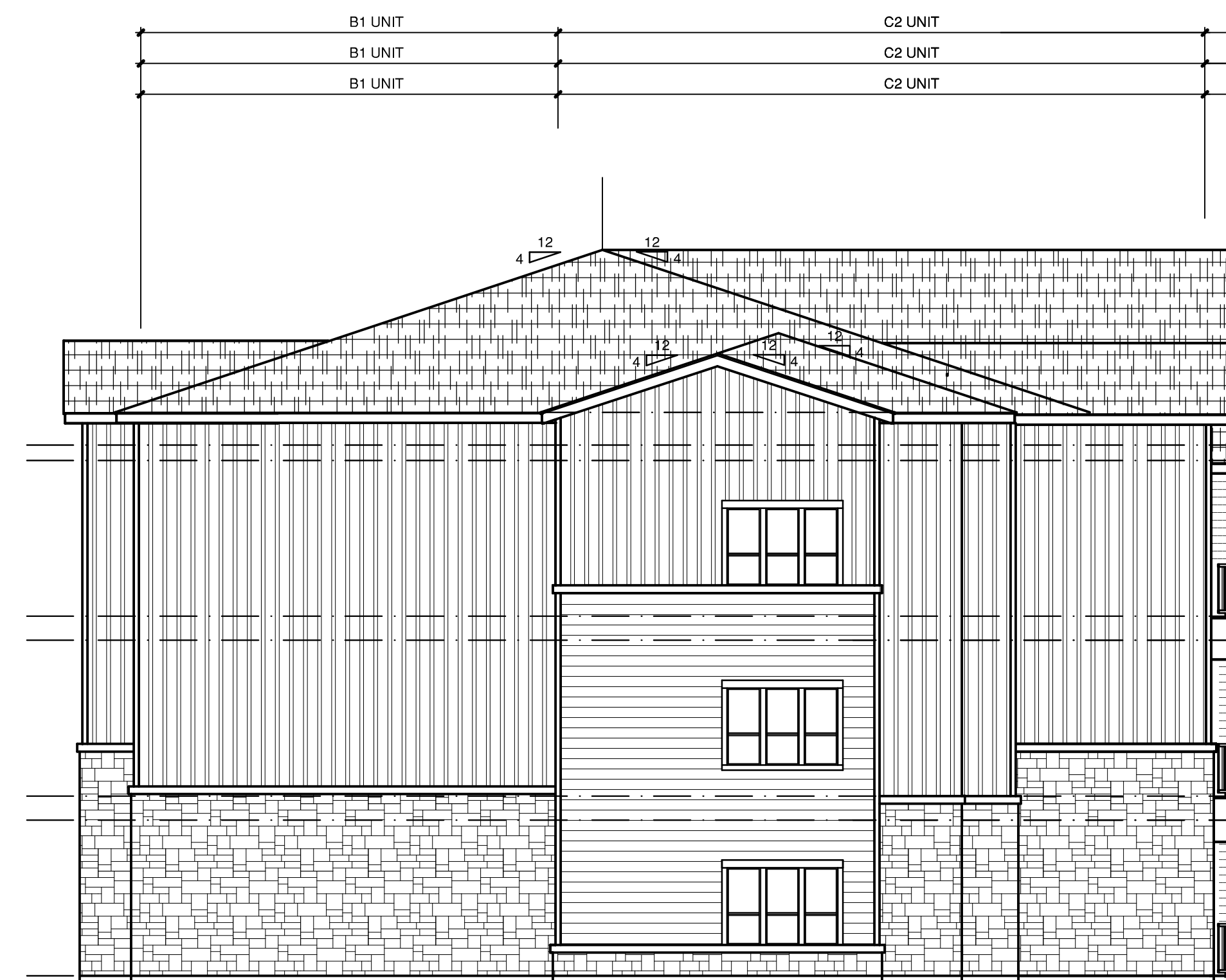


3 BUILDING TYPE 'C'
SCALE: NTS



3a BUILDING 'C' ELEVATION
SCALE: 1/8" = 1'-0"

ESTIMATED % OF	
FENESTRATION	25%
WALLS	75%
TOTAL:	100%



3b BUILDING 'C' ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION LEGEND

T.O.H. = TOP OF HEEL
T.O.D. = TOP OF DECK
T.O.P. = TOP OF PLATE
T.O.S. = TOP OF SLAB

MATERIALS KEY

- COMPOSITION SHINGLES
- ADHERED STONE
- FIBER CEMENT LAP SIDING
- BOARD AND BATTEN

NOTE: CONTRACTOR TO VERIFY ELECTRICAL METER BOX SIZES AND COORDINATE SURROUNDING SIDING FEATURE

BUILDING TYPE 'C' - ELEVATION KEY

PATHWAY ON WOODROW

DENTON, TEXAS

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DATE
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PROJECT
21243

SHEET NUMBER

A4-22
BUILDING C
ELEVATIONS

REVISIONS

PATHWAY ON WOODROW

DENTON, TEXAS

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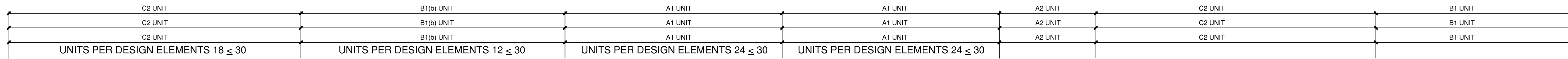


DATE
02-24-2022

PROJECT
21243

SHEET NUMBER

A4-23
BUILDING B
ELEVATIONS



ESTIMATED % OF	
FENESTRATION	30%
WALLS	70%
TOTAL:	100%

4 BUILDING 'C' ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION LEGEND

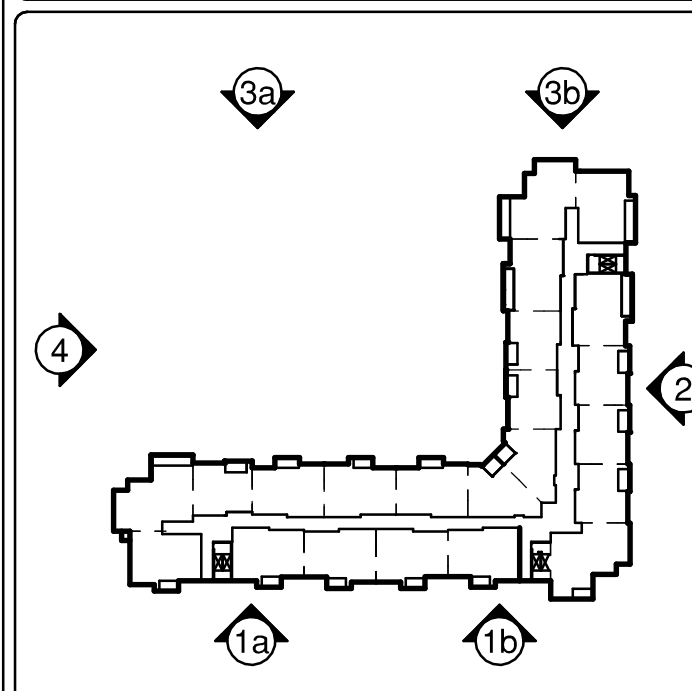
T.O.H. = TOP OF HEEL
T.O.D. = TOP OF DECK
T.O.P. = TOP OF PLATE
T.O.S. = TOP OF SLAB

MATERIALS KEY

- COMPOSITION SHINGLES
- ADHERED STONE
- FIBER CEMENT LAP SIDING
- BOARD AND BATTEN

NOTE: CONTRACTOR TO VERIFY ELECTRICAL METER BOX SIZES AND COORDINATE SURROUNDING SIDING FEATURE

BUILDING TYPE 'C' - ELEVATION KEY



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02-22-2022

REVISIONS

NO.	DATE	DESCRIPTION

WOODROW LANE

DENTON, TEXAS

ISSUED
02-22-2022



DATE

02-22-2022

PROJECT

21243

SHEET NUMBER

A4-30

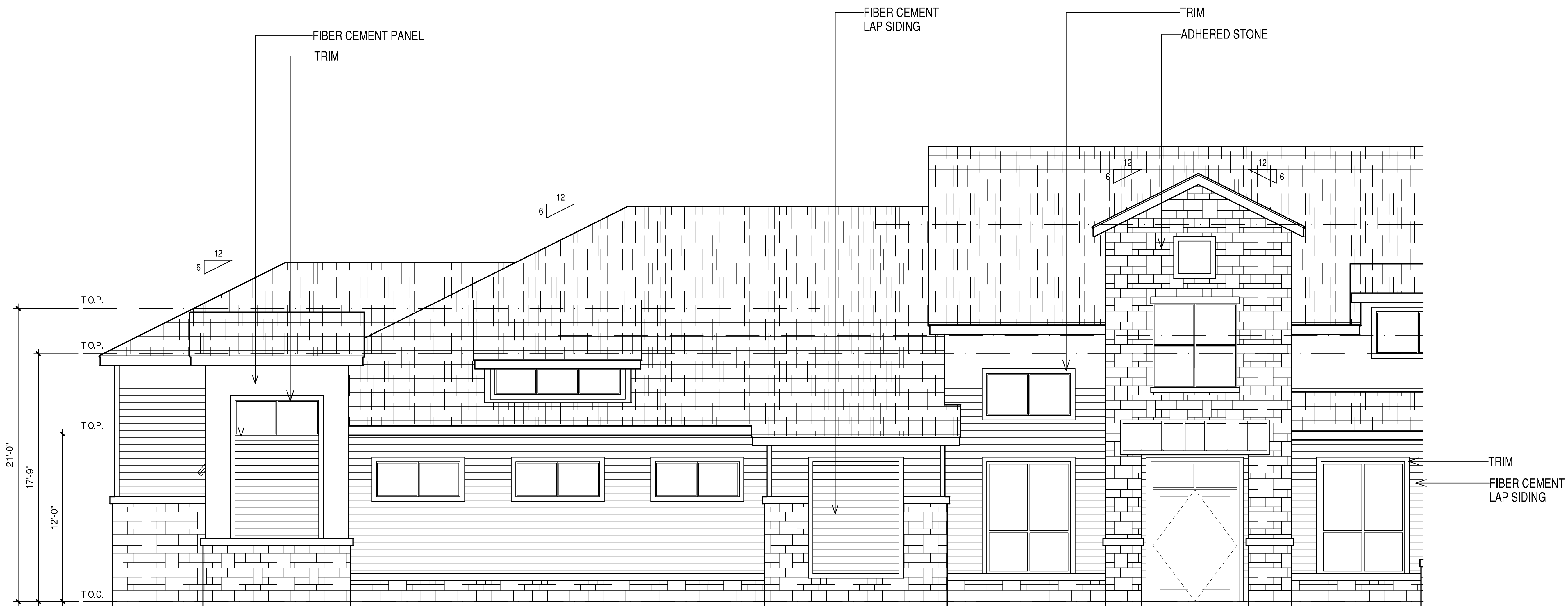
CLUB
EXTERIOR ELEVATIONS

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1 CLUB OVERALL FRONT ELEVATION
SCALE: 1/8" = 1'-0"

1a
1b



1a CLUB FRONT ELEVATION
SCALE: 1/4" = 1'-0"



02-22-2022

REVISIONS

NO.	DESCRIPTION

WOODROW LANE

DENTON, TEXAS

ISSUED
02-22-2022



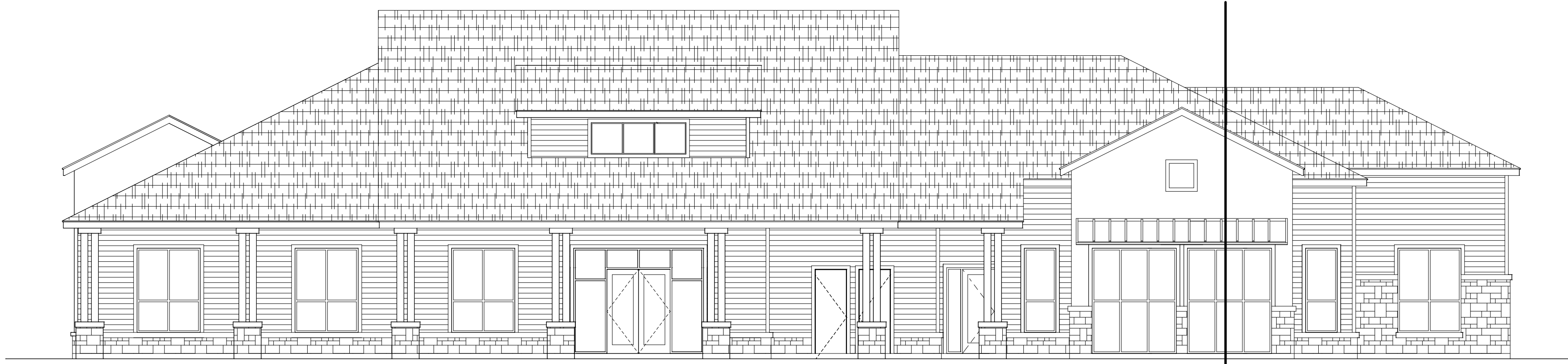
DATE
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PROJECT
21243

SHEET NUMBER

A4-32
CLUB
EXTERIOR ELEVATIONS

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3 CLUB REAR OVERALL ELEVATION
SCALE: 1/8" = 1'-0"

3a
3b



3a CLUB REAR ELEVATION
SCALE: 1/4" = 1'-0"



02-22-2022

REVISIONS

NO.	DATE	DESCRIPTION

WOODROW LANE

DENTON, TEXAS

ISSUED
02-22-2022



DATE

02-22-2022

PROJECT

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SHEET NUMBER

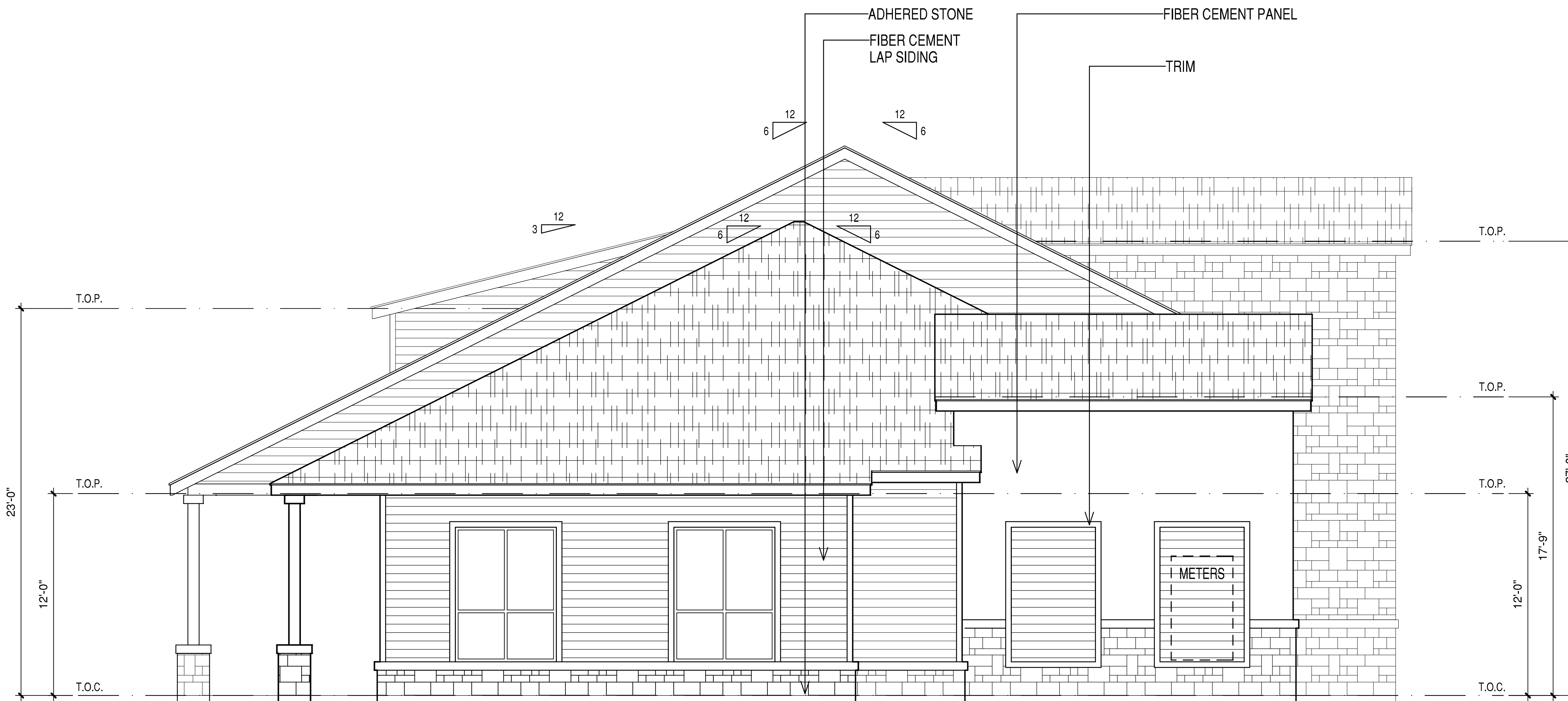
A4-33

CLUB
EXTERIOR ELEVATIONS

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3b CLUB REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 CLUB SIDE ELEVATION
SCALE: 1/4" = 1'-0"