City of Denton

Meeting Agenda

Planning and Zoning Commission

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

Wednesday, April 8, 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, April 8, 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. PZ26-055 Receive a report and hold a discussion regarding annexations, the zoning process, and Municipal Utility Districts.

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, April 8, 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. PZ26-051 Consider approval of the March 18, 2026, Planning and Zoning meeting minutes.

Attachments: March 18, 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. FP26-0005a Consider a request by Triangle Engineering on behalf of the property owner, Jay Ambe Denton, LLC, for a Final Plat of the Ambe Addition. The approximately 2.23-acre site is generally located on the west side of I35 approximately 2,070 feet north of Jim Christal Road in the City of Denton, Denton County, Texas. (FP26-0005a, Ambe Addition, Ashley Ekstedt)

Attachments: Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Site Location Map
Exhibit 4 - Final Plat
Exhibit 5 - LLC Members List

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

Attachments: Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Site Location Map
Exhibit 4 - Final Plat
Exhibit 5 - LLC Members List

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. FP26-0011 Consider a request by Kimley-Horn on behalf of the property owner, Honey Farms Estates, LLC, for a Final Plat of the Honey Farms Estates Addition. The approximately 9.24-acre site is generally located on the south side of Sanders Road, approximately 1,910 feet east of Country Club Road in the City of Denton, Denton County, Texas. (FP26-0011, Honey Farms Estates, Ashley Ekstedt)

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

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

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

C. FP26-0013 Consider a request by Quiddity Engineering on behalf of TG Duchess Denton, LLC., for a Final Plat of Olivo Apartments. The 18.897-acre site is generally located south of Duchess Drive, approximately 794.21 feet west of Loop 288 in City of Denton, Denton County, Texas. (FP26-0013, Olivo Apartments, Angie Manglaris).

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

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

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

E. V26-0005 Consider a request by Richard Stroup 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 9.873-acre tract is located on the east side of F.M. 2164 and approximately 4,950 ft

north of Loop 288 in the City of Denton and in the City's Extraterritorial Jurisdiction Division 1, Denton County, Texas. (V26-0005, Triptych Addition Private Access Easement Variance, Matt Bodine)

Attachments:
Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Site Location Map
Exhibit 4 - Associated Final Replat
Exhibit 5 - Project Narrative
Exhibit 6 - VE Gailor Survey Abstract

F. FR26-0003 Consider a request by Richard Stroup for approval of a Final Replat of Lots 1R-1 and 1R-2, Block A, Triptych Addition. The 9.873-acre lot is located on the east side of F.M. 2164 and approximately 4,950 ft north of Loop 288 in the City of Denton and in the City's Extraterritorial Jurisdiction Division 1, Denton County, Texas. (FR26-0003, Triptych Addition, Matt Bodine)

Attachments:
Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Site Location Map
Exhibit 4 - Final Replat

G. MP26-0004 Consider a request by Lizette Zepeda, for approval of a Final Plat of Lots 1 and 2, Block A, Lizette Zepeda Addition. The 14.966-acre tract is approximately located on the east side of Gribble Springs Road, and approximately 2,650 feet north of Shepard Road in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (MP26-0004, Zepeda Addition, 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

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

Attachments:
Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Site Location Map
Exhibit 4 - Final Plat
Extension 5 - 2nd Extension Request

I. FP26-0012 Consider a request by Mack Mattke of Kimley Horn & Associates on behalf of

CATDENTON 35 for a Final Plat of Summit 35 Addition. The approximately 68.175-acre property is generally located east of North Interstate 35, north of Loop 288, and southwest of Highway 77 (North Elm Street) in the City of Denton, Denton County, Texas. (FP26-0012, Summit 35, Julie Wyatt)

Attachments:
Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Site Location Map
Exhibit 4 - Final Plat
Exhibit 5 - 1st Extension Request

J. FP26-0004 Consider a request by Kimley-Horn on behalf of the property owners, HR 3200 LP and Landmark Land & Cattle, LLC, for a Final Plat of Landmark Phase 2 North. The approximately 184.877-acre site is generally located on the north side of Robson Ranch Road, approximately 1.07 miles west of I-35W in the City of Denton, Denton County, Texas. (FP26-0004, Landmark Phase 2 North, Cameron Robertson)

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

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. HL26-0001a Hold a public hearing and consider making a recommendation to City Council regarding a request by Jennifer and David Morales, the property owners, for a Historic Landmark Designation, in accordance with Section 2.9.4 of the Denton Development Code, for the property located at 1403 Kendolph Drive. The property is located on the east side of Kendolph Drive, approximately 360 feet north of Whippoorwill Lane, in the City of Denton, Denton County, Texas. (HL26-0001a, Historic Landmark Designation of 1403 Kendolph Drive, Cameron Robertson)

Attachments:
Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Site Location Map
Exhibit 3 - Current Zoning Map
Exhibit 4 - Future Land Use Map
Exhibit 5 - Historic Landmark Designation Checklist and Application
Exhibit 6 - March 2, 2026 Draft HLC Meeting Minutes
Exhibit 7 - Notification Map
Exhibit 8 - Draft Ordinance

B. DCA26-0002 Hold a public hearing and consider making a recommendation to City Council regarding a proposed revision to the Denton Development Code; specifically by amending Subchapter 4 - Overlay and Historic Districts, to establish Section 4.11, Southeast Denton Area Plan Overlay Districts, including the Southeast Denton Residential Overlay (SEDRO), the Southeast Denton Height Overlay District (SEDHO), and the Southeast Denton Live/Work Overlay District (SEDLWO), and providing applicability, dimensional standards, design standards, allowed uses, and/or use-specific standards for each district. The Southeast Denton Residential Overlay includes 375.94 acres generally bounded by East McKinney Street to the north; North Bradshaw Street, East Prairie Street, and the MKT Railroad to the west; Smith Street, Kerly Street, and Morse Street to the south; and South Woodrow Lane to the east; the Southeast Denton Height Overlay District includes 39.77 acres generally bounded by East McKinney Street to the north, Exposition Street to the west, East Sycamore Street to the south, and North Bradshaw Street to the east; and the Southeast Denton Live/Work Overlay District encompasses 27.58 acres and generally includes properties along the north and south sides of East Prairie Street between Oakwood Cemetery and the MKT Railroad, properties along the west side of Skinner Street, properties along the north and south side of Robertson Street situated between Wye Street and the Stream PEC 4 drainage channel, and properties along the east and west sides of Cook Street north of Wye Street in the City of Denton, Denton County, Texas. (DCA26-0002, Julie Wyatt and Mia Hines)

Attachments:
Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Current Zoning Map
Exhibit 4 - Southeast Denton Area Plan Recommendations
Exhibit 5 - Planning and Zoning Commission Work Session Agenda Information
Exhibit 6 - Proposed Overlay Boundaries
Exhibit 7 - Proposed DDC Subchapter 4 Amendments
Exhibit 8 - Notification Map and Responses
Exhibit 9 - Draft Ordinance

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. PZ26-052 Hold a discussion regarding the Planning and Zoning Project Matrix.

Attachments: Matrix

7. CONCLUDING ITEMS

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

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

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (https://tx-denton.civicplus.com/242/Public-Meetings-Agendas) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on April 2, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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OFFICE OF THE CITY SECRETARY

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

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 8, 2026

SUBJECT

Receive a report and hold a discussion regarding annexations, the zoning process, and Municipal Utility Districts.

BACKGROUND

In response to a recent request by the Planning and Zoning Commission, staff is presenting a work session discussion regarding the annexation and zoning processes in the City of Denton. Topics will include, but are not limited to the following:

- Extra-territorial Jurisdiction (ETJ)
- City of Denton's annexation history
- State regulations regarding annexation
- Annexation procedures in the City of Denton
- Rezoning after annexation
- Municipal Utility Districts

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
March 18, 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, March 18, 2026, at 5:10 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

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

ABSENT: Commissioners: Erica Garland 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 (FP25-0033a)

The following items were presented, and discussion was had:
5.E (DCA26-0001)

The following items were presented, and no discussion was had:
4.A (FP26-0002a), 4.B (FP26-0003a), 4.C (FP26-0006), 4.D (FP26-0032), 4.E (FP25-0005), and 5.D (Z26-0001)

The following items were postponed:
5.A (PD26-0001), 5.B (MPA26-0002), and 5.C (MPA26-0001)

3. Work Session Reports

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

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

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

The Work Session was adjourned at 6:04 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, March 18, 2026, at 6:33 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

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

ABSENT: Commissioners: Erica Garland 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. PZ26-038 Consider approval of the February 25, 2026, Planning and Zoning meeting minutes.

Vice-Chair Riggs moved to approve the February 25, 2026, Planning and Zoning meeting minutes. Motion seconded by Commissioner McDuff. Motion carried.

AYES (5): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

3. **CONSENT AGENDA**

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

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

AYES (5): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

4. **ITEMS FOR INDIVIDUAL CONSIDERATION**

A. FP26-0002a Consider a request by Double R. Devco, LLC and Hickory Grove Residential Community Inc. for a Final Plat of Hickory Grove, Phase 5. The 87.645-acre site is generally

located at the southwest corner of Jackson Road and Thomas J Eagan Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP26-0002a, Hickory Grove 5, Mia Hines).

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to a date certain of April 8, 2026. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (5): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

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

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to a date certain of April 8, 2026. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (5): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

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

City staff presented the item. No discussion followed.

Vice-Chair Riggs moved to approve the extension of the item to a date certain of April 8, 2026. Motion seconded by Commissioner McDuff. Motion carried.

AYES (5): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

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

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to a date certain of April 8, 2026. Motion seconded by Vice-Chair Riggs. Motion carried.

AYES (5): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

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

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the extension of the item to a date certain of April 8, 2026. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (5): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

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

City staff presented the item. No discussion followed.

Commissioner Ketchersid moved to approve the extension of the item to a date certain of April 8, 2026. Motion seconded by Vice-Chair Riggs. Motion carried.

AYES (5): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

5. PUBLIC HEARINGS

A. PD26-0001 Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams on behalf of the property owner, Non-Typical Properties, LLC to rezone approximately 0.7667 acres from Residential 7 (R7) zoning district to Overlay Planned Development with a Mixed-Use Neighborhood (PD-MN) base zoning district. The subject site is generally located at the northwest corner of the intersection of

Jagoe Street and Scripture Street in the City of Denton, Denton County, Texas. (PD26-0001, 1716 Scripture US Aviation Development Overlay, Sean Jacobson) THE APPLICANT IS REQUESTING THIS ITEM BE POSTPONED TO THE APRIL 29, 2026, MEETING.

Chair Pruett opened the public hearing.

This item was not presented, and no discussion followed.

The public hearing was left open.

Commissioner Ketchersid moved to postpone the item to April 29, 2026. Motion seconded by Commissioner Dyer. Motion carried.

AYES (5): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

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

   This item was not presented or discussed.

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

   This item was not presented or discussed.

D. Hold a public hearing and consider making a recommendation to Planning and Zoning Commission regarding a request by QB RE Investments I LLC and Bromide Properties Group LLC to rezone approximately 1.67 acres of land from Rural Residential (RR) District to Light Industrial (LI) District. The subject property is generally located on the

east side of S. Mayhill Road, approximately 75 feet south of Morse Street in the City of Denton, Denton County, Texas. (Z26-0001, Mayhill Road Rezoning, Matt Bodine)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments received are noted on Exhibit A.

Chair Pruett closed the Public Hearing.

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

AYES (5): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

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

Chair Pruett opened the public hearing.

This item was not presented, and discussion followed.

Chair Pruett closed the Public Hearing.

Commissioner Ketchersid moved to approve the item as presented. Motion seconded by Vice-Chair Riggs. Motion carried.

AYES (5): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. PZ26-039: Staff provided updates regarding the matrix and City Council items. The following items were added to the matrix.

- Chair Pruett requested to ensure the future discussion for item 7 on the matrix regarding Senate Bill 840 would include an evaluation of how the DDC Section 2.12 program fits in and can benefit from the senate bill.

- Commissioner McDuff requested a work session regarding rules, regulations and guidelines for Data Centers in the City of Denton.

7. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 7:13 p.m.

X_____

Eric Pruett, Planning and Zoning Commission Chair Date

X_____

Cathy Welborn, Administrative Assistant Date

Minutes approved on: _____

March 18, 2026 Planning and Zoning Meeting - EXHIBIT A					
Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone					
Name	Address	Agenda Item	Position	Method	Comments
Nathan Tune (Applicant)	513 W Oak St. Ste 105, Denton 76201	Z26-0001	Support	In Person	Please see video for comment.

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 8, 2026

SUBJECT

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

BACKGROUND

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

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

Date Application Filed:	February 16, 2026
Planning & Zoning Commission Meeting:	March 18, 2026
Days in Review:	30 Days
Extension Granted:	March 18, 2026
Resubmittal:	March 16, 2026
Planning & Zoning Commission Meeting:	April 8, 2026
Days in Review:	23 Days

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

OPTIONS

1. Approve as submitted
2. Deny with reasons

RECOMMENDATION

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

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

March 18, 2026	Planning & Zoning Commission	Final Plat	Extension Granted

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. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Ashley Ekstedt, AICP
Associate Planner

Planning Staff Analysis

FP26-0005/Ambe Addition
District 3
Planning & Zoning Commission

REQUEST:
Final plat for an approximately 2.23-acre site

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

RECOMMENDATION:
Staff recommends approval of this plat as it does 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			
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. **Findings:** The proposed Final Plat does meet all criteria set forth by the Final Plat Checklist (FPC), authorized by DDC Subsection 2.6.4D.3.	☒	☐	☐
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. **Findings:** The Final Plat does meet all applicable review criteria of DDC Section 2.6.4D as described herein.	☒	☐	☐
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. **Findings:** There is no conflict.	☐	☐	☒
2. Prior Approvals			
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	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
changed. This includes an approved phasing plan for development and installation of public improvements and amenities. **Findings:** The proposed development is consistent.			
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies. **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒
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. **Findings:** Not applicable.	☐	☐	☒
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	**Compliance**		
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. **Findings:** The Final Plat does comply with the applicable DDC requirements.	☒	☐	☐

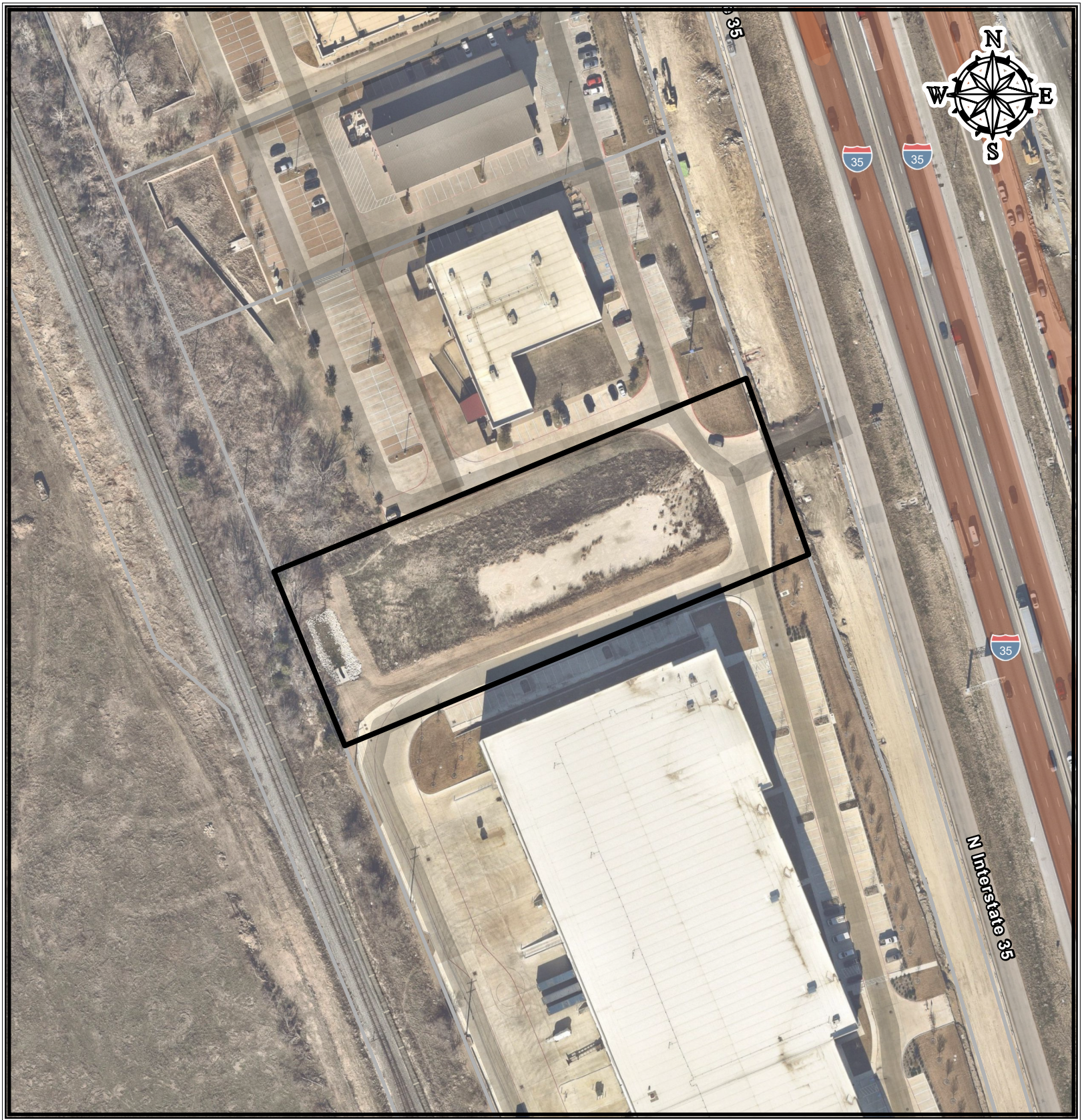
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The proposed Final Plat provides sufficient detail required for the submittal.	☒	☐	☐
5. Compliance with Other Applicable Regulations			
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:** The proposed Final Plat does meet all criteria set forth by the Final Plat Checklist, authorized by DDC Subsection 2.6.4D.3.	☒	☐	☐
6. Consistent with Interlocal and Development Agreements			
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:** There are no development agreements applicable to this Final Plat.	☐	☐	☒
7. Minimizes Adverse Environmental Impacts			
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:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property			
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.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.			
9. Minimizes Adverse Fiscal Impacts			
a. The proposed development should not result in significant adverse fiscal impacts on the city. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards			
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. **Findings:** The Final Plat complies with the applicable DDC requirements as described herein.	☒	☐	☐
11. Provides Adequate Road Systems			
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. **Findings:** The Final Plat has adequate road capacity and complies with this criterion.	☒	☐	☐
12. Provides Adequate Public Services and Facilities			

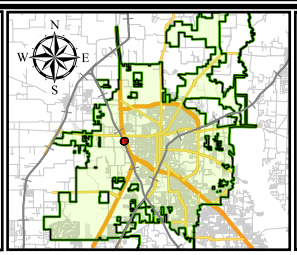
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service 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. **Findings:** There is adequate capacity to serve the proposed development.	☒	☐	☐
13. Rational Phasing Plan			
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. **Findings:** There is no phasing plan associated with the proposed Final Plat.	☐	☐	☒

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. **Findings:** There is no approved preliminary plat associated with the proposed Final Plat.	☐	☐	☒
15. Whether the development will substantially comply with all requirements of this DDC. **Findings:** The Final Plat does comply with the applicable requirements of the Denton Development Code.	☒	☐	☐
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. **Findings:** The Final Plat complies with the applicable technical standards of the Denton Development Code.	☒	☐	☐

FP26-0005
Aerial Site Location



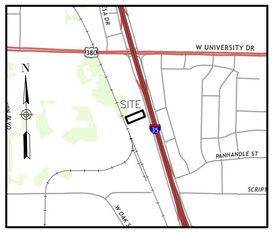
COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40



0 37.5 75 150 Feet

CITY OF DENTON
Development Services · GIS
Date: 2/19/2026

"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."



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

SUBJECT PROPERTY LINE
ADJOINING PROPERTY LINE
EASEMENT LINE
CENTERLINE

FOUND/SET MONUMENT (SEE LABEL)

N

30 15 0 30
SCALE IN FEET
1"=30'

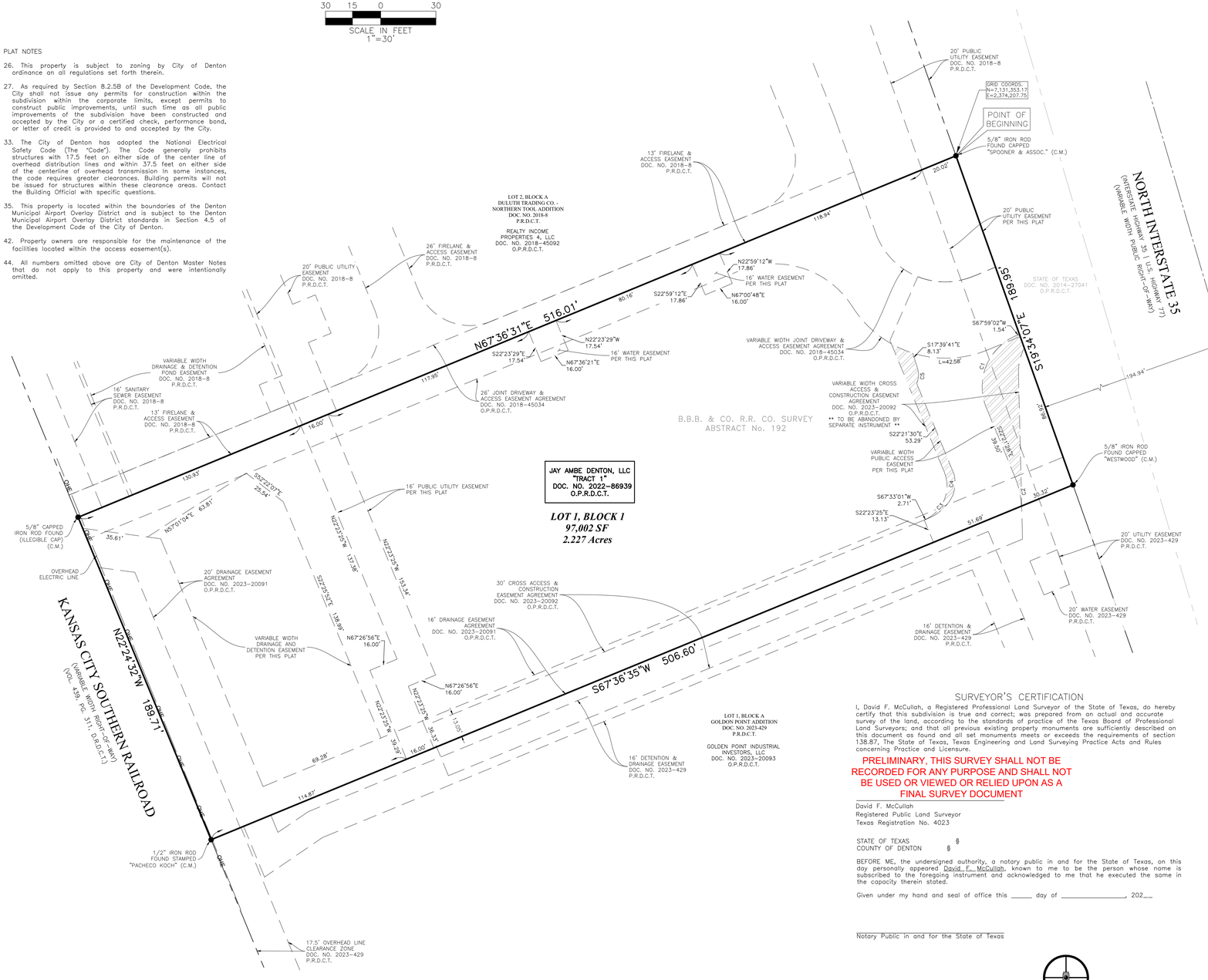
PLAT NOTES

1. The purpose of this Final Plat is to create 1 commercial lot.
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 sale from grid to surface.
4. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by Freedom Title, g.f. no. 21059665ND–VS, effective date June 7, 2021. The surveyor has not abstracted the above property.
5. This plat lies wholly within the City Limits 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, an 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 he 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. There was no observed evidence of any protected trees on the subject property at the time of this survey. A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site within the city limits. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4 must be met within the city limits prior to the release of any permits.
14. 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 Commercial building developers shall construct sidewalks along streets on which non–residential construction front and along streets an which non–residential construction side before certificates of occupancy will be issued.
15. Wastewater utility service will be provided by City of Denton.
18. Water utility service will be provided by City of Denton.
19. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
20. 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 scaled, that this property is within "Non–Shaded Zone X" defined as "areas determined to be outside the 0.2% annual chance flood (500–year)" as shown on Panel 48121C0360G of said map.
21. 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.
22. 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.
24. This Addition lies within unshaded zone map X, map number 48121C0360G, dated 04/18/2011.
25. 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 variable width drainage and detention 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 variable width drainage and detention 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 variable width drainage and detention easement, 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 variable width drainage and detention 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.

PLAT NOTES

26. This property is subject to zoning by City of Denton ordinance an all regulations set forth therein.
27. As required by Section 8.2.5B of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond, or letter of credit is provided to and accepted by the City.
33. The City of Denton has adopted the National Electrical Safety Code (The "Code"). The Code generally prohibits structures with 17.5 feet on either side of the center line of overhead distribution lines and within 37.5 feet on either side of the centerline of overhead transmission 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.
35. This property is located within the boundaries of the Denton Municipal Airport Overlay District and is subject to the Denton Municipal Airport Overlay District standards in Section 4.5 of the Development Code of the City of Denton.
42. Property owners are responsible for the maintenance of the facilities located within the access easement(s).
44. All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.

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



STATE OF TEXAS
COUNTY OF DENTON

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

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

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

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Jay Ambe Denton LLC acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as **AMBE ADDITION, LOT 1, BLOCK 1**, an addition to the City of Denton, Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat.

No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

OWNER: JAY AMBE DENTON LLC

BY: _____ _____
Signature – Authorized Representative — Date

_____
Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared_____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20_____.

_____
Notary Public in and for the State of Texas

Planning and Zoning Commission Approval

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this plat and subdivision of AMBE ADDITION, LOT 1, BLOCK 1 in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this _____ day of _____, 20____.

_____
Chair, Planning & Zoning Commission

_____
City Secretary

SURVEYOR'S CERTIFICATION

I, David F. McCullah, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this subdivision is true and correct; was prepared from an actual and accurate survey of the land, according to the standards of practice of the Texas Board of Professional Land Surveyors; and that all previous existing property monuments are sufficiently described on this document as found and all set monuments meets or exceeds the requirements of section 138.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.

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

_____
David F. McCullah
Registered Public Land Surveyor
Texas Registration No. 4023

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202__

_____
Notary Public in and for the State of Texas

OWNER/DEVELOPER
Jay Ambe Denton, LLC
800 Six Flags Drive,
Arlington, Texas 76011
T: 817-649-1168
mratan5951@aol.com

TRAVERSE LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 2026.03.24 Project No.: TR-49-25
POINT OF CONTACT: GRAYSON CEBALLOS

SPACE RESERVED FOR RECORDING PURPOSES

FINAL PLAT
LOT 1, BLOCK 1
AMBE ADDITION

FP26-0005
BEING 2.227 ACRES
OUT OF THE B.B.B. & CO. R.R. CO. SURVEY
ABSTRACT NO. 192
CITY OF DENTON
DENTON COUNTY, TEXAS
MARCH 2026

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	804548195	**Entity Type:**	Domestic Limited Liability Company (LLC)
Original Date of Filing:	May 2, 2022	**Entity Status:**	In existence
Formation Date:	N/A		
Tax ID:	32084380107	**FEIN:**	
Duration:	Perpetual		

Name: JAY AMBE DENTON LLC

Address: 800 SIX FLAGS DR
ARLINGTON, TX 76011-5122 USA

REGISTERED AGENT | FILING HISTORY | NAMES | MANAGEMENT | ASSUMED NAMES | ASSOCIATED ENTITIES | INITIAL ADDRESS

Name	Address	Inactive Date
Hiren Patel	800 Six Flags Dr Arlington, TX 76011 USA	

Order | Return to Search

Instructions:

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

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 8, 2026

SUBJECT

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

BACKGROUND

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

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

Date Application Filed:	January 27, 2026
Planning & Zoning Commission Meeting:	February 25, 2026
Days in Review:	29 Days
Date Extension Granted:	February 25, 2026
Date Application Resubmitted:	February 23, 2026
Planning & Zoning Commission Meeting:	March 18, 2026
Days in Review:	23 Days
Date Extension Granted:	March 18, 2026
Date Application Resubmitted:	March 16, 2026
Planning & Zoning Commission Meeting:	April 8, 2026
Days in Review:	23 Days

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

OPTIONS

1. Approve as submitted

2. Deny with reasons

RECOMMENDATION

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

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
June 28, 2022	City Council	Legends Ranch MUD consent and development agreement	Approved
August 10, 2022	Planning & Zoning Commission	Legends Ranch Preliminary Plat (PP22-0017)	Extension approved
October 26, 2022	Planning & Zoning Commission	Legends Ranch Preliminary Plat (PP22-0017)	Approved
February 25, 2026	Planning & Zoning Commission	Hickory Grove Phase 5 Final Plat	Extension approved
March 18, 2026	Planning & Zoning Commission	Hickory Grove Phase 5 Final Plat	Extension approved

PUBLIC OUTREACH

No public outreach is required for final plats.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Final Plat
5. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Mia Hines, AICP
Senior Planner

Planning Staff Analysis

FP26-0002b / Hickory Grove 5

Planning & Zoning Commission

REQUEST:
Final plat for an approximately 87.645-acre site

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

RECOMMENDATION:
Staff recommends 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			
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. **Findings:** The Final Plat meets all review criteria, as detailed in the following items as required by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B.	☒	☐	☐
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. **Findings:** The Final Plat meets the review criteria of DDC Section 2.6.4D as described herein.	☒	☐	☐
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. **Findings:** There is no conflict.	☐	☐	☒
2. Prior Approvals			
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.	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: The final plat is consistent with the Preliminary Plat. Since the approval of the Preliminary Plat, the applicant has submitted a revised phasing plan. The proposed final plat is consistent with the revised phasing plan.			
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒
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. **Findings:** The overall goals of the Comprehensive Plan are met with the proposed Final Plat.	☐	☐	☒
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	**Compliance**		
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. **Findings:** All applications shall include all required information requested by the Director to demonstrate compliance with City codes per DDC Section 2.4.4B. Per the Development Agreement, the subject property is subject to those portions of the DDC typically applicable to the City's Division 1 ETJ as well as development and subdivision regulations contained in Section 3.4, Subchapter 7, and Subchapter 8 of the Denton Development Code. The proposed Final Plat complies with the applicable DDC requirements.	☒	☐	☐

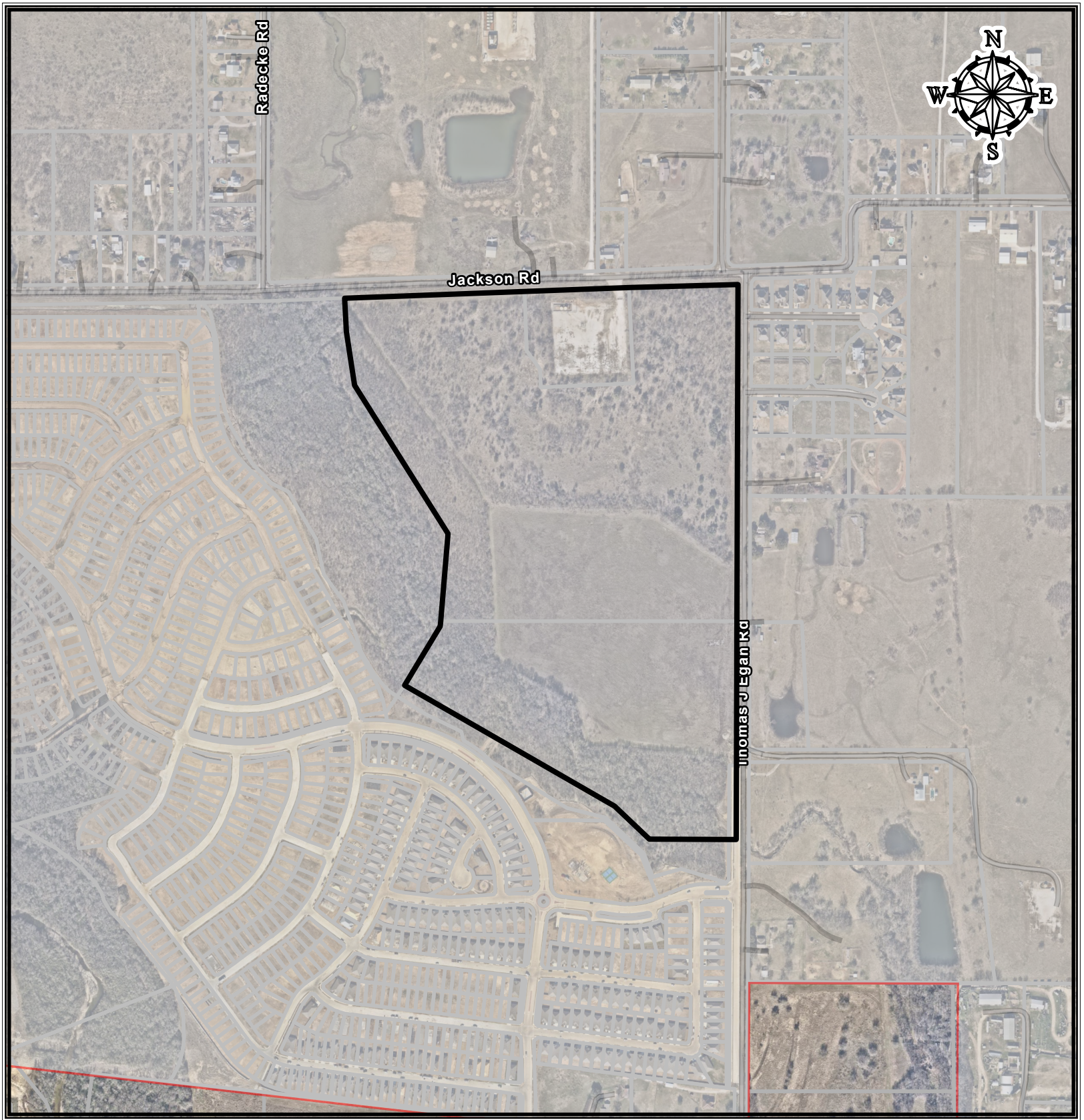
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The Final Plat was submitted at an adequate level of detail.	☒	☐	☐
5. Compliance with Other Applicable Regulations			
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:** The Final Plat complies with all other applicable city regulations.	☒	☐	☐
6. Consistent with Interlocal and Development Agreements			
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:** The proposed development complies with the development agreement adopted for this Municipal Utility District.	☒	☐	☐
7. Minimizes Adverse Environmental Impacts			
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:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property			
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.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.			
9. Minimizes Adverse Fiscal Impacts			
a. The proposed development should not result in significant adverse fiscal impacts on the city. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards			
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. **Findings:** The proposed Final Plat complies with the Design Criteria Manual.	☒	☐	☐
11. Provides Adequate Road Systems			
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. **Findings:** The Final Plat is compliant with this criterion.	☒	☐	☐
12. Provides Adequate Public Services and Facilities			
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.	☒	☐	☐

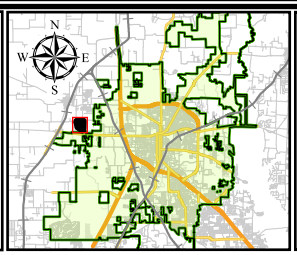
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: There are adequate facilities to serve the development. Civil engineering plans are under review to ensure adequate infrastructure improvements and extensions.			
13. Rational Phasing Plan			
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. **Findings:** The proposed Final Plat is consistent with the revised phasing plan approved following the Preliminary Plat.	☒	☐	☐

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. **Findings:** The Final Plat is consistent with the Preliminary Plat. Since the approval of the Preliminary Plat, the applicant has submitted a revised phasing plan. The proposed Final Plat is consistent with the revised phasing plan.	☒	☐	☐
15. Whether the development will substantially comply with all requirements of this DDC. **Findings:** As discussed herein, the Final Plat complies with all applicable requirements of the Denton Development Code.	☒	☐	☐
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. **Findings:** The Final Plat complies with the applicable technical standards and specifications adopted by the City.	☒	☐	☐

FP26-0002
Aerial Site Location



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



0 185 370 740 Feet

CITY OF DENTON
Development Services · GIS
Date: 2/12/2026

"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."

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

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

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

P.O.B.
1/2" IRF
N:7138124.24
E:2359544.01

JACKSON ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)

N87°52'07"E 1897.28'
N87°52'07"E 1547.24'
N87°52'07"E 1421.48'

PROPOSED CENTERLINE OF JACKSON ROAD
55' R.O.W. DEDICATION

20' SANITARY SEWER EASEMENT (EXHIBIT B DATED 05/23/2002) VOL. 5306, PG. 218 O.R.D.C.T.

17.5' CLEARANCE ZONE

25' WATER EASEMENT DOC. NO. 2025-42192 O.R.D.C.T.

20' GAS PIPELINE EASEMENT INST. NO. 2014-83895 O.R.D.C.T.

CALLED 5.000 ACRES
HICKORY GROVE RESIDENTIAL COMMUNITY, INC.
INST. NO. 2023-100096
O.R.D.C.T.

T. POLK SURVEY
ABSTRACT NO. 998

1X HOA
BLOCK OO
DRAINAGE EASEMENT

1000' GAS WELL DISCLOSURE NOTICE ZONE

OLD DEED LINE

ALBERT CT.

THOMAS J EGAN ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)
BENT RAIL FARMS ADDITION
DOC. NO. 2020-57
P.R.D.C.T.

MARIA CRISTINA CT.

MARIA CRISTINA COURT
N87°08'43"E 839.90'

DIZZY ROAD
N88°30'38"E 200.25'

SUMMERTIME ROAD

JOPLIN STREET
N87°08'43"E 686.68'
275.00'

RIVER FRONT ROAD

APPROXIMATE LIMITS OF ZONE A PER F.I.R.M. MAP NO. 48121C0355G, DATED APRIL 18, 2011

200' FLOODPLAIN BUFFER (EXISTING)

200' FLOODPLAIN BUFFER (PROPOSED)

100-YEAR FULLY DEVELOPED FLOODPLAIN

ETTA DRIVE
N87°08'43"E 403.12'

56X HOA
BLOCK T

57X HOA
BLOCK T
PUBLIC ACCESS
FLOODPLAIN & DRAINAGE EASEMENT

20' SANITARY SEWER EASEMENT (EXHIBIT B DATED 11/04/2002) VOL. 5306, PG. 218 O.R.D.C.T.

HICKORY GROVE PHASE 3
DOC. NO. 2025-110
P.R.D.C.T.

BLOCK OO
BLOCK T
BLOCK MM
BLOCK KK

MATCH LINE (SHEET 2)

LINE TYPE LEGEND

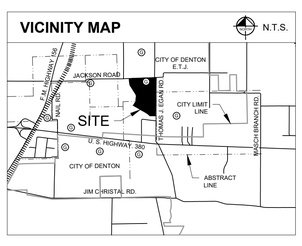
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	CENTERLINE OF ROAD
OHE	OVERHEAD UTILITY LINE
	CENTERLINE OF CREEK
	ABSTRACT LINE
	LOT LINE
	100-YR FULLY DEVELOPED FLOODPLAIN LINE
	EXISTING FEMA FLOODPLAIN LINE

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
	STREET NAME CHANGE
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.E.	VISIBILITY EASEMENT
	GUY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
R.O.W.	RIGHT-OF-WAY
	GAS WELL
	SEE GENERAL NOTE #32
	SEE GENERAL NOTE #49

VICINITY MAP

N.T.S.

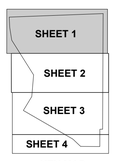


NORTH

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36

SEE SHEET 5 FOR MASTER NOTES & LOT AREA TABLE

SEE SHEET 4 FOR LINE & CURVE TABLES



KEY MAP
N.T.S.

FINAL PLAT

HICKORY GROVE, PHASE 5

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

278 RESIDENTIAL LOTS
5 HOA LOTS
1 CITY LOT

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

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

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

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

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

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

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

DWG NAME: K:\FRI_SURVEY\068324400-LEGENDS RANCH - DENTON\DWG\FINAL PLATS\PHASE 5\068324400 HICKORY GROVE PHASE 5 FP.DWG PLOTTED BY: CRUBLE, JEFF 4/1/2026 11:01 AM LAST SAVED: 4/1/2026 10:30 AM

MATCH LINE (SHEET 1)

MATCH LINE (SHEET 3)

DOC. NO. 2025-110
P.R.D.C.T.

100-YEAR FULLY DEVELOPED FLOODPLAIN

200' FLOODPLAIN BUFFER (EXISTING)

200' FLOODPLAIN BUFFER (PROPOSED)

DRY FORK HICKORY CREEK

T. POLK SURVEY
ABSTRACT NO. 998

HICKORY GROVE PHASE 3
DOC. NO. 2025-110
P.R.D.C.T.

LOT 57X HOA, BLOCK T
PUBLIC ACCESS,
FLOODPLAIN &
DRAINAGE EASEMENT

57X HOA
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APPROXIMATE LIMITS OF ZONE A
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20' SANITARY SEWER
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VOL. 5306, PG. 218
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JOPLIN STREET

HOLIDAY STREET

TAKE AWAY DRIVE

SUMMERTIME ROAD

AMELIA LANE

RIVERFRONT ROAD

THOMAS J EGAN ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)

55' R.O.W. DEDICATION

CALLED 175 GROSS ACRES
CLAUDE H SMITH
VOLUME 4762, PAGE 341
O.R.D.C.T.

20' SANITARY SEWER EASEMENT
DOC. NO. 2020-1085
O.R.D.C.T.

20' GAS PIPELINE EASEMENT
INST NO. 2014-49869
O.R.D.C.T.

20' SANITARY SEWER EASEMENT
DOC. NO. 2020-1086
O.R.D.C.T.

17.5' CLEARANCE ZONE

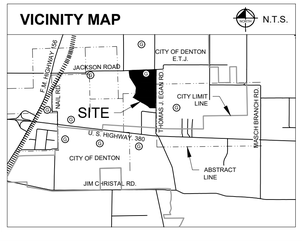
LINE TYPE LEGEND

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OHE	OVERHEAD UTILITY LINE
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LEGEND

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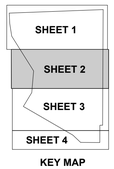


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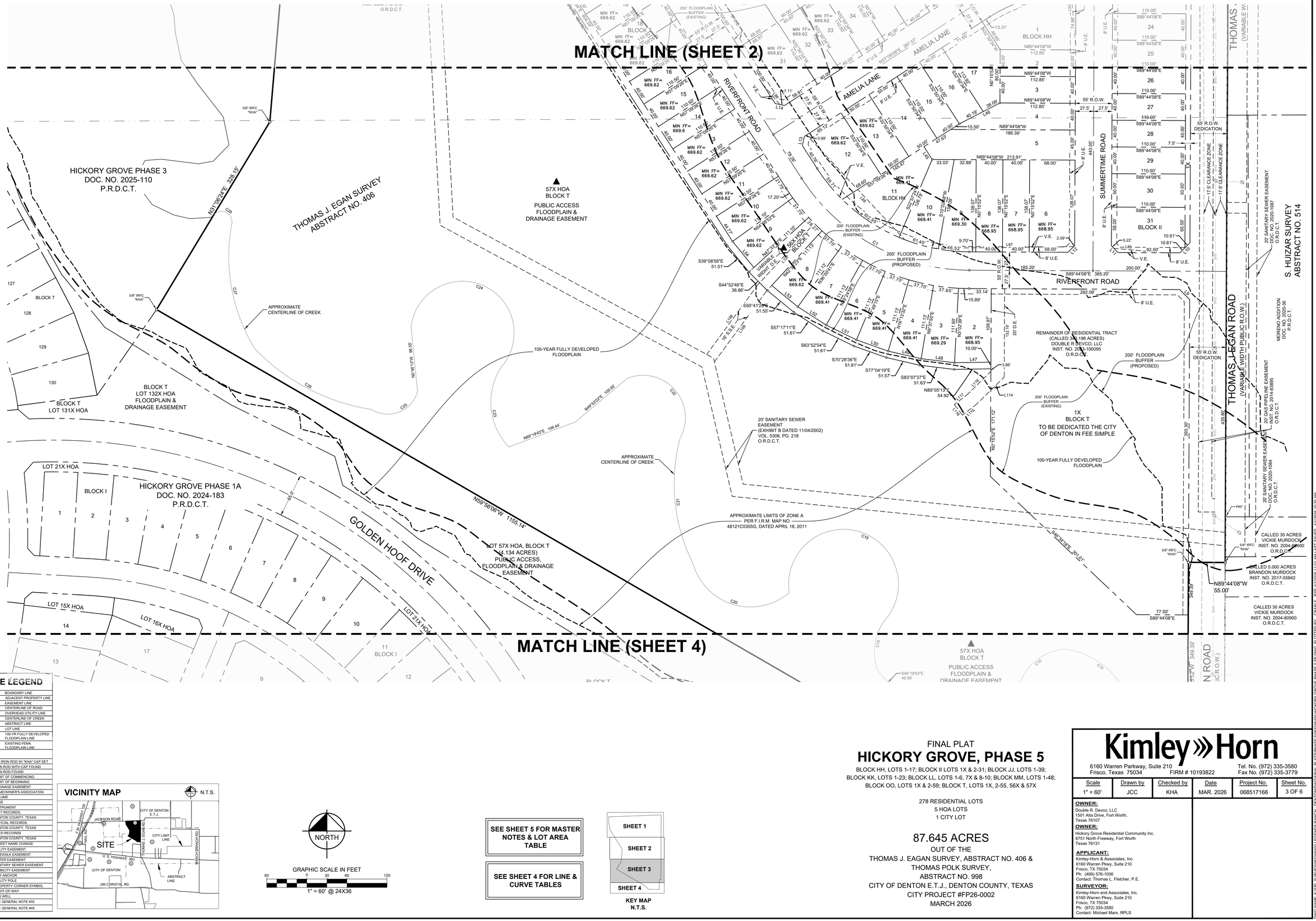
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APPLICANT:
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Frisco, TX 75034
Ph: (469) 576-1056
Contact: Thomas L. Fletcher, P.E.

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

DWG NAME: K:\FRI_SURVEY\068324400-LEGEND\S RANCH - DENTON\DWG\FINAL PLAT\SPHASE 5\068324400 HICKORY GROVE PHASE 5 FP.DWG PLOTTED BY: CRABLE, JEFF 4/1/2026 11:01 AM LAST SAVED: 4/1/2026 10:30 AM



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S.S.E.	SANITARY SEWER EASEMENT
V.E.	VISIBILITY EASEMENT
	GUY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
R.O.W.	RIGHT-OF-WAY
	GAS WELL
	SEE GENERAL NOTE #32
	SEE GENERAL NOTE #49

VICINITY MAP

SEE SHEET 5 FOR MASTER NOTES & LOT AREA TABLE

SEE SHEET 4 FOR LINE & CURVE TABLES

KEY MAP
N.T.S.

FINAL PLAT

HICKORY GROVE, PHASE 5

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

278 RESIDENTIAL LOTS
5 HOA LOTS
1 CITY LOT

87.645 ACRES

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	MAR. 2026	068517166	3 OF 6

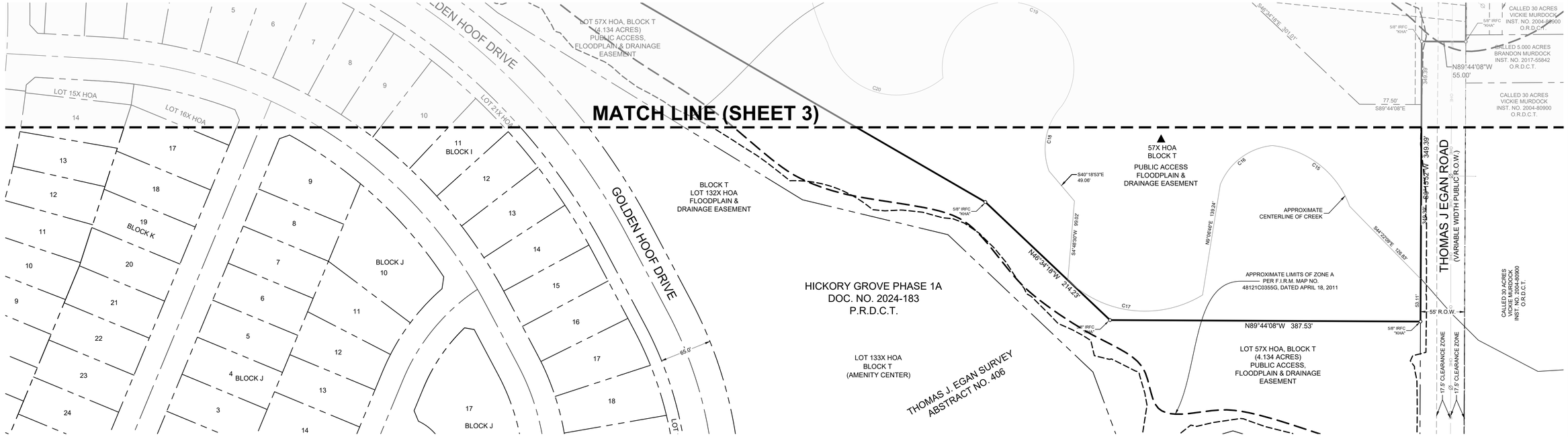
OWNER:
Double R. Devco, LLC
1501 Alta Drive, Fort Worth,
Texas 76107

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

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

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

DWG NAME: K:\FRI_SURVEY\068324400\LEGENDS RANCH - DENTON\2WS\FINAL PLAT\PHASE 5\068324400 HICKORY GROVE PHASE 5 FP.DWG PLOTTED BY CRABLE, JEFF 4/1/2026 11:01 AM LAST SAVED 4/1/2026 10:30 AM



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°44'08"E	34.79'	L24	N77°50'34"W	14.14'	L47	N89°05'13"E	54.45'	L70	N74°50'44"E	40.94'	L93	S07°19'35"W	40.43'
L2	S89°44'08"E	79.11'	L25	N12°09'26"E	14.14'	L48	S83°07'37"E	50.42'	L71	N80°13'08"E	40.29'	L94	S81°28'59"W	59.43'
L3	N02°51'17"W	74.07'	L26	N77°50'34"W	14.14'	L49	S77°04'19"E	50.46'	L72	N84°34'11"E	40.04'	L95	S87°55'40"E	73.48'
L4	N50°10'39"E	21.86'	L27	N06°32'41"E	13.80'	L50	S70°28'36"E	50.46'	L73	N87°48'35"E	39.67'	L96	S80°05'00"W	40.43'
L5	N50°28'31"E	36.01'	L28	N83°43'22"W	14.48'	L51	S63°52'54"E	50.46'	L74	S85°13'42"W	40.02'	L97	S88°24'10"E	84.94'
L6	S89°40'47"E	238.87'	L29	N05°20'25"E	14.10'	L52	S57°17'11"E	50.46'	L75	S45°56'01"E	27.69'	L98	S05°11'57"W	73.77'
L7	N01°29'22"W	35.00'	L30	S82°31'51"E	13.65'	L53	S50°41'28"E	50.46'	L76	S10°59'34"E	74.47'	L99	N81°00'25"E	21.76'
L8	S02°51'17"E	35.00'	L31	S38°24'48"W	13.10'	L54	S39°08'58"E	50.46'	L77	N28°49'49"W	183.39'	L100	N86°52'43"W	103.83'
L9	S44°44'08"E	21.21'	L32	S48°01'05"E	14.48'	L55	S34°50'58"E	39.29'	L78	N06°55'19"W	172.06'	L101	N06°48'10"W	38.21'
L10	S45°15'52"W	21.21'	L33	S47°59'58"E	14.18'	L56	S37°22'01"E	39.30'	L79	N34°39'01"W	83.47'	L102	N05°11'57"E	72.57'
L11	S44°44'08"E	14.14'	L34	S14°33'44"W	41.18'	L57	S33°40'30"E	46.63'	L80	S47°17'33"E	58.02'	L103	N83°15'06"E	39.43'
L12	N45°15'52"E	14.14'	L35	S47°36'03"E	28.52'	L58	S29°34'29"E	46.61'	L81	N30°54'41"W	43.29'	L104	N84°44'46"W	72.59'
L13	S12°09'26"W	14.14'	L36	N42°23'57"E	28.05'	L59	S27°08'23"E	46.36'	L82	S42°36'35"E	18.12'	L105	N06°48'10"W	39.44'
L14	N77°50'34"W	14.14'	L37	S44°42'27"E	14.15'	L60	S22°37'22"E	46.74'	L83	N27°54'56"W	73.48'	L106	S04°54'08"E	82.20'
L15	S44°46'58"E	14.13'	L38	S45°17'33"W	14.14'	L61	S16°24'50"E	47.12'	L84	S39°54'16"E	40.43'	L107	S42°36'23"W	124.63'
L16	N45°13'35"E	14.15'	L39	S44°42'27"E	21.22'	L62	S10°02'59"E	44.92'	L85	N27°54'56"W	73.48'	L108	S36°17'29"W	129.55'
L17	S44°44'08"E	14.14'	L40	N45°17'33"E	21.20'	L63	S05°58'36"E	46.64'	L86	S39°54'16"E	40.43'	L109	S36°17'29"W	130.92'
L18	S45°15'52"W	14.14'	L41	S44°42'27"E	14.15'	L64	N48°07'32"E	40.50'	L87	N89°18'58"E	208.56'	L110	N50°10'39"E	120.50'
L19	N42°08'43"E	14.14'	L42	S45°17'33"W	14.14'	L65	N42°16'38"E	32.75'	L88	N43°07'45"W	214.81'	L111	N10°19'09"W	47.66'
L20	S47°51'17"E	14.14'	L43	N45°36'45"W	13.92'	L66	N30°11'06"E	29.14'	L89	N84°48'31"W	73.48'	L112	N50°10'39"E	120.50'
L21	N42°08'43"E	14.14'	L44	S44°23'15"W	13.05'	L67	N21°19'54"E	29.26'	L90	N04°43'12"W	75.92'	L113	N44°06'28"E	42.88'
L22	S47°51'17"E	14.14'	L45	N32°50'34"W	22.66'	L68	N11°45'44"E	41.34'	L91	S07°22'31"W	42.58'	L114	S45°29'19"W	59.14'
L23	N12°09'26"E	14.14'	L46	N62°45'26"E	68.28'	L69	N73°35'40"E	42.52'	L92	N04°39'46"W	73.48'	L115	S52°27'19"W	25.61'

LINE TABLE

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	56°53'35"	300.00'	297.89'	S61°17'21"E	285.80'	C24	214°19'00"	77.36'	289.38'	N66°12'27"W	147.84'
C2	33°06'25"	250.00'	144.46'	S73°42'39"W	142.46'	C25	107°52'28"	45.95'	86.51'	N68°17'24"E	74.28'
C3	3°07'09"	1000.00'	54.44'	S88°42'17"W	54.43'	C26	37°11'40"	308.79'	200.46'	S82°28'29"E	196.96'
C4	60°00'44"	250.00'	261.85'	N27°09'05"E	250.05'	C27	41°43'16"	264.53'	192.62'	S10°36'01"E	188.40'
C5	60°00'44"	250.00'	261.85'	N27°09'05"E	250.05'	C28	151°54'08"	15.83'	41.96'	N53°09'40"W	30.71'
C6	36°58'03"	250.00'	161.30'	S68°39'41"W	158.52'						
C7	6°58'47"	1000.00'	121.82'	N36°19'57"W	121.74'						
C8	36°40'12"	300.00'	192.00'	S68°48'37"W	188.74'						
C9	3°10'31"	2000.00'	110.83'	S88°43'58"W	110.82'						
C10	29°30'11"	500.00'	257.46'	S25°04'15"E	254.63'						
C11	7°14'56"	500.00'	63.26'	S06°41'41"E	63.22'						
C12	267°42'29"	62.50'	292.02'	N40°59'58"E	90.14'						
C13	138°35'40"	62.50'	151.18'	N45°15'58"W	116.93'						
C14	268°32'55"	62.50'	292.94'	S45°45'50"E	89.50'						
C15	63°38'43"	116.24'	129.13'	N51°52'04"W	122.59'						
C16	62°31'06"	78.46'	85.61'	S53°05'01"W	81.42'						
C17	75°08'30"	138.74'	181.95'	S83°42'07"E	169.19'						
C18	62°23'40"	79.73'	86.82'	S10°59'55"W	82.60'						
C19	224°21'44"	82.18'	321.80'	N76°36'29"W	152.19'						
C20	114°47'02"	89.25'	178.81'	S73°14'50"E	150.37'						
C21	41°05'24"	267.90'	192.12'	S06°00'35"E	188.03'						
C22	141°59'21"	63.45'	157.24'	N41°15'45"W	119.98'						
C23	77°28'55"	96.36'	130.30'	S05°19'27"E	120.60'						

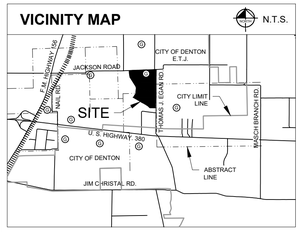
LINE TYPE LEGEND

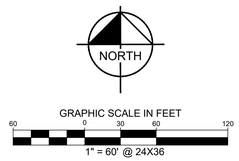
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	CENTERLINE OF ROAD
OHE	OVERHEAD UTILITY LINE
	CENTERLINE OF CREEK
	ABSTRACT LINE
	LOT LINE
	100-YR FULLY DEVELOPED FLOODPLAIN LINE
	EXISTING FEMA FLOODPLAIN LINE

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
	STREET NAME CHANGE
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.E.	VISIBILITY EASEMENT
	GUY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
R.O.W.	RIGHT-OF-WAY
G	GAS WELL
	SEE GENERAL NOTE #32
	SEE GENERAL NOTE #49

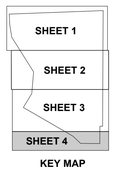
VICINITY MAP





SEE SHEET 5 FOR MASTER NOTES & LOT AREA TABLE

SEE SHEET 4 FOR LINE & CURVE TABLES



KEY MAP N.T.S.

FINAL PLAT

HICKORY GROVE, PHASE 5

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

278 RESIDENTIAL LOTS
5 HOA LOTS
1 CITY LOT

87.645 ACRES

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

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

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

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

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

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

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

DWG NAME: K:\FRI_SURVEY\093384400-LEGENDS RANCH - DENTON\DWG\FINAL PLATS\PHASE 5\093248400 HICKORY GROVE PHASE 5 FP.DWG PLOTTED BY: CRABLE, JEFF 4/1/2026 11:01 AM LAST SAVED: 4/1/2026 10:39 AM

OWNERS' CERTIFICATE

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

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

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said 340.198 acre tract, common to the northwest corner of Bent Rail Farms Addition, an addition to the Denton County, according to the plat thereof recorded in Document No. 2020-57 of the Plat Records of Denton County, Texas, at the intersection of Thomas J. Egan Road, a variable width right of way and Jackson Road, a variable width right of way, same being on the southerly line of a called 10.035 acre tract of land described in a deed to Ira Sam Houston and wife, Helen Marie Houston, recorded in Volume 1239, Page 617 of the Deed Records of Denton County, Texas;

THENCE South 00°15'52" West, departing the southerly line of said 10.035 acre tract, within the margins of said Thomas J, Egan Road, and along the easterly line of said 340.198 acre tract, the westerly line of said Bent Rail Farms, the westerly line of a called 5.134 acre tract of land described in a deed to Ceasar Gonzalez Pegueros, et ux, recorded in Instrument No. 2013-62297 of the Official Records of Denton County, Texas, the westerly line of a called 175 acre tract of land described in a deed to Claude H. Smith, recorded in Volume 362, Page 341 of the Deed Records of Denton County, Texas, the westerly line of Moreno Addition, an addition to Denton County, Texas, according to plat thereof recorded in Document No. 2020-36 of the Plat Records of Denton County, Texas, the westerly line of a called 30 acre tract described in a deed to Vickie Murdock, recorded in Instrument No. 2004-80900 of the Official Records of Denton County, Texas, and the westerly line of a called 5.000 acre tract of land described in a deed to Brandon Murdock recorded in Instrument No. 2017-55842 of the Official Records of Denton County, Texas, a distance of 2,335.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northeast corner of Hickory Grove, Phase 1A, an addition to Denton County, Texas according to the Amending Plat thereof recorded in Document No. 2024-183 of the Plat Records of Denton County, Texas;

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

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

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

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

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

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

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

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

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

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

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

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

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

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DOUBLE R. DEVCO, LLC AND HICKORY GROVE RESIDENTIAL COMMUNITY INC., does hereby adopt this plat designating the herein described property as HICKORY GROVE, PHASE 5, an addition in Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purpose indicated on this plat. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep the removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND, this _____ day of _____, 2026.

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

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF ____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

_____
Notary Public, State of Texas

My Commission Expires: _____

WITNESS MY HAND, this _____ day of _____, 2026.

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

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF ____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

_____
Notary Public, State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this subdivision is true and correct; was prepared from an actual and accurate survey of the land, according to the standards of practice of the Texas Board of Professional Surveyors; and that all previously existing property monuments are sufficiently described on this document as found and all set monuments meets or exceeds the requirements of Section 137.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.

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

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

_____
Notary Public, State of Texas

My Commission Expires: _____

PLANNING AND ZONING COMMISSION APPROVAL

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approves this plat and subdivision of _____in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this __ day of ____, 2026.

_____
CHAIRPERSON, PLANNING AND ZONING COMMISSION

_____
CITY SECRETARY

FINAL PLAT

HICKORY GROVE, PHASE 5

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

278 RESIDENTIAL LOTS
5 HOA LOTS
1 CITY LOT

87.645 ACRES

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	MAR. 2026	068517166	7 OF 7

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

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

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

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

DWG NAME: K:\FRI_SURVEY\068324400-LEGEND\3 RANCH - DENTON\DWG\FINAL PLATS\PHASE 5\068324400 HICKORY GROVE PHASE 5 FP.DWG PLOTTED BY CRABLE, JEFF 4/1/2026 11:01 AM LAST SAVED 4/1/2026 10:30 AM

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK HH LOT 1	0.216	9,425
BLOCK HH LOT 2	0.104	4,514
BLOCK HH LOT 3	0.104	4,514
BLOCK HH LOT 4	0.139	6,036
BLOCK HH LOT 5	0.219	9,546
BLOCK HH LOT 6	0.214	9,339
BLOCK HH LOT 7	0.127	5,523
BLOCK HH LOT 8	0.127	5,523
BLOCK HH LOT 9	0.141	6,120
BLOCK HH LOT 10	0.141	6,145
BLOCK HH LOT 11	0.192	8,352
BLOCK HH LOT 12	0.186	8,085
BLOCK HH LOT 13	0.126	5,500
BLOCK HH LOT 14	0.126	5,500
BLOCK HH LOT 15	0.101	4,400
BLOCK HH LOT 16	0.103	4,478
BLOCK HH LOT 17	0.157	6,857
BLOCK II LOT 1X HOA	0.216	9,400
BLOCK II LOT 2	0.170	7,396
BLOCK II LOT 3	0.126	5,500
BLOCK II LOT 4	0.101	4,400
BLOCK II LOT 5	0.101	4,400
BLOCK II LOT 6	0.101	4,400
BLOCK II LOT 7	0.101	4,400
BLOCK II LOT 8	0.101	4,400
BLOCK II LOT 9	0.101	4,400
BLOCK II LOT 10	0.101	4,400
BLOCK II LOT 11	0.101	4,400
BLOCK II LOT 12	0.101	4,400
BLOCK II LOT 13	0.101	4,400

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK II LOT 14	0.101	4,400
BLOCK II LOT 15	0.101	4,400
BLOCK II LOT 16	0.101	4,400
BLOCK II LOT 17	0.101	4,400
BLOCK II LOT 18	0.101	4,400
BLOCK II LOT 19	0.101	4,400
BLOCK II LOT 20	0.101	4,400
BLOCK II LOT 21	0.101	4,400
BLOCK II LOT 22	0.101	4,400
BLOCK II LOT 23	0.101	4,400
BLOCK II LOT 24	0.101	4,400
BLOCK II LOT 25	0.101	4,400
BLOCK II LOT 26	0.101	4,400
BLOCK II LOT 27	0.101	4,400
BLOCK II LOT 28	0.101	4,400
BLOCK II LOT 29	0.101	4,400
BLOCK II LOT 30	0.126	5,500
BLOCK II LOT 31	0.170	7,402
BLOCK JJ LOT 1	0.186	8,095
BLOCK JJ LOT 2	0.126	5,500
BLOCK JJ LOT 3	0.101	4,400
BLOCK JJ LOT 4	0.101	4,400
BLOCK JJ LOT 5	0.101	4,400
BLOCK JJ LOT 6	0.101	4,400
BLOCK JJ LOT 7	0.101	4,400
BLOCK JJ LOT 8	0.101	4,400
BLOCK JJ LOT 9	0.101	4,400
BLOCK JJ LOT 10	0.101	4,400
BLOCK JJ LOT 11	0.128	5,568
BLOCK JJ LOT 12	0.177	7,695

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK JJ LOT 13	0.181	7,868
BLOCK JJ LOT 14	0.107	4,658
BLOCK JJ LOT 15	0.106	4,630
BLOCK JJ LOT 16	0.104	4,545
BLOCK JJ LOT 17	0.109	4,762
BLOCK JJ LOT 18	0.116	5,066
BLOCK JJ LOT 19	0.127	5,512
BLOCK JJ LOT 20	0.147	6,412
BLOCK JJ LOT 21	0.172	7,474
BLOCK JJ LOT 22	0.148	6,429
BLOCK JJ LOT 23	0.126	5,499
BLOCK JJ LOT 24	0.115	5,030
BLOCK JJ LOT 25	0.104	4,517
BLOCK JJ LOT 26	0.101	4,400
BLOCK JJ LOT 27	0.101	4,400
BLOCK JJ LOT 28	0.101	4,400
BLOCK JJ LOT 29	0.101	4,400
BLOCK JJ LOT 30	0.171	7,430
BLOCK JJ LOT 31	0.173	7,530
BLOCK JJ LOT 32	0.101	4,400
BLOCK JJ LOT 33	0.101	4,400
BLOCK JJ LOT 34	0.101	4,400
BLOCK JJ LOT 35	0.101	4,400
BLOCK JJ LOT 36	0.101	4,400
BLOCK JJ LOT 37	0.101	4,400
BLOCK JJ LOT 38	0.104	4,515
BLOCK JJ LOT 39	0.215	9,383
BLOCK KK LOT 1	0.226	9,854
BLOCK KK LOT 2	0.101	4,400
BLOCK KK LOT 3	0.101	4,400

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK KK LOT 4	0.104	4,527
BLOCK KK LOT 5	0.110	4,781
BLOCK KK LOT 6	0.138	6,029
BLOCK KK LOT 7	0.147	6,423
BLOCK KK LOT 8	0.147	6,416
BLOCK KK LOT 9	0.131	5,706
BLOCK KK LOT 10	0.106	4,609
BLOCK KK LOT 11	0.101	4,400
BLOCK KK LOT 12	0.101	4,400
BLOCK KK LOT 13	0.171	7,430
BLOCK KK LOT 14	0.182	7,906
BLOCK KK LOT 15	0.119	5,176
BLOCK KK LOT 16	0.129	5,628
BLOCK KK LOT 17	0.136	5,931
BLOCK KK LOT 18	0.140	6,089
BLOCK KK LOT 19	0.131	5,704
BLOCK KK LOT 20	0.122	5,322
BLOCK KK LOT 21	0.112	4,864
BLOCK KK LOT 22	0.104	4,513
BLOCK KK LOT 23	0.173	7,524
BLOCK LL LOT 1	0.275	11,979
BLOCK LL LOT 2	0.106	4,600
BLOCK LL LOT 3	0.106	4,600
BLOCK LL LOT 4	0.106	4,600
BLOCK LL LOT 5	0.106	4,600
BLOCK LL LOT 6	0.196	8,520
BLOCK LL LOT 7X HOA	0.127	5,516
BLOCK LL LOT 8	0.115	5,016
BLOCK LL LOT 9	0.138	6,021
BLOCK LL LOT 10	0.258	11,225

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK MM LOT 1	0.244	10,626
BLOCK MM LOT 2	0.124	5,416
BLOCK MM LOT 3	0.118	5,140
BLOCK MM LOT 4	0.112	4,879
BLOCK MM LOT 5	0.101	4,420
BLOCK MM LOT 6	0.101	4,420
BLOCK MM LOT 7	0.101	4,420
BLOCK MM LOT 8	0.101	4,420
BLOCK MM LOT 9	0.101	4,420
BLOCK MM LOT 10	0.101	4,420
BLOCK MM LOT 11	0.101	4,420
BLOCK MM LOT 12	0.101	4,420
BLOCK MM LOT 13	0.101	4,420
BLOCK MM LOT 14	0.101	4,420
BLOCK MM LOT 15	0.101	4,420
BLOCK MM LOT 16	0.101	4,420
BLOCK MM LOT 17	0.101	4,420
BLOCK MM LOT 18	0.101	4,420
BLOCK MM LOT 19	0.101	4,420
BLOCK MM LOT 20	0.101	4,420
BLOCK MM LOT 21	0.101	4,420
BLOCK MM LOT 22	0.105	4,575
BLOCK MM LOT 23	0.174	7,597
BLOCK MM LOT 24	0.168	7,316
BLOCK MM LOT 25	0.104	4,512
BLOCK MM LOT 26	0.102	4,444
BLOCK MM LOT 27	0.101	4,420
BLOCK MM LOT 28	0.101	4,420
BLOCK MM LOT 29	0.101	4,420
BLOCK MM LOT 30	0.101	4,420

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK MM LOT 31	0.101	4,420
BLOCK MM LOT 32	0.101	4,420
BLOCK MM LOT 33	0.101	4,420
BLOCK MM LOT 34	0.101	4,420
BLOCK MM LOT 35	0.101	4,420
BLOCK MM LOT 36	0.101	4,420
BLOCK MM LOT 37	0.101	4,420
BLOCK MM LOT 38	0.101	4,420
BLOCK MM LOT 39	0.101	4,420
BLOCK MM LOT 40	0.101	4,420
BLOCK MM LOT 41	0.101	4,420
BLOCK MM LOT 42	0.101	4,420
BLOCK MM LOT 43	0.101	4,420
BLOCK MM LOT 44	0.102	4,456
BLOCK MM LOT 45	0.105	4,589
BLOCK MM LOT 46	0.112	4,861
BLOCK MM LOT 47	0.169	7,377
BLOCK MM LOT 48	0.296	12,900
BLOCK OO LOT 1X HOA	7.107	309,564
BLOCK OO LOT 2	0.157	6,822
BLOCK OO LOT 3	0.093	4,032
BLOCK OO LOT 4	0.093	4,033
BLOCK OO LOT 5	0.093	4,034
BLOCK OO LOT 6	0.093	4,036
BLOCK OO LOT 7	0.093	4,037
BLOCK OO LOT 8	0.093	4,038
BLOCK OO LOT 9	0.093	4,040
BLOCK OO LOT 10	0.093	4,045
BLOCK OO LOT 11	0.125	5,450
BLOCK OO LOT 12	0.171	7,442

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK OO LOT 13	0.089	3,881
BLOCK OO LOT 14	0.100	4,345
BLOCK OO LOT 15	0.146	6,379
BLOCK OO LOT 16	0.152	6,629
BLOCK OO LOT 17	0.153	6,656
BLOCK OO LOT 18	0.162	7,041
BLOCK OO LOT 19	0.101	4,400
BLOCK OO LOT 20	0.101	4,400
BLOCK OO LOT 21	0.177	7,696
BLOCK OO LOT 22	0.159	6,934
BLOCK OO LOT 23	0.159	6,906
BLOCK OO LOT 24	0.189	8,225
BLOCK OO LOT 25	0.112	4,878
BLOCK OO LOT 26	0.117	5,103
BLOCK OO LOT 27	0.118	5,122
BLOCK OO LOT 28	0.111	4,836
BLOCK OO LOT 29	0.101	4,400
BLOCK OO LOT 30	0.101	4,400
BLOCK OO LOT 31	0.101	4,400
BLOCK OO LOT 32	0.101	4,400
BLOCK OO LOT 33	0.126	5,500
BLOCK OO LOT 34	0.101	4,400
BLOCK OO LOT 35	0.101	4,400
BLOCK OO LOT 36	0.101	4,400
BLOCK OO LOT 37	0.146	6,368
BLOCK OO LOT 38	0.172	7,503
BLOCK OO LOT 39	0.126	5,500
BLOCK OO LOT 40	0.126	5,500
BLOCK OO LOT 41	0.101	4,400
BLOCK OO LOT 42	0.167	7,268

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK OO LOT 43	0.116	5,040
BLOCK OO LOT 44	0.113	4,937
BLOCK OO LOT 45	0.147	6,405
BLOCK OO LOT 46	0.158	6,874
BLOCK OO LOT 47	0.101	4,400
BLOCK OO LOT 48	0.101	4,400
BLOCK OO LOT 49	0.104	4,509
BLOCK OO LOT 50	0.100	4,376
BLOCK OO LOT 51	0.126	5,474
BLOCK OO LOT 52	0.212	9,248
BLOCK OO LOT 53	0.197	8,572
BLOCK OO LOT 54	0.121	5,275
BLOCK OO LOT 55	0.101	4,385
BLOCK OO LOT 56	0.126	5,500
BLOCK OO LOT 57	0.126	5,500
BLOCK OO LOT 58	0.126	5,500
BLOCK OO LOT 59	0.170	7,408
BLOCK T LOT 1X	2.800	121,949
BLOCK T LOT 2	0.131	5,719
BLOCK T LOT 3	0.112	4,881
BLOCK T LOT 4	0.112	4,876
BLOCK T LOT 5	0.112	4,876
BLOCK T LOT 6	0.112	4,876
BLOCK T LOT 7	0.112	4,876
BLOCK T LOT 8	0.112	4,876
BLOCK T LOT 9	0.112	4,874
BLOCK T LOT 10	0.106	4,629
BLOCK T LOT 11	0.101	4,420
BLOCK T LOT 12	0.101	4,420
BLOCK T LOT 13	0.101	4,420

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK T LOT 14	0.101	4,420
BLOCK T LOT 15	0.101	4,420
BLOCK T LOT 16	0.101	4,420
BLOCK T LOT 17	0.101	4,420
BLOCK T LOT 18	0.101	4,420
BLOCK T LOT 19	0.101	4,420
BLOCK T LOT 20	0.101	4,420
BLOCK T LOT 21	0.101	4,420
BLOCK T LOT 22	0.101	4,420
BLOCK T LOT 23	0.101	4,420
BLOCK T LOT 24	0.101	4,420
BLOCK T LOT 25	0.101	4,420
BLOCK T LOT 26	0.101	4,420
BLOCK T LOT 27	0.101	4,420
BLOCK T LOT 28	0.101	4,420
BLOCK T LOT 29	0.103	4,473
BLOCK T LOT 30	0.106	4,625
BLOCK T LOT 31	0.106	4,622
BLOCK T LOT 32	0.103	4,499
BLOCK T LOT 33	0.101	4,420
BLOCK T LOT 34	0.101	4,421
BLOCK T LOT 35	0.102	4,422
BLOCK T LOT 36	0.102	4,423
BLOCK T LOT 37	0.102	4,424
BLOCK T LOT 38	0.102	4,425
BLOCK T LOT 39	0.102	4,426
BLOCK T LOT 40	0.102	4,427
BLOCK T LOT 41	0.107	4,671
BLOCK T LOT 42	0.108	4,711
BLOCK T LOT 43	0.108	4,696

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK T LOT 44	0.109	4,754
BLOCK T LOT 45	0.109	4,767
BLOCK T LOT 46	0.112	4,861
BLOCK T LOT 47	0.108	4,719
BLOCK T LOT 48	0.103	4,470
BLOCK T LOT 49	0.102	4,448
BLOCK T LOT 50	0.103	4,472
BLOCK T LOT 51	0.108	4,696
BLOCK T LOT 52	0.109	4,736
BLOCK T LOT 53	0.102	4,424
BLOCK T LOT 54	0.101	4,420
BLOCK T LOT 55	0.101	4,420
BLOCK T LOT 56X HOA	0.922	40,152
BLOCK T LOT 57X HOA	26.484	1,153,641
OVERALL	87.645	3,817,835
ROW DEDICATION	16.646	725,086

GENERAL NOTES:

1. The purpose of this plat is create 278 residential lots, 5 HOA lots and 1 city lot and dedicate easements and rights-of-way.
2. Master Note N/A
3. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849393.
4. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from the information by Fidelity National Title Insurance company, GF. No. 23030303COM, effective date March 29, 2023. The surveyor has not abstracted the above property,
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 laws and is subject to fines and withholding of utilities and building permits.
7. Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.
8. All gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown.
9. 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.
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 parkinglot under the following conditions:

    a) The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and

    b) There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.

    c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
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. Master Note N/A
14. Sidewalks shall be constructed as required by Transportation Criteria Manual and Section 7.8.11 of the Design Standards of the City of Denton, except in the case of streets where a payment in lieu of construction agreement per DDC 7.8.7D has been approved by the City of Denton. Prior to the acceptance of streets within the subdivision within the subdivision by the City of Denton, sidewalks shall be constructed by the developer along all streets where houses will not front or side. Homebuilders shall construct sidewalks along streets on which homes front and along streets on which homes side before building permits will be finaled.
15. Wastewater utility service will be provided by the City of Denton.
16. Master Note N/A
17. Master Note N/A
18. Water utility service will be provided by the City of Denton.
19. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
20. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0355G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within:

    Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

    Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)"

    If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
21. Vertical datum used for the minimum finished floor elevations is NAVD 88 and is the same as the datum used to establish 100-year base flood elevations.
22. The Minimum Finish Floor (Slab) Elevation shall be one foot above the top of curb, 1.5 feet above the natural ground, or as indicated on individual lot, whichever elevation is higher.
23. Lots within 200' of FEMA floodplain require minimum finish floor elevations as shown on plat. All lots within the 200' floodplain buffer, floodplain, or floodway shall have an elevation certificate.
24. Master Note N/A
25. This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors, and the HOA. The Floodplain & Drainage Easements 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 Floodplain and Drainage Easements. 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 Floodplain & Drainage Easements as herein above defined, unless approved by the City. The owners and/or HOA shall keep the drainage and detention easements 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 easements to remove any obstruction to the flow of water, after giving the owners and/or HOA written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners and/or HOA for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Floodplain & Drainage Easements are 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.
26. Master Note N/A
27. Master Note N/A
28. Master Note N/A
29. Driveway Requirements for the locations, widths and offset from intersection and any existing driveways or proposed driveways, shall conform to Section 7.8.9 of the Development Code and in the relevant section of the Transportation Criteria Manual of the City of Denton.
30. Street trees located within the right-of-way shall not be planted within 10 feet of either side of side lot lines.
31. Homeowners Association covenant has been recorded in Document No. 2024-4030.
32. Gas Well Notification Disclosure: Lots indicated with * are within 1,000 feet of Gas Well Drilling and Production Site(s) with producing wells, and the possibility that existing wells may be re-drilled and/or re-fracture stimulated in the future. A vicinity map showing the location of the Sites in relation to the Lots is provided on this plat. As of the date of this plat, these are producing wells. Additional drilling and/or fracking operations may occur on this site in the future.
33. IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
34. All lake/detention tracts, easements open space, or other common areas within the boundaries of this plat shall be maintained by the applicable homeowner's association, or other perpetual private entity. Homeowner's associations shall be established in accordance with Section 8.3.6.J of the Development Code of the City of Denton.
35. Master Note N/A
36. Master Note N/A
37. Master Note N/A
38. Master Note N/A
39. Master Note N/A
40. Master Note N/A
41. Master Note N/A
42. Master Note N/A
43. Master Note N/A
44. All number omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
45. All lots labeled "HOA" are to be owned and maintained by the Homeowner's Association. (Block II, Lot 1X; Block LL, Lot 7X; Block OO, Lot 1X; Block T, Lot 56X; Block T, Lot 57X)
46. Lot 57X HOA, Block T is dedicated to the City of Denton as Public Access Easements for use by the public for the purpose of walking, running, hiking, biking, or traversing over, upon and across, and otherwise using recreational trails on the areas clearly marked for public trails, and for use by City of Denton for the purpose of location, placement, relocation, construction, operation, enlargement, maintenance, alteration, repair, rebuilding, removal, public use, and patrol of clearly marked public recreational trail facilities, public trail materials, and related appurtenances, equipment, and signage.
47. Lot 1X, Block T is dedicated to the City of Denton.
48. All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted
49. The Sanitary Sewer Easement that crosses lots 30 through 48 Block T will be abandoned by separate instrument after construction of the new Sanitary Sewer line is in place. Lots indicated with ▲ will be replatted once the abandonment takes place.

FINAL PLAT

HICKORY GROVE, PHASE 5

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

278 RESIDENTIAL LOTS
5 HOA LOTS
1 CITY LOT

87.645 ACRES

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

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

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N/A	JCC	KHA	MAR. 2026	068517166	6 OF 7

OWNER:
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1501 Alta Drive, Fort Worth,
Texas 76107

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

APPLICANT:
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Ph: (972) 335-3580
Contact: Michael Marx, RPLS

DWG NAME: K:\FRI_SURVEY\093284400-LEGEND\S RANCH - DENTON\DWG\FINAL PLATS\PHASE 5\06284400 HICKORY GROVE PHASE 5 FP.DWG PLOTTED BY CRABLE, JEFF 4/1/2026 11:01 AM LAST SAVED 4/1/2026 10:30 AM

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	803822054	**Entity Type:**	Domestic Limited Liability Company (LLC)
Original Date of Filing:	November 6, 2020	**Entity Status:**	In existence
Formation Date:	N/A		
Tax ID:	32076598922	**FEIN:**	
Duration:	Perpetual		

Name: Double R DevCo, LLC
Address: 1501 ALTA DR
FORT WORTH, TX 76107-1569 USA

REGISTERED AGENT | FILING HISTORY | NAMES | MANAGEMENT | ASSUMED NAMES | ASSOCIATED ENTITIES | INITIAL ADDRESS

Name	Address	Inactive Date
DOUGLAS REAGAN HORTON	1501 Alta Dr Fort Worth, TX 76107-1569 USA	

Order | Return to Search

Instructions:

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

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 8, 2026

SUBJECT

Consider a request by Kimley-Horn on behalf of the property owner, Honey Farms Estates, LLC, for a Final Plat of the Honey Farms Estates Addition. The approximately 9.24-acre site is generally located on the south side of Sanders Road, approximately 1,910 feet east of Country Club Road in the City of Denton, Denton County, Texas. (FP26-0011, Honey Farms Estates, Ashley Ekstedt)

BACKGROUND

The purpose of this Final Plat is to create seven residential lots, dedicate right-of-way, and dedicate easements.

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

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699. The applicant has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and allow for additional review (see Exhibit 5). The requested extension could be granted to a date certain of April 29, 2026. The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

This is the first extension request for this item.

OPTIONS

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

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of April 29, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
February 20, 2001	City Council	Annexation	Approved

PUBLIC OUTREACH

No public outreach is required for a final plat.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Final Plat
5. Extension Request
6. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Ashley Ekstedt, AICP
Associate Planner

Planning Staff Analysis

FP26-0011/Honey Farms Estates Addition
District 4
Planning & Zoning Commission

REQUEST:
Final plat for an approximately 9.24-acre site

APPLICANT:
Kimley-Horn on behalf of the property owner, Honey Farms Estates, LLC

RECOMMENDATION:
Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension, which could be granted to a date certain of April 29, 2026.

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			
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. **Findings:** The proposed Final Plat does not meet all criteria set forth by the Final Plat Checklist (FPC), authorized by DDC Subsection 2.6.4D.3. Prior to approval, the following comments must be addressed: 1. Show all easements. (FPC 3.9) 2. Add note 17, 19, 25, 30, and 42 from standard list. (FPC 5.8) 3. Do not screen information. (FPC 2.1) 4. Provide ROW dedication. (FPC 4.1) 5. Label size and type of all boundary monuments (FPC 2.13) 6. Label property owner phone number. (FPC 2.4) 7. Include metes and bounds legal description. (FPC 5.2) 8. Provide all required information in title block (FPC 2.2) 9. Show correct subdivision name in approval block (FPC 5.8) 10. Use standard plat notes for surveyor block and owner's dedication. (FPC 5.8) 11. Include total area of plat in acres and square feet. (FPC 5.3) 12. Use correct spelling. (FPC 5.2) 13. Centerline and dimension ROW (FPC 3.15) 14. Depict all overhead lines. (FPC 2.19)	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
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. **Findings:** The Final Plat does not meet all applicable review criteria of DDC Section 2.6.4D as described herein. See criterion #15 for details.	☐	☒	☐
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. **Findings:** There is no conflict.	☐	☐	☒
2. Prior Approvals			
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. **Findings:** The proposed development is consistent with prior approvals.	☒	☐	☐
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies. **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
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. **Findings:** Not applicable.	☐	☐	☒
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	**Compliance**		
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. **Findings:** The Final Plat does not comply with the applicable DDC requirements as described herein: 1. Include the following note: "The proposed lots meet the land use standards of the City of Denton for an On-Site Sewer Facility. A permit for an On-Site Sewer Facility has been reviewed and approved by the City of Denton Wastewater Department." (DDC 7.6.16 and FPC 2.16) 2. Suggest moving L6 south to the lot line. (7.6.7B) 3. Include specific dedication language for easements (DDC 7.5.3N)	☐	☒	☐
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The proposed Final Plat provides sufficient detail required for the submittal.	☒	☐	☐
5. Compliance with Other Applicable Regulations			
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:**	☒	☐	☐

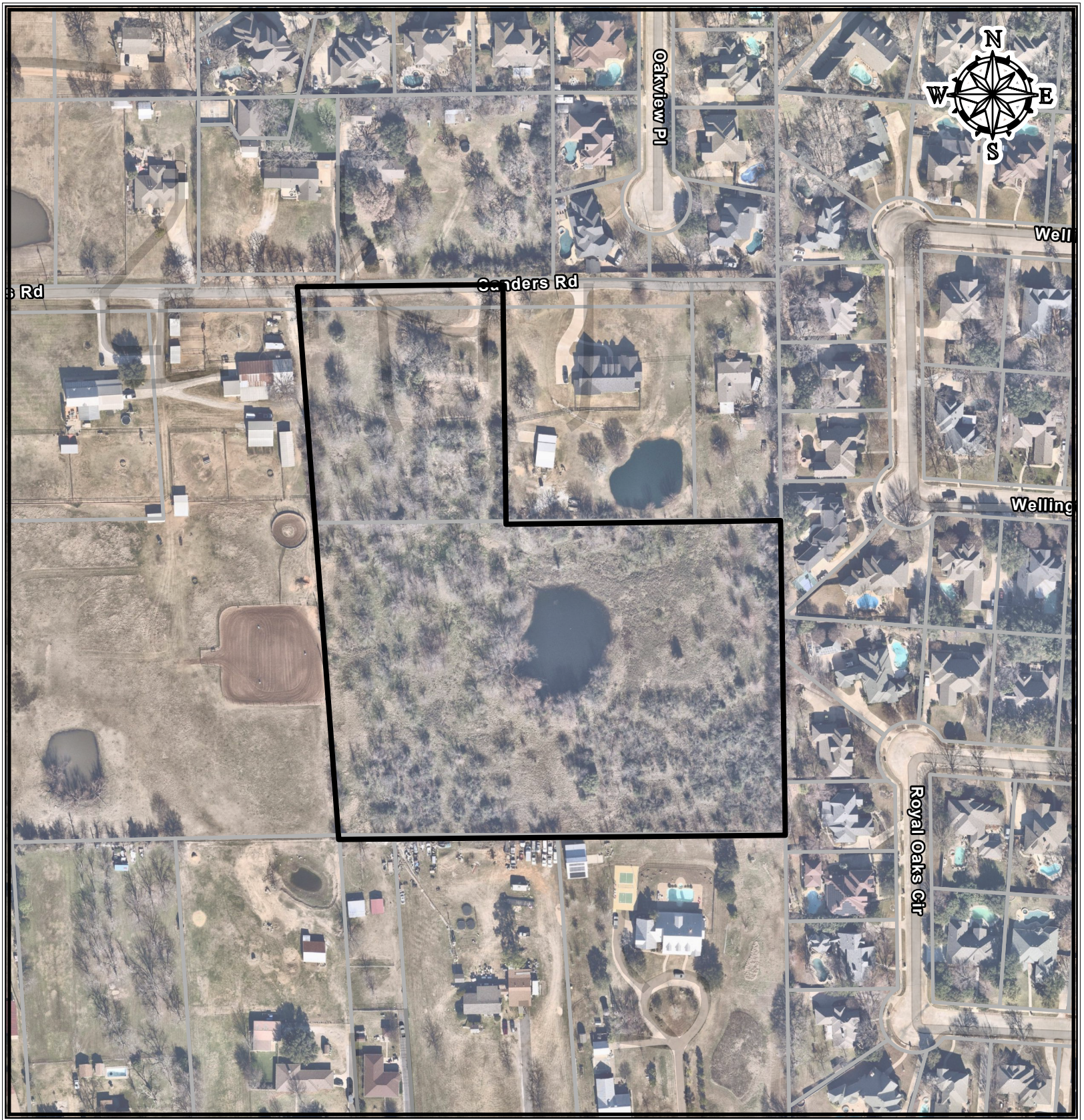
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
The proposed Final Plat does meet all criteria set forth by the Final Plat Checklist, authorized by DDC Subsection 2.6.4D.3.			
6. Consistent with Interlocal and Development Agreements			
a. The proposed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

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
10. Compliance with Utility, Service, and Improvement Standards			
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. **Findings:** The Final Plat complies with the applicable DDC requirements as described herein.	☒	☐	☐
11. Provides Adequate Road Systems			
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. **Findings:** The Final Plat has adequate road capacity and complies with this criterion.	☒	☐	☐
12. Provides Adequate Public Services and Facilities			
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. **Findings:** There is adequate capacity to serve the proposed development. On-site sewage facilities will be utilized for sewer.	☒	☐	☐
13. Rational Phasing Plan			
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. **Findings:** There is no phasing plan associated with the proposed Final Plat.	☐	☐	☒

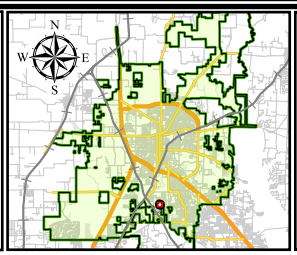
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. **Findings:** There is no approved preliminary plat associated with the proposed Final Plat.	☐	☐	☒
15. Whether the development will substantially comply with all requirements of this DDC. **Findings:** The Final Plat does not comply with the applicable requirements of the Denton Development Code as detailed in Criterion 4.	☐	☒	☐
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. **Findings:** The Final Plat complies with the applicable technical standards of the Denton Development Code.	☒	☐	☐

FP26-0011
Aerial Site Location



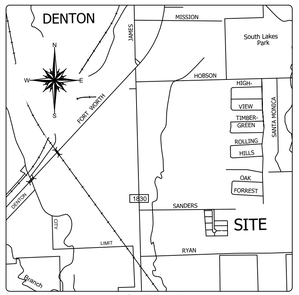
COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40



0 55 110 220 Feet

CITY OF DENTON
Development Services · GIS
Date: 3/12/2026

"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."



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO IS TO CREATE 7 LOTS OF RECORD FROM AN UNPLATTED TRACT OF LAND.

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 NAD83, TEXAS NORTH CENTRAL 4202.

4. THIS PLAT WAS PREPARED TO MEET CITY OF DENTON AND DENTON COUNTY REQUIREMENTS. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT, NOT SHOWN HEREON. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

5. THIS PLAT LIES WHOLLY WITHIN THE CITY LIMITS OF DENTON.

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 IF 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 INTERSECTIONS 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 JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS
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. A TREE SURVEY AND PRESERVATION PLAN WILL BE REQUIRED TO PROCEED WITH BUILDING PERMITS ON THE SUBJECT SITE WITHIN THE CITY LIMITS. MINIMUM TREE PRESERVATION REQUIREMENTS OF THE DENTON DEVELOPMENT CODE SECTION 7.7.4. MUST BE MET WITHIN THE CITY LIMITS PRIOR TO THE RELEASE OF ANY PERMITS.

14. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY TRANSPORTATION CRITERIA MANUAL AND SECTION 7.8.11 OF THE DESIGN STANDARDS OF THE CITY OF DENTON, EXCEPT IN THE CASE OF STREETS WHERE A PAYMENT IN LIEU OF CONSTRUCTION AGREEMENT PER DDC 7.8.7D HAS BEEN APPROVED BY THE CITY OF DENTON. PRIOR TO THE ACCEPTANCE OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF DENTON, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES WILL NOT FRONT OR SIDE. HOMEBUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE BEFORE BUILDING PERMITS WILL BE FINALIZED.

15. WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY AN ONSITE SANITARY SEWER FACILITY PERMITTED THROUGH THE CITY OF DENTON.

18. WATER UTILITY SERVICE WILL BE PROVIDED BY CITY OF DENTON.

20. **FLOOD STATEMENT:** I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 480194 EFFECTIVE DATE 04-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "**NON-SHADED ZONE X**" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS SHOWN ON PANEL 370 G OF SAID MAP.

21. VERTICAL DATUM USED FOR THE MINIMUM FINISHED FLOOR ELEVATIONS IS NAVD 1988 AND IS THE SAME AS THE DATUM USED TO ESTABLISH 100-YEAR BASE FLOOD ELEVATIONS.

22. THE MINIMUM FINISH FLOOR (SLAB) ELEVATION SHALL BE ONE FOOT ABOVE TOP OF CURB, 1.5 FEET ABOVE NATURAL GROUND, OR, IF APPLICABLE, AS INDICATED ON INDIVIDUAL LOT, WHICHEVER ELEVATION IS HIGHER. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT

26. THIS PROPERTY IS SUBJECT TO ZONING BY CITY OF DENTON ORDINANCE AND ALL REGULATIONS SET FORTH THEREIN.

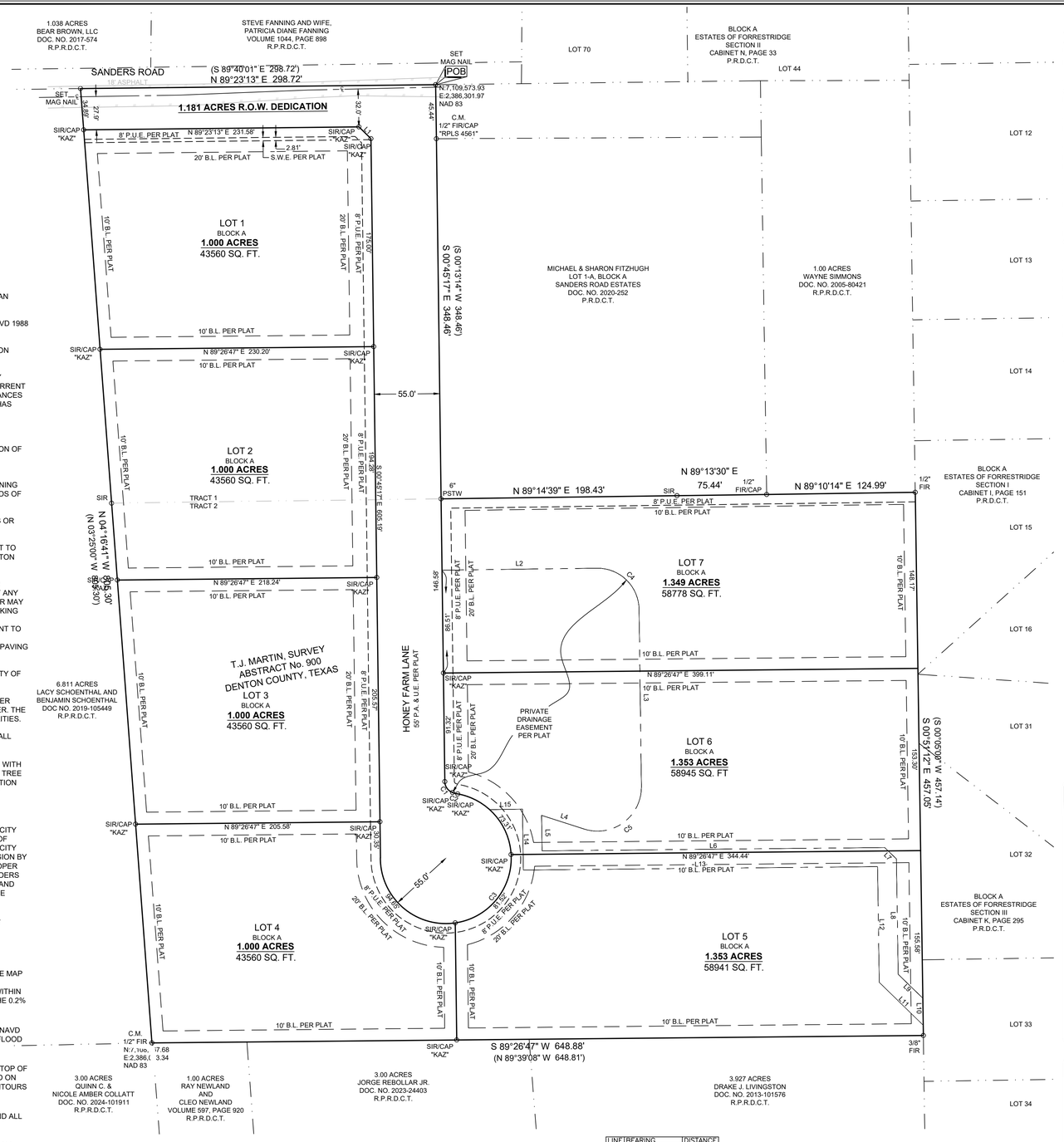
27. AS REQUIRED BY SECTION 8.2.5B OF THE DEVELOPMENT CODE, THE CITY SHALL NOT ISSUE ANY PERMITS FOR CONSTRUCTION WITHIN THE SUBDIVISION WITHIN THE CORPORATE LIMITS, EXCEPT PERMITS TO CONSTRUCT PUBLIC IMPROVEMENTS, UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OR A CERTIFIED CHECK, PERFORMANCE BOND, OR LETTER OF CREDIT IS PROVIDED TO AND ACCEPTED BY THE CITY.

29. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO SECTION 7.8.9 OF THE DEVELOPMENT CODE AND IN THE RELEVANT SECTION OF THE TRANSPORTATION CRITERIA MANUAL OF THE CITY OF DENTON.

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

39. THIS FINAL PLAT DOES NOT VACATE, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

44. ALL NUMBERS OMITTED ABOVE ARE CITY OF DENTON MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.



LINE	BEARING	DISTANCE
L1	S 45°41'02" E	14.16'
L2	N 89°14'43" E	130.27'
L3	S 00°45'17" E	149.26'
L4	N 72°05'16" W	37.38'
L5	S 00°45'17" E	29.88'
L6	N 89°26'47" E	288.26'
L7	S 45°42'12" E	13.73'
L8	S 00°51'12" E	97.00'
L9	S 45°42'12" E	28.35'
L10	S 00°51'12" E	22.69'
L11	N 45°42'12" W	51.63'
L12	N 00°51'12" W	97.00'
L13	S 89°31'04" W	297.98'
L14	N 00°45'17" W	51.23'
L15	S 89°14'43" W	27.72'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	11.95'	11.25'	N 34°59'59" W	68°29'23"
C2	25.00'	4.51'	4.50'	N 74°24'37" W	10°19'53"
C3	55.00'	81.52'	74.26'	S 39°15'02" W	84°55'12"
C4	35.00'	54.98'	49.50'	S 45°45'17" E	90°00'00"
C5	37.00'	70.17'	60.12'	N 53°34'43" E	108°40'01"

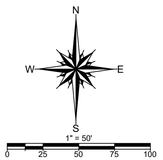
LEGEND

———	= BOUNDARY LINE
- - - -	= ADJOINING PROPERTY
———	= EASEMENT LINE
— — —	= BUILDING LINE
— — — —	= CENTER LINE ROAD
R.P.R.D.C.T.	= REAL PROPERTY RECORDS DENTON COUNTY TEXAS
P.R.D.C.T.	= PLAT RECORDS DENTON COUNTY TEXAS
P.A. & U.E.	= PRIVATE ACCESS & UTILITY EASEMENT
R.O.W.	= RIGHT-OF-WAY
CM	= CONTROLLING MONUMENT
FIR	= FOUND IRON ROD
SIR/CAP	= SET IRON ROD W/CAP
POB	= POINT OF BEGINNING
S.W.E.	= SIDEWALK EASEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT

Closure Report — Tue Oct 15 14:56:13 2024

Northing	Easting	Bearing	Distance
7108626.722	2390976.450	S 00°45'17" E	348.460
7108278.293	2390981.041	N 89°14'39" E	198.429
7108280.910	2391179.452	N 89°13'30" E	75.437
7108281.930	2391254.882	N 89°10'14" E	124.992
7108283.740	2391379.861	S 00°51'12" E	457.052
7107826.739	2391386.668	S 89°26'47" W	648.879
7107820.470	2390737.819	N 04°16'41" W	805.300
7108623.526	2390677.747	N 89°23'13" E	298.720
7108626.722	2390976.450		

Closure Error Distance> 0.00000
Total Distance> 2957.269
Polyline Area: 402350 sq ft, 9.237 acres



SURVEYOR:
KAZ SURVEYING, INC.
4321 I-35 SUITE 575
GAINESVILLE, TEXAS 76240
PHONE: 940-382-3446
TBPLS FIRM# 10002100

OWNER:
HONEY FARM ESTATES LLC
3201 CARMEL STREET
DENTON, TEXAS 76205

OWNER'S CERTIFICATION

WHEREAS HONEY FARM ESTATES LLC IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE T.J. MARTIN SURVEY, ABSTRACT NUMBER 900, DENTON COUNTY, TEXAS AND BEING ALL OF A 2.31 ACRE TRACT ONE, ALL OF A 6.93 ACRE TRACT 2 OF LANDS, TOGETHER WITH A 50' INGRESS AND EGRESS EASEMENTS KNOWN AS TRACT 3 OF LANDS CONVEYED TO HONEY FARM ESTATES LLC BY DEED OF RECORD IN DOCUMENT NUMBER 2022-105335, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PREVIOUSLY SET MAG NAIL FOR THE NORTHEAST CORNER OF SAID TRACT 1, IN OR NEAR THE CENTER OF SANDERS ROAD;

THENCE SOUTH 00 DEGREES 45 MINUTES 17 SECONDS EAST, ALONG THE EAST LINE OF SAIT TRACT 1, PASSING EN ROUTE A 1/2 INCH IRON ROD FOUND WITH A CAP MARKED "4561" MAINTAINING THE NORTHWEST CORNER OF LOT 1, BLOCK A, SANDERS ROAD ESTATES, AN ADDITION IN THE CITY OF DENTON AS SHOWN BY PLAT OF RECORD IN DOCUMENT NUMBER 2020-252, PLAT RECORDS, DENTON COUNTY, TEXAS, AT A DISTANCE OF 45.44 FEET, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 348.46 FEET TO A 6 INCH WOODEN FENCE CORNER POST MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1, IN THE NORTH LINE OF SAID TRACT 2;

THENCE NORTH 89 DEGREES 14 MINUTES 39 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 2 AND THE SOUTH LINE OF SAID LOT 1, BLOCK A, SANDERS ROAD ESTATES, A DISTANCE OF 198.43 FEET TO A PREVIOUSLY SET 1/2 INCH IRON ROD WITH A CAP MARKED "KAZ";

THENCE NORTH 89 DEGREES 13 MINUTES 30 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 2 AND THE SOUTH LINE OF SAID LOT 1, BLOCK A, SANDERS ROAD ESTATES, A DISTANCE OF 75.44 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, SANDERS ROAD ESTATE SAND THE SOUTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO WAYNE SIMMONS BY DEED OF RECORD IN DOCUMENT NUMBER 2005-80421 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 89 DEGREES 10 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 2 AND THE SOUTH LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 124.99 FEET TO A 1/2 INCH IRON ROD MAINTAINING THE NORTHEAST CORNER OF SAID TRACT 2, THE SOUTHEAST CORNER OF SAID 1.00 ACRE TRACT, AND IN THE WEST LINE OF LOT 15, BLOCK A, ESTATES OF FORREST RIDGE, SECTION ONE, AN ADDITION IN THE CITY OF DENTON, TEXAS AS SHOWN BY PLAT OF RECORD IN CABINET I, PAGE 151 OF SAID PLAT RECORDS;

THENCE SOUTH 00 DEGREES 51 MINUTES 12 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT 2 AND THE WEST LINE OF SAID ESTATES FORREST RIDGE ADDITION, A DISTANCE OF 457.05 FEET TO A 3/8 INCH IRON ROD MAINTAINING THE SOUTHEAST CORNER OF SAID TRACT 2, THE NORTHEAST CORNER OF A 3.927 ACRE TRACT OF LAND CONVEYED TO DRAKE J. LIVINGSTON BY DEED OF RECORD IN DOCUMENT NUMBER 2013-101576 OF SAID REAL PROPERTY RECORDS AND IN THE WEST LINE OF LOT 33, BLOCK A, ESTATES OF FORREST RIDGE, SECTION THREE, AS SHOWN BY PLAT OF RECORD IN CABINET K, PAGE 295 OF SAID PLAT RECORDS;

THENCE SOUTH 89 DEGREES 26 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 2 AND THE NORTH LINE OF SAID 3.927 ACRE TRACT, A DISTANCE OF 648.88 FEET TO A 1/2 INCH IRON ROD MAINTAINING THE SOUTHWEST CORNER OF SAID TRACT 2, THE NORTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO RAY AND CLEO NEWLAND BY DEED OF RECORD IN VOLUME 597, PAGE 920 OF SAID REAL PROPERTY RECORDS, THE NORTHEAST CORNER OF A 3.00 ACRE TRACT OF LAND CONVEYED TO QUINN AND NICOL AMBER COLLATT BY DEED OF RECORD IN DOCUMENT NUMBER 2024-101911 OF SAID REAL PROPERTY RECORDS, AND THE SOUTHEAST CORNER OF A 6.811 ACRE TRACT OF LAND CONVEYED TO LAVY AND BENJAMIN SCHOENTHAL BY DEED OF RECORD IN DOCUMENT NUMBER 2019-105449 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 04 DEGREES 16 MINUTES 41 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT 2 AND THE EAST LINE OF SAID 6.811 ACRE TRACT, PASSING EN ROUTE A 1/2 INCH IRON ROD MAINTAINING THE NORTHWEST CORNER OF SAID TRACT 2 AND THE SOUTHWEST CORNER OF SAID TRACT 1, AT A DISTANCE OF 455.44 FEET, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 805.30 FEET TO A PREVIOUSLY SET MAG NAIL FOR THE NORTHWEST CORNER OF SAID TRACT 1, IN OR NEAR THE CENTER OF SAID SANDERS ROAD;

THENCE NORTH 89 DEGREES 23 MINUTES 13 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 1, ALONG SAID SANDERS ROAD, A DISTANCE OF 298.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.237 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, HONEY FARM ESTATES LLC DO HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS HONEY FARMS ESTATES, AN ADDITION TO THE CITY OF DENTON, TEXAS, AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER ALL EASEMENT DEDICATIONS, WATERCOURSES, DRAINS, EASEMENTS, PUBLIC PLACES, AND OTHER LAND RIGHTS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ALL AND ANY PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, SHRUBS, TREES, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY, ENDANGER OR INTERFERE WITH THE CONSTRUCTION , MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND ALL PUBLIC UTILITIES SHALL, AT ALL TIMES, HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE. THE CITY OF DENTON SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ACCESS EASEMENTS; AND THE INDIVIDUAL OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ACCESS EASEMENTS, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS, THE CITY OF DENTON, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

NATHAN TUNE DATE
REPRESENTATIVE HONEY FARM ESTATES LLC

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **NATHAN TUNE**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF DENTON, DENTON COUNTY, TEXAS.

_____
KENNETH A. ZOLLINGER, R.P.L.S. #5312 DATE

FOR REVIEW ONLY



FOR REVIEW ONLY

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF WILD HAVEN WOODS ADDITION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF DENTON AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____DAY OF _____, 20____.

_____
CHAIR, PLANNING AND ZONING COMMISSION

_____
CITY SECRETARY

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

4321 I-35 SUITE 575
GAINESVILLE, TX 76205
(940) 382-3446
JOB NUMBER: 220373-02
DRAWN BY: TEP / ASM
DATE: 8-21-2025
R.P.L.S.
KENNETH A. ZOLLINGER

FINAL PLAT
HONEY FARM ESTATES ADDITION
BEING 9.237 ACRES
(1.181 ACRES RIGHT-OF-WAY DEDICATION)
IN THE T.J. MARTIN SURVEY,
ABSTRACT NUMBER 900,
CITY OF DENTON, TEXAS

March 27, 2027

Ashely Ekstedt
City of Denton
401 N. Elm Street
Denton, Texas 76201

RE: ***Honey Farms – Single Family Development, FP26-0011***

Dear Ashley:

On behalf of the owner and applicant, I request that the final replat associated with FR26-0011 be granted a 30-day extension in order that staff's comments may be more fully addressed for consideration at the April 29th, 2026, Planning and Zoning commission meeting.

Please contact me at (469-249-9726) or cailtin.bobb@kimley-horn.com should you have any questions or need any additional information.

Sincerely,

Caitlin Bryan

Caitlin Bryan, P.E

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	804624948	**Entity Type:**	Domestic Limited Liability Company (LLC)
Original Date of Filing:	June 27, 2022	**Entity Status:**	In existence
Formation Date:	N/A		
Tax ID:	32085212788	**FEIN:**	
Duration:	Perpetual		

Name: Honey Farm Estates, LLC

Address: 513 W OAK ST STE 105
DENTON, TX 76201-9041 USA

REGISTERED AGENT | FILING HISTORY | NAMES | MANAGEMENT | ASSUMED NAMES | ASSOCIATED ENTITIES | INITIAL ADDRESS

Name	Address	Inactive Date
Nathan Tune	513 W Oak St Ste 105 Denton, TX 76201 USA	

Order | Return to Search

Instructions:

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

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 8, 2026

SUBJECT

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

BACKGROUND

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

Date Application Filed:	February 16, 2026
Planning & Zoning Commission Meeting:	March 18, 2026
Days in Review:	30 Days
Extension Granted:	March 18, 2026
Resubmitted:	March 16, 2026
Planning & Zoning Commission Meeting:	April 8, 2026
Days in Review:	23 Days

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023 with the passage of House Bill 3699. The applicant is requesting a 30-day extension (see Exhibit 5), which would be the **second extension for this plat**. Based upon recent updates to Section 212.009, the applicant may request additional 30-day extensions in the future if they are determined to be necessary.

OPTIONS

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

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, Staff has no objection to the requested 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (see Exhibit 5). The requested extension could be granted to a date certain of April 29, 2026.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
February 7, 2001	City Council	Restrictive Covenants	Approved
May 21, 2024	City Council	Municipal Services Agreement Ordinance	Approved
May 21, 2024	City Council	Public Hearing	Public hearing held; no further action occurred
May 21, 2024	City Council	First Reading of the Annexation Ordinance	First reading held; no further action occurred
May 26, 2024	NA	Publication of Annexation Ordinance	Published
July 16, 2024	City Council	Second Reading, and adoption of Annexation Ordinance	Second reading held; annexation approved.
July 24, 2024	Planning and Zoning Commission	Comprehensive Plan Amendment (from Rural Areas to Moderate Residential and Community Mixed Use) and Zoning change (from Rural Residential to Residential 6 and Mixed-Use Neighborhood)	Recommended Approval of both
August 20, 2024	City Council	Comprehensive Plan Amendment (from Rural Areas to Moderate Residential and Community Mixed Use) and Zoning change (from Rural Residential to Residential 6 and Mixed-Use Neighborhood)	Approved both
March 18, 2026	Planning and Zoning Commission	Final Plat 30-Day Extension	Extension Approved

PUBLIC OUTREACH

No public outreach is required for final plats.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

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

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Angie Manglaris, AICP
Assistant Planning Director

Planning Staff Analysis
FP26-0006a / Bridle Ridge
Planning & Zoning Commission

REQUEST:
Final plat for an approximately 66.686-acre site

APPLICANT:
Kimley-Horn and Dentex Land, Cattle and Energy, LP.

RECOMMENDATION:
Staff recommends denial of this Final Plat as it does not meet the established approval criteria; however, staff has no objection to the requested extension, which could be granted to April 29, 2026.

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			
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. **Findings:** The Final Plat does meet all review criteria, as detailed in the following items as required by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B.	☒	☐	☐
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. **Findings:** The Final Plat does not meet the review criteria of DDC Section 2.6.4D as described herein.	☐	☒	☐
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. **Findings:** There is no conflict.	☐	☐	☒
2. Prior Approvals			
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	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
changed. This includes an approved phasing plan for development and installation of public improvements and amenities. **Findings:** Civil Engineering Plans (CEP25-0022) must be approved prior to Final Plat approval (DDC 2.6.4C.2.d).			
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒
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. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	**Compliance**		
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. **Findings:** The Final Plat does not comply with the applicable DDC requirements as described herein: 1. Final Plat review must have a CEP approved prior to approval (DDC 2.6.4C.2.d).	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The Final Plat was submitted at an adequate level of detail.	☒	☐	☐
5. Compliance with Other Applicable Regulations			
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:** The Final Plat complies with all other applicable city regulations.	☒	☐	☐
6. Consistent with Interlocal and Development Agreements			
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:** There are no interlocal nor development agreements associated with this Final Plat.	☐	☐	☒
7. Minimizes Adverse Environmental Impacts			
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:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property			
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.	☐	☐	☒

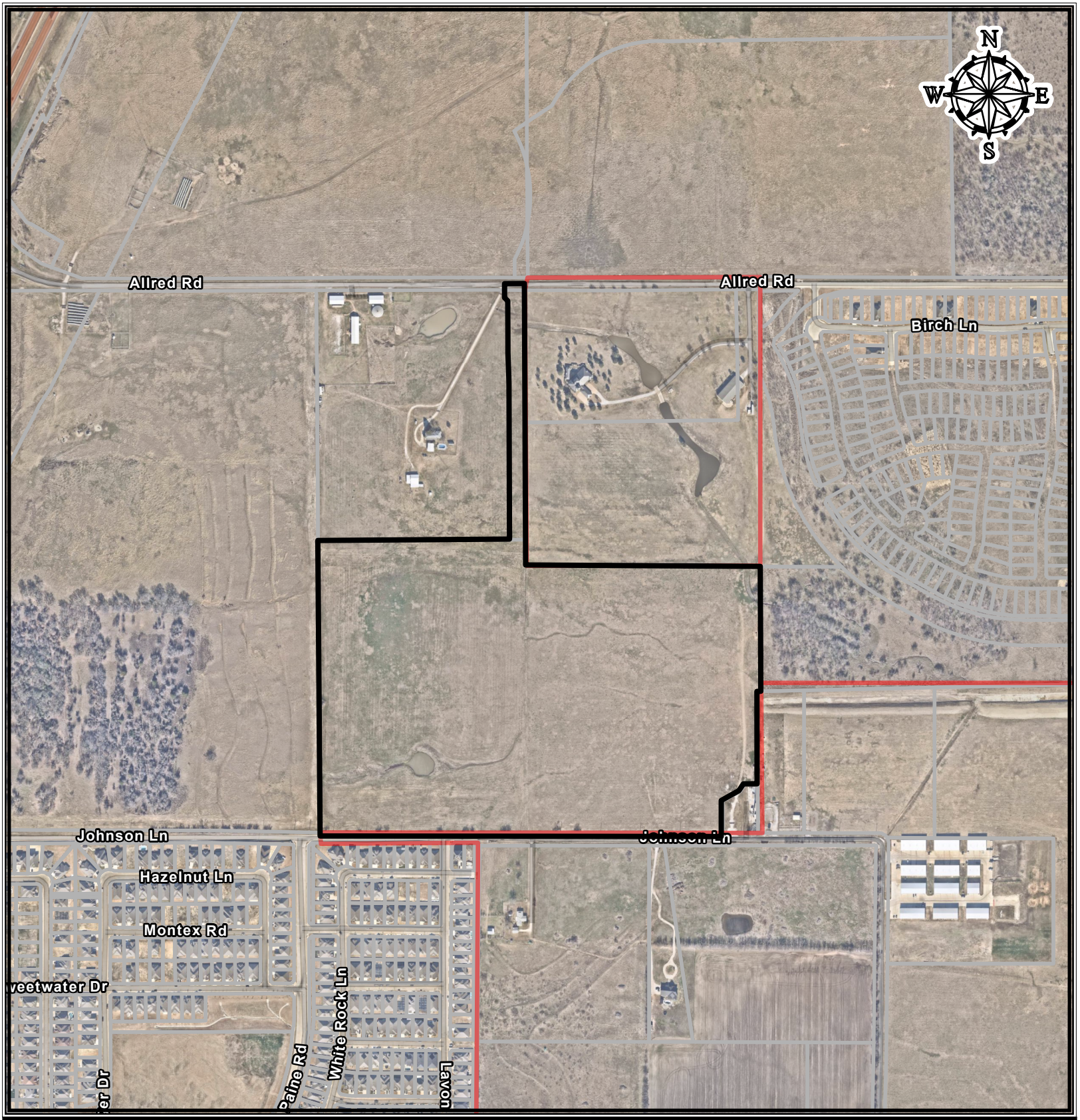
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.			
9. Minimizes Adverse Fiscal Impacts			
a. The proposed development should not result in significant adverse fiscal impacts on the city. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards			
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. **Findings:** The Final Plat is not yet compliant with all utility standards as described herein: 1. To provide for maintenance, a drainage easement shall be provided at least 25 feet beyond any outfall headwall. (DCM 4.12.2.B.4) 2. A drainage easement shall be provided for the area within a required outfall channel or ditch to the point where the flowline "day lights" on natural grade or matches existing topography. (DCM 4.12.4.B.3)	☐	☒	☐
11. Provides Adequate Road Systems			
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. **Findings:** The Final Plat is compliant with this criterion.	☒	☐	☐
12. Provides Adequate Public Services and Facilities			
a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
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. **Findings:** There are adequate facilities to serve the development. Civil engineering plans are under review to ensure adequate infrastructure improvements and extensions.			
13. Rational Phasing Plan			
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. **Findings:** There is no proposed phasing plan as part of this development.	☐	☐	☒

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. **Findings:** There is no approved preliminary plat associated with the proposed Final Plat.	☐	☐	☒
15. Whether the development will substantially comply with all requirements of this DDC. **Findings:** As discussed herein, the Final Plat does not comply with all applicable requirements of the Denton Development Code.	☐	☒	☐

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	**Not Met**	**N/A**
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. **Findings:** As discussed herein, Final Plat does not comply with the applicable technical standards and specifications adopted by the City.	☐	☒	☐

FP26-0006
Aerial Site Location



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

MATCH LINE SHEET 5

MATCH LINE SHEET 4

MATCH LINE SHEET 2

N0°14'29"W 742.90'

PROPOSED 8' U.E. BY SEPARATE INSTRUMENT
PROPOSED 10'X25' S.S.E. BY SEPARATE INSTRUMENT
PROPOSED T.C.E. BY SEPARATE INSTRUMENT
PROPOSED 20'X20' D.E. BY SEPARATE INSTRUMENT

STEEPLECHASE LANE

75' R.O.W.

S0°14'29"E 1347.30'

CALLED 34.973 ACRES
ANGELA DOMINGUEZ AND
MICHAEL BARBER
VOL. 4357, PG. 240
O.R.D.C.T.

B.B.B. & C.R.R.CO. SURVEY
ABSTRACT NO. 159

CALLED 3.002 ACRES
ANGELA DOMINGUEZ AND
MICHAEL BARBER
INST. NO. 2020-155538
O.R.D.C.T.

P.O.B.

N 30°39'02" E, 1584.41' TO THE NORTHEAST CORNER OF B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 159.
GridN: 7103436.70
GridE: 2372611.38

3" METAL FENCE COR. POST FND.

CITY LIMIT

CITY OF DENTON E.T.J.

CITY OF DENTON

LOT 12X-HOA & D.E.

S89°39'36"E 1124.28'

298.36'

GELDERLAND DRIVE

N89°39'36"W 585.79'

SHETLAND LANE

CASPIAN LANE

LOSINO LANE

SARA LANE

BLOCK B

BLOCK E

12X-HOA & D.E.

1X-HOA & D.E. BLOCK E

12X-HOA & D.E. BLOCK B

APPROXIMATE LIMITS OF ZONE A PER F.I.R.M. MAP NO. 48121C0370G, DATED APRIL 18, 2011

100-YEAR FULLY DEVELOPED FLOODPLAIN

ESA LIMIT

CHANNEL

CENTERLINE OF CHANNEL

20' P.A.E.

20' UTILITY EASEMENT

30' TEMPORARY CONSTRUCTION EASEMENT CITY OF DENTON ORDINANCE NO. 24-2015

20' SANITARY SEWER EASEMENT CITY OF DENTON ORDINANCE NO. 24-2015

6" METAL FENCE COR. POST FND.

IRSC

S88°46'23"W 17.93'

LOT 1, BLOCK X
SAGEBROOK PHASE 1
INST. NO. 23021-429
P.R.D.C.T.

S0°14'21"E 597.84'

S0°10'52"E 442.26'

B.B.B. & C.R.R.CO. SURVEY
ABSTRACT NO. 159

N27°41'10"E 69.99'

MIN FFE = 647.24

MIN FFE = 645.67

MIN FFE = 646.66

MIN FFE = 648.49

MIN FFE = 649.48

MIN FFE = 649.48

MIN FFE = 650.18

MIN FFE = 645.56

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

SEE SHEET 6 FOR LOT AREA TABLE

NORTH

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36

VICINITY MAP

N.T.S.



LINE TYPE LEGEND

	BOUNDARY LINE
	LOT LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	CENTERLINE OF ROAD
OHE	OVERHEAD UTILITY LINE
	FEMA FLOODPLAIN LINE
	100-YEAR FLOODPLAIN
	CENTERLINE OF CHANNEL
	ABSTRACT LINE
	ENVIRONMENTALLY SENSITIVE AREA BOUNDARY

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
F.B.L.	FRONT BUILDING LINE
E.E.	ELECTRIC EASEMENT
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
V.E.	VISIBILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
	GUY ANCHOR
	UTILITY POLE
S	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	SET 5/8" IRON ROD W/ "KHA" CAP (UNLESS OTHERWISE NOTED)
	FOUND MONUMENT
G	GAS WELL
*	GAS WELL NOTIFICATION DISCLOSURE (SEE NOTE #32)

SHEET 5
SHEET 4 | SHEET 1
SHEET 3 | SHEET 2

FINAL PLAT

BRIDLE RIDGE

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

210 RESIDENTIAL LOTS
5 HOA LOTS

66.686 ACRES

OUT OF THE
B.B.B. & C.R.R.CO. SURVEY, ABSTRACT NO. 159
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0006
PREPARED: MARCH 2026

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

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

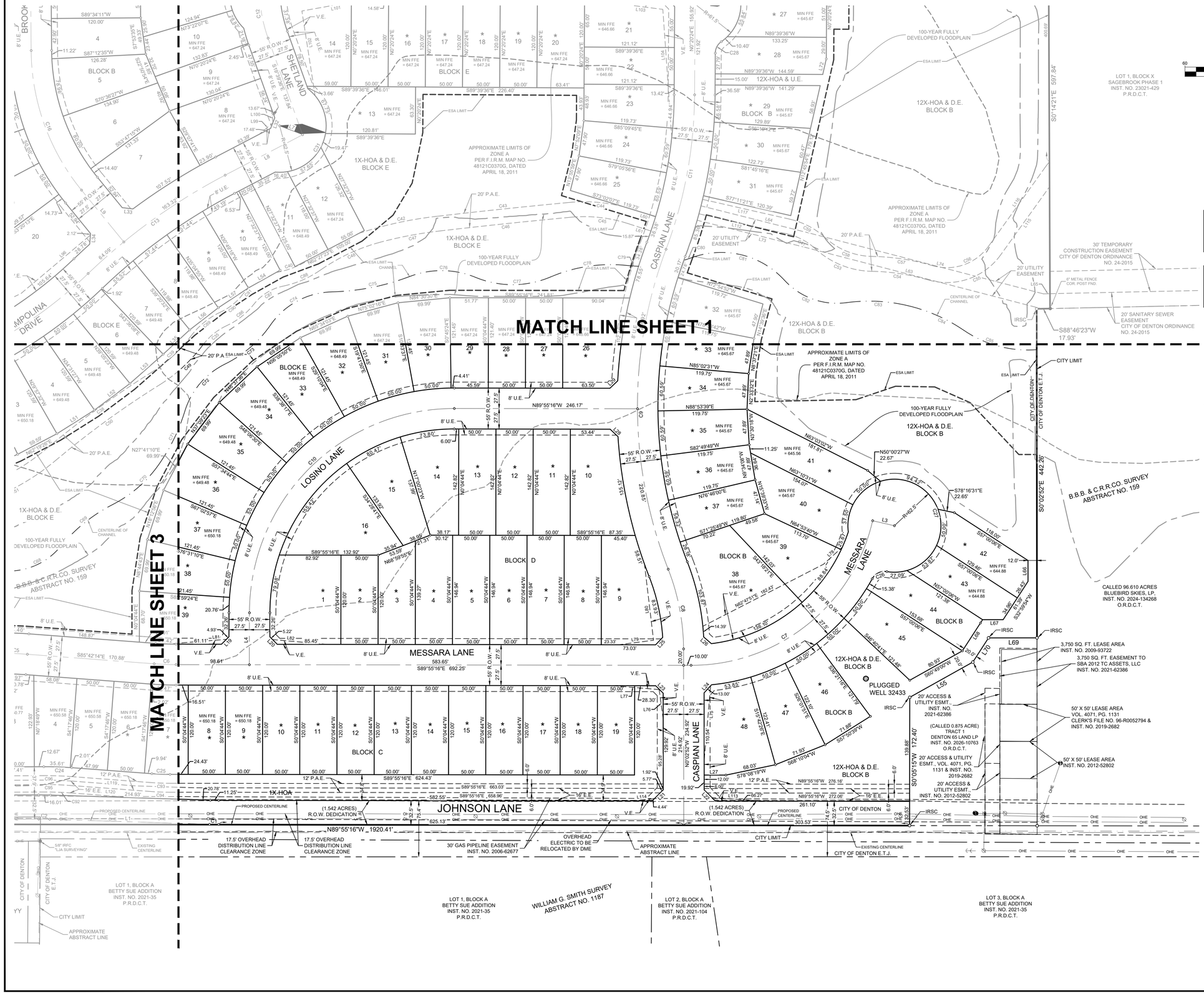
OWNER:
Dentex Land, Cattle and Energy, L.P.
928 Tanglewood Dr. East,
Irving, TX 75061
Ph: 214-519-1901
Contact: Alan Hughes

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

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

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

DWG NAME: K:\FRI_SURVEY\063246303-DENTEX SITE - DENTON\DWG\063246303 DENTEX FINAL PLAT.DWG PLOTTED BY: CRABLE, JEFF 3/16/2026 1:26 PM LAST SAVED: 3/13/2026 10:40 AM



NORTH

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36

VICINITY MAP
N.T.S.

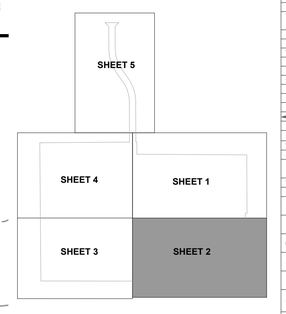


LINE TYPE LEGEND

	BOUNDARY LINE
	LOT LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	CENTERLINE OF ROAD
OHE	OVERHEAD UTILITY LINE
	FEMA FLOODPLAIN LINE
	100-YEAR FLOODPLAIN
	CENTERLINE OF CHANNEL
	ABSTRACT LINE
	ENVIRONMENTALLY SENSITIVE AREA BOUNDARY

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
F.B.L.	FRONT BUILDING LINE
E.E.	ELECTRIC EASEMENT
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
V.E.	VISIBILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
	GUY ANCHOR
	UTILITY POLE
S	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	SET 5/8" IRON ROD W/ "KHA" CAP (UNLESS OTHERWISE NOTED)
	FOUND MONUMENT
G	GAS WELL
*	GAS WELL NOTIFICATION DISCLOSURE (SEE NOTE #32)



FINAL PLAT

BRIDLE RIDGE

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

210 RESIDENTIAL LOTS
5 HOA LOTS

66.686 ACRES

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	MAR. 2026	063246303	2 OF 7

OWNER:
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DEVELOPER:
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DWG NAME: K:\FRI_SURVEY\063246303-DENTEX SITE - DENTON\DWG\063246303 DENTEX FINAL PLAT DWG PLOTTED BY CRABLE, JEFF 3/16/2026 1:24 PM LAST SAVED 3/13/2026 10:40 AM

TRACT 4
(CALLED 528.722 ACRES)
LANDMARK LAND & CATTLE, LLC
INST. NO. 2024-89445
O.R.D.C.T.

TRACT 4
(CALLED 528.722 ACRES)
LANDMARK LAND & CATTLE, LLC
INST. NO. 2024-89445
O.R.D.C.T.

MATCH LINE SHEET 4

MATCH LINE SHEET 2

CORSICAN DRIVE
NOKOTA DRIVE
CAMPOLINA DRIVE
SHETLAND LANE
CAMPOLINA DRIVE
LOSINO LANE
JOHNSON LANE
MESSARA LANE
MILLENIUM COURT
NOKOTA DRIVE

BLOCK A
BLOCK B
BLOCK C
BLOCK E
BLOCK F
BLOCK G
BLOCK MM
BLOCK YY

1X-HOA & D.E.
BLOCK A
1X-HOA & D.E.
BLOCK E
1X-HOA & D.E.
BLOCK E
1X-HOA

100-YEAR FULLY
DEVELOPED FLOODPLAIN

APPROXIMATE LIMITS OF ZONE A
PER F.I.R.M. MAP NO.
48121C0370G, DATED APRIL 18, 2011

B.B.B. & C.R.R.CO. SURVEY
ABSTRACT NO. 159

WILLIAM G. SMITH SURVEY
ABSTRACT NO. 1182

(1.542 ACRES)
R.O.W. DEDICATION

CITY OF DENTON E.T.J.
CITY LIMIT
APPROXIMATE ABSTRACT LINE

COUNTRY LAKES NORTH
PHASE 5B
DOC. NO. 2021-323, P.R.D.C.T.

COUNTRY LAKES NORTH
PHASE 6AB
DOC. NO. 2022-162, P.R.D.C.T.

LOT 1, BLOCK A
BETTY SUE ADDITION
INST. NO. 2021-35
P.R.D.C.T.

30' GAS PIPELINE EASEMENT
INST. NO. 2006-62677

OVERHEAD
ELECTRIC TO BE
RELOCATED BY DME

17.5' OVERHEAD
DISTRIBUTION LINE
CLEARANCE ZONE

EXISTING
CENTERLINE

PROPOSED CENTERLINE

ESA LIMIT

CENTERLINE OF
CHANNEL

IRSC
GridN: 7102148.76
GridE: 2370504.96

1/2" IRFC
"PSI"

5/8" IRFC
"LA SURVEYING"

N89°55'16"W 1920.41'

N89°43'19"E 990.16'

N89°43'19"E 148.63'

N89°41'11"E 574.63'

N89°41'11"E 571.19'

N89°41'11"E 564.81'

N89°41'11"E 127.41'

N89°41'11"E 195.76'

N89°41'11"E 14.14.39'

N0°25'49"W 1414.39'

S87°50'14"E 225.18'

S84°11'40"W 110.76'

S87°12'35"W 126.28'

S89°39'36"E 66.01'

S89°55'16"E 132.92'

S89°55'16"E 624.43'

S89°55'16"E 692.2

N27°41'10"E 69.99'

N27°23'27"W 109.32'

N27°32'27"W 120.00'

N26°46'18"W 120.00'

N25°58'39"W 120.00'

N24°30'50"E 69.99'

N70°20'24"E 130.94'

N70°20'24"E 63.30'

N70°20'24"E 63.30'

N70°20'24"E 130.94'

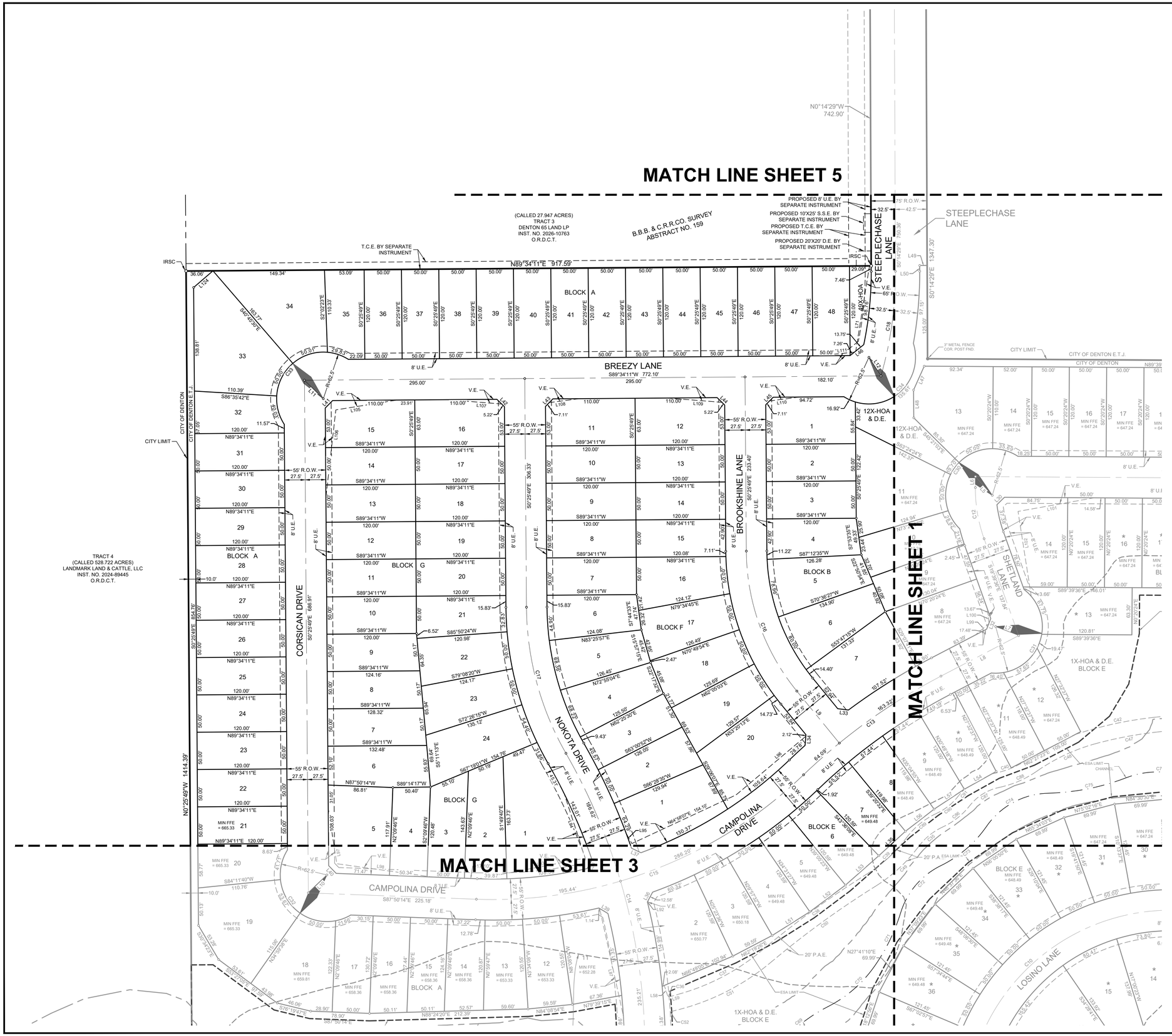
N70°20'24"E 132.50'

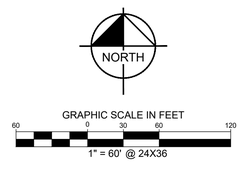
N70°40'54"E 120.00'

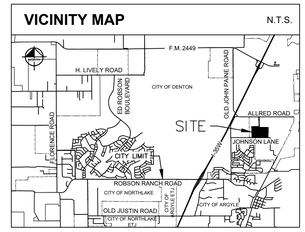
N70°40'54"E 120.00'

N70°40'54"E 120.00

MATCH LINE SHEET 5

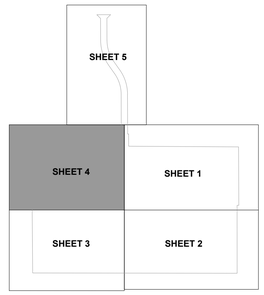






SEE SHEET 5 FOR LINE AND CURVE TABLES, AND GENERAL NOTES

SEE SHEET 6 FOR LOT AREA TABLE



LINE TYPE LEGEND

	BOUNDARY LINE
	LOT LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	CENTERLINE OF ROAD
OHE	OVERHEAD UTILITY LINE
	FEMA FLOODPLAIN LINE
	100-YEAR FLOODPLAIN
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	ABSTRACT LINE
	ENVIRONMENTALLY SENSITIVE AREA BOUNDARY

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P.O.B.	POINT OF BEGINNING
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O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
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	GUY ANCHOR
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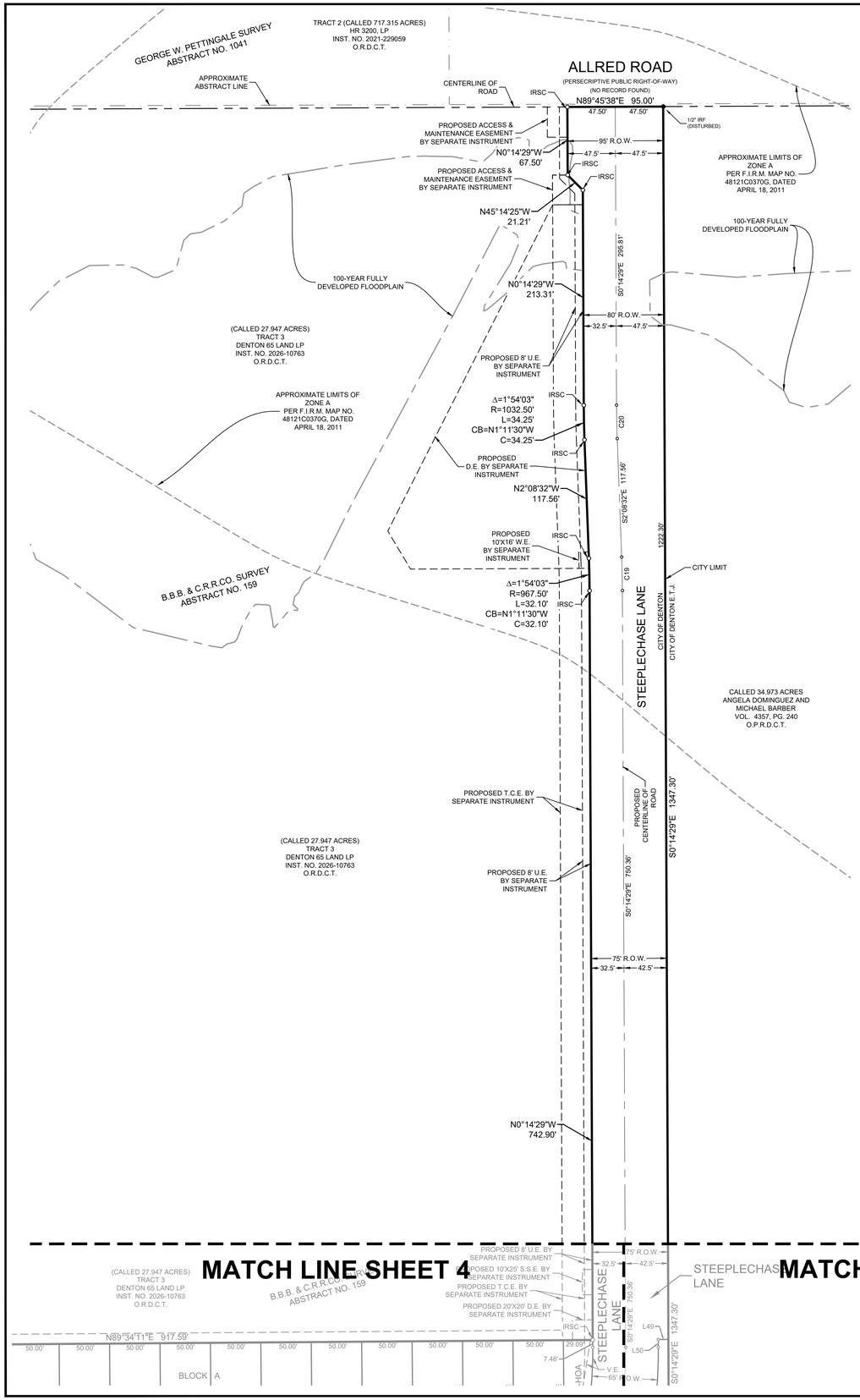
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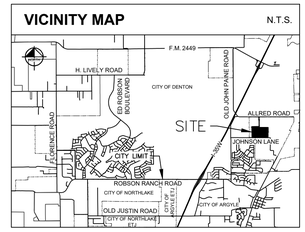
DWG NAME: K:\FRI_SURVEY\063246303-DENTEX SITE - DENTON\DWG\063246303 DENTEX FINAL PLAT.DWG PLOTTED BY CRABILL, JEFF 3/16/2026 1:25 PM LAST SAVED 3/13/2026 10:40 AM



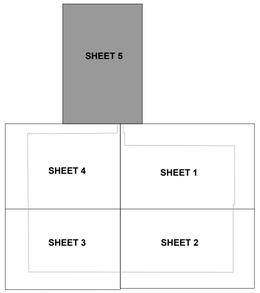
LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S88°09'29"E	214.93'	L71	N09°09'08"E	115.61'
L2	S10°09'06"W	33.00'	L72	S12°45'54"W	21.50'
L3	S77°07'51"E	30.00'	L73	N75°54'39"W	151.07'
L4	S00°04'44"W	69.76'	L74	S75°26'55"E	324.31'
L5	N41°55'33"W	33.78'	L75	S04°57'16"W	101.22'
L6	S00°20'24"W	14.73'	L76	S07°46'02"E	39.87'
L7	S68°36'07"E	33.15'	L77	S85°13'19"E	62.79'
L8	N62°27'23"E	117.44'	L78	N47°41'02"E	34.11'
L9	S39°14'27"E	89.98'	L79	N82°36'06"E	47.30'
L10	S45°51'59"W	34.58'	L80	N06°46'43"W	102.86'
L11	N45°25'49"W	35.36'	L81	S85°29'49"W	79.36'
L12	S33°00'06"E	29.67'	L82	S84°59'39"E	73.48'
L13	S45°04'10"W	21.34'	L83	S82°43'27"E	30.97'
L14	S44°55'50"E	21.08'	L84	N10°55'58"W	12.43'
L15	S45°03'05"W	14.23'	L85	S81°07'02"W	20.96'
L16	S44°56'55"E	14.05'	L86	S02°30'47"W	161.19'
L17	S45°03'05"W	14.23'	L87	S12°27'19"E	144.00'
L18	S44°56'55"E	14.05'	L88	N85°28'04"E	78.93'
L19	N45°04'44"E	14.14'	L89	N05°25'37"E	74.69'
L20	S44°55'16"E	14.14'	L90	N06°44'00"W	41.47'
L21	N45°01'13"E	21.19'	L91	N87°22'27"W	105.32'
L22	S44°58'47"E	21.24'	L92	S01°29'09"E	7.07'
L23	N44°59'04"W	14.16'	L93	N79°03'19"E	145.88'
L24	S42°43'09"W	14.73'	L94	N18°09'29"W	91.34'
L25	N43°40'23"E	13.81'	L95	S28°37'19"E	16.32'
L26	S49°04'18"E	13.75'	L96	N49°54'58"E	122.04'
L27	N89°55'16"W	29.21'	L97	N08°46'08"W	75.26'
L28	N46°34'30"W	14.57'	L98	N82°04'39"W	129.54'
L29	N46°22'21"E	14.47'	L99	N49°59'16"E	23.99'
L30	S45°20'24"W	14.14'	L100	N06°19'57"W	19.30'
L31	N44°39'36"W	14.14'	L101	N79°52'02"E	103.58'
L32	N21°23'53"E	15.22'	L102	N08°51'20"W	115.26'
L33	S83°07'18"E	14.43'	L103	S82°46'42"E	114.88'
L34	N04°38'24"E	14.43'	L104	N03°59'38"W	172.26'
L35	N47°22'46"E	48.49'	L105	N80°49'48"E	82.89'
L36	S26°10'51"W	14.82'	L106	N06°27'05"E	118.18'
L37	S64°13'29"E	14.02'	L107	S85°30'11"E	73.48'
L38	S28°57'46"W	13.48'	L108	N82°30'28"E	40.43'
L39	S58°46'41"E	14.21'	L109	N85°30'11"W	73.48'
L40	N44°08'01"W	14.46'	L110	N82°30'28"E	40.43'
L41	N44°34'11"E	14.14'	L111	N84°23'35"E	49.99'
L42	S45°25'49"E	14.14'	L112	N77°11'21"W	120.89'
L43	S44°34'11"W	14.14'	L113	S86°11'03"E	71.05'
L44	N45°25'49"W	14.14'	L114	N84°21'56"E	31.52'
L45	S44°34'11"W	14.14'	L115	S35°39'07"W	112.81'
L46	S51°09'54"W	23.42'	L116	N35°39'07"E	131.17'
L47	S24°05'16"W	34.97'	L117	S77°11'21"E	120.41'
L48	S00°25'49"E	37.25'	L118	S85°22'06"E	37.20'
L49	S89°34'11"W	10.00'	L119	S85°42'14"E	107.93'
L50	S00°14'29"E	7.67'	L120	S85°42'14"E	107.93'
L51	N57°45'30"E	59.59'	L121	N89°41'11"E	126.51'
L52	N53°11'35"E	59.59'	L122	N89°40'59"E	127.56'
L53	N48°37'41"E	59.48'	L123	S88°46'20"E	100.69'
L54	N60°50'59"E	48.85'	L124	N49°14'30"E	34.19'
L55	S60°49'00"W	97.09'			
L56	N52°20'56"E	48.51'			
L57	N56°37'42"E	48.51'			
L58	N18°31'57"W	13.65'			
L59	S74°09'00"W	13.70'			
L60	N71°59'03"W	27.28'			
L61	S71°59'03"E	32.14'			
L62	N84°04'26"E	26.49'			
L63	S75°26'55"E	327.08'			
L64	N75°54'39"W	150.91'			
L65	N88°46'23"E	8.79'			
L66	N00°02'52"W	28.12'			
L67	S89°57'08"W	27.58'			
L68	S32°59'54"W	50.00'			
L69	S89°57'08"W	65.14'			
L70	S32°59'54"W	38.74'			

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°45'13"	400.00'	12.24'	S89°02'05"E	12.24'	C61	41°59'31"	113.34'	83.07'	S85°47'07"W	81.22'
C2	2°07'12"	400.30'	14.81'	N89°13'05"W	14.81'	C62	7°47'19"	522.72'	71.06'	S77°06'47"E	71.00'
C3	3°10'43"	600.00'	33.29'	S88°05'49"W	33.28'	C63	22°46'27"	226.78'	90.14'	N69°37'13"W	89.55'
C4	13°38'39"	600.00'	142.88'	S86°40'13"E	142.54'	C64	51°07'25"	92.82'	82.82'	S83°47'41"E	80.10'
C5	4°36'35"	400.00'	32.18'	N88°00'32"W	32.17'	C65	38°56'00"	128.02'	86.99'	N89°53'24"W	85.33'
C6	4°13'03"	400.00'	29.44'	S87°48'45"E	29.44'	C66	31°21'34"	110.86'	60.68'	S86°06'11"E	59.92'
C7	77°12'35"	250.00'	336.89'	N51°28'26"E	311.97'	C67	23°02'44"	190.21'	76.51'	S80°24'36"W	75.99'
C8	21°20'32"	300.00'	111.75'	N10°43'08"W	111.10'	C68	52°34'32"	90.94'	83.45'	N65°38'42"E	80.55'
C9	41°59'43"	600.00'	439.77'	S00°23'32"E	429.99'	C69	23°41'22"	218.34'	90.27'	S51°12'07"W	89.63'
C10	90°00'00"	275.00'	431.97'	S45°04'44"W	388.91'	C70	28°01'10"	169.67'	82.97'	N49°02'13"E	82.15'
C11	20°15'55"	600.00'	212.22'	N10°28'22"E	211.11'	C71	17°56'49"	256.51'	80.35'	N26°03'13"E	80.02'
C12	20°00'00"	200.00'	69.81'	S09°39'36"E	69.46'	C72	46°50'50"	104.29'	85.27'	S40°30'13"W	82.92'
C13	16°17'13"	800.00'	227.41'	S54°18'46"W	226.64'	C73	29°15'31"	159.71'	81.56'	N49°17'53"E	80.67'
C14	30°12'41"	800.00'	421.83'	N14°41'20"W	416.96'	C74	53°55'10"	103.21'	97.12'	S61°37'42"W	93.58'
C15	45°59'37"	600.00'	481.64'	N69°09'58"E	468.82'	C75	19°31'40"	314.42'	107.16'	N78°49'28"E	106.64'
C16	38°48'38"	300.00'	203.21'	S19°50'08"E	199.35'	C76	43°20'40"	120.07'	90.83'	S89°16'02"E	88.68'
C17	29°21'51"	400.00'	205.00'	S15°06'45"E	202.76'	C77	45°31'03"	130.50'	103.67'	N89°38'46"W	100.97'
C18	16°15'37"	500.00'	141.90'	N07°53'19"E	141.42'	C78	29°12'13"	205.69'	104.84'	N81°29'21"E	103.71'
C19	1°54'03"	1000.00'	33.18'	N01°11'30"W	33.17'	C79	4°33'44"	195.55'	15.57'	S86°11'25"E	15.57'
C20	1°54'03"	1000.00'	33.18'	S01°11'30"E	33.17'	C80	3°32'46"	195.55'	12.10'	N71°43'00"E	12.10'
C21	8°24'07"	19.00'	2.79'	N85°15'17"W	2.78'	C81	67°17'44"	115.05'	135.13'	N76°07'19"W	127.49'
C22	266°40'57"	62.50'	290.91'	S43°53'08"W	90.91'	C82	55°13'22"	95.47'	92.02'	S70°05'09"E	88.50'
C23	85°19'34"	19.00'	28.30'	S45°26'11"E	25.75'	C83	20°57'41"	227.03'	83.06'	N87°12'59"W	82.60'
C24	4°36'35"	467.50'	37.61'	N88°00'32"W	37.60'	C84	20°57'41"	227.03'	83.06'	N66°15'18"W	82.60'
C25	4°13'03"	332.50'	24.47'	S87°48'45"E	24.47'	C85	38°40'57"	152.81'	103.17'	S75°07'38"E	101.22'
C26	70°28'21"	19.00'	23.37'	S64°01'39"W	21.92'	C86	27°03'26"	98.73'	46.63'	N51°40'15"E	46.19'
C27	286°49'03"	62.50'	312.87'	N44°08'42"W	74.51'	C87	40°00'11"	67.21'	46.92'	S58°08'38"W	45.98'
C28	54°42'55"	19.00'	18.14'	S27°41'51"W	17.46'	C88	23°00'00"	139.11'	55.84'	N66°38'44"E	55.47'
C29	144°42'55"	61.50'	155.33'	N17°18'09"W	117.21'	C89	28°33'28"	105.00'	52.33'	S50°55'14"W	51.79'
C30	168°51'33"	62.50'	184.20'	S38°46'13"W	124.41'	C90	27°03'26"	78.73'	37.18'	N51°40'15"E	36.84'
C31	147°50'10"	62.50'	161.26'	N21°23'53"E	120.11'	C91	8°55'06"	87.21'	13.58'	S42°36'06"W	13.56'
C32	153°07'36"	62.50'	167.04'	S44°08'01"E	121.58'	C92	4°36'35"	433.50'	34.88'	N88°00'32"W	34.87'
C33	155°43'11"	62.50'	169.86'	S44°34'11"W	122.20'	C93	4°13'03"	344.50'	25.36'	S87°48'45"E	25.35'
C34	139°50'09"	62.50'	152.54'	N52°30'42"E	117.40'	C94	4°13'03"	356.50'	26.24'	S87°48'45"E	26.23'
C35	28°33'28"	85.00'	42.37'	S50°55'14"W	41.93'	C95	4°36'35"	443.50'	35.68'	N88°00'32"W	35.67'
C36	87°19'03"	3.00'	4.57'	S62°11'28"E	4.14'	C96	4°36'35"	455.50'	36.65'	N88°00'32"W	36.64'
C37	24°13'40"	295.73'	125.05'	N62°02'11"E	124.12'	C97	1°30'21"	399.70'	10.50'	S89°31'31"E	10.50'
C38	8°08'20"	1232.63'	175.10'	S53°59'31"W	174.95'						
C39	21°25'11"	190.60'	71.26'	N47°21'06"E	70.84'						
C40	24°11'43"	124.64'	52.63'	N67°45'04"E	52.24'						
C41	29°42'55"	85.00'	44.08'	N62°19'53"W	43.59'						
C42	12°02'15"	513.18'	107.82'	S77°40'44"W	107.62'						
C43	1°16'50"	7996.93'	178.73'	S84°00'47"W	178.72'						
C44	20°20'40"	211.85'	75.22'	N85°10'27"W	74.83'						
C45	23°21'44"	191.85'	78.23'	N83°39'55"W	77.69'						
C46	1°16'50"	7976.93'	178.28'	S84°00'47"W	178.28'						
C47	8°12'48"	555.22'	79.59'	S79°15'59"W	79.52'						
C48	20°00'51"	255.10'	89.11'	S65°09'09"W	88.66'						
C49	21°25'11"	210.60'	78.73'	N47°21'06"E	78.28'						
C50	8°08'20"	1212.63'	172.26'	S53°59'31"W	172.11'						
C51	27°15'14"	315.73'	150.18'	N63°32'58"E	148.77'						
C52	80°31'32"	3.00'	4.22'	S36°54'49"W	3.88'						
C53	41°35'40"	115.00'	83.49'	S68°16'15"E	81.66'						
C54	15°26'39"	285.00'	76.82'	N81°20'46"W	76.59'						
C55	70°43'26"	89.00'	109.86'	N71°00'50"E	103.02'						
C56	70°43'27"	69.00'	85.17'	N71°00'50"E	79.87'						
C57	15°26'39"	305.00'	82.21'	N81°20'46"W	81.96'						
C58	41°35'40"	95.00'	68.97'	S68°16'15"E	67.46'						
C59	29°42'55"	105.00'	54.46'	N62°19'53"W	53.85'						
C60	19°44'14"	361.40'	124.50'	N74°39'28"E	123.88'						





SEE SHEET 6 FOR LOT AREA TABLE



LINE TYPE LEGEND

	BOUNDARY LINE
	LOT LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	CENTERLINE OF ROAD
OHE	OVERHEAD UTILITY LINE
	FEMA FLOODPLAIN LINE
	100-YEAR FLOODPLAIN
	CENTERLINE OF CHANNEL
	ABSTRACT LINE
	ENVIRONMENTALLY SENSITIVE AREA BOUNDARY

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
F.B.L.	FRONT BUILDING LINE
E.E.	ELECTRIC EASEMENT
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
V.E.	VISIBILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
	GUY ANCHOR
	UTILITY POLE
S	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	SET 5/8" IRON ROD W/ "KHA" CAP (UNLESS OTHERWISE NOTED)
	FOUND MONUMENT
G	GAS WELL
*	GAS WELL NOTIFICATION DISCLOSURE (SEE NOTE #32)

FINAL PLAT

BRIDLE RIDGE

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

210 RESIDENTIAL LOTS
5 HOA LOTS

66.686 ACRES

OUT OF THE
B.B.B. & C.R.R.CO. SURVEY, ABSTRACT NO. 159
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0006
PREPARED: MARCH 2026

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	MAR. 2026	063246303	5 OF 7

OWNER:
Dentex Land, Cattle and Energy, LP.
928 Tanglewood Dr. East,
Irving, TX 75061
Ph: 214-519-1901
Contact: Alan Hughes

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

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

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

DWG NAME: K:\FRI_SURVEY\063246303-DENTEX SITE - DENTON\DWG\063246303 DENTEX FINAL PLAT.DWG PLOTTED BY CRABLE, JEFF 3/16/2026 1:23 PM LAST SAVED 3/13/2026 10:40 AM

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1X-HOA	3.099	134,971
BLOCK A LOT 2	0.178	7,757
BLOCK A LOT 3	0.149	6,483
BLOCK A LOT 4	0.140	6,094
BLOCK A LOT 5	0.139	6,073
BLOCK A LOT 6	0.138	6,003
BLOCK A LOT 7	0.146	6,351
BLOCK A LOT 8	0.149	6,511
BLOCK A LOT 9	0.240	10,435
BLOCK A LOT 10	0.412	17,947
BLOCK A LOT 11	0.184	8,019
BLOCK A LOT 12	0.151	6,583
BLOCK A LOT 13	0.151	6,592
BLOCK A LOT 14	0.144	6,275
BLOCK A LOT 15	0.144	6,290
BLOCK A LOT 16	0.148	6,454
BLOCK A LOT 17	0.148	6,439
BLOCK A LOT 18	0.231	10,052
BLOCK A LOT 19	0.282	12,267
BLOCK A LOT 20	0.140	6,091
BLOCK A LOT 21	0.138	6,000
BLOCK A LOT 22	0.138	6,000
BLOCK A LOT 23	0.138	6,000
BLOCK A LOT 24	0.138	6,000
BLOCK A LOT 25	0.138	6,000
BLOCK A LOT 26	0.138	6,000
BLOCK A LOT 27	0.138	6,000
BLOCK A LOT 28	0.138	6,000
BLOCK A LOT 29	0.138	6,000
BLOCK A LOT 30	0.138	6,000

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 31	0.138	6,000
BLOCK A LOT 32	0.140	6,094
BLOCK A LOT 33	0.328	14,278
BLOCK A LOT 34	0.270	11,746
BLOCK A LOT 35	0.138	6,000
BLOCK A LOT 36	0.138	6,000
BLOCK A LOT 37	0.138	6,000
BLOCK A LOT 38	0.138	6,000
BLOCK A LOT 39	0.138	6,000
BLOCK A LOT 40	0.138	6,000
BLOCK A LOT 41	0.138	6,000
BLOCK A LOT 42	0.138	6,000
BLOCK A LOT 43	0.138	6,000
BLOCK A LOT 44	0.138	6,000
BLOCK A LOT 45	0.138	6,000
BLOCK A LOT 46	0.138	6,000
BLOCK A LOT 47	0.138	6,000
BLOCK A LOT 48	0.138	6,000
BLOCK A LOT 49X-HOA	0.065	2,845
BLOCK B LOT 1	0.171	7,449
BLOCK B LOT 2	0.138	6,000
BLOCK B LOT 3	0.138	6,000
BLOCK B LOT 4	0.146	6,355
BLOCK B LOT 5	0.181	7,884
BLOCK B LOT 6	0.186	8,089
BLOCK B LOT 7	0.225	9,787
BLOCK B LOT 8	0.211	9,169
BLOCK B LOT 9	0.151	6,571
BLOCK B LOT 10	0.158	6,879
BLOCK B LOT 11	0.280	12,179

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 12	0.149	6,474
BLOCK B LOT 12X-HOA	8.201	357,250
BLOCK B LOT 13	0.254	11,044
BLOCK B LOT 14	0.138	6,012
BLOCK B LOT 15	0.138	6,000
BLOCK B LOT 16	0.138	6,000
BLOCK B LOT 17	0.138	6,000
BLOCK B LOT 18	0.138	6,000
BLOCK B LOT 19	0.138	6,000
BLOCK B LOT 20	0.138	6,000
BLOCK B LOT 21	0.138	6,000
BLOCK B LOT 22	0.138	6,000
BLOCK B LOT 23	0.138	6,000
BLOCK B LOT 24	0.138	6,000
BLOCK B LOT 25	0.241	10,511
BLOCK B LOT 26	0.289	12,606
BLOCK B LOT 27	0.141	6,121
BLOCK B LOT 28	0.167	7,293
BLOCK B LOT 29	0.167	7,296
BLOCK B LOT 30	0.159	6,927
BLOCK B LOT 31	0.153	6,643
BLOCK B LOT 32	0.150	6,516
BLOCK B LOT 33	0.150	6,516
BLOCK B LOT 34	0.150	6,516
BLOCK B LOT 35	0.150	6,516
BLOCK B LOT 36	0.150	6,516
BLOCK B LOT 37	0.145	6,336
BLOCK B LOT 38	0.344	14,992
BLOCK B LOT 39	0.192	8,376
BLOCK B LOT 40	0.197	8,560

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 41	0.203	8,838
BLOCK B LOT 42	0.155	6,771
BLOCK B LOT 43	0.149	6,475
BLOCK B LOT 44	0.167	7,281
BLOCK B LOT 45	0.195	8,478
BLOCK B LOT 46	0.169	7,358
BLOCK B LOT 47	0.169	7,381
BLOCK B LOT 48	0.223	9,735
BLOCK C LOT 1X-HOA	0.878	38,267
BLOCK C LOT 2	0.182	7,942
BLOCK C LOT 3	0.143	6,220
BLOCK C LOT 4	0.148	6,434
BLOCK C LOT 5	0.138	6,000
BLOCK C LOT 6	0.138	6,000
BLOCK C LOT 7	0.150	6,533
BLOCK C LOT 8	0.138	6,000
BLOCK C LOT 9	0.138	6,000
BLOCK C LOT 10	0.138	6,000
BLOCK C LOT 11	0.138	6,000
BLOCK C LOT 12	0.138	6,000
BLOCK C LOT 13	0.138	6,000
BLOCK C LOT 14	0.138	6,000
BLOCK C LOT 15	0.138	6,000
BLOCK C LOT 16	0.138	6,000
BLOCK C LOT 17	0.138	6,000
BLOCK C LOT 18	0.138	6,000
BLOCK C LOT 19	0.138	6,000
BLOCK D LOT 1	0.254	11,082
BLOCK D LOT 2	0.138	6,000
BLOCK D LOT 3	0.149	6,482

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK D LOT 4	0.167	7,271
BLOCK D LOT 5	0.169	7,347
BLOCK D LOT 6	0.169	7,347
BLOCK D LOT 7	0.169	7,347
BLOCK D LOT 8	0.169	7,347
BLOCK D LOT 9	0.229	9,954
BLOCK D LOT 10	0.237	10,314
BLOCK D LOT 11	0.164	7,141
BLOCK D LOT 12	0.164	7,141
BLOCK D LOT 13	0.164	7,141
BLOCK D LOT 14	0.191	8,306
BLOCK D LOT 15	0.187	8,166
BLOCK D LOT 16	0.270	11,769
BLOCK E LOT 1X-HOA	4.683	203,976
BLOCK E LOT 2	0.234	10,206
BLOCK E LOT 3	0.151	6,585
BLOCK E LOT 4	0.151	6,585
BLOCK E LOT 5	0.151	6,585
BLOCK E LOT 6	0.151	6,579
BLOCK E LOT 7	0.147	6,386
BLOCK E LOT 8	0.146	6,371
BLOCK E LOT 9	0.146	6,371
BLOCK E LOT 10	0.144	6,289
BLOCK E LOT 11	0.142	6,192
BLOCK E LOT 13	0.185	8,058
BLOCK E LOT 14	0.219	9,537
BLOCK E LOT 15	0.138	6,000
BLOCK E LOT 16	0.138	6,000
BLOCK E LOT 17	0.138	6,000
BLOCK E LOT 18	0.138	6,000

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK E LOT 19	0.138	6,000
BLOCK E LOT 20	0.175	7,609
BLOCK E LOT 21	0.180	7,823
BLOCK E LOT 22	0.139	6,056
BLOCK E LOT 23	0.149	6,477
BLOCK E LOT 24	0.150	6,516
BLOCK E LOT 25	0.150	6,516
BLOCK E LOT 26	0.221	9,632
BLOCK E LOT 27	0.139	6,070
BLOCK E LOT 28	0.139	6,070
BLOCK E LOT 29	0.142	6,178
BLOCK E LOT 30	0.166	7,224
BLOCK E LOT 31	0.166	7,224
BLOCK E LOT 32	0.166	7,224
BLOCK E LOT 33	0.166	7,224
BLOCK E LOT 34	0.166	7,224
BLOCK E LOT 35	0.166	7,224
BLOCK E LOT 36	0.166	7,224
BLOCK E LOT 37	0.166	7,224
BLOCK E LOT 38	0.166	7,224
BLOCK E LOT 39	0.184	7,999
BLOCK F LOT 1	0.227	9,877
BLOCK F LOT 2	0.158	6,878
BLOCK F LOT 3	0.146	6,359
BLOCK F LOT 4	0.165	7,171
BLOCK F LOT 5	0.164	7,154
BLOCK F LOT 6	0.152	6,640
BLOCK F LOT 7	0.138	6,000
BLOCK F LOT 8	0.138	6,000
BLOCK F LOT 9	0.138	6,000

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK F LOT 10	0.138	6,000
BLOCK F LOT 11	0.172	7,510
BLOCK F LOT 12	0.172	7,510
BLOCK F LOT 13	0.138	6,000
BLOCK F LOT 14	0.138	6,000
BLOCK F LOT 15	0.138	6,000
BLOCK F LOT 16	0.170	7,405
BLOCK F LOT 17	0.172	7,484
BLOCK F LOT 18	0.173	7,528
BLOCK F LOT 19	0.174	7,563
BLOCK F LOT 20	0.261	11,352
BLOCK G LOT 1	0.342	14,892
BLOCK G LOT 2	0.183	7,950
BLOCK G LOT 3	0.152	6,603
BLOCK G LOT 4	0.138	6,000
BLOCK G LOT 5	0.227	9,870
BLOCK G LOT 6	0.169	7,376
BLOCK G LOT 7	0.150	6,520
BLOCK G LOT 8	0.145	6,312
BLOCK G LOT 9	0.140	6,104
BLOCK G LOT 10	0.138	6,000
BLOCK G LOT 11	0.138	6,000
BLOCK G LOT 12	0.138	6,000
BLOCK G LOT 13	0.138	6,000
BLOCK G LOT 14	0.138	6,000
BLOCK G LOT 15	0.172	7,510
BLOCK G LOT 16	0.172	7,510
BLOCK G LOT 17	0.138	6,000
BLOCK G LOT 18	0.138	6,000
BLOCK G LOT 19	0.138	6,000

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK G LOT 20	0.138	6,000
BLOCK G LOT 21	0.145	6,326
BLOCK G LOT 22	0.160	6,967
BLOCK G LOT 23	0.170	7,422
BLOCK G LOT 24	0.201	8,771
OVERALL	66.686	2,904,853
ROW DEDICATION 1	13.717	597,506
ROW DEDICATION 2	1.543	67,198

GENERAL NOTES:

1. The purpose of this plat is create 210 residential lots and 5 HOA lots and dedicate easements and rights-of-way.
2. Elevations used for delineating contour lines are based upon NAVD 1988 datum.
3. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984939269.
4. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from the information by Old Republic Title Insurance Company, GF. No. 782103115, effective date October 18, 2021. The surveyor has not abstracted the above property,
5. This plat lies wholly within the City Limits of Denton.
6. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.
7. Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.
8. All gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown.
9. 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.
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:

    The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and

    There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.

    No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
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. A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site with the City Limits. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4. must be met within the city limits prior to the release of any permits.
14. Sidewalks shall be constructed as required by Transportation Criteria Manual and Section 7.8.11 of the Design Standards of the City of Denton, except on 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 the streets within the subdivision by the City of Denton, sidewalks shall be constructed by the developer along all streets where houses will not front or side. Homebuilders shall construct sidewalks along streets on which homes front and along streets on which homes side before building permits will be finaled.
15. Wastewater utility service will be provided by the City of Denton.
16. Master Note N/A.
17. Master Note N/A
18. Water utility service will be provided by the City of Denton.
19. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
20. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0370G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within:

    Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

    Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)"

    Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

    (1) LOMR (Letter of Map Revision), Case No. 14-06-0807P, effective September 22, 2014 was observed which encompasses the subject property.

    (2) LOMR (Letter of Map Revision), Case No. 22-06-1168P, effective February 24, 2023 was observed which encompasses the subject property.

    (3) CLOMR (Conditional Letter of Map Revision, Case No. 25-06-2441R.

    If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
21. Vertical datum used for the minimum finished floor elevations is NAVD 88 and is the same as the datum used to establish 100-year base flood elevations.
22. Master Note N/A.
23. Lots within 200' of FEMA floodplain require minimum finish floor elevations and elevation certificates as shown on plat.
24. Master Note N/A.
25. This plat is hereby adopted by the owner and approved by the City of Danton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors, and the HOA. The Drainage & Detention Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage & Detention Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage & Detention Easement, as herein above defined, unless approved by the City. The owners and/or HOA shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners and/or HOA written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners and/or HOA for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage & Detention 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.
26. This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
27. As required by Section 8.2.5B of the Development Code, the City shall not issue any permits for construction within the subdivision within corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond, or letter of credit is provided to and accepted by the City.
28. Master Note N/A.
29. Driveway Requirements for the locations, widths and offset from intersection and any existing driveways or proposed driveways, shall conform to Section 7.8.9 of the Development Code and in the relevant section of the Transportation Criteria Manual of the City of Denton.
30. Street trees located within the right-of-way shall not be planted within 10 feet of either side of side lot lines.
31. Master Note N/A. *
32. Gas Well Notification Disclosure: Lots indicated with * are within 1,000 feet of Gas Well Drilling and Production Site(s) with producing wells, and the possibility that existing wells may be re-drilled and/or re-fracture stimulated in the future. A vicinity map showing the location of the Sites in relation to the Lots is provided on this plat. As of the date of this plat, these are producing wells. Additional drilling and/or fracking operations may occur on this site in the future.
33. IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
34. All lake/detention tracts, easements open space, or other common areas within the boundaries of this plat shall be maintained by the applicable homeowner's association, or other perpetual private entity. Homeowner's associations shall be established in accordance with Section 8.3.6.J of the Development Code of the City of Denton.
35. Master Note N/A.
36. Master Note N/A.
37. Master Note N/A.
38. Public trails and park amenities shall be sited on the Public Access Easement pursuant to an agreement between owner and the City of Denton.
39. Master Note N/A.
40. Master Note N/A.
41. Master Note N/A.
42. Master Note N/A.
43. Master Note N/A.
44. All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
45. All lots labeled "HOA" are to be owned and maintained by the Homeowner's Association. (Block A, LOTS 1X & 49X; BLOCK B, LOT 12X; BLOCK C, LOT 1X; BLOCK E, LOT 1X)
46. The City and County, including their agents and employees, have the right of immediate access to the Common Areas at all times, if necessary, for the welfare or protection of the public, to enforce City/County ordinances, or to improve the appearance of or to preserve public property, public easements, or public rights of way. If the Association fails to maintain the Common Areas to a standard acceptable to the County or City, the County or City may give the Association a written demand for maintenance. If the Association fails or refuses to perform the maintenance within a reasonable period of time after receiving the County's/City's written demand (at least 90 days), the County or City may maintain the Common Areas at the expense of the Association after giving written notice of its intent to do so to the Association. The County or City may give its notices and demands to any officer, director, or agent of the Association, or alternatively, to each owner of a Lot as shown on the County's tax rolls. To fund the County's or City's cost of maintaining the Common Areas, the County or City may levy assessments against the lots and owners in the same manner as if the Association levied a special assessment. The rights of the County or City under this Section are in addition to other rights and remedies provided by law.
47. All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted
48. Environmentally Sensitive Areas: The property is subject to Ordinance AESA24-0024b; all development must conform to the ecological mitigation plan described herein.

FINAL PLAT

BRIDLE RIDGE

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

210 RESIDENTIAL LOTS
5 HOA LOTS

66.686 ACRES

OUT OF THE
B.B.B. & C.R.R.CO. SURVEY, ABSTRACT NO. 159
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0006
PREPARED: MARCH 2026

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	MAR. 2026	068517166	6 OF 7

OWNER:
Dentex Land, Cattle and Energy, LP
928 Tanglewood Dr. East,
Irving, TX 75061
Ph: 214-519-1901
Contact: Alan Hughes

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

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

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

DWG NAME: K:\FRI_SURVEY\068346503-DENTEX SITE - DENTON\DWG\068346503 DENTEX FINAL PLAT.DWG PLOTTED BY CRABLE, JEFF 3/16/2026 1:25 PM LAST SAVED 3/13/2026 10:40 AM

OWNERS' CERTIFICATE

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

WHEREAS DENTON 65 LAND LP., is the owner of a tract of land situated in the Buffalo Bayou, Brazos and Colorado Railroad Company Survey, Abstract No. 159, City of Denton, Denton County, Texas, and being all of a called 64.511 acre tract of land described as Tract 2 in a deed to Denton 65 Land LP, recorded in Instrument No. 2026-10763 of the Official Records of Denton County, Texas, and being a portion of a called 27.947 acre tract of land described as Tract 3 in a deed to Denton 65 Land LP, recorded in Instrument No. 2026-10763 of the Official Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 3-in metal fence corner post found for the easterly northeast corner of said Tract 2, common to the southeast corner of a called 34.973-acre tract of land described in a deed to Angela Dominguez and Michael Barber, recorded in Volume 4357, Page 240 of the Official Records of Denton County, Texas, same being the southwest corner of a called 3.002-acre tract of land described in a deed to Angela Dominguez and Michael Barber, recorded in Instrument No. 2020-155538 of the Official Records of Denton County, Texas same also being the northwest corner of Lot 1, Block X of Sagebrook Phase 1, an addition to the City of Denton, according to the plat, recorded in Document No. 2021-429 of the Plat Records of Denton County, Texas;

THENCE South 00°14'21" East, along the easterly line of said Tract 2 and the westerly line of said Lot 1, Block X, a distance of 597.84 feet to a 6-inch metal fence corner post found for the southwest corner of said Lot 1, same being on the northerly line of a called 96.610 acre tract of land described in a deed to Bluebird Skies, LP, recorded in Instrument No. 2024-134268 of the Official Records of Denton County, Texas;

THENCE South 88°46'23" West, along the common line of said Tract 2 and said 96.610 acre tract, a distance of 17.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 96.610 acre tract;

THENCE South 00°02'52" East, continuing along said common line, a distance of 442.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the easternmost southeast corner of said Tract 2, common to the northeast corner of a called 0.875 acre tract of land described as Tract 1 in a deed to Denton 65 Land, LP, recorded in Instrument No. 2026-10763 of the Official Records of Denton County, Texas;

THENCE departing said common line and along the common line of said Tract 1 and said Tract 2, the following courses and distances:

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

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

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

South 00°05'15" West, a distance of 172.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southernmost southeast corner of said Tract 2, common to the southwest corner of said Tract 1, same being in Johnson Lane, an apparent public road, no record found;

THENCE North 89°55'16" West, along the southerly line of said Tract 2 and generally along said Johnson Lane, a distance of 1,920.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Tract 2;

THENCE North 00°25'49" West, departing said Johnson Lane and along the westerly line of said Tract 2, a distance of 1,414.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Tract 2, common to the southwest corner of said Tract 3;

THENCE North 89°34'11" East, along the common line of said Tract 2 and said Tract 3, a distance of 917.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said common line and crossing said Tract 3, the following courses and distances:

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

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

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

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

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

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

North 00°14'29" West, a distance of 67.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the northerly line of said Tract 3, same being in an asphalt road, known as Allred Road, an apparent public road, no record found;

THENCE North 89°45'38" East, along the northerly line of said Tract 3 and generally along said Allred Road, a distance of 95.00 feet to a 1/2 inch iron rod disturbed found for the northeast corner of said Tract 3, common to the northwest corner of aforementioned 34.973-acre tract;

THENCE South 00°14'29" East, departing said Allread Road, along common line of said Tract 3, said 34.973-acre tract, and said Tract 2, a distance of 1,347.30 feet to a 3-inch metal fence corner post found for the southwest corner of said 34.973-acre tract and an inner ell corner of said Tract 2;

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

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Denton 65 Land L.P., does hereby adopt this plat designating the herein described property as BRIDLE RIDGE, an addition to the City of Denton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, right-of-way dedications and other land rights shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purpose indicated on this plat. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep the removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND, this _____ day of _____, 2026.

BY: **Denton 65 Land L.P.,**
a Texas limited partnership

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

_____
Notary Public, State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this subdivision is true and correct; was prepared from an actual and accurate survey of the land, according to the standards of practice of the Texas Board of Professional Surveyors; and that all previously existing property monuments are sufficiently described on this document as found and all set monuments meets or exceeds the requirements of Section 137.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.

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

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

_____
Notary Public, State of Texas

My Commission Expires: _____

PLANNING AND ZONING COMMISSION APPROVAL

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this plat and subdivision of Bridle Ridge in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this __ day of ____, 2026.

_____
CHAIRPERSON, PLANNING AND ZONING COMMISSION

_____
CITY SECRETARY

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

210 RESIDENTIAL LOTS
5 HOA LOTS

66.686 ACRES
OUT OF THE
B.B.B. & C.R.R.CO. SURVEY, ABSTRACT NO. 159
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0006
PREPARED: MARCH 2026

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

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

OWNER:
Denton 65 Land LP.
3625 Hall Street, Suite 720
Dallas, TX 75219
Ph: 214-519-1901
Contact: Alan Hughes

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

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

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

DWG NAME: K:\FRI_SURVEY\063246303-DENTEX SITE - DENTON\DWG\063246303 DENTEX FINAL PLAT.DWG PLOTTED BY: CRABLE, JEFF 3/16/2026 1:25 PM LAST SAVED: 3/13/2026 10:40 AM

Manglaris, Angie

From: Pangburn, Scott <scott.pangburn@kimley-horn.com>
Sent: Monday, March 30, 2026 3:53 PM
To: Manglaris, Angie; Meza, Miranda
Cc: Widner, Ross; Troeger, Derek; Planning Technicians
Subject: Re: FP26-0006 2nd Review

Follow Up Flag: Follow up
Flag Status: Flagged

Angie,

That sounds great. We'd like another 30-day extension if its not recommended approval by the time of the meeting.

Thanks,

Scott E. Pangburn, P.E. (TX)
Kimley-Horn | 6160 Warren Parkway, Suite 210, Frisco, TX 75034
Direct: 972 704 1195 | Mobile: 903 253 5898

From: Manglaris, Angie <Angie.Manglaris@cityofdenton.com>
Sent: Monday, March 30, 2026 2:00 PM
To: Pangburn, Scott <scott.pangburn@kimley-horn.com>; Meza, Miranda <miranda.meza@cityofdenton.com>
Cc: Widner, Ross <Ross.Widner@kimley-horn.com>; Troeger, Derek <Derek.Troeger@kimley-horn.com>; Planning Technicians <PlanningTechnicians@cityofdenton.com>
Subject: RE: FP26-0006 2nd Review

We can keep it on for extension and if it gets to approval by Planning and Zoning Commission, we can update the Commission at that time. The packet needs to go out on Thursday and I do not know if we will have review comments back by that time for the HOA.

Respectfully,

Angie Manglaris, AICP
Assistant Planning Director
Department of Development Services | Planning Division
401 N. Elm Street, Denton, Texas 76201
Office: (940) 349-8381
www.cityofdenton.com

Effective January 2, 2026, the Development Service Center will be open 8am-5pm Monday-Thursday and 8am-12pm Friday.

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: March 18, 2026

SUBJECT

Consider a request by Quiddity Engineering on behalf of TG Duchess Denton, LLC., for a Final Plat of Olivo Apartments. The 18.897-acre site is generally located south of Duchess Drive, approximately 794.21 feet west of Loop 288 in City of Denton, Denton County, Texas. (FP26-0013, Olivo Apartments, Angie Manglaris).

BACKGROUND

The purpose of this Final Plat is to establish two lots of record and dedicate necessary easements and right-of-way for the development multifamily and to dedicate park land. The subject property is zoned Suburban Corridor and received a Specific Use Permit (SUP) for a multifamily development in 2023.

Date Application Filed:	March 9, 2026
Planning & Zoning Commission Meeting:	April 8, 2026
Days in Review:	30 Days

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023 with the passage of House Bill 3699. The applicant is requesting a 30-day extension (see Exhibit 5), which would be the **first extension for this plat**. Based upon recent updates to Section 212.009, the applicant may request additional 30-day extensions in the future if they are determined to be necessary.

OPTIONS

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

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, Staff has no objection to the requested 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (see Exhibit 5). The requested extension could be granted to a date certain of April 29, 2026.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action

2002	City Council	Citywide rezoning from Commercial (C) District to Community Mixed Use General (CM-G) District	Approved
2019	City Council	Zoning Transition from CM-G-District to Suburban Corridor (SC) District	Approved
October 11, 2023	Planning and Zoning Commission	Specific Use Permit for Multifamily Land Use	Recommended Approval
October 24, 2023	City Council	Specific Use Permit for Multifamily Land Use	Approved
September 16, 2025	City Council	Extend the approval period for the Specific Use Permit	Approved

PUBLIC OUTREACH

No public outreach is required for final plats.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Final Plat
5. Extension Request
6. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Angie Manglaris, AICP
Assistant Planning Director

Planning Staff Analysis
FP26-0013 / Olivo Apartments
Planning & Zoning Commission

REQUEST:
Final plat for an approximately 18.897-acre site

APPLICANT:
Quiddity Engineering on behalf of TG Duchess Denton, LLC.

RECOMMENDATION:
Staff recommends denial of this Final Plat as it does not meet the established approval criteria; however, staff has no objection to the requested extension, which could be granted to April 29, 2026.

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			
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. **Findings:** The Final Plat does not meet all review criteria, as detailed in the following items as required by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B: 1. Include City-assigned project number on all submitted documents (FPC) 2. All line types and abbreviations shall be included in the legend and called out on the face of the Final Plat. (FPC 2.12) 3. Use City's Standard Plat notes; include all relevant plat notes and omit those not necessary. (FPC 5.8) 4. Show, label and dimension all easements. (FPC 3.6) 5. Provide right-of-way dedication on the subject property as required by DDC Section 7.8.7.A-B, City of Denton Mobility Plan, and DCM 5.3. (FPC 4.1) 6. Ensure plat graphic matches legal description (FPC 3.2) 7. Use a variety of weights and line types to differentiate between line used in graphic (FPC2.1) 8. Display the location of the centerline of creeks and drainage ways tied to dimensions in feet and hundredths of feet with bearings and angles (FPC3.12) 9. Provide a clear 3" by 3" space in the lower right-hand corner of the plat for County filing information. (FPC 2.21)	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
10. Provide a copy of the computer-generated closure report for the metes and bounds description.(FPC 5.2.a) 11. Add this comment to General Notes: "Any structure within the 200' floodplain buffer, floodplain, or floodway, shall have an elevation certificate". (DDC Section 7.5.3.I and N). (FPC 3.11)			
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. **Findings:** The Final Plat does not meet the review criteria of DDC Section 2.6.4D as described herein.	☐	☒	☐
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. **Findings:** There is no conflict.	☐	☐	☒
2. Prior Approvals			
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. **Findings:** The proposed Final Plat is consistent with the previously approved Specific Use Permit (S23-0005). Civil Engineering Plans (CEP25-0035) must be approved prior to Final Plat approval (DDC 2.6.4C.2.d).	☐	☒	☐
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies	☐	☐	☒

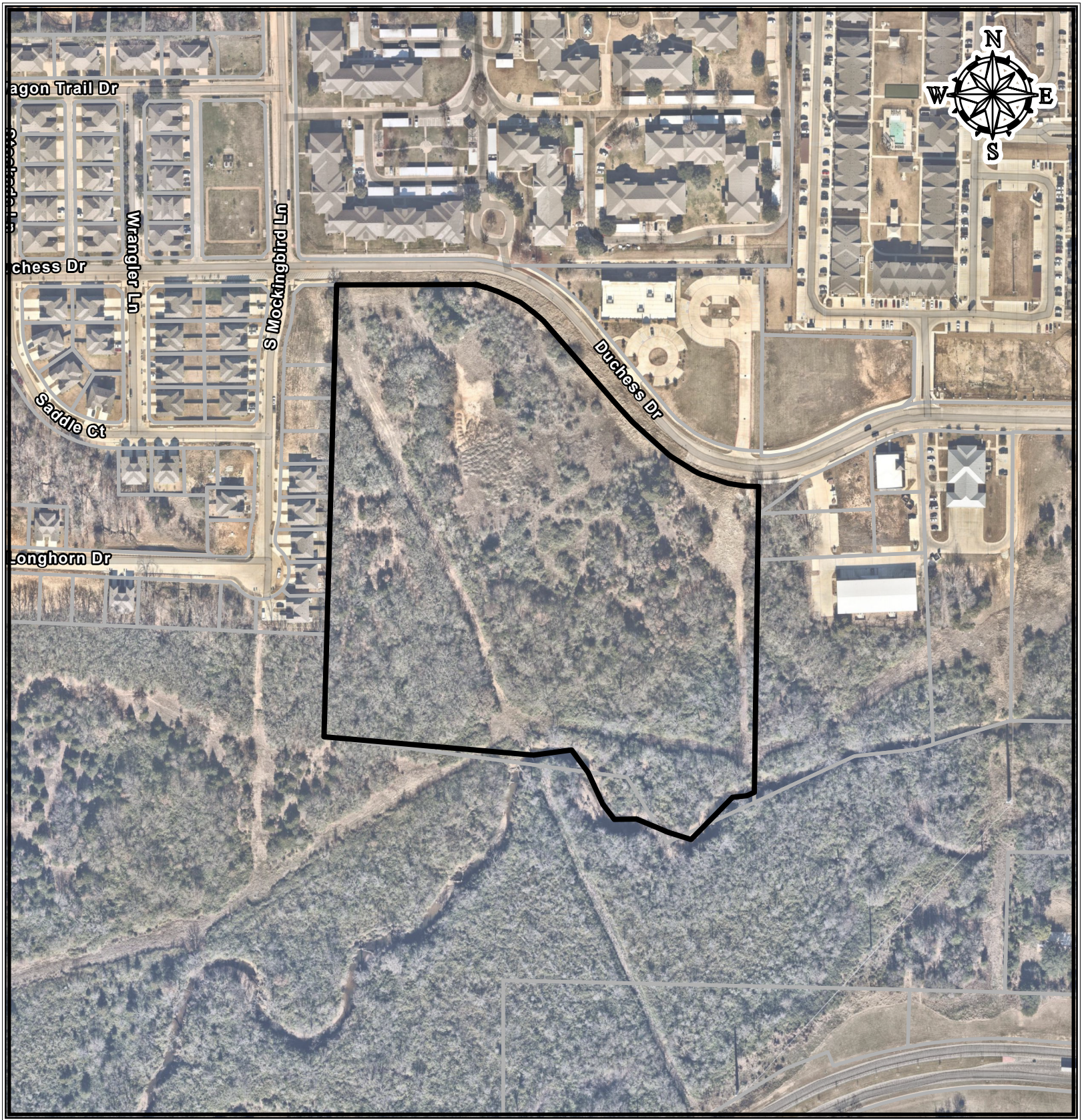
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: There are no competing plan goals, policies, and strategies for this site.			
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	**Compliance**		
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. **Findings:** The Final Plat does not comply with the applicable DDC requirements as described herein: 1. Final Plat review must have a CEP approved prior to approval (DDC 2.6.4C.2.d). 2. All utility easements shall be a minimum of 16 feet (DDC 7.6.7.A) Provide line and curve data for easement boundaries and tie down easements. Provide recording information for existing easements. (DDC 2.6.2.C.6.b and DDC 8.4.4).	☐	☒	☐
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The Final Plat was submitted at an adequate level of detail.	☒	☐	☐
5. Compliance with Other Applicable Regulations			
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:** The Final Plat complies with all other applicable city regulations.	☒	☐	☐
6. Consistent with Interlocal and Development Agreements			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
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:** There are no interlocal nor development agreements associated with this Final Plat.	☐	☐	☒
7. Minimizes Adverse Environmental Impacts			
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:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property			
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. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
9. Minimizes Adverse Fiscal Impacts			
a. The proposed development should not result in significant adverse fiscal impacts on the city. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
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. **Findings:** The Final Plat is compliant with all utility standards.	☒	☐	☐
11. Provides Adequate Road Systems			
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. **Findings:** The Final Plat is compliant with this criterion.	☒	☐	☐
12. Provides Adequate Public Services and Facilities			
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. **Findings:** There are adequate facilities to serve the development. Civil engineering plans are under review to ensure adequate infrastructure improvements and extensions.	☒	☐	☐
13. Rational Phasing Plan			
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. **Findings:** There is no proposed phasing plan as part of this development.	☐	☐	☒

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. **Findings:** There is no approved preliminary plat associated with the proposed Final Plat.	☐	☐	☒
15. Whether the development will substantially comply with all requirements of this DDC. **Findings:** As discussed herein, the Final Plat does not comply with all applicable requirements of the Denton Development Code.	☐	☒	☐
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. **Findings:** The Final Plat does comply with the applicable technical standards and specifications adopted by the City.	☒	☐	☐

FP26-0013
Aerial Site Location

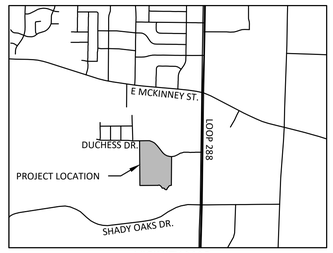


COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40

0 80 160 320 Feet

CITY OF DENTON
Development Services · GIS
Date: 3/12/2026

"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."



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. Bearings shown hereon are based on the Texas Coordinate System, North Central Zone, NAD 83.

2. According to Map No. 48121C0380G of the Federal Emergency Management Agency's Flood Insurance Rate Maps for the City of Denton dated April 18, 2011 and that map indicates as scaled, that a portion of this property is within "**Non-Shaded Zone X**" defined as "Areas determined to be outside the 0.2% annual chance floodplain", a portion of which is in "**Shaded Zone X**" defined as "Areas determined to be outside the 0.2% annual chance floodplain" and a portion is within "**Shaded Zone AE**" defined as "Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (100-year); with Base Flood Elevations determined", a portion of which is within the "**Floodway**" defined as "The channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments"

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

3. The gross land area is 18.897 acres.

4. Visible improvements/utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.

5. This survey has been prepared for the sole purpose of the transaction described in the Title Commitment mentioned hereon and the parties listed thereon. This survey is not to be used for any subsequent transactions.

6. The surveyor did not observe any physical address during the process of conducting this field work.

7. The surveyor did not observe visible evidence of recent earth moving work, building construction, or building additions during the process of conducting the field work.

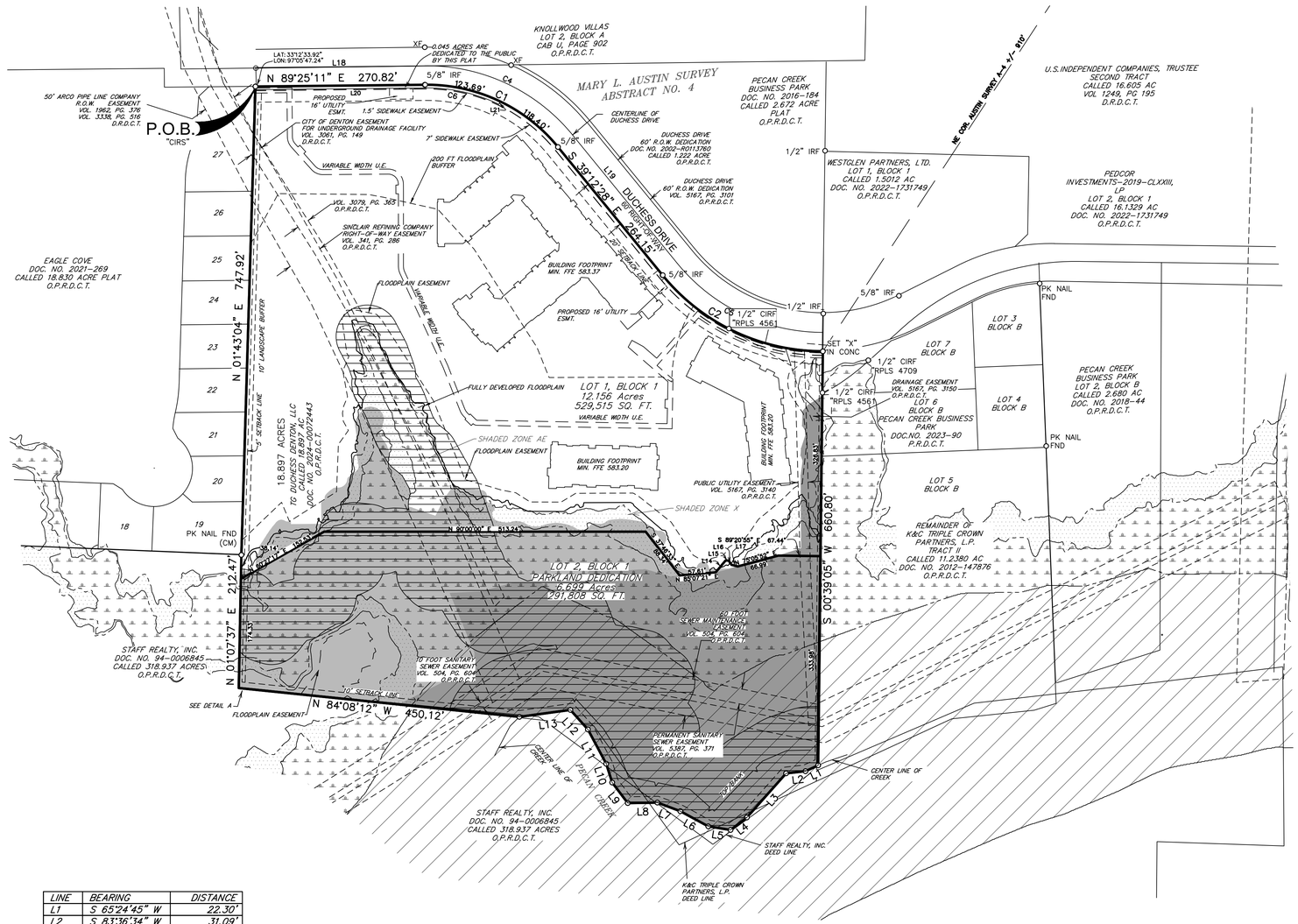
8. Except as shown on the survey, there are no visible encroachments upon the subject property by improvements on adjacent property. Visible improvements/utilities were located with the survey; no subsurface probing, excavation or exploration was performed for this survey.

9. The intersection of Duchess Road and Loop 288 is located approximately 783.00 feet from the Northeast corner of the subject tract.

10. Lot 2, Block 1 is dedicated to the City of Denton as Park Land Dedication.

11. Water and sewer service will be provided through the City of Denton.

12. Property may not be subdivided or made part of the public water system before constructing water and sanitary sewer lines in compliance with applicable law, including- but not limited to- the Texas Administrative Code (TAC) Title 30 Part 1 Chapters 217 Design Criteria for Domestic Wastewater Systems and 290 Public Drinking Water, the City of Denton's Code of Ordinances, and any amendments or additions thereto.



LINE	BEARING	DISTANCE
L1	S 65°24'45" W	22.30'
L2	S 83°36'34" W	31.09'
L3	S 41°38'09" W	94.16'
L4	S 52°34'20" W	32.76'
L5	N 80°54'34" W	36.06'
L6	N 61°33'29" W	50.72'
L7	N 69°24'28" W	39.15'
L8	S 89°06'44" W	47.25'
L9	N 37°09'55" W	41.09'
L10	N 17°33'06" W	31.36'
L11	N 28°05'22" W	62.15'
L12	N 41°55'43" W	41.87'
L13	S 82°14'19" W	82.11'
L14	N 39°52'28" E	24.37'
L15	S 88°57'34" E	5.00'
L16	S 32°49'18" E	8.08'
L17	S 75°19'13" E	10.34'
L18	N 89°25'11" E	270.82'
L19	S 39°12'28" E	264.15'
L20	N 89°25'11" E	271.02'
L21	N 25°40'00" E	5.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.00'	242.09'	234.06'	S 64°53'39" E	51°22'22"
C2	330.00'	292.52'	283.04'	S 64°36'08" E	50°47'20"
C4	300.00'	268.99'	260.07'	S 64°53'39" E	51°22'22"
C5	300.00'	265.93'	257.31'	S 64°36'08" E	50°47'20"
C6	265.00'	121.40'	120.34'	S 77°27'25" E	26°14'50"

LEGEND:

CM	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
XF	X CUT FOUND
"CIRS"	SET 5/8-INCH IRON ROD (WITH CAP STAMPED "QUIDDITY ENG")
"CIRF"	CAPPED IRON ROD FOUND
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS

CONCRETE

FEMA SHADED ZONE X

FEMA SHADED ZONE AE

FEMA FLOODWAY

RIPARIAN BUFFER

WETLAND HABITAT

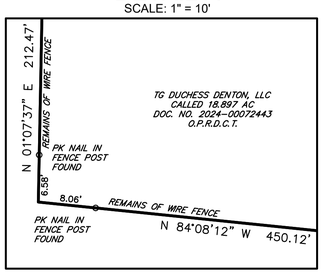
CROSS TIMBERS UPLAND HABITAT

ADJOINER LINE

BOUNDARY LINE

EASEMENT LIMITS

DETAIL A
SCALE: 1" = 10'



FINAL PLAT

LOTS 1 & 2, BLOCK 1
OLIVO APARTMENTS

BEING 18.897 ACRES
SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4
IN THE CITY OF DENTON
DENTON COUNTY, TEXAS
MARCH 2026

FP 26-0009

OWNER:
TG DUCHESS DENTON LLC
14241 DALLAS PARKWAY
SUITE 1090
DALLAS, TX 75254
PHONE: (214) 416-7034
CONTACT: FLOYD LEE

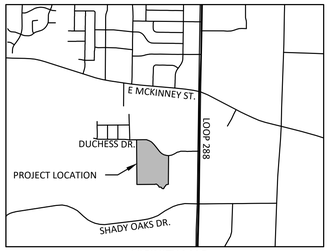
DEVELOPER:
ROERS COMPANIES
TWO CARLSON PARKWAY N
SUITE 400
PLYMOUTH, MINNESOTA 55447
PHONE: 763-285-8808
CONTACT: JULIA TOLLEFSON

CIVIL ENGINEER:
QUIDDITY ENGINEERING
4500 MERCANTILE PLAZA DRIVE
SUITE 228
FORT WORTH, TX 76137
PHONE: 972-265-6043
CONTACT: JOSHUA F. SCHULIK, PE

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2805 Dallas Parkway, Suite 600 Plano, TX 75093 972-488-3880

JOB No. 16899-0006 JDB2/EM

K:\16899\16899-0007-01 Olivo Apartments\1 Surveying Phase\CAD Files\Final Dwg\16899-0006-00 Denton Duchess Subdivision Plat.dwg



VICINITY MAP
N.T.S.

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 CENTERLINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES, THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHING THESE CLEARANCES. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

STATE OF TEXAS :
COUNTY OF DALLAS :

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT _____, does hereby adopt this plat designating the hereon-above described property as DENTON DUCHESS an addition to the City of Denton, Texas and does hereby dedicate to the City of Denton in fee simple forever the streets, alleys and storm water conveyance as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way endanger or interfere with the construction, maintenance of efficiency of its respective system on the easements, and all public utilities shall at all time have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily preformed by that utility

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Denton, Texas

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____, 20____. By _____ of _____, on behalf of said limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that he executed the same for the purpose of and consideration therein expressed, and in the capacity therein stated.

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

_____
Notary Public, State of Texas

My Commission expires :_____

· The Floodplain 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 Floodplain 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 Floodplain Easement, as herein above defined, unless approved by the City.The owners shall keep the Floodplain 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 Floodplain 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 Floodplain 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 to 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.

· 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 Drainage and Detention Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, 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 Drainage and Detention 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.

· A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject sire. Minimum Tree Preservation requirements of Denton Development Code Section 7.7.4. must be met prior to the release of any permits.

· City of Denton shall have a blanket temporary access easement to allow the city staff to enter the property to conduct necessary inspections. Temporary access easement shall expire at time of final exceptance.

· Water and sewer service will be provided through the City of Denton.

· Cross Timbers Upland Habitat shall be upkept and maintained by the property owner. There shall be no removing, destroying, cutting, trimming, mowing, shredding, burning, harming, or altering of vegetation, or disturbing or changing in any way the natural habitat of cross timbers upland habitat area without written permission by the City of Denton. The property owner shall periodically inspect the property and shall keep the property free of trash, debris and hazards. the City of Denton does not assume any maintenance obligations within the cross timbers upland habitat area.

APPROVED BY THE PLANNING AND ZONING COMMISSION
ON THIS THE _____ DAY OF _____, 2026

_____
PLANNING AND ZONING CHAIRPERSON

_____
CITY SECRETARY

KNOW ALL MEN BY THESE PRESENTS:

That I, Eduardo Martinez, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Signature: _____

PRELIMINARY
FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Date: _____

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 Eduardo Martinez, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____th day of _____, 2026.

_____
Notary Public in and for the State of Texas

BEING a 18.897 acre tract of land situated in the Mary L. Austin Survey, Abstract No. 4, Denton County Texas, being all of a called 18.897 acre tract of land described in a deed to Duchess Denton, LLC, recorded in Document Number 2024-00072443, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being more particularly described as follows, with all bearings based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202:

BEGINNING at a set 5/8-inch iron rod (with cap stamped "Quiddity Eng. Property Corner") in the west line of said 18.897 acre tract, being the northeast corner of Eagle Cove, an addition to the City of Denton according to the plat recorded in Document No. 2021-269, O.P.R.D.C.T., also being in the south right-of-way line of Duchess Drive (60' right-of-way), according to the right-of-way document recorded in Document No. 2002-R0113760, O.P.R.D.C.T.;

THENCE along the south right-of-way of said Duchess Drive, the following courses:

North 89 Degrees 25 Minutes 11 Seconds East, a distance of 270.82 feet to a 5/8 inch iron rod found at the beginning of a tangent curve to the right;

Southeasterly, along said tangent curve to the right having a central angle of 51 Degrees 22 Minutes 22 Seconds, a radius of 270.00 feet, an arc distance of 242.09 feet and a chord bearing and distance of South 64 Degrees 53 Minutes 39 Seconds East, 234.06 feet to a 5/8" iron rod found for corner;

South 39 Degrees 12 Minutes 28 Seconds East, a distance of 264.15 feet to a 5/8 inch iron rod found at the beginning of a tangent curve to the left;

Southeasterly, along said tangent curve to the left having a central angle of 50 Degrees 47 Minutes 20 Seconds, a radius of 330.00 feet, an arc distance of 292.52 feet and a chord bearing and distance of South 64 Degrees 36 Minutes 08 Seconds East, 283.04 feet to a set cut "X" in concrete on the east line of the aforementioned Tract 1, being the northeast corner of said 18.897 acre tract;

THENCE South 00 Degrees 39 Minutes 05 Seconds West, departing the south right-of-way line of said Duchess Drive, along said east line of said 18.897 acre tract, at a distance of 65.98 passing a 1/2" iron rod found for the northwest corner of Tract II, a called 11.2380 acre tract of land described in deed to K & C Triple Crown Partners, LP, recorded in Document Number 2012-147876, O.P.R.D.C.T., and continuing along the common line between said 18.897 acre tract and said Tract II, a distance of 660.80 feet to the center of Pecan Creek;

THENCE along the center of said Pecan Creek, the following courses:

South 65 Degrees 24 Minutes 45 Seconds West, a distance of 22.30 feet;

South 83 Degrees 36 Minutes 34 Seconds West, a distance of 31.09 feet;

South 41 Degrees 38 Minutes 09 Seconds West, a distance of 94.16 feet;

North 52 Degrees 34 Minutes 20 Seconds West, a distance of 32.76 feet;

North 80 Degrees 54 Minutes 34 Seconds West, a distance of 36.06 feet;

North 61 Degrees 33 Minutes 29 Seconds West, a distance of 50.72 feet;

North 69 Degrees 24 Minutes 28 Seconds West, a distance of 39.15 feet;

South 89 Degrees 06 Minutes 44 Seconds West, a distance of 47.25 feet;

North 37 Degrees 09 Minutes 55 Seconds West, a distance of 41.09 feet;

North 17 Degrees 33 Minutes 06 Seconds West, a distance of 31.36 feet;

North 28 Degrees 05 Minutes 22 Seconds West, a distance of 62.15 feet;

North 41 Degrees 55 Minutes 43 Seconds West, a distance of 41.87 feet;

South 82 Degrees 14 Minutes 19 Seconds West, a distance of 82.11 feet;

THENCE North 84 Degrees 08 Minutes 12 Seconds West, departing the center of said Pecan Creek, along the remains of a wire fence, at a distance of 442.06 feet passing a found PK Nail in fence post, and continuing for a total distance of 450.12 feet to a point for corner;

THENCE North 01 Degrees 07 Minutes 37 Seconds East, along the west line of said 18.897 acre tract, at a distance of 6.58 feet passing a found PK Nail in fence post, along the remains of a wire fence, continuing for a total distance of 212.47 feet to a PK Nail found in fence post found at the southeast corner of the aforementioned Eagle Cove subdivision;

THENCE North 01 Degrees 43 Minutes 04 Seconds East, along the west line of said 18.897 acre tract and the east line of said Eagle Cove subdivision, a distance of 747.92 feet to the **POINT OF BEGINNING** and containing 18.897 acres more or less as shown on Drawing Number 18504 in the office of Quiddity Engineering in Plano, Texas.

OWNER:
TG DUCHESS DENTON LLC
14241 DALLAS PARKWAY
SUITE 1090
DALLAS, TX 75254
PHONE: (214) 416-7034
CONTACT: FLOYD LEE

DEVELOPER:
ROERS COMPANIES
TWO CARLSON PARKWAY N
SUITE 400
PLYMOUTH, MINNESOTA 55447
PHONE: 763-285-8808
CONTACT: JULIA TOLLEFSON

CIVIL ENGINEER:
QUIDDITY ENGINEERING
4500 MERCANTILE PLAZA DRIVE
SUITE 228
FORT WORTH, TX 76137
PHONE: 972-265-6043
CONTACT: JOSHUA F. SCHULIK, PE

FINAL PLAT

LOTS 1 & 2, BLOCK 1
OLIVO APARTMENTS

BEING 18.897 ACRES
SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4
IN THE CITY OF DENTON
DENTON COUNTY, TEXAS
MARCH 2026

FP 26-0009

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2805 Dallas Parkway, Suite 600 Plano, TX 75093 972-488-3880

JOB No. 16899-0006 JDB2/EM

X:\16899\16899-0007-01 Olivo Apartments\1 Surveying Phase\CAD Files\Final Dwg\16899-0006-00 Denton Duchess Subdivision Plat.dwg

4500 Mercantile Plaza Drive, Suite 228
Fort Worth, Texas, 76137
Tel: 972.488.3880
www.quiddity.com

March 30, 2026

Angie Manglaris
Development Project Facilitator
Department of Development Services
City of Denton
401 N. Elm Street
Denton, Texas 76201
940-349-7783
miranda.meza@cityofdenton.com

Re: Proposal for Olivo Apartments Final Plat (FP26-0013)
30-Day Extension Request Letter

Dear Ms. Manglaris:

As a representative for the Olivo Apartments Final Plat (FP26-0013), I request a 30-day extension for the final plat. Per emailed instructions on March 25, 2026, we will resubmit on April 6, 2026, with an anticipated P&Z date of April 29, 2026.

Please contact me at 972-265-6043 or jschulik@quiddity.com should you have any questions or need any additional information.

Sincerely,



Joshua Schulik

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	805610343	**Entity Type:**	Domestic Limited Liability Company (LLC)
Original Date of Filing:	July 2, 2024	**Entity Status:**	In existence
Formation Date:	N/A		
Tax ID:	32095764521	**FEIN:**	
Duration:	Perpetual		

Name: TG Duchess Denton, LLC

Address: 14241 DALLAS PKWY STE 1090
DALLAS, TX 75254-2995 USA

REGISTERED AGENT | FILING HISTORY | NAMES | MANAGEMENT | ASSUMED NAMES | ASSOCIATED ENTITIES | INITIAL ADDRESS

Name	Address	Inactive Date
Matthew Keim	14241 Dallas Pkwy., Suite 1090 Dallas, TX 75254 USA	

Order | Return to Search

Instructions:

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

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 8, 2026

SUBJECT

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

BACKGROUND

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

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

Date Application Filed:	January 27, 2026
Planning & Zoning Commission Meeting:	February 25, 2026
Days in Review:	29 Days
Date Extension Granted:	February 25, 2026
Date Application Resubmitted:	February 23, 2026
Planning & Zoning Commission Meeting:	March 18, 2026
Days in Review:	23 Days
Date Extension Granted:	March 18, 2026
Date Application Resubmitted:	March 16, 2026
Planning & Zoning Commission Meeting:	April 8, 2026
Days in Review:	23 Days

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023 with the passage of House Bill 3699. The applicant is requesting a 30-day extension (see Exhibit 6), which would be the third extension for this plat. Based upon recent updates to Section 212.009, the applicant may request additional 30-day extensions in the future if they are determined to be necessary.

OPTIONS

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

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, Staff has no objection to the requested 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (see Exhibit 6). The requested extension could be granted to a date certain of April 29, 2026.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
June 28, 2022	City Council	Legends Ranch MUD consent and development agreement	Approved
August 10, 2022	Planning & Zoning Commission	Legends Ranch Preliminary Plat (PP22-0017)	Extension approved
October 26, 2022	Planning & Zoning Commission	Legends Ranch Preliminary Plat (PP22-0017)	Approved
February 25, 2026	Planning & Zoning Commission	Hickory Grove Phase 6 Final Plat	Extension approved
March 18, 2026	Planning & Zoning Commission	Hickory Grove Phase 6 Final Plat	Extension approved

PUBLIC OUTREACH

No public outreach is required for final plats.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Final Plat
5. LLC Members List
6. Extension Request

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Mia Hines, AICP
Senior Planner

Planning Staff Analysis

FP26-0003b / Hickory Grove 6

Planning & Zoning Commission

REQUEST:
Final plat for an approximately 66.521-acre site

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

RECOMMENDATION:
Staff recommends denial of this Final Plat as it does not meet the established approval criteria; however, staff has no objection to the requested extension, which could be granted to April 29, 2026.

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			
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. **Findings:** The Final Plat meets this review criteria, and the requirements of the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B.	☒	☐	☐
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. **Findings:** The Final Plat does not meet the review criteria of DDC Section 2.6.4D as described herein.	☐	☒	☐
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. **Findings:** There is no conflict.	☐	☐	☒
2. Prior Approvals			
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.	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
Findings: The Final Plat is consistent with the updated phasing plan. Civil Engineering Plans (CEP) are still under review. Compliance with approved CEPs is required.			
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒
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. **Findings:** The overall goals of the Comprehensive Plan are met with the proposed Final Plat.	☐	☐	☒
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	**Compliance**		
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. **Findings:** All applications shall include all required information requested by the Director to demonstrate compliance with City codes per DDC Section 2.4.4B. Per the Development Agreement, the subject property is subject to those portions of the DDC typically applicable to the City's Division 1 ETJ as well as development and subdivision regulations contained in Section 3.4, Subchapter 7, and Subchapter 8 of the Denton Development Code. The proposed Final Plat complies with the applicable DDC requirements.	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The Final Plat was submitted at an adequate level of detail.	☒	☐	☐
5. Compliance with Other Applicable Regulations			
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:** The Final Plat complies with all other applicable city regulations.	☒	☐	☐
6. Consistent with Interlocal and Development Agreements			
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:** The proposed development complies with the development agreement adopted for this Municipal Utility District.	☒	☐	☐
7. Minimizes Adverse Environmental Impacts			
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:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property			
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.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.			
9. Minimizes Adverse Fiscal Impacts			
a. The proposed development should not result in significant adverse fiscal impacts on the city. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards			
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. **Findings:** The proposed Final Plat is compliant with all applicable regulations.	☒	☐	☐
11. Provides Adequate Road Systems			
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. **Findings:** The Final Plat is compliant with this criterion.	☒	☐	☐
12. Provides Adequate Public Services and Facilities			
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. **Findings:** There are adequate facilities to serve the development. Civil engineering plans are under review to ensure adequate infrastructure improvements and extensions.	☒	☐	☐

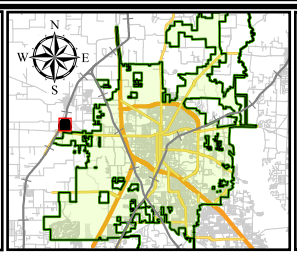
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
13. Rational Phasing Plan			
a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases. **Findings:** The proposed Final Plat is consistent with the revised phasing plan approved following the Preliminary Plat.	☒	☐	☐

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. **Findings:** The Final Plat is consistent with the Preliminary Plat. Since the approval of the Preliminary Plat, the applicant has submitted a revised phasing plan. The proposed Final Plat is consistent with the revised phasing plan.	☒	☐	☐
15. Whether the development will substantially comply with all requirements of this DDC. **Findings:** The Final Plat does not comply with the applicable requirements of the Denton Development Code.	☐	☒	☐
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. **Findings:** The Final Plat complies with the applicable technical standards and specifications adopted by the City.	☒	☐	☐

FP26-0003
Aerial Site Location



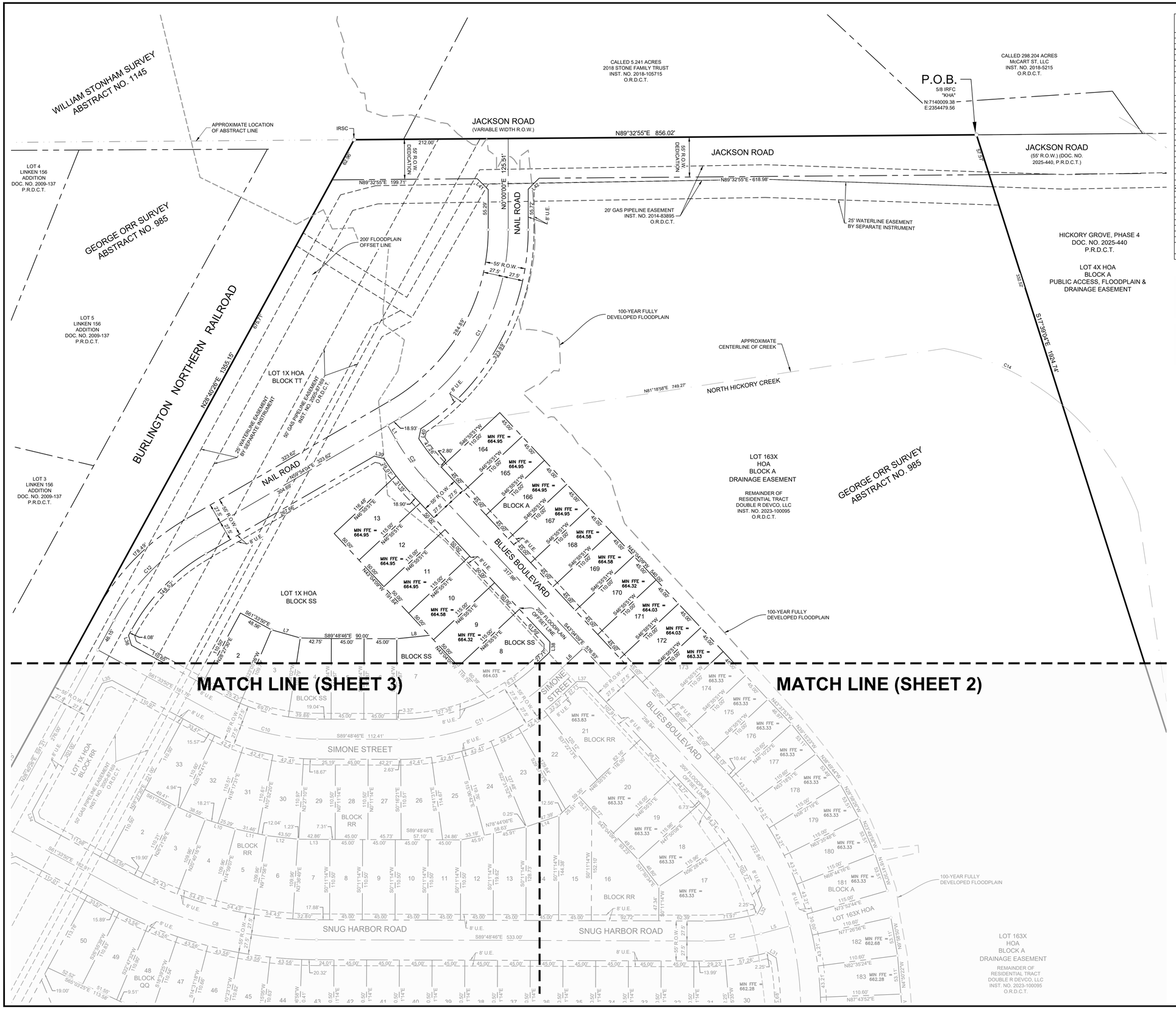
COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40



0 150 300 600 Feet

CITY OF DENTON
Development Services · GIS
Date: 2/12/2026

"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."



LINE TYPE LEGEND

———	BOUNDARY LINE
— — —	ADJACENT PROPERTY LINE
— — —	EASEMENT LINE
——— ·· ———	CENTERLINE OF ROAD
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— — — — —	100-YEAR FLOODPLAIN

LEGEND

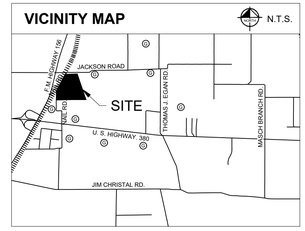
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	SEE GENERAL NOTE #32

SEE SHEET 4 FOR GENERAL NOTES

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VICINITY MAP

N.T.S.

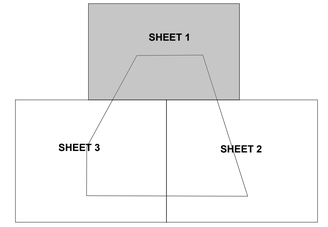


NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36



KEY MAP
N.T.S.

FINAL PLAT

HICKORY GROVE, PHASE 6

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

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

66.521 ACRES

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

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

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

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

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

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

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

OWNER:
Chris Janowski
6751 North Freeway
Fort Worth, Texas 76131

OWNER:
James Seidel
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MATCH LINE (SHEET 1)

MATCH LINE (SHEET 3)

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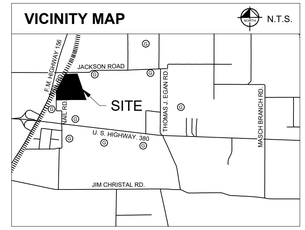
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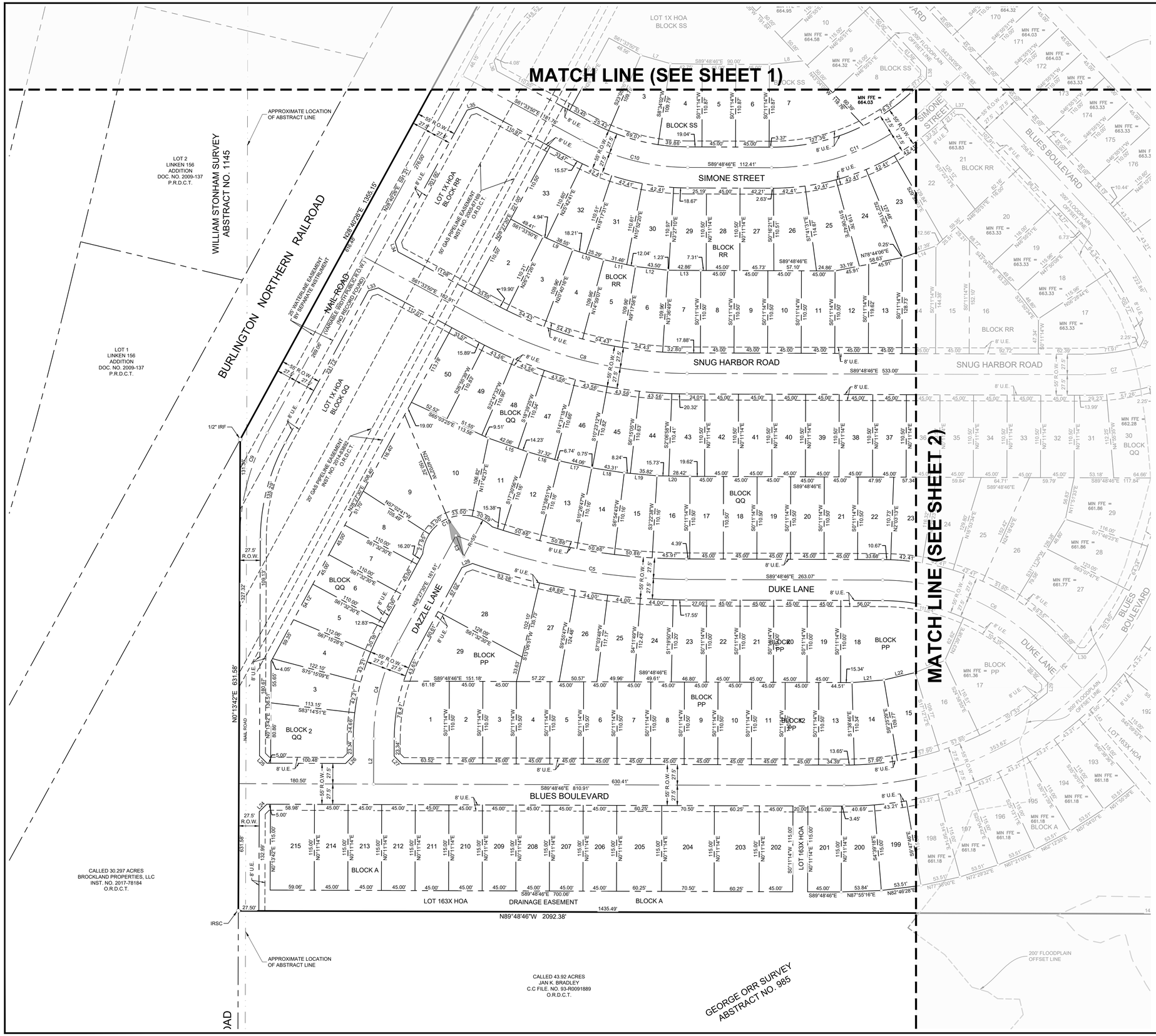
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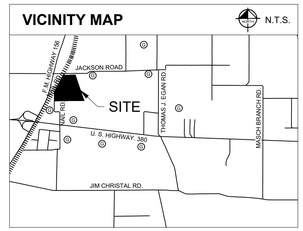
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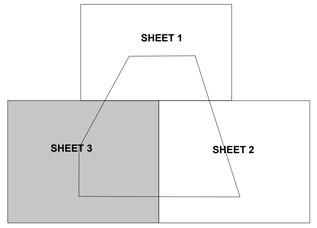
SEE SHEET 4 FOR LINE & CURVE TABLES & LOT AREA TABLE

VICINITY MAP





GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36



KEY MAP
N.T.S.

FINAL PLAT

HICKORY GROVE, PHASE 6

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

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

66.521 ACRES

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

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

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

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

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

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

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

OWNER:
Chris Janowski
6751 North Freeway
Fort Worth, Texas 76131

OWNER:
James Seidel
303 Main Street, Suite. 200
Fort Worth, Texas 76102

OWNER:
Ryan Jordan
6751 North Freeway
Fort Worth, Texas 76131

OWNER:
Steele Hungerford
6751 North Freeway
Fort Worth, Texas 76131

DWG NAME: K:\FRI_SURVEY\093234400-LEGEND\3 RANCH - DENTON\DWG\FINAL PLATS\PHASE 6\093451868 HICKORY GROVE PHASE 6 FP.DWG PLOTTED BY: CRABLE, JEFF 3/16/2026 1:49 PM LAST SAVED: 3/11/2026 11:02 AM

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

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

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

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK RR LOT 18	0.149	6,474
BLOCK RR LOT 19	0.135	5,868
BLOCK RR LOT 20	0.183	7,977
BLOCK RR LOT 21	0.206	8,961
BLOCK RR LOT 22	0.144	6,273
BLOCK RR LOT 23	0.152	6,612
BLOCK RR LOT 24	0.142	6,196
BLOCK RR LOT 25	0.136	5,907
BLOCK RR LOT 26	0.128	5,561
BLOCK RR LOT 27	0.115	5,004
BLOCK RR LOT 28	0.114	4,972
BLOCK RR LOT 29	0.119	5,195
BLOCK RR LOT 30	0.126	5,489
BLOCK RR LOT 31	0.126	5,485
BLOCK RR LOT 32	0.126	5,482
BLOCK RR LOT 33	0.131	5,714
BLOCK SS LOT 1X HOA	1.247	54,302
BLOCK SS LOT 2	0.136	5,930
BLOCK SS LOT 3	0.140	6,092
BLOCK SS LOT 4	0.129	5,631
BLOCK SS LOT 5	0.115	4,989
BLOCK SS LOT 6	0.115	4,989
BLOCK SS LOT 7	0.225	9,800
BLOCK SS LOT 8	0.181	7,896
BLOCK SS LOT 9	0.132	5,750
BLOCK SS LOT 10	0.132	5,750
BLOCK SS LOT 11	0.132	5,750
BLOCK SS LOT 12	0.132	5,750
BLOCK SS LOT 13	0.132	5,765
BLOCK TT LOT 1X HOA	2.473	107,708
OVERALL	66.521	2,897,666
ROW DEDICATION	10.276	447,604

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

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

GENERAL NOTES:

1. The purpose of this plat is create 174 residential lots and 5 HOA lots and dedicate easements and rights-of-way.
2. Elevations used for deliniating contour lines are based upon NAVD 1988 datum.
3. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849393.
4. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from the information by Fidelity National Title Insurance company, GF. No. 23030303COM, effective date March 29, 2023. The surveyor has not abstracted the above property,
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 laws and is subject to fines and withholding of utilities and building permits.
7. Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.
8. All gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown.
9. 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.
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 parkinglot under the following conditions:

    a) The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and

    b) There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.

    c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
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.
15. Wastewater utility service will be provided by the City of Denton.
18. Water utility service will be provided by the City of Denton.
19. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
20. I Have reviewed the FEMA Flood Insurance Rate map for the City of Denton, Community Number 480194 effective date 4-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X defined as "areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 4812C0355G of said map.
21. Vertical datum used for the minimum finished floor elevations is NAVD 88 and is the same as the datum used to establish 100-year base flood elevations.
22. Lots within 200' of FEMA floodplain require minimum finish floor elevations as shown on plat.
25. This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors, and the HOA. The Drainage Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage Easement, as herein above defined, unless approved by the City. The owners and/or HOA shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners and/or HOA written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners and/or HOA for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.
29. Driveway Requirements for the locations, widths and offset from intersection and any existing driveways or proposed driveways, shall conform to Section 7.8.9 of the Development Code and in the relevant section of the Transportation Criteria Manual of the City of Denton.
30. Street trees located within the right-of-way shall not be planted within 10 feet of either side of side lot lines.
31. Homeowner's Association covenant has been recorded in Document No. 2024-4030.
32. Master Note N/A
33. IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
34. All lake/detention tracts, easements open space, or other common areas within the boundaries of this plat shall be maintained by the applicable homeowner's association, or other perpetual private entity. Homeowner's associations shall be established in accordance with Section 8.3.6.J of the Development Code of the City of Denton.
44. All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
45. All lots labeled "HOA" are to be owned and maintained by the Homeowner's Association. (Block A, Lot 163X, Block QQ, Lot 1X, Block RR, Lot 1X, Block SS, Lot 1X, Block TT, Lot 1X)
46. The City and County, including their agents and employees, have the right of immediate access to the Common Areas at all times, if necessary, for the welfare or protection of the public, to enforce City/County ordinances, or to improve the appearance of or to preserve public property, public easements, or public rights of way. If the Association fails to maintain the Common Areas to a standard acceptable to the County or City, the County or City may give the Association a written demand for maintenance. If the Association fails or refuses to perform the maintenance within a reasonable period of time after receiving the County's/City's written demand (at least 90 days), the County or City may maintain the Common Areas at the expense of the Association after giving written notice of its intent to do so to the Association. The County or City may give its notices and demands to any officer, director, or agent of the Association, or alternatively, to each owner of a Lot as shown on the County's tax rolls. To fund the County's or City's cost of maintaining the Common Areas, the County or City may levy assessments against the lots and owners in the same manner as if the Association levied a special assessment. The rights of the County or City under this Section are in addition to other rights and remedies provided by law.
47. All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted
48. City tracking number for CLOMR is CL21-0001.

FINAL PLAT

HICKORY GROVE, PHASE 6

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

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

66.521 ACRES

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	MAR. 2026	068517166	4 OF 5

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

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

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

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

OWNER:
Chris Janowski
6751 North Freeway
Fort Worth, Texas 76131

OWNER:
James Seidel
303 Main Street, Suite. 200
Fort Worth, Texas 76102

OWNER:
Ryan Jordan
6751 North Freeway
Fort Worth, Texas 76131

OWNER:
Steele Hungerford
6751 North Freeway
Fort Worth, Texas 76131

DWG NAME: K:\FRI_SURVEY\068234405\LEGEND\3 RANCH - DENTON\DWG\FINAL PLATS\PHASE 6\068345188 HICKORY GROVE PHASE 6 FP.DWG PLOTTED BY CRABLE, JEFF 3/16/2026 1:49 PM LAST SAVED 3/11/2026 11:02 AM

OWNERS' CERTIFICATE

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

WHEREAS DOUBLE R. DEVCO, LLC, RYAN CLARK, CHRIS JANOWSKI, JAMES SEIDEL, RYAN JORDAN AND STEELE HUNGERFORD, are the sole owners of a tract of land situated in the George Orr Survey, Abstract No. 985, Denton County, Texas, and being a portion of a tract of land described as Residential Tract in a deed to Double R. DevCo, LLC, recorded in Instrument No. 2023-100095 of the Official Records of Denton County, Texas, being all of a 5.000 acre tract of land described in a deed to Ryan Clark, recorded in Document No. 2023-126040, Chris Jaoswki, recorded in Document No. 2024-84501, James Seidel, recorded in Document No. 2023-126041, Ryan Jordan, recorded in Document No. 2024-84500 and Steele Hungerford, recorded in Document No. 2024-84502, all of the Official Records of Denton County, Texas, and being more particularly described as follows:

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

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

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

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

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

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

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Double R. Devco, LLC. and Ryan Clark, Chris Janowski, James Seidel, Ryan Jordan and Steele Hungerford, do hereby adopt this plat designating the herein described property as HICKORY GROVE, PHASE 6, an addition in Denton County, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets, alleys, right-of-way dedications and other land rights shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purpose indicated on this plat. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep the removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND, this _____ day of _____, 2026.

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

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

_____
Notary Public, State of Texas

My Commission Expires: _____

WITNESS MY HAND, this _____ day of _____, 2026.

BY: **Ryan Clark**

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

_____
Notary Public, State of Texas

My Commission Expires: _____

WITNESS MY HAND, this _____ day of _____, 2026.

BY: **Chris Janowski**

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

_____
Notary Public, State of Texas

My Commission Expires: _____

My Commission Expires: _____
WITNESS MY HAND, this _____ day of _____, 2026.

BY: **James Seidel**

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

_____
Notary Public, State of Texas

My Commission Expires: _____

WITNESS MY HAND, this _____ day of _____, 2026.

BY: **Ryan Jordan**

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

_____
Notary Public, State of Texas

My Commission Expires: _____

WITNESS MY HAND, this _____ day of _____, 2026.

BY: **Steele Hungerford**

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

_____
Notary Public, State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this subdivision is true and correct; was prepared from an actual and accurate survey of the land, according to the standards of practice of the Texas Board of Professional Surveyors; and that all previously existing property monuments are sufficiently described on this document as found and all set monuments meets or exceeds the requirements of Section 137.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.

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

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

_____
Notary Public, State of Texas

My Commission Expires: _____

PLANNING AND ZONING COMMISSION APPROVAL

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approves this plat and subdivision of _____in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this __ day of ____, 2026.

_____
CHAIRPERSON, PLANNING AND ZONING COMMISSION

_____
CITY SECRETARY

FINAL PLAT

HICKORY GROVE, PHASE 6

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

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

66.521 ACRES

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

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

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

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

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

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

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

OWNER:
Chris Janowski
6751 North Freeway
Fort Worth, Texas 76131

OWNER:
James Seidel
303 Main Street, Suite. 200
Fort Worth, Texas 76102

OWNER:
Ryan Jordan
6751 North Freeway
Fort Worth, Texas 76131

OWNER:
Steele Hungerford
6751 North Freeway
Fort Worth, Texas 76131

DWG NAME: K:\FRI_SURVEY\068326400-LEGEND\8 RANCH - DENTON\DWG\FINAL PLATS\PHASE 6\06834518\8 HICKORY GROVE PHASE 6 FP.DWG PLOTTED BY CRABLE, JEFF 3/16/2026 1:49 PM LAST SAVED 3/11/2026 11:02 AM

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	803822054	**Entity Type:**	Domestic Limited Liability Company (LLC)
Original Date of Filing:	November 6, 2020	**Entity Status:**	In existence
Formation Date:	N/A		
Tax ID:	32076598922	**FEIN:**	
Duration:	Perpetual		

Name: Double R DevCo, LLC
Address: 1501 ALTA DR
FORT WORTH, TX 76107-1569 USA

REGISTERED AGENT | FILING HISTORY | NAMES | MANAGEMENT | ASSUMED NAMES | ASSOCIATED ENTITIES | INITIAL ADDRESS

Name	Address	Inactive Date
DOUGLAS REAGAN HORTON	1501 Alta Dr Fort Worth, TX 76107-1569 USA	

Order | Return to Search

Instructions:

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

April 1, 2026

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

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

Dear Ms. Reynolds:

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

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

Sincerely,



Derek K. Troeger, P.E.

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 8, 2026

SUBJECT

Consider a request by Richard Stroup 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 9.873-acre tract is located on the east side of F.M. 2164 and approximately 4,950 ft north of Loop 288 in the City of Denton and in the City's Extraterritorial Jurisdiction Division 1, Denton County, Texas. (V26-0005, Triptych Addition Private Access Easement Variance, Matt Bodine)

BACKGROUND

The property owner is requesting a subdivision variance from the Denton Development Code (DDC) Subsection 8.3.2.C.2.a, which states: "Up to three single-family detached or townhome residential dwelling units may access a public road by means of a flag drive within a private access easement as provided in the Transportation Design Criteria Manual." Specifically, the property owner is asking for a variance from the number of lots able to take access from a private access easement. DCA22-0002d was approved by City Council on July 19, 2022, and established the process for subdivision variances to be considered by the Planning and Zoning Commission.

The variance request is associated with a submitted Final Replat (FR26-0003, provided as Exhibit 4 and on this agenda for consideration), and for the subdivision of the subject property into two lots for single-family residential and agricultural use. The replat intends to subdivide the property along the City of Denton limits line with Lot 1R-1 on the replat being in City limits and Lot 1R-2 on the replat being in the City's Division 1 Extraterritorial Jurisdiction (ETJ). Property in the City's ETJ 1 is not subject to zoning regulations but is required to comply with the DDC Subchapter 8, Subdivisions, which regulates land subdivision and is applicable to platting and property access. Lot 1R-1 has street frontage on F.M. 2164 (also known as North Locust Street), and Lot 1R-2 has access via an existing, private access easement that encompasses a private gravel road labeled on some maps as Pecan Creek Road. The intent of this request is to allow said easement to also be used to provide access to the proposed lots. The access easement provides access to a public road for twelve existing properties of which nine have existing single-family residences. If the variance request and associated Final Replat are approved, a total of thirteen properties would take access from the private access easement.

The Denton Mobility Plan proposes a Primary Arterial that traverses east-west to be situated along the northern portion of the subject property where the private access easement currently exists. A 67.5 ft width Right-of-Way (R.O.W.) Reservation along the subject property's north property line is shown on the submitted Plat (see Exhibit 4). The R.O.W. reservation does not transfer land ownership, but it does preserve the future corridor by prohibiting new structures being built within it.

A full analysis is provided as Exhibit 2.

OPTIONS

1. Approve as submitted
2. Approve with conditions
3. Deny with reasons

RECOMMENDATION

Staff recommends approval of this request 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
February 8, 2017	Planning & Zoning Commission	Final Plat (FP16-0044)	Approved
March 18, 2026	Planning & Zoning Commission	Final Replat (MR25-0017)	Extension Granted

The project number for the Final Replat was changed from MR25-0017 to FR26-0003 (current project number) after the March 18, 2026 meeting to accurately reflect the plat type.

PUBLIC OUTREACH

No public outreach is required for a subdivision variance request.

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. Associated Final Replat
5. Project Narrative
6. VE Gailor Survey Abstract

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Matt Bodine
Assistant Planner

Planning Staff Analysis

V26-0005/Triptych Addition Private Access Easement Variance
City Council District #2 & ETJ 1
Planning & Zoning Commission

REQUEST:
Consider a request by Richard Stroup 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.

SITE DATA:
The subdivision variance is associated with a submitted Final Replat (FR26-0003) of a 9.873-acre lot located approximately 4,950 ft north of Loop 288 that is both in City of Denton city limits and in the City's Extraterritorial Jurisdiction Division 1 (see Exhibit 3 for site location). The subject property currently has street frontage on F.M. 2164 (also known as North Locust Street), and it also has access to F.M. 2164 via an existing private access easement that encompasses an existing gravel drive (also known as Pecan Creek Drive) currently used for access to twelve properties.

The submitted replat (Exhibit 4) intends to subdivide the subject property into two lots along the City limits line. Lot 1R-1 on the replat would be within City limits and has street frontage on F.M. 2164. The lot is undeveloped and is intended for single-family residential and agricultural purposes. It meets the minimum dimensional requirements for a private well and an onsite sanitary sewer facility since there are no City utility lines in the vicinity. Lot 1R-2 on the replat would be within the City's ETJ 1 and has access to F.M. 2164 via the above-mentioned private access easement. The lot contains a single-family residence, and it is served by a private well and private, onsite sewer facility.

CONSIDERATIONS:
The City of Denton Development Code Subsection 2.8.7.B. states that any property owner seeking relief from standards contained within specific sections of Subchapters 7 and 8 as identified in Subsection 2.8.7.B. may request a subdivision variance from strict application of the Code when said variance would meet approval criteria specified in DDC Subsection 2.8.7.D. Subdivision variances are considered hardship variances and may be appropriate based on a finding that unreasonable hardships or difficulties would result from strict compliance with the subdivision regulations, or the purposes of the regulations may be served to a greater extent by an alternative proposal. Furthermore, a subdivision variance may be approved so that substantial justice is done, and the public interest is secured so long as the variance would not nullify the intent and purpose of the City's subdivision regulations.

The Planning and Zoning Commission shall review and determine the appropriateness of the proposed subdivision variance request based on the criteria listed below (DDC Subsection 2.8.7.D). In reviewing a subdivision variance application, the Planning and Zoning Commission shall find that all of the following exist:

1. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property.
   If approved, the requested variance is not anticipated to be detrimental to public safety, health, or welfare or injurious to other property. The private access easement exists in its configuration today, and the proposed subdivision, and uses, are not expected to increase the traffic burden on F.M. 2164. The traffic impact from two single-family residential and agricultural lots is minimal (see Exhibit 5).

2. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the subdivision regulations is carried out.
The peculiar pattern of development in this general area has created unique conditions that place a particular hardship upon the subject tract owner's ability to subdivide and develop their property. The strict application of the City's subdivision regulations would not allow for any subdivision of the subject tract because it limits the number of residential lots that can access a public road by way of a private access easement to three lots. The way this area has been divided and developed over time has created a configuration that is already out of compliance as there are twelve properties that currently use the existing private access easement to access a public road, of which nine have existing single-family residences.

Furthermore, reconfiguring Lot 1R-2 on the submitted replat to be flag lot so it could have street frontage on F.M. 2164 is not a viable alternative. The DDC discourages the creation of flag lots, and the length of the flagpole portion, approximately 400 ft, would exceed the maximum allowed length of 300 ft (DDC 8.3.2.A.5 and 8.3.2.E.3). Enlarging Lot 1R-2 to shorten the length of the flagpole is also not possible because it would violate the requirement that lots not be divided by the City limits line (DDC 8.3.2.A.7).

3. The subdivision variance will not in any manner vary the provisions of the Comprehensive Plan, the Development Code, and the Denton Mobility Plan, except that those documents may be amended in the manner prescribed by law.
If approved, the allowance for more than three residential lots to take access from a private access easement will not introduce design standards that are incompatible with the Comprehensive Plan or Denton Development Code. The requested variance does not vary the provisions of the Denton 2040 Comprehensive Plan, Denton Mobility Plan, and Denton Development Code except for the standard described herein, which is eligible for variance as described in Subsection 2.8.7 of the DDC. The submitted plat is compliant with the Denton Development Code except for the requested variance.

4. The special or peculiar conditions upon which the request is based did not result from or were not created by the act or commission of the owner or any prior owner, subsequent to the date of creation of the requirement from which a subdivision variance is sought.
The conditions associated with the subject property being one of twelve properties having access to F.M. 2164 via a private access easement were not created by the owner after the date of the adoption of the subject regulations. According to the VE Gailor Survey Abstract (see Exhibit 6), the existing private access easement provided access to eight properties in 1987. Subsequent subdivisions have led to the existing layout where twelve properties have access to F.M. 2164 via the above-mentioned private access easement of which nine have single-family residences on them. Therefore, the Code's limit on the number of residential lots taking access from a private access easement was surpassed and in existence prior to the owner's request to subdivide the property.

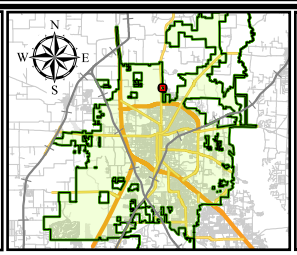
Planning and Zoning Commission approved similar subdivision variance requests for the PLR Addition Final Plat, FP25-0006, at the March 19, 2025 meeting and the 697 Pecan Creek Addition Final Plat, FP25-0030, at the September 24, 2025 meeting that were asking for relief from the same code provision, DDC 8.3.2.C.2.a.

STAFF RECOMMENDATION:
Staff recommends approval of the request as it is not detrimental to the public's welfare, is consistent with the overall goals and of the subdivision requirements of the Denton Development Code, and meets the criteria for approval prescribed in Section 2.8.7 of the DDC.

V26-0005
Site Location Map



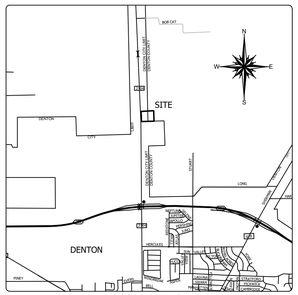
COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40



0 50 100 200 Feet

CITY OF DENTON
Development Services · GIS
Date: 3/5/2026

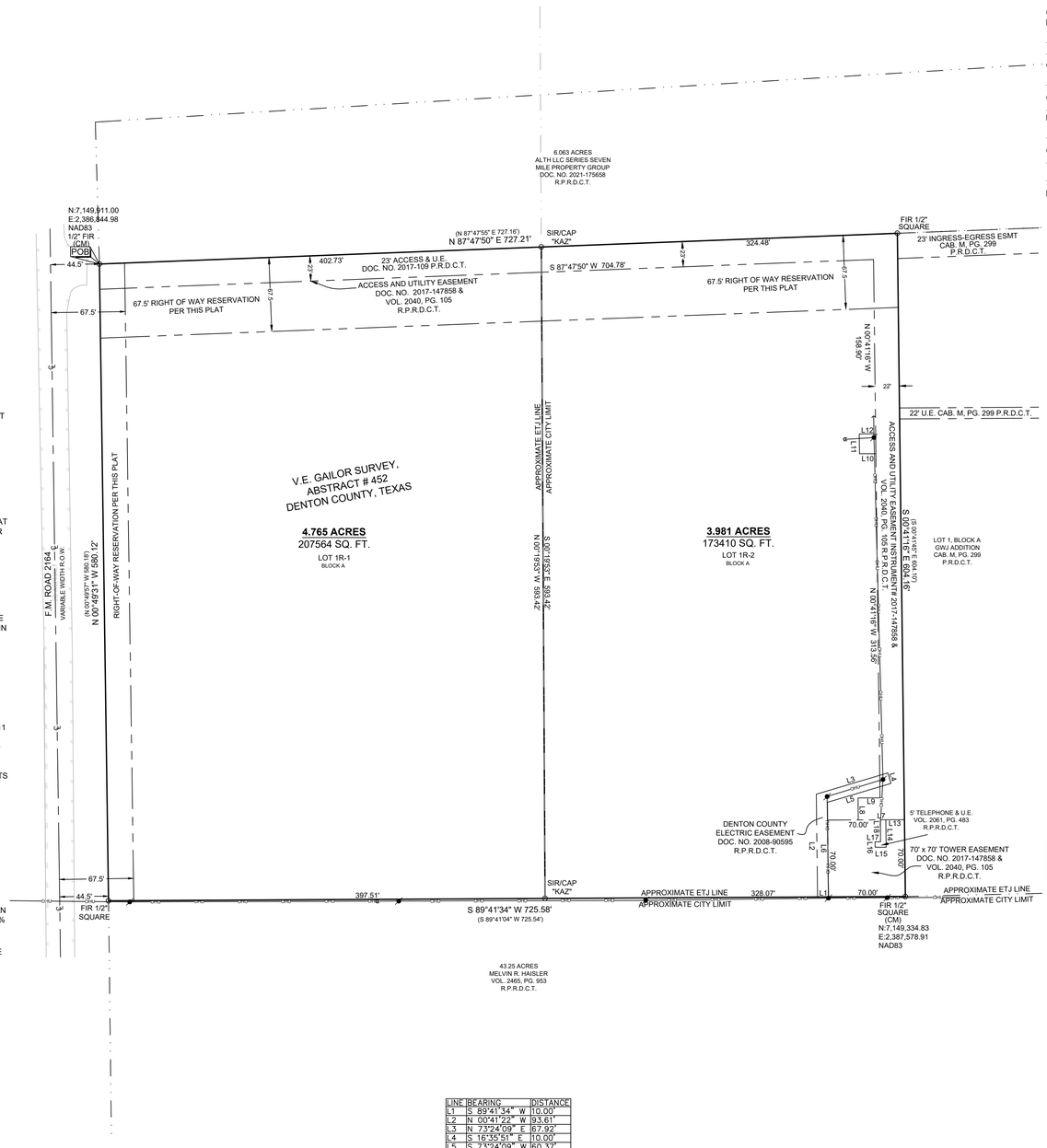
"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure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



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS OF RECORD FROM LOT 1, BLOCK A, OF TRIPTYCH ADDITION.
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 NAD83, TEXAS NORTH CENTRAL 4202.
4. THIS PLAT WAS PREPARED TO MEET CITY OF DENTON AND DENTON COUNTY REQUIREMENTS. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY FIRST AMERICAN TITLE GUARANTY COMPANY AND REPUBLIC TITLE, G.F. NO. 1016-398989-RTT, EFFECTIVE DATE AUGUST 28, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
5. A PORTION OF THIS PLAT LIES WITHIN THE ETJ OF THE CITY DENTON A PORTION OF THIS PLAT LIES WITHIN 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 IF 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 INTERSECTIONS 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 JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS AND
   B) THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE OR REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
   C) NO PAVEMENT SHALL BE CONSTRUCTED IN A DRAINAGE OR FLOODPLAIN EASEMENT UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER OF THE CITY OF DENTON. .
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. A TREE SURVEY AND PRESERVATION PLAN WILL BE REQUIRED TO PROCEED WITH BUILDING PERMITS ON THE SUBJECT SITE WITHIN THE CITY LIMITS. MINIMUM TREE PRESERVATION REQUIREMENTS OF THE DENTON DEVELOPMENT CODE SECTION 7.7.4. MUST BE MET WITHIN THE CITY LIMITS PRIOR TO THE RELEASE OF ANY PERMITS.
14. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY TRANSPORTATION CRITERIA MANUAL AND SECTION 7.8.11 OF THE DESIGN STANDARDS OF THE CITY OF DENTON, EXCEPT IN THE CASE OF STREETS WHERE A PAYMENT IN LIEU OF CONSTRUCTION AGREEMENT PER DDC 7.8.7D HAS BEEN APPROVED BY THE CITY OF DENTON. PRIOR TO THE ACCEPTANCE OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF DENTON, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES WILL NOT FRONT OR SIDE. HOMEBUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE BEFORE BUILDING PERMITS WILL BE FINALIZED.
15. WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY AN ONSITE SANITARY SEWER FACILITY PERMITTED THROUGH THE CITY OF DENTON FOR LOT 1R-2. IN THE CASE OF FUTURE DEVELOPMENT ON LOT 1R-1, WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY AN ONSITE SANITARY SEWER FACILITY PERMITTED THROUGH THE CITY OF DENTON.
18. WATER UTILITY SERVICE WILL BE PROVIDED BY AN ONSITE WELL FOR LOT 1R-2. IN THE CASE OF FUTURE DEVELOPMENT ON LOT 1R-1, WATER UTILITY SERVICE WILL BE PROVIDED BY THE CITY OF DENTON OR PRIVATE WATER UTILITY THAT MAY PROVIDE SERVICE TO THE AREA AT THE TIME.
20. **FLOOD STATEMENT:** I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 480194 EFFECTIVE DATE 06-19-2020 AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN **"NON-SHADED ZONE X"** DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON PANEL 48121C0387 H OF SAID MAP.
21. VERTICAL DATUM USED FOR THE MINIMUM FINISHED FLOOR ELEVATIONS IS NAVD 1988 AND IS THE SAME AS THE DATUM USED TO ESTABLISH 100-YEAR BASE FLOOD ELEVATIONS.
22. THE MINIMUM FINISH FLOOR (SLAB) ELEVATION SHALL BE ONE FOOT ABOVE TOP OF CURB, 1.5 FEET ABOVE NATURAL GROUND, OR, IF APPLICABLE, AS INDICATED ON INDIVIDUAL LOT, WHICHEVER ELEVATION IS HIGHER. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT
26. PROPERTY WITHIN THE CITY OF DENTON IS SUBJECT TO ZONING BY CITY OF DENTON ORDINANCE AND ALL REGULATIONS SET FORTH THEREIN.
27. AS REQUIRED BY SECTION 8.2.5B OF THE DEVELOPMENT CODE, THE CITY SHALL NOT ISSUE ANY PERMITS FOR CONSTRUCTION WITHIN THE SUBDIVISION WITHIN THE CORPORATE LIMITS, EXCEPT PERMITS TO CONSTRUCT PUBLIC IMPROVEMENTS, UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OR A CERTIFIED CHECK, PERFORMANCE BOND, OR LETTER OF CREDIT IS PROVIDED TO AND ACCEPTED BY THE CITY.
29. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO SECTION 7.8.9 OF THE DEVELOPMENT CODE AND IN THE RELEVANT SECTION OF THE TRANSPORTATION CRITERIA MANUAL OF THE CITY OF DENTON.
33. THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITH 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES, THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
39. THIS FINAL PLAT DOES NOT VACATE THE PREVIOUS TRIPTYCH ADDITION LOT 1, BLOCK A, GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OF REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
42. PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES LOCATED WITHIN THE ACCESS EASEMENT(S).
44. ALL NUMBERS OMITTED ABOVE ARE CITY OF DENTON MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.



LINE	BEARING	DISTANCE
L1	S 89°41'34" W	10.00'
L2	N 00°41'22" W	93.61'
L3	N 73°24'09" E	67.92'
L4	S 16°35'51" E	10.00'
L5	S 73°24'09" W	60.37'
L6	S 00°41'22" E	86.13'
L7	S 89°39'58" W	42.07'
L8	N 00°29'02" W	19.98'
L9	N 89°38'58" E	20.00'
L10	N 90°00'00" W	15.00'
L11	N 00°32'28" W	18.00'
L12	N 90°00'00" E	14.95'
L13	S 89°39'58" W	17.00'
L14	S 00°41'16" E	25.00'
L15	S 89°39'58" W	10.00'
L16	N 00°41'16" W	5.00'
L17	N 89°39'58" E	5.00'
L18	N 00°41'16" W	20.00'

NOTE: A SUBDIVISION VARIANCE FOR THE PROPERTY WAS APPROVED BY THE CITY OF DENTON PLANNING AND ZONING COMMISSION ON _____.

NOTE: DEDICATION OF THE ROW RESERVATION FOR LOT 1R-1 WILL BE REQUIRED WITH THE DEVELOPMENT OF LOT 1R-1 IN ACCORDANCE WITH CITY OF DENTON'S CODES AND ORDINANCES.

NOTE: RIGHT OF WAY RESERVATION SHALL BE ABANDONED PROVIDED THAT THE CITY'S MOBILITY PLAN IS AMENDED TO REMOVE OR ALTER THE LOCATION OF THE PROPOSED STREET NECESSITATING THE NEED FOR SAID RESERVATION.

Closure Report — Thu Sep 11 10:15:48 2025

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

Closure Error Distance> 0.00000
Total Distance> 2637.084
Polyline Area: 430056 sq ft, 9.873 acres

LEGEND

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

N W E S
1" = 60'
0 30 60 90 120

OWNER'S CERTIFICATION

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND (COORDINATES: N:7,149,911.00, E:2,386,844.98, NAD83) MAINTAINING THE NORTHWEST CORNER OF SAID LOT 1, THE SOUTHWEST CORNER OF A 6.063 ACRE TRACT OF LAND CONVEYED TO ALTH LLC SERIES SEVEN MILE PROPERTY GROUP BY DEED OF RECORD IN DOCUMENT NUMBER 2021-175658, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND IN THE EAST RIGHT OF WAY LINE OF FARM TO MARKET ROAD NUMBER 2164 (A.K.A. NORTH LOCUST STREET);

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

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

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

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

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

_____
RICHARD STROUP DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RICHARD STROUP**,EXECUTER OF THE ESTATE OF ROBERT SMITH, DECEASED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH ZOLLINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MONUMENTS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MONUMENTS MEETS OR EXCEEDS THE REQUIREMENTS OF SECTION 138.87, THE STATE OF TEXAS, TEXAS ENGINEERING AND LAND SURVEYING PRACTICE ACTS AND RULES CONCERNING PRACTICE AND LICENSURE.

_____
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE
TEXAS REGISTRATION NO. 10002100

STATE OF TEXAS · KENNETH ANDREW ZOLLINGER · 5312 · REGISTERED PROFESSIONAL LAND SURVEYOR

FOR REVIEW ONLY

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

APPROVAL BLOCK:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF TRIPTYCH ADDITION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF DENTON AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____DAY OF _____, 2026.

_____
CHAIR, PLANNING AND ZONING COMMISSION

_____
CITY SECRETARY

FR26-0003
FINAL REPLAT
LOTS 1R-1 & 1R-2, BLOCK A
TRIPTYCH ADDITION
BEING 9.873 ACRES
IN THE V.E. GAILOR SURVEY,
ABSTRACT NUMBER 452,
IN THE E.T.J. OF THE
CITY OF DENTON,
DENTON COUNTY, TEXAS
1-30-2026

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

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

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

February 9, 2026

Richard Stroup
7400 N. Locust Street
Denton, Texas 76207

City of Denton Planning Department
Department of Development Services
401 North Elm Street
Denton, Texas 76201

REQUEST FOR VARIANCE

Re: Variance from Denton Development Code Section 8.3.2.C.2.a.
7400 N. Locust Street (Property ID: 701149)
Triptych Addition – ETJ of the City of Denton

Dear Planning Department and Members of the Planning and Zoning Commission,

With respect to the above-referenced subdivision lot(s), the undersigned applicant, Richard Stroup, respectfully requests approval from the City of Denton Planning Department for a subdivision variance from the 2019 Denton Development Code (DDC), specifically Subsection 8.3.2.C.2.a., which limits the maximum number of residential lots permitted to take access from a private access easement. The requested variance would allow the subject property to continue to utilize an existing private access easement that currently serves more than the number of residential lots permitted by Code. If approved, I am also requesting approval of the Final Plat, attached hereto as **Exhibit A**, as said Plat would meet the established criteria for approval.

This variance is requested pursuant to DDC Section 2.8.7, which authorizes hardship variances when strict compliance with subdivision regulations would result in unreasonable hardship and when the intent and purpose of the regulations are otherwise met. Approval of the variance will allow reasonable use of the property while maintaining consistency with adopted plans and established access conditions.

I. Subject Property

The subject property associated with this driveway variance request is owned by Richard Stroup and is commonly known as 7400 N. Locust Street (Property ID No. 701149). The property is located in the V.E. Gailor Survey, Abstract No. 452, Denton County, Texas, and consists of all of Lot 1, Block A of the Triptych Addition in the Extraterritorial Jurisdiction (ETJ) of the City of Denton, as shown by the Plat of Record in Document No. 2017-109, Plat Records of Denton County, Texas.

The original plat comprises a 9.872-acre tract located at the southeast corner of F.M. 2164 (North Locust Street) and Pecan Creek Road, approximately 5,100 feet north of Loop 288, within Extraterritorial Jurisdiction Division 1 of the City of Denton. *See* **Exhibit B**.

II. Existing Access Conditions

The tract currently accesses F.M. 2164 by means of an existing private access easement that includes a gravel drive commonly known as Pecan Creek Drive. This private road is approximately one-half mile in length and currently serves fifteen (15) properties (*see* **Figure 1** below). This private access easement is the sole means of vehicular access to the subject property. Existing development patterns in the surrounding area preclude the creation of any alternative public roadway access, effectively landlocking the property from any other feasible point of ingress or egress.

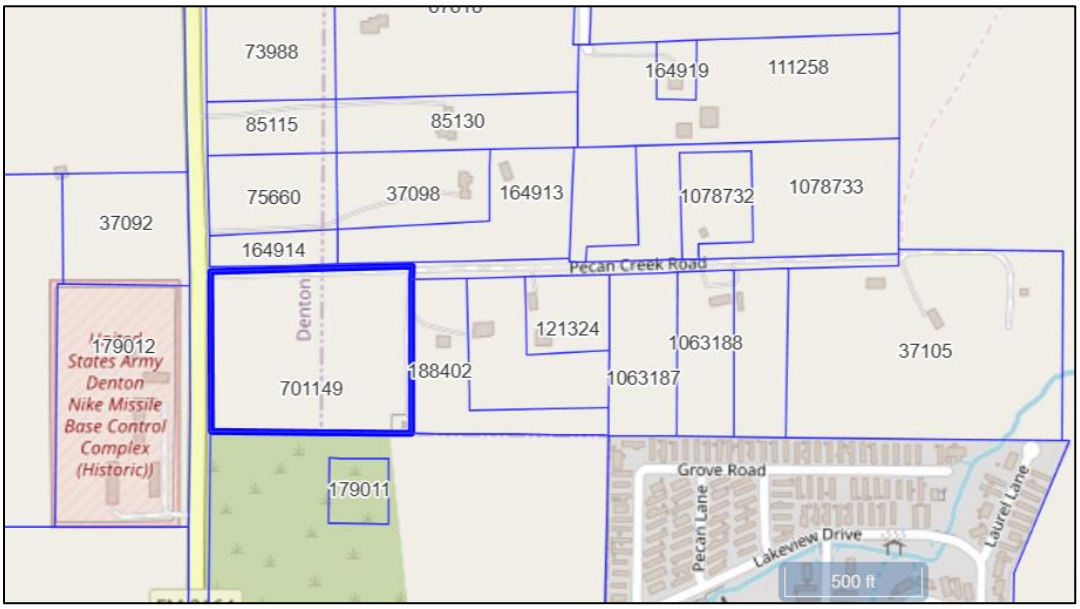


Figure 1

III. Proposed Subdivision

The submitted Plat (*see* **Figure 2** below) proposes to subdivide the subject tract into two (2) lots:

- One lot (Lot 1R-1, containing 5.389 acres) intended for single-family residential and agricultural uses (currently undeveloped), and
- One lot (Lot 1R-2, containing 4.484 acres) contains a single-family residence and agricultural uses.

See **Exhibit A**. Both lots would continue to access a public roadway via the existing private access easement. Parcel 1R-2 is served by a permitted-private water well, and wastewater service is provided through a permitted-private, on-site septic system. Parcel 1R-1 has no permanent structures, and is not currently served by water, sewer or septic. If and when it is developed, those services will comply with the City's then permitting process.

The proposed subdivision complies with all applicable provisions of the Denton Development Code except for the limitation on the number of residential lots accessing a public roadway via a private access easement.



Figure 2

IV. Basis for Variance Request

Pursuant to DDC Subsection 2.8.7.B., a property owner may request a subdivision variance from standards contained within Subchapters 7 and 8 when such variance meets the approval criteria outlined in Subsection 2.8.7.D. Subdivision variances are considered hardship variances and may be granted where unreasonable hardships would result from strict compliance with the Code or where the purposes of the regulations may be better served by an alternative proposal. A variance may be approved when substantial justice is achieved, the public interest is secured, and the intent and purpose of the subdivision regulations are not nullified.

We believe the requested variance satisfies all required approval criteria, as outlined below:

1. No Detriment to Public Safety, Health, or Welfare. Approval of the requested variance will not be detrimental to public safety, health, or welfare, nor will it be injurious to other property. The private access easement exists in its current configuration, and the proposed subdivision will not materially increase traffic on F.M. 2164. Traffic impacts associated with two single-family residences are minimal.

2. Existence of a Unique Hardship. Due to the unique physical surroundings and historical development patterns in the area, strict application of the subdivision regulations would result in a particular hardship to the property owner rather than a mere inconvenience. The Code limits the number of residential lots that may access a public road via a private access easement to three (3). However, the existing development pattern already includes nine or more residential properties utilizing the same private access easement, rendering the subject tract unable to subdivide or reasonably develop under strict compliance (*see* **Figure 1** above**)**.

3. Consistency with the Comprehensive Plan and Development Code. Approval of the variance will not vary or conflict with the Denton 2040 Comprehensive Plan, Denton Mobility Plan, or Denton Development Code, except for the specific standard identified herein, which is eligible for variance pursuant to DDC Subsection 2.8.7. The submitted Plat complies with all applicable provisions of the Denton Development Code except for the requested variance.

4. Conditions Not Self-Created. The special conditions upon which this variance request is based were not created by the current owner or any prior owner after adoption of the applicable regulations. The private access configuration serving nine or more properties has existed since at least 1987, as shown in the V.E. Gailor Survey recorded with Denton County. *See* **Exhibit C**. Multiple neighboring properties along the easement are already developed with existing residences, and the number of lots utilizing the easement exceeded current Code limits well before this variance request was initiated.

Additionally, the Planning and Zoning Commission has previously approved similar subdivision variance requests for relief from DDC Subsection 8.3.2.C.2.a., including:

- The Pecan Creek Variance (V25-0061/697), approved September 24, 2025; and
- The PLR Addition Final Plat (FP25-0006), approved March 19, 2025.

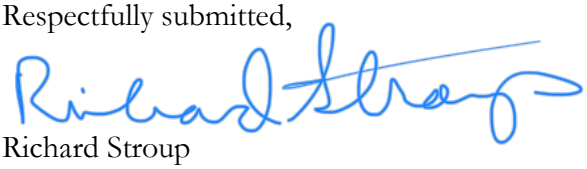
V. Conclusion

For the reasons stated above, we respectfully request approval of the proposed subdivision variance. The request is not detrimental to the public welfare, is consistent with the overall goals and intent of the Denton Development Code, satisfies the approval criteria set forth in DDC Section 2.8.7, the spirit of those rules and regulations would be preserved in granting such a variance, and, finally, substantial justice would be served in doing so.

* * *

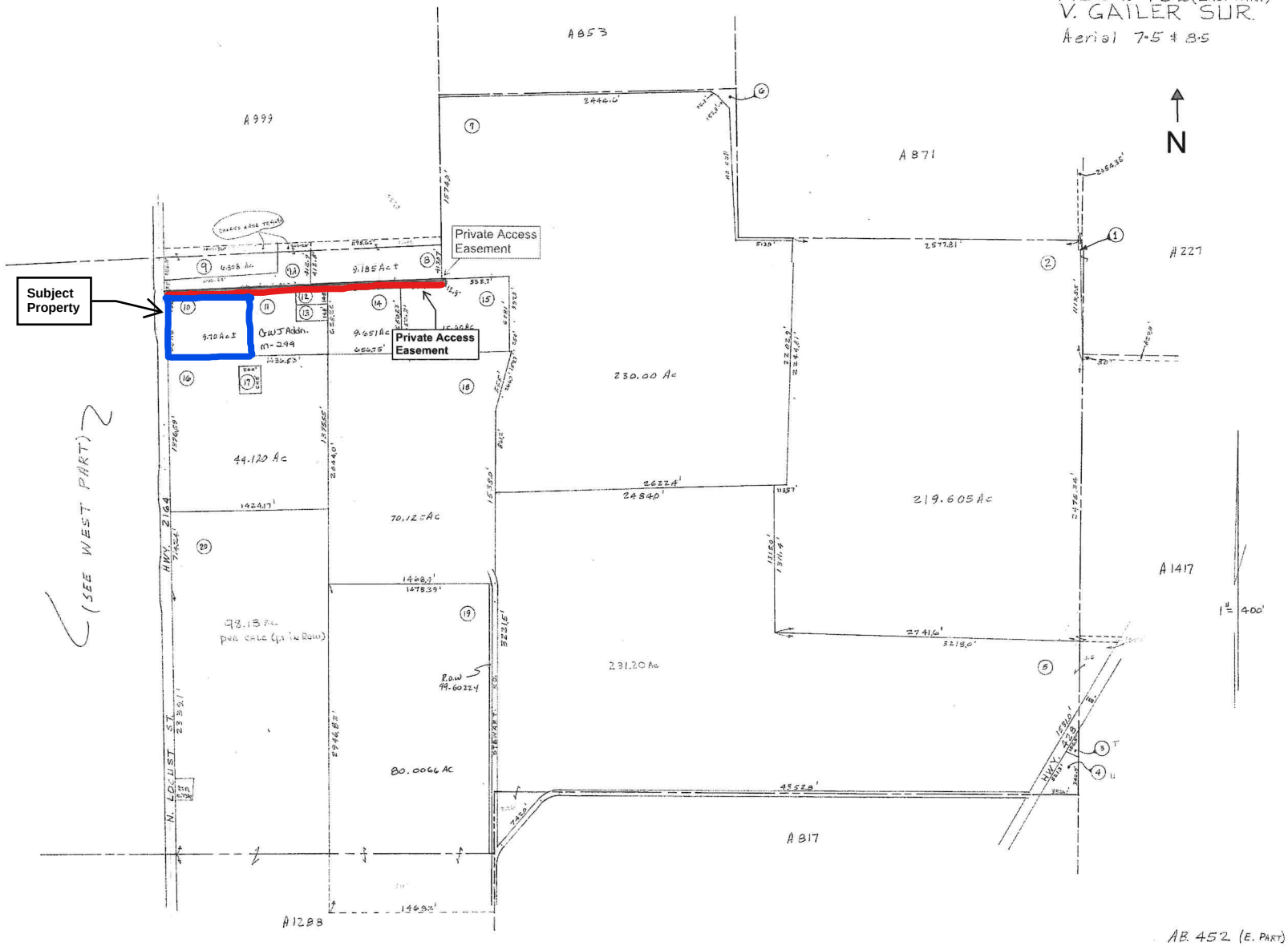
Thank you for your consideration. Please do not hesitate to contact me should you require any additional information.

Respectfully submitted,



Richard Stroup
Property Owner-Applicant

ABST. 452 (EAST PART)
V. GAILER SUR.
Aerial 7-5 & 8-5



AB. 452 (E. PART)
Date: 6 April 97

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 8, 2026

SUBJECT

Consider a request by Richard Stroup for approval of a Final Replat of Lots 1R-1 and 1R-2, Block A, Triptych Addition. The 9.873-acre property is located on the east side of F.M. 2164 and approximately 4,950 ft north of Loop 288 in the City of Denton and in the City's Extraterritorial Jurisdiction Division 1, Denton County, Texas. (FR26-0003, Triptych Addition, Matt Bodine)

BACKGROUND

The purpose of the Final Plat is to create two lots of record. The subject property has a single-family residence and is also used for agricultural purposes. The proposed lots would have access to F.M. 2164 (also known as North Locust Street) from an existing private access easement (also known as Pecan Creek Drive). The lots meet the minimum size requirements for private wells and onsite sanitary sewer facilities (see Exhibit 4).

Pursuant to Denton Development Code (DDC) Subsection 8.3.2.C.2, up to three residential lots may access public road by means of a flag drive within a private access easement. Currently there are twelve existing properties that have access to public right-of-way via the previously mentioned private access easement which would serve the proposed lots. To develop the site as proposed, the applicant is pursuing several applications at the same time:

Variance Request (V26-0005): Prior to plat approval, the applicant is required to receive approval of a Subdivision Variance from DDC Subsection 8.3.2.C.2.a, which states: "Up to three single-family detached or townhome residential dwelling units may access a public road by means of a flag drive within a private access easement as provided in the Transportation Design Criteria Manual". The applicant has requested a subdivision variance, which is scheduled for consideration by the Planning and Zoning Commission at the April 8, 2026 meeting (this agenda).

Final Replat (FR26-0003): The submitted replat would divide the existing lot into two lots with one lot within City of Denton limits, and the other 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 in the ETJ is under the jurisdiction of Denton County. The proposed Final Replat does not meet requirement that no more than three residential lots may take access off a public road by means of a private access easement. If the associated variance request is not approved, a new final replat will need to be submitted with an alternative property configuration that meets the standards of the DDC.

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

Date Application Filed:	December 16, 2025
Withdrawn:	January 6, 2026
Resubmitted:	February 16, 2026
Planning & Zoning Commission Meeting:	March 18, 2026
Days in Review:	30 Days
Extension Granted:	March 18, 2026
Resubmittal:	March 16, 2026
Planning & Zoning Commission Meeting:	April 8, 2026
Days in Review	23 Days

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

OPTIONS

1. Approve as submitted
2. Approve with conditions
3. Deny with reasons

RECOMMENDATION

Staff's recommendation regarding this Final Replat depends upon the outcome of the associated subdivision variance (V26-0005) request, as explained below:

If the associated subdivision variance (V26-0005) is approved, then Staff recommends approval of this Final Replat as the Final Replat would meet the established criteria for approval.

If the associated subdivision variance (V26-0005) is denied, then Staff recommends denial of this Final Replat because the Final Plat does not meet the requirement that no more than three residential lots access a public road by means of a private access easement as set forth in Subchapter 8 of the Denton Development Code and therefore cannot meet the established requirements for approval.

See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
February 8, 2017	Planning & Zoning Commission	Final Plat (FP16-0044)	Approved
March 18, 2026	Planning & Zoning Commission	Final Replat (MR25-0017)	Extension Granted

The project number for the Final Replat was changed from MR25-0017 to FR26-0003 (current project number) after the March 18, 2026 meeting to accurately reflect the plat type.

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 Replat

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Matt Bodine
Assistant Planner

Planning Staff Analysis
FR26-0003/ Triptych Addition
City Council District #2 & ETJ 1
Planning & Zoning Commission

REQUEST:
Final Replat for an approximately 9.873-acre lot.

APPLICANT:
Richard Stroup, property owner.

RECOMMENDATION:
Staff's recommendation regarding this replat depends upon the outcome of the associated subdivision variance (V26-0005) request. Therefore, compliance of certain approval criteria cannot be determined until a decision has been made on the subdivision variance, as explained below:

If the associated subdivision variance (V26-0005) is approved, then Staff recommends approval of this Final Replat as the Final Replat would meet the established criteria for approval.

If the associated subdivision variance (V26-0005) is denied, then Staff recommends denial of this Final Replat because the Final Replat does not meet the requirement that no more than three residential lots access a public road by means of a private access easement as set forth in Subchapter 8 of the Denton Development Code and therefore cannot meet the established requirements for approval.

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			
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. **Findings:** The Final Replat meets all applicable review criteria as detailed below: Staff is recommending approval of this Final Replat if the associated subdivision variance request (V26-0005) for the proposed development is approved.	☐	☐	☐
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.	☐	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
Findings: The Final Replat meets all applicable review criteria of DDC Section 2.6.4D as described herein. See Criteria 4 for details: Staff is recommending approval of this Final Replat if the associated subdivision variance request (V26-0005) for the proposed development is approved.			
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. **Findings:** There is no conflict.	☒	☐	☐
2. Prior Approvals			
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. **Findings:** The Final Replat is compliant with this criterion.	☒	☐	☐
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies. **Findings:** No longer applicable.	☐	☐	☒
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.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
Findings: No longer applicable.			
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	**Compliance**		
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. **Findings:** The application includes all required information requested by the Director to demonstrate compliance with City codes per DDC Section 2.4.4B. Staff is recommending approval of this Final Replat if the associated subdivision variance request (V26-0005) for the proposed development is approved. If the associated subdivision variance is not approved, then the plat cannot comply with DDC Subsection 8.3.2.C.2.a. as stated below: Up to three single-family detached residential dwelling units may access a public road by means of a flag drive within a private access easement as provided in the Transportation Design Criteria Manual. There are seven existing lots that have exclusive access to public right-of-way via the access easement the proposed lots would have to take access from. Subdividing the tract into additional lots cannot be approved by staff.	☐	☐	☐
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The Final Replat was submitted at an adequate level of detail.	☒	☐	☐
5. Compliance with Other Applicable Regulations			
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:** The Final Replat is compliant with this criterion.	☒	☐	☐
6. Consistent with Interlocal and Development Agreements			
a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
terms and conditions of any such agreements incorporated by reference into this DDC. **Findings:** There are no development agreements applicable to this proposed Final Replat.			
7. Minimizes Adverse Environmental Impacts			
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:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property			
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. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
9. Minimizes Adverse Fiscal Impacts			
a. The proposed development should not result in significant adverse fiscal impacts on the city. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards			
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. **Findings:** The Final Replat is compliant with this criterion.	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
11. Provides Adequate Road Systems			
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. **Findings:** The Final Replat is compliant with this criterion.	☒	☐	☐
12. Provides Adequate Public Services and Facilities			
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. **Findings:** The Final Replat is compliant with this criterion.	☒	☐	☐
13. Rational Phasing Plan			
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. **Findings:** There is no phasing plan associated with the proposed Final Replat.	☐	☐	☒

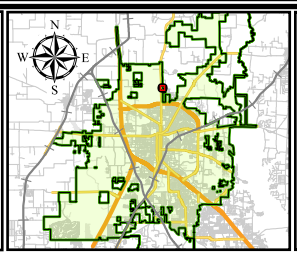
Final Replat Review Applicability Criteria (DDC Section 2.6.7.D)	Applicability		
	Met	Not Met	N/A
14. Whether the Replat is consistent with the intent of the underlying zoning district. **Findings:** The Final Replat is compliant with this criterion.	☒	☐	☐

Final Replat Review Applicability Criteria (DDC Section 2.6.7.D)	Applicability		
	Met	Not Met	N/A
15. Whether the Replat complies with applicable dimensional and development standards in this DDC. **Findings:** The Final Replat does not yet comply with the applicable requirements of the Denton Development Code, as detailed in Criterion 4 above. If the associated subdivision variance is approved, then the Final Replat can be approved.	☐	☐	☐
16. Whether the Replat does not affect a recorded easement without approval from the easement holder. **Findings:** The Final Replat is compliant with this criterion.	☒	☐	☐
17. Whether the Replat will not result in adverse impacts to surrounding property. **Findings:** The Final Replat is compliant with this criterion.	☒	☐	☐
18. Whether the Replat will not limit the city's ability to provide adequate and sufficient facilities or services. **Findings:** The Final Replat is compliant with this criterion.	☒	☐	☐
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. **Findings:** The Final Replat is compliant with this criterion. In addition, see Criteria 3.	☒	☐	☐

Final Replat
FR26-0003



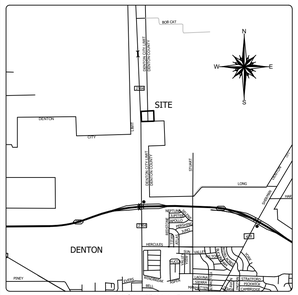
COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40



0 50 100 200 Feet

CITY OF DENTON
Development Services · GIS
Date: 3/5/2026

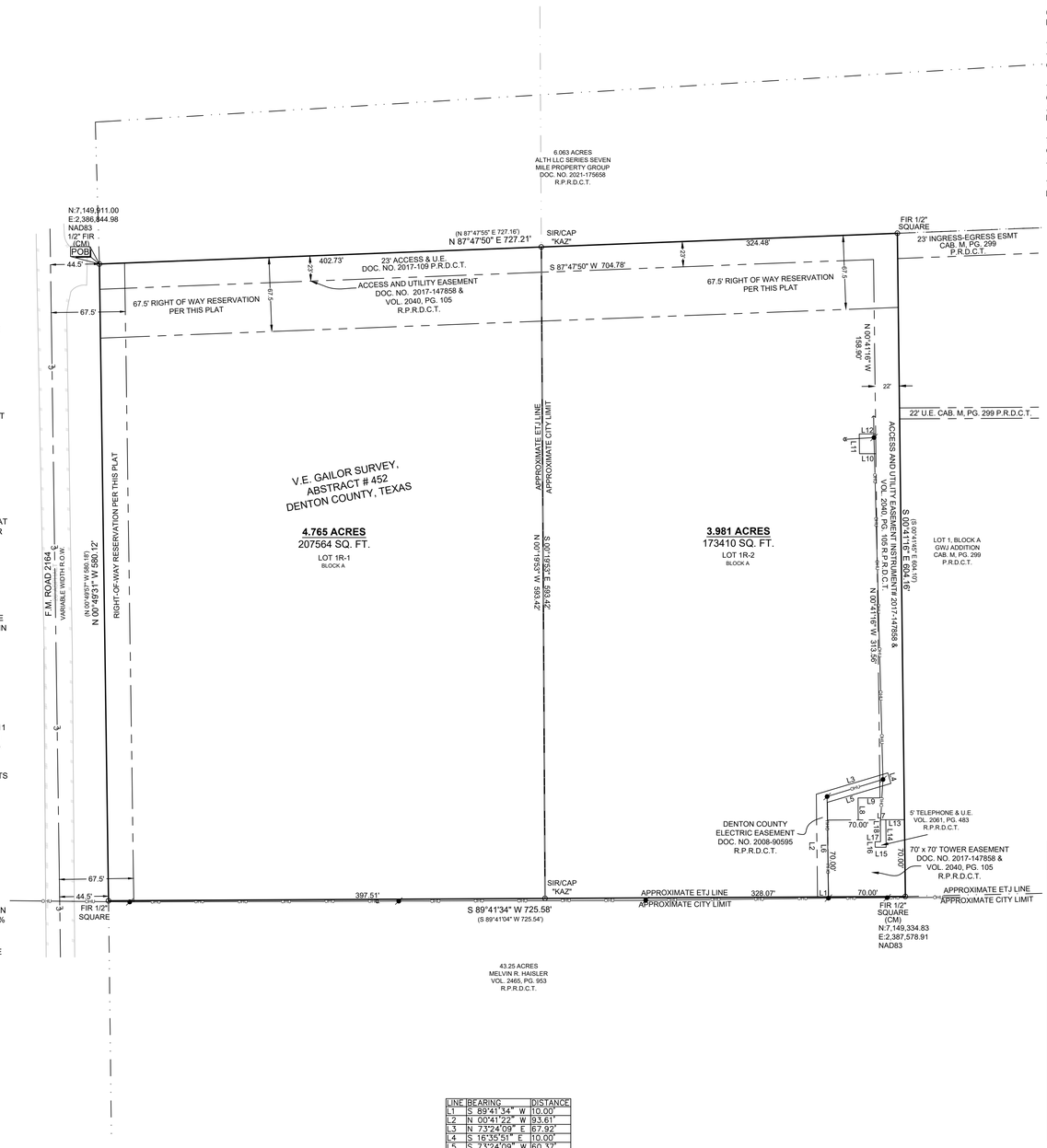
"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure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



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS OF RECORD FROM LOT 1, BLOCK A, OF TRIPTYCH ADDITION.
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 NAD83, TEXAS NORTH CENTRAL 4202.
4. THIS PLAT WAS PREPARED TO MEET CITY OF DENTON AND DENTON COUNTY REQUIREMENTS. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY FIRST AMERICAN TITLE GUARANTY COMPANY AND REPUBLIC TITLE, G.F. NO. 1016-398989-RTT, EFFECTIVE DATE AUGUST 28, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
5. A PORTION OF THIS PLAT LIES WITHIN THE ETJ OF THE CITY DENTON A PORTION OF THIS PLAT LIES WITHIN 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 IF 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 INTERSECTIONS 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 JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS AND
   B) THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE OR REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
   C) NO PAVEMENT SHALL BE CONSTRUCTED IN A DRAINAGE OR FLOODPLAIN EASEMENT UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER OF THE CITY OF DENTON. .
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. A TREE SURVEY AND PRESERVATION PLAN WILL BE REQUIRED TO PROCEED WITH BUILDING PERMITS ON THE SUBJECT SITE WITHIN THE CITY LIMITS. MINIMUM TREE PRESERVATION REQUIREMENTS OF THE DENTON DEVELOPMENT CODE SECTION 7.7.4. MUST BE MET WITHIN THE CITY LIMITS PRIOR TO THE RELEASE OF ANY PERMITS.
14. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY TRANSPORTATION CRITERIA MANUAL AND SECTION 7.8.11 OF THE DESIGN STANDARDS OF THE CITY OF DENTON, EXCEPT IN THE CASE OF STREETS WHERE A PAYMENT IN LIEU OF CONSTRUCTION AGREEMENT PER DDC 7.8.7D HAS BEEN APPROVED BY THE CITY OF DENTON. PRIOR TO THE ACCEPTANCE OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF DENTON, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES WILL NOT FRONT OR SIDE. HOMEBUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE BEFORE BUILDING PERMITS WILL BE FINALIZED.
15. WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY AN ONSITE SANITARY SEWER FACILITY PERMITTED THROUGH THE CITY OF DENTON FOR LOT 1R-2. IN THE CASE OF FUTURE DEVELOPMENT ON LOT 1R-1, WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY AN ONSITE SANITARY SEWER FACILITY PERMITTED THROUGH THE CITY OF DENTON.
18. WATER UTILITY SERVICE WILL BE PROVIDED BY AN ONSITE WELL FOR LOT 1R-2. IN THE CASE OF FUTURE DEVELOPMENT ON LOT 1R-1, WATER UTILITY SERVICE WILL BE PROVIDED BY THE CITY OF DENTON OR PRIVATE WATER UTILITY THAT MAY PROVIDE SERVICE TO THE AREA AT THE TIME.
20. **FLOOD STATEMENT:** I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 480194 EFFECTIVE DATE 06-19-2020 AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN **"NON-SHADED ZONE X"** DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON PANEL 48121C0387 H OF SAID MAP.
21. VERTICAL DATUM USED FOR THE MINIMUM FINISHED FLOOR ELEVATIONS IS NAVD 1988 AND IS THE SAME AS THE DATUM USED TO ESTABLISH 100-YEAR BASE FLOOD ELEVATIONS.
22. THE MINIMUM FINISH FLOOR (SLAB) ELEVATION SHALL BE ONE FOOT ABOVE TOP OF CURB, 1.5 FEET ABOVE NATURAL GROUND, OR, IF APPLICABLE, AS INDICATED ON INDIVIDUAL LOT, WHICHEVER ELEVATION IS HIGHER. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT
26. PROPERTY WITHIN THE CITY OF DENTON IS SUBJECT TO ZONING BY CITY OF DENTON ORDINANCE AND ALL REGULATIONS SET FORTH THEREIN.
27. AS REQUIRED BY SECTION 8.2.5B OF THE DEVELOPMENT CODE, THE CITY SHALL NOT ISSUE ANY PERMITS FOR CONSTRUCTION WITHIN THE SUBDIVISION WITHIN THE CORPORATE LIMITS, EXCEPT PERMITS TO CONSTRUCT PUBLIC IMPROVEMENTS, UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OR A CERTIFIED CHECK, PERFORMANCE BOND, OR LETTER OF CREDIT IS PROVIDED TO AND ACCEPTED BY THE CITY.
29. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO SECTION 7.8.9 OF THE DEVELOPMENT CODE AND IN THE RELEVANT SECTION OF THE TRANSPORTATION CRITERIA MANUAL OF THE CITY OF DENTON.
33. THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITH 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES, THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
39. THIS FINAL PLAT DOES NOT VACATE THE PREVIOUS TRIPTYCH ADDITION LOT 1, BLOCK A, GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OF REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
42. PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES LOCATED WITHIN THE ACCESS EASEMENT(S).
44. ALL NUMBERS OMITTED ABOVE ARE CITY OF DENTON MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.



LINE	BEARING	DISTANCE
L1	S 89°41'34" W	10.00'
L2	N 00°41'22" W	93.61'
L3	N 73°24'09" E	67.92'
L4	S 16°35'51" E	10.00'
L5	S 73°24'09" W	60.37'
L6	S 00°41'22" E	86.13'
L7	S 89°39'58" W	42.07'
L8	N 00°29'02" W	19.98'
L9	N 89°38'58" E	20.00'
L10	N 90°00'00" W	15.00'
L11	N 00°32'28" W	18.00'
L12	N 90°00'00" E	14.95'
L13	S 89°39'58" W	17.00'
L14	S 00°41'16" E	25.00'
L15	S 89°39'58" W	10.00'
L16	N 00°41'16" W	5.00'
L17	N 89°39'58" E	5.00'
L18	N 00°41'16" W	20.00'

NOTE: A SUBDIVISION VARIANCE FOR THE PROPERTY WAS APPROVED BY THE CITY OF DENTON PLANNING AND ZONING COMMISSION ON _____.

NOTE: DEDICATION OF THE ROW RESERVATION FOR LOT 1R-1 WILL BE REQUIRED WITH THE DEVELOPMENT OF LOT 1R-1 IN ACCORDANCE WITH CITY OF DENTON'S CODES AND ORDINANCES.

NOTE: RIGHT OF WAY RESERVATION SHALL BE ABANDONED PROVIDED THAT THE CITY'S MOBILITY PLAN IS AMENDED TO REMOVE OR ALTER THE LOCATION OF THE PROPOSED STREET NECESSITATING THE NEED FOR SAID RESERVATION.

Closure Report — Thu Sep 11 10:15:48 2025

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

Closure Error Distance> 0.00000
Total Distance> 2637.084
Polyline Area: 430056 sq ft, 9.873 acres

LEGEND

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

N W E S
1" = 60'
0 30 60 90 120

OWNER'S CERTIFICATION

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND (COORDINATES: N:7,149,911.00, E:2,386,844.98, NAD83) MAINTAINING THE NORTHWEST CORNER OF SAID LOT 1, THE SOUTHWEST CORNER OF A 6.063 ACRE TRACT OF LAND CONVEYED TO ALTH LLC SERIES SEVEN MILE PROPERTY GROUP BY DEED OF RECORD IN DOCUMENT NUMBER 2021-175658, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND IN THE EAST RIGHT OF WAY LINE OF FARM TO MARKET ROAD NUMBER 2164 (A.K.A. NORTH LOCUST STREET);

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

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

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

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

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

_____
RICHARD STROUP DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RICHARD STROUP**,EXECUTER OF THE ESTATE OF ROBERT SMITH, DECEASED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH ZOLLINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MONUMENTS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MONUMENTS MEETS OR EXCEEDS THE REQUIREMENTS OF SECTION 138.87, THE STATE OF TEXAS, TEXAS ENGINEERING AND LAND SURVEYING PRACTICE ACTS AND RULES CONCERNING PRACTICE AND LICENSURE.

_____
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE
TEXAS REGISTRATION NO. 10002100

STATE OF TEXAS · KENNETH ANDREW ZOLLINGER · 5312 · REGISTERED PROFESSIONAL LAND SURVEYOR

FOR REVIEW ONLY

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

APPROVAL BLOCK:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF TRIPTYCH ADDITION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF DENTON AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____DAY OF _____, 2026.

_____
CHAIR, PLANNING AND ZONING COMMISSION

_____
CITY SECRETARY

FR26-0003
FINAL REPLAT
LOTS 1R-1 & 1R-2, BLOCK A
TRIPTYCH ADDITION
BEING 9.873 ACRES
IN THE V.E. GAILOR SURVEY,
ABSTRACT NUMBER 452,
IN THE E.T.J. OF THE
CITY OF DENTON,
DENTON COUNTY, TEXAS
1-30-2026

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

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

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

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 8, 2026

SUBJECT

Consider a request by Lizette Zepeda, for approval of a Final Plat of Lots 1 and 2, Block A, Lizette Zepeda Addition. The 14.966-acre tract is approximately located on the east side of Gribble Springs Road, and approximately 2,650 feet north of Shepard Road in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (MP26-0004, 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.

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

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 a 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (see Exhibit 5). The requested extension could be granted to a date certain of April 29, 2026. The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

OPTIONS

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

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of April 29, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)
No prior action nor review have been done for the subject property.

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

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Matt Bodine
Assistant Planner

Planning Staff Analysis

MP26-0004/ Zepeda Addition
City of Denton ETJ 1
Planning & Zoning Commission

REQUEST:
Final Plat for an approximately 14.966-acre site.

APPLICANT:
Lizette Zepeda, property owner.

RECOMMENDATION:
Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension, which could be granted to a date certain of April 29, 2026.

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			
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. **Findings:** The Final Plat is not compliant with this criterion as described below: 1. Add the following notes to the plat (FPC 5.8): 1.1. 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. 1.2. Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton. 1.3. A subdivision variance from 2019 DDC 8.3.2.C.2.a requirement was approved by the Planning and Zoning Commission on _____. 1.4. There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision. OR All gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1.5. 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. 2. Replace City Signature block with text from Standard Plat Notes (FPC 5.5). 3. Add text to the end of the Owner's Dedication Block from Standard Plat Notes (FPC 5.4).			
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. **Findings:** The Final Plat meets all applicable review criteria of DDC Section 2.6.4D as described herein.	☒	☐	☐
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. **Findings:** There is no conflict.	☐	☐	☒
2. Prior Approvals			
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. **Findings:** The Final Plat is compliant with this criterion.	☒	☐	☐
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies **Findings:**	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
There are no competing plan goals, policies, and strategies for this site.			
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. **Findings:** The overall goals of the Comprehensive Plan are met with the proposed Final Plat.	☐	☐	☒
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	**Compliance**		
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. **Findings:** The proposed Final Plat is not compliant with this criterion as described below: Since the use on these lots is residential, and more than three tracts take exclusive access from the private road easement (Indian Wells Road), a subdivision variance is required. A Subdivision Variance is a separate application and must approved by the Planning and Zoning Commission prior to approval of the Plat (the plat and variance can be considered at the same meeting). Please submit a variance application requesting a variance from Denton Development Code Subsection 8.3.2.C.2.a.	☐	☒	☐
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** 1. Not necessary to show land covers on the plat. (FPC 2.1) 2. Not necessary to show gravel road. (FPC 2.1) 3. Missing monument. (FPC 2.13) 4. Provide a copy of the computer-generated closure report for the metes and bounds description. (FPC 5.2) 5. All notes shall be shown on the plat in the order they appear, using the number assigned On the Master Note List. Remove any notes that are not applicable; however, remaining notes shall not be renumbered. Notes 1 – 12 shall not be modified unless Staff indicates otherwise (FPC 5.8)	☐	☒	☐
5. Compliance with Other Applicable Regulations			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
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:** The Final Plat is not compliant with this criterion as described below: Display the location of the centerline of creeks (Clear Creek Tributary 2) 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)	☐	☒	☐
6. Consistent with Interlocal and Development Agreements			
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:** There are no development agreements applicable to this proposed Final Plat.	☐	☐	☒
7. Minimizes Adverse Environmental Impacts			
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:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property			
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. **Findings:**	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.			
9. Minimizes Adverse Fiscal Impacts			
a. The proposed development should not result in significant adverse fiscal impacts on the city. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards			
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. **Findings:** The Final Plat is compliant with this criterion.	☒	☐	☐
11. Provides Adequate Road Systems			
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. **Findings:** The Final Plat is not compliant with this criterion as described below: 1. Indian Wells Road is secondary arterial per mobility plan. From Centerline to the property line 55 ft ROW reservation will be required (FPC 3.13). > Provide the existing road ROW > Provide existing ROW from road centerline to property line. > Reserve additional ROW if needed.	☐	☒	☐
12. Provides Adequate Public Services and Facilities			
a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or	☒	☐	☐

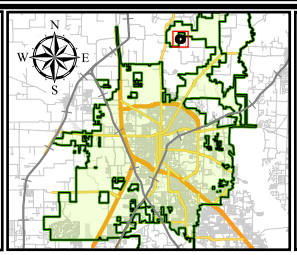
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties. **Findings:** The Final Plat is compliant with this criterion.			
13. Rational Phasing Plan			
a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases. **b.** **Findings:** There is no phasing plan associated with the proposed Final Plat.	☐	☐	☒

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	**Not Met**	**N/A**
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. **Findings:** There is no approved preliminary plat associated with the proposed Final Plat.	☐	☐	☒
15. Whether the development will substantially comply with all requirements of this DDC. **Findings:** The Final Plat does not comply with the applicable requirements of the Denton Development Code as described under Criteria 4.	☐	☒	☐
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. **Findings:** The Final Plat does not comply with this criterion as described in Criteria 11.	☐	☒	☐

MP26-0004
Site Location Map



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



0 190 380 760 Feet

CITY OF DENTON
Development Services · GIS
Date: 3/31/2026

"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."

OWNERS DEDICATION:

WHEREAS LIZETTE ZEPEDA & MODESTO ZEPEDA GARCIA AND THOMAS BARRERA GONZALES & GLORIA HERNANDEZ TOVAR ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J.W. JAGOE SURVEY, ABSTRACT NUMBER 1640, DENTON COUNTY TEXAS AND BEING ALL OF A CALLED 14.98 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO LIZETTE ZEPEDA & MODESTO ZEPEDA GARCIA AND THOMAS BARRERA GONZALES & GLORIA HERNANDEZ TOVAR, AS RECORDED IN DOCUMENT NUMBER 2020-161342 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF SAID JAGOE SURVEY, AT THE NORTHWEST CORNER OF SAID 14.98 ACRE TRACT AND AT THE SOUTHWEST CORNER OF A CALLED 15.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RICHARD G. BUCKNER, AS RECORDED IN DOCUMENT NUMBER 2015-20724 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 88 DEGREES 34 MINUTES 30 SECONDS EAST, WITH THE NORTH LINE OF SAID 14.98 ACRE TRACT AND SOUTH LINE OF SAID 15.00 ACRE TRACT, A DISTANCE OF 1158.07 FEET TO A CAPPED IRON ROD SET (LABELED 4857; TYPICAL) FOR CORNER IN THE EAST LINE OF SAID JAGOE SURVEY, AT THE NORTHEAST CORNER OF SAID 14.98 ACRE TRACT COMMON TO THE SOUTHEAST CORNER OF SAID 15.00 ACRE TRACT;

THENCE SOUTH 00 DEGREES 35 MINUTES 36 SECONDS EAST, WITH THE EAST LINES OF SAID JAGOE SURVEY AND SAID 14.98 ACRE TRACT, A DISTANCE OF 562.93 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE SOUTHEAST CORNER OF SAID 14.98 ACRE TRACT;

THENCE SOUTH 88 DEGREES 33 MINUTES 26 SECONDS WEST, WITH THE SOUTH LINE OF SAID 14.98 ACRE TRACT, A DISTANCE OF 1157.58 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF SAID JAGOE SURVEY AND AT THE SOUTHWEST CORNER OF SAID 14.98 ACRE TRACT;

THENCE NORTH 00 DEGREES 38 MINUTES 38 SECONDS WEST, WITH THE WEST LINES OF SAID JAGOE SURVEY AND SAID 14.98 ACRE TRACT, A DISTANCE OF 563.28 FEET TO THE POINT OF BEGINNING AND ENCLOSING 14.966 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WE, LIZETTE ZEPEDA & MODESTO ZEPEDA GARCIA AND GLORIA HERNANDEZ TOVAR, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LIZETTE ZEPEDA SUBDIVISION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS AND EASEMENTS SHOWN HEREON.

_____
LIZETTE ZEPEDA

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LIZETTE ZEPEDA, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____DAY OF _____ 2026.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
MODESTO ZEPEDA GARCIA

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MODESTO ZEPEDA GARCIA, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____DAY OF _____ 2026.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
GLORIA HERNANDEZ TOVAR

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GLORIA HERNANDEZ TOVAR, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____DAY OF _____ 2026.

_____
NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THAT I, J.E. THOMPSON II, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF DENTON, TEXAS.

_____
J.E. THOMPSON II
REGISTRATION NO. 4857

STATE OF TEXAS §
COUNTY OF COOKE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, REGISTERED PROFESSIONAL LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND THIS THE _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
REGISTERED
J.E. THOMPSON
4857
PROFESSIONAL
LAND SURVEYOR

NOTES:

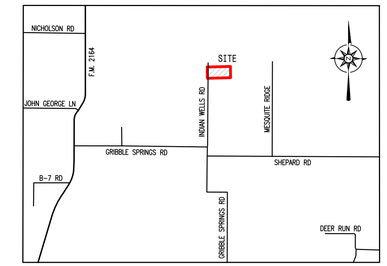
1. **FLOOD STATEMENT:** I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0230 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
2. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83. COORDINATES SHOWN HEREON ARE STATE PLANE GRID.
3. THIS PROPERTY IS WITHIN THE ETJ OF THE CITY OF DENTON, DIVISION 1.
4. WATER TO BE PROVIDED BY BOLIVAR WATER SUPPLY CORPORATION, 4151 F.M. 455, SANGER, TEXAS 76266, (940) 458-3931.
5. ELECTRIC SERVICE TO BE PROVIDED BY "COSERV ELECTRIC" 7701 SOUTH STEMMONS, CORINTH, TEXAS 76210, (940) 321-4640.
6. THE PROPOSED LOTS MEET THE LAND USE STANDARDS OF THE CITY OF DENTON FOR AN ON-SITE SEWER FACILITY. FINAL APPROVAL OF AN ON-SITE SEWER FACILITY IS SUBJECT TO REVIEW AND APPROVAL BY DENTON COUNTY.
7. FOUNDATION, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
8. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODING CONDITIONS IS PROHIBITED.
9. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.
10. CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.
11. A DRIVEWAY CULVERT PERMIT MUST BE OBTAINED FROM ROAD AND BRIDGE DEPARTMENT BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION, OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.
12. CALL DIGTESS PRIOR TO CONSTRUCTION/BUILDING ON ALL LOTS.
13. PRIVATE IMPROVEMENTS CANNOT ENCROACH ONTO EXISTING PUBLIC OR PRIVATE EASEMENTS. (BEP)
14. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) RECORDED LOTS OUT OF A TRACT OF LAND.

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.

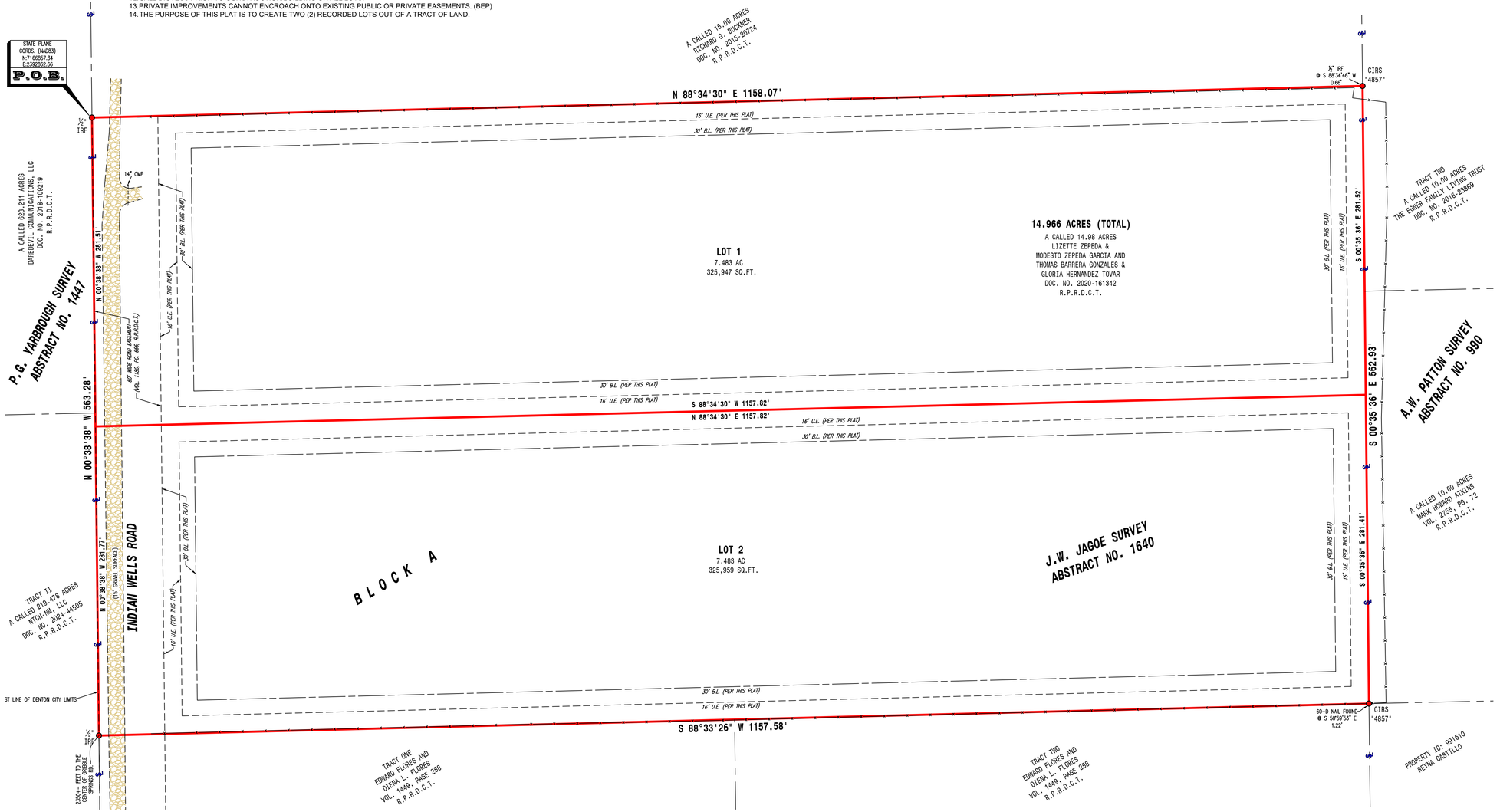
LEGEND

- ● = PROPERTY CORNER/MONUMENT
- ⊕ = BENCHMARK (BM)
- △ = SURVEY CORNER
- CM = CONTROLLING MONUMENT
- * = BEARING BASIS
- CIRF = CAPPED/IRON ROD FOUND
- CIRS = CAPPED/1/2" IRON ROD SET
- CM = PLASTIC CAP
- FCP = FENCE CORNER POST
- MFCP = METAL FCP
- WFCP = WOOD FCP
- ( ) = PLAT OR DEED CALL
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCMENT
- ROW = RIGHT-OF-WAY
- CMP = CORRUGATED METAL PIPE

- ASPHALT
- BRICK
- CONCRETE
- GRAVEL/ROCK
- WOOD
- PROPERTY LINE (PL)
- ADJACENT PL
- LOT/DEED LINE
- ABSTRACT/SURVEYLINE
- BUILDING LINE (BL)
- EASEMENT LINE
- CENTERLINE
- FENCE LINE
- FLOOD BOUNDARY F.E.M.A.



VICINITY MAP
(NOT TO SCALE)



0' 50' 100'
1 INCH = 50 FEET

UTILITIES:

WATER:
BOLIVAR WATER SUPPLY CORP.
4151 F.M. 455, SANGER, TX 76266
(940) 458-3931

ELECTRIC:
COSERV ELECTRIC
7701 S. STEMMONS, CORNINTH, TX 76210
(940) 321-4640
JODY PADRON
(940) 321-7800 EXT. 7581
JPADRON@COSERV.COM

OWNERS

LIZETTE ZEPEDA &
MODESTO ZEPEDA GARCIA
7434 INDIAN WELLS RD.
SANGER, TX 76266
(940) 312-8253
LIZETTEBARRERA25@GMAIL.COM

GLORIA HERNANDEZ TOVAR
7434 INDIAN WELLS RD.
SANGER, TX 76266

SURVEYOR

JE THOMPSON II
ALL AMERICAN SURVEYING
111 N DIXON ST
GAINESVILLE, TX 76240
(940) 665-9105
JT@ALLAMERICANSURVEYING.COM

CERTIFICATE OF APPROVAL

APPROVED THIS ____ DAY OF _____, 2026 BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF DENTON, TEXAS.

_____
DIRECTOR OF DEVELOPMENT SERVICES

_____
CITY SECRETARY

FINAL PLAT
LIZETTE ZEPEDA SUBDIVISION
LOTS 1 AND 2, BLOCK A
BEING 14.966 ACRES
IN THE J.W. JAGOE SURVEY,
ABSTRACT NO. 1640
IN THE ETJ OF THE CITY OF DENTON, DIVISION 1,
DENTON COUNTY, TEXAS

FOR PRELIMINARY REVIEW ONLY

ALL AMERICAN SURVEYING
111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
TBPLS FIRM NO. 10048000

DRAWN BY:	DATE:	JOB NO.	SCALE:	PAGE:
D.A.	02/24/2026	26045	1" = 50'	1 OF 1

Outlook

Re: MP26-0004 Zepeda Addition - 1st Review DAT Comments

From Lizette Barrera

Matt,

I request an extension to the review of the Final Plat of Lots 1 and 2. Block A Lizette Zepeda Subdivision.

Thank you!

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 8, 2026

SUBJECT

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

BACKGROUND

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

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

Date Application Filed:	February 16, 2026
Planning & Zoning Commission Meeting:	March 18, 2026
Days in Review:	30 Days
Extension Granted:	March 18, 2026
Resubmitted:	March 16, 2026
Planning & Zoning Commission Meeting:	April 8, 2026
Days in Review:	23 Days

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023 with the passage of House Bill 3699. The applicant is requesting a 30-day extension (see Exhibit 5), which would be the **second extension for this plat**. Based upon recent updates to Section 212.009, the applicant may request additional 30-day extensions in the future if they are determined to be necessary.

OPTIONS

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

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of April 29, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
March 5, 1991	City Council	Rezoning to PD-139	Approved (Ordinance 91-034)
September 7, 1999	City Council	Amendment to Concept Plan	Approved (Ordinance 1999-317)
May 14, 2002	City Council	Amendment to Concept Plan	Approved (Ordinance 2002-147)
September 17, 2019	City Council	Transition to 2019 DDC and established PD procedures	Approved (Ordinance DCA18-0009u)
September 15, 2020	City Council	Detailed Plan (PD20-0003)	Approved
November 18, 2025	City Council	Development Plan Amendment (PDA25-0002a	Approved
March 18, 2026	Planning and Zoning Commission	Final Plat (FP26-0008)	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
5. 2nd Extension Request

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Julie Wyatt, AICP
Principal Planner

Planning Staff Analysis

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

REQUEST:
Final plat for an approximately 20.92-acre site

APPLICANT:
Glenn Engineering on behalf of Responsive Education Solutions

RECOMMENDATION:
Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension, which could be granted to a date certain of April 29, 2026.

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			
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. **Findings:** The proposed Final Plat does not meet all criteria set forth by the Final Plat Checklist (FPC), authorized by DDC Subsection 2.6.4D.3. Prior to approval, the following comments must be addressed: 1. Clarify note related to sanitary sewer. FPC 4.3) 2. Add project number FP26-0008. (FPC. 2.2) 3. Note 25 is pending agreement (FPC 6.2 and DDC 7.5.3N) 4. Provide a copy of the computer-generated closure report for the metes and bounds description. (FPC 5.2)	☐	☒	☐
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. **Findings:** The Final Plat does not meet all applicable review criteria of DDC Section 2.6.4D as described herein. See criteria #2 and 15 for details.	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
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. **Findings:** There is no conflict.	☐	☐	☒
2. Prior Approvals			
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. **Findings:** The proposed Final Plat is consistent with the approved Development Plan PDA25-0002a. Prior to approval, the following comments must be addressed: 1. CEP25-0064 shows a 20' public utility easement at the new property boundary. Clarify why this has been removed. (DDC 8.4.4) 2. Easement boundaries appear to be different than what is shown on CEP25-0064. CEP25-0064 is currently under review and has not been approved. Ensure easements are updated and reflected once CEP25-0064 is approved. (DDC 8.4.4, DCM 4.12)	☐	☒	☐
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: There are no competing plan goals, policies, and strategies for this site.			
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. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	**Compliance**		
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. **Findings:** The Final Plat does not comply with the applicable DDC requirements as described herein. See Criteria #1, 2, and 15 for details.	☐	☒	☐
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The proposed Final Plat provides sufficient detail required for the submittal.	☒	☐	☐
5. Compliance with Other Applicable Regulations			
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:** The proposed Final Plat does not meet all criteria set forth by the Final Plat Checklist, authorized by DDC Subsection 2.6.4D.3. See Criteria #1, 2, and 15 for details.	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
6. Consistent with Interlocal and Development Agreements			
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:** There are no development agreements applicable to this Final Plat.	☐	☐	☒
7. Minimizes Adverse Environmental Impacts			
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:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property			
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. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
9. Minimizes Adverse Fiscal Impacts			
a. The proposed development should not result in significant adverse fiscal impacts on the city. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
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. **Findings:** The Final Plat does not comply with the applicable DDC requirements as described herein. See Criteria #1, 2, and 15 for details.	☐	☒	☐
11. Provides Adequate Road Systems			
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. **Findings:** The Final Plat has adequate road capacity and complies with this criterion.	☒	☐	☐
12. Provides Adequate Public Services and Facilities			
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. **Findings:** There is adequate capacity to serve the proposed development.	☒	☐	☐
13. Rational Phasing Plan			
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. **Findings:** There is no phasing plan associated with the proposed Final Plat.	☐	☐	☒

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. **Findings:** There is no approved preliminary plat associated with the proposed Final Plat.	☐	☐	☒
15. Whether the development will substantially comply with all requirements of this DDC. **Findings:** The Final Plat does not comply with the applicable requirements of the Denton Development Code as described herein and as outlined below: 1. The City's official ESA map shows Riparian Buffer Environmentally Sensitive Areas in the northeast corner. ESA compliance may be required. The FP will be denied pending further information.	☐	☒	☐
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. **Findings:** The Final Plat does not comply with the applicable technical standards as described herein. See Criteria #1, 2, and 15 for details.	☐	☒	☐

FP26-0008
Aerial Site Location



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

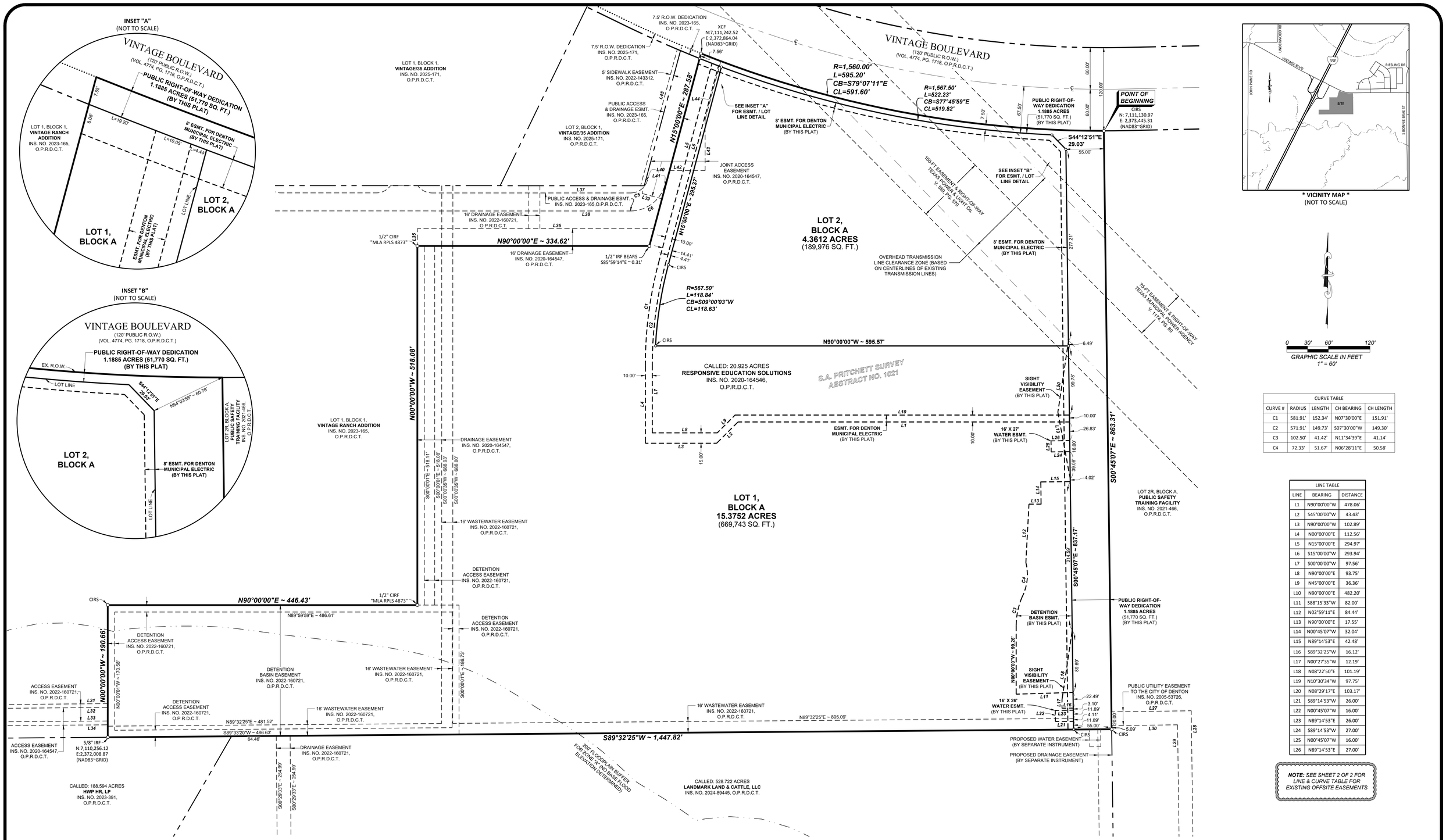
0 105 210 420 Feet

CITY OF DENTON
Development Services · GIS
Date: 2/19/2026

"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."

INSET "A"
(NOT TO SCALE)

INSET "B"
(NOT TO SCALE)



* VICINITY MAP *
(NOT TO SCALE)

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	581.91'	152.34'	N07°30'00"E	151.91'
C2	571.91'	149.73'	S07°30'00"W	149.30'
C3	102.50'	41.42'	N11°34'39"E	41.14'
C4	72.33'	51.67'	N06°28'11"E	50.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N90°00'00"W	478.06'
L2	S45°00'00"W	43.43'
L3	N90°00'00"W	102.89'
L4	N00°00'00"E	112.56'
L5	N15°00'00"E	294.97'
L6	S15°00'00"W	293.94'
L7	S00°00'00"W	97.56'
L8	N90°00'00"E	93.75'
L9	N45°00'00"E	36.36'
L10	N90°00'00"E	482.20'
L11	S88°15'33"W	82.00'
L12	N02°59'11"E	84.44'
L13	N90°00'00"E	17.55'
L14	N00°45'07"W	32.04'
L15	N89°14'53"E	42.48'
L16	S89°32'25"W	16.12'
L17	N00°27'35"W	12.19'
L18	N08°22'50"E	101.19'
L19	N10°30'34"W	97.75'
L20	N08°29'17"E	103.17'
L21	S89°14'53"W	26.00'
L22	N00°45'07"W	16.00'
L23	N89°14'53"E	26.00'
L24	S89°14'53"W	27.00'
L25	N00°45'07"W	16.00'
L26	N89°14'53"E	27.00'

NOTE: *SEE SHEET 2 OF 2 FOR LINE & CURVE TABLE FOR EXISTING OFFSITE EASEMENTS*

*** LEGEND ***

O	*PROPERTY CORNER MARKER*	*O.P.R.D.C.T.*	*OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS*
CIRF	*IRON ROD FOUND WITH CAP*	*L = 5.00'*	*ARC LENGTH OF 5.00'*
CIRS	*5/8" IRON ROD WITH CAP STAMPED "SPOONER 5922" SET*	*ESMT.*	*EASEMENT*
IRF	*IRON ROD FOUND*	℄	*CENTERLINE*
XCF	*"X" CUT FOUND*		*EXISTING R.O.W. LINE*
CAB.	*CABINET*		*PREVIOUS R.O.W. LINE*
VOL.	*VOLUME*		*ADJOINER PROPERTY LINE*
PG.	*PAGE*		*EXISTING EASEMENTS*
INS. NO.	*DENTON COUNTY CLERK'S INSTRUMENT NUMBER*		*EASEMENTS BY THIS PLAT*
			NEW LOT LINES
			PROPERTY LINE
			OVERHEAD ELECTRIC CLEARANCE ZONE

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

OWNER:
RESPONSIVE EDUCATION SOLUTIONS
1301 WATERS RIDGE DR
LEWISVILLE, TX 75057
PH: (972) 316-3663
ATTN: STEVE HILTON

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

SURVEYOR:
SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 S&A 25079 3/6/26
ATTN: ERIC SPOONER

CITY OF DENTON
PROJECT NO. FP26-0008
FINAL PLAT

R.E.S. DENTON ADDITION

LOTS 1 & 2, BLOCK A

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

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

*** OWNER'S CERTIFICATION ***

STATE OF TEXAS §

COUNTY OF DENTON §

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

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

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

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

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

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

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

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

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

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

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

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

EXISTING EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L27	N89°14'53"E	115.09'
L28	S00°45'07"E	715.00'
L29	N00°45'07"W	695.00'
L30	S89°14'53"W	95.11'
L31	N89°32'50"E	525.56'
L32	N89°32'50"E	528.57'
L33	S89°32'50"W	538.11'
L34	N89°32'50"E	541.01'
L35	N00°00'20"E	25.05'
L36	S89°59'25"E	341.32'
L37	S89°59'50"E	286.80'
L38	N89°59'50"W	579.98'
L39	N75°00'00"W	30.00'
L40	N75°00'00"W	2.40'
L41	N75°00'03"W	1.19'
L42	N90°00'00"W	50.76'
L43	S00°00'00"E	73.52'
L44	S15°00'00"W	87.37'
L45	S15°00'34"W	203.85'

EXISTING EASEMENT CURVE TABLE				
CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C5	25.00'	32.70'	N52°32'06"E	30.42'
C6	51.00'	66.70'	S52°32'05"W	62.05'

*** MASTER NOTES ***

1.) The purpose of this plat is to create 2 Lots, and to dedicate right-of-way and easements necessary for development.

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 Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements..

4.) This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared without the benefit of a copy of a current Commitment for Title Insurance prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions or other matters of record do not affect the subject property. The surveyor has not abstracted the above property.

5.) This plat lies wholly within the City Limits of Denton.

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 if 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 intersections 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 jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
   b. There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
   c. No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.

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.) A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site within the city limits. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4. must be met within the city limits prior to the release of any permits.

14.) 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.

15.) Wastewater utility service will be provided by City of Denton.

18.) Water utility service will be provided by City of Denton.

19.) All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.

25.) 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 Detention Basin Easements and Drainage Easements within the limits of this addition shall remain accessible 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 Detention Basin Easements and Drainage Easements. 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 Detention Basin Easements and Drainage Easements, as herein above defined, unless approved by the City. The owners shall keep the Detention Basin Easements and Drainage Easements 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 Detention Basin Easements and Drainage Easements 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 Detention Basin Easements and Drainage Easements 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. Stormwater structures within the bounds of the Detention Basin Easements and Drainage Easements are subject to the conditions of a Stormwater Facilities Maintenance Agreement between the City and the owners of the property. A copy of this agreement is filed with Denton County under the following document recording number: 2022-160721.

26.) This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.

27.) As required by Section 8.2.5B of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond, or letter of credit is provided to and accepted by the City.

33.) Important Notice: The City of Denton has adopted the National Electrical Safety Code (The "Code"). The Code generally prohibits structures with 17.5 feet on either side of the center line of overhead distribution lines and within 37.5 feet on either side of the centerline of overhead transmission lines. In some instances, the code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the Building Official with specific questions.

44.) All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.

45.) According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as shown on Map No. 48121C0370G; map revised April 18, 2011, for Denton County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.

46.) All property corners are monument with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.

47.) Within the 200' floodplain buffer, floodplain, or floodway, any structure shall have an elevation certificate.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, RESPONSIVE EDUCATION SOLUTIONS, acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as R.E.S. Addition, 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.

RESPONSIVE EDUCATION SOLUTIONS

OWNER: _____ DATE: _____

BY: Steve Hilton (duly authorized agent)

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of_____, 2026.

_____
Notary Public in and for the State of Texas

My commission expires: _____

STATE OF TEXAS §

COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, 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."

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

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
March 25, 2026

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of_____, 2026.

_____
Notary Public in and for the State of Texas

My commission expires: _____

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

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

PLANNING AND ZONING COMMISSION APPROVAL

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this plat and subdivision of R.E.S. Addition in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this _____day of _____, 2026.

_____ _____
Chair, Planning & Zoning Commission City Secretary

OWNER:

RESPONSIVE EDUCATION SOLUTIONS
1301 WATERS RIDGE DR
LEWISVILLE, TX 75057
PH: (972) 316-3663
ATTN: STEVE HILTON

ENGINEER

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

SURVEYOR:

SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 S&A 25079 3/6/26
ATTN: ERIC SPOONER

CITY OF DENTON
PROJECT NO. FP26-0008
FINAL PLAT

R.E.S. DENTON ADDITION

LOTS 1 & 2, BLOCK A

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

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

GLENN ENGINEERING

April 01, 2026

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

Project Name: FP26-0008 / CEP25-0064 Responsive Education K-8th Grade Center

Ms. Wyatt,

We are requesting Option 2: a Request for a 30-day extension to be reviewed at the March 30th P&Z meeting and resubmit at the next eligible platting submittal deadline of April 16th for the April 29th Planning and Zoning meeting.

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

Sincerely,

GLENN ENGINEERING CORPORATION

Robert Howman
Senior Project Manager

GLENN ENGINEERING CORPORATION
4500 Fuller Drive, Suite 220, Irving, TX 75038
972.717.5151
HUB #4697111 Cert of Reg. State of Texas #F-303

GLENN ENGINEERING

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

Sincerely,

GLENN ENGINEERING CORPORATION

Mike Glenn P.E.
Vice President

ResponsiveED Texas

Steve Hilton
Deputy Program Director
ResponsiveED Texas.

GLENN ENGINEERING CORPORATION
4500 Fuller Drive, Suite 220, Irving, TX 75038
972.717.5151
HUB #4697111 Cert of Reg. State of Texas #F-303

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 8, 2026

SUBJECT

Consider a request by Mack Mattke of Kimley Horn & Associates on behalf of CATDENTON 35 for a Final Plat of Summit 35 Addition. The approximately 68.175-acre property is generally located east of North Interstate 35, north of Loop 288, and southwest of Highway 77 (North Elm Street) in the City of Denton, Denton County, Texas. (FP26-0012, Summit 35, Julie Wyatt)

BACKGROUND

The purpose of this Final Plat is to create six lots on 68 acres zoned Planned Development-General Office (PD-GO). While an end user has not yet been identified, all lots are intended to be developed to accommodate industrial, office, or warehouse uses in accordance with the approved zoning.

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

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023 with the passage of House Bill 3699. The applicant is requesting a 30-day extension (see Exhibit 5), which would be the **first extension for this plat**. Based upon recent updates to Section 212.009, the applicant may request additional 30-day extensions in the future if they are determined to be necessary.

OPTIONS

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

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of April 29, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
July 16, 1991	City Council	Ordinance 91-101 established PD-142 with permitted uses, development standards, and Development Plan	Approved
August 27, 2025	Planning and Zoning Commission	Rezoning to PD-GO (Z25-0008)	Recommended Approval
September 16, 2025	City Council	Rezoning to PD-GO (Z25-0008)	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
5. 1st Extension Request

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Julie Wyatt, AICP
Principal Planner

Planning Staff Analysis

FP26-0012, Summit 35
District 3
Planning & Zoning Commission

REQUEST:
Final plat for an approximately 68.175-acre site

APPLICANT:
Mack Mattke of Kimley Horn & Associates on behalf of CATDENTON 35

RECOMMENDATION:
Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension, which could be granted to a date certain of April 29, 2026.

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			
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. **Findings:** The proposed Final Plat does not meet all criteria set forth by the Final Plat Checklist (FPC), authorized by DDC Subsection 2.6.4D.3. Prior to approval, the following comments must be addressed: 1. Include all abbreviations, line types, symbols in legend and confirm that all labels are accurate. (FPC 2.12) 2. Include information in legal description of the monument being passed for the corner. (FPC 3.2 and FPC 5.2) 3. Clarify all elements shown in the plat. (FPC 3.2a) 4. Add project number FP26-0012 to all sheets. (FPC 2.2) 5. Include information in legal description of the monument being passed for the corner. (FPC 3.2 and FPC 5.2) 6. Provide location and distance in plat graphic of where this bearing is shown. (FPC 3.2 and FPC 5.2)	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
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. **Findings:** The Final Plat does not meet all applicable review criteria of DDC Section 2.6.4D as described herein. See criterion #15 for details.	☐	☒	☐
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. **Findings:** There is no conflict.	☐	☐	☒
2. Prior Approvals			
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. **Findings:** The proposed Final Plat is consistent with the zoning requirements. In order to comply with the criterion, the following must be addressed: 1. Pending CEP25-0080 approval	☐	☒	☐
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies. **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
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. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	**Compliance**		
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. **Findings:** The Final Plat does not comply with the applicable DDC requirements as described herein. See Criteria #1, 2. and 15 for details.	☐	☒	☐
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The proposed Final Plat provides sufficient detail required for the submittal.	☒	☐	☐
5. Compliance with Other Applicable Regulations			
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:** The proposed Final Plat does not meet all criteria set forth by the Final Plat Checklist, authorized by DDC Subsection 2.6.4D.3. See Criteria #1, 2, and 15 for details.	☐	☒	☐
6. Consistent with Interlocal and Development Agreements			
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:** There are no development agreements applicable to this Final Plat.	☐	☐	☒

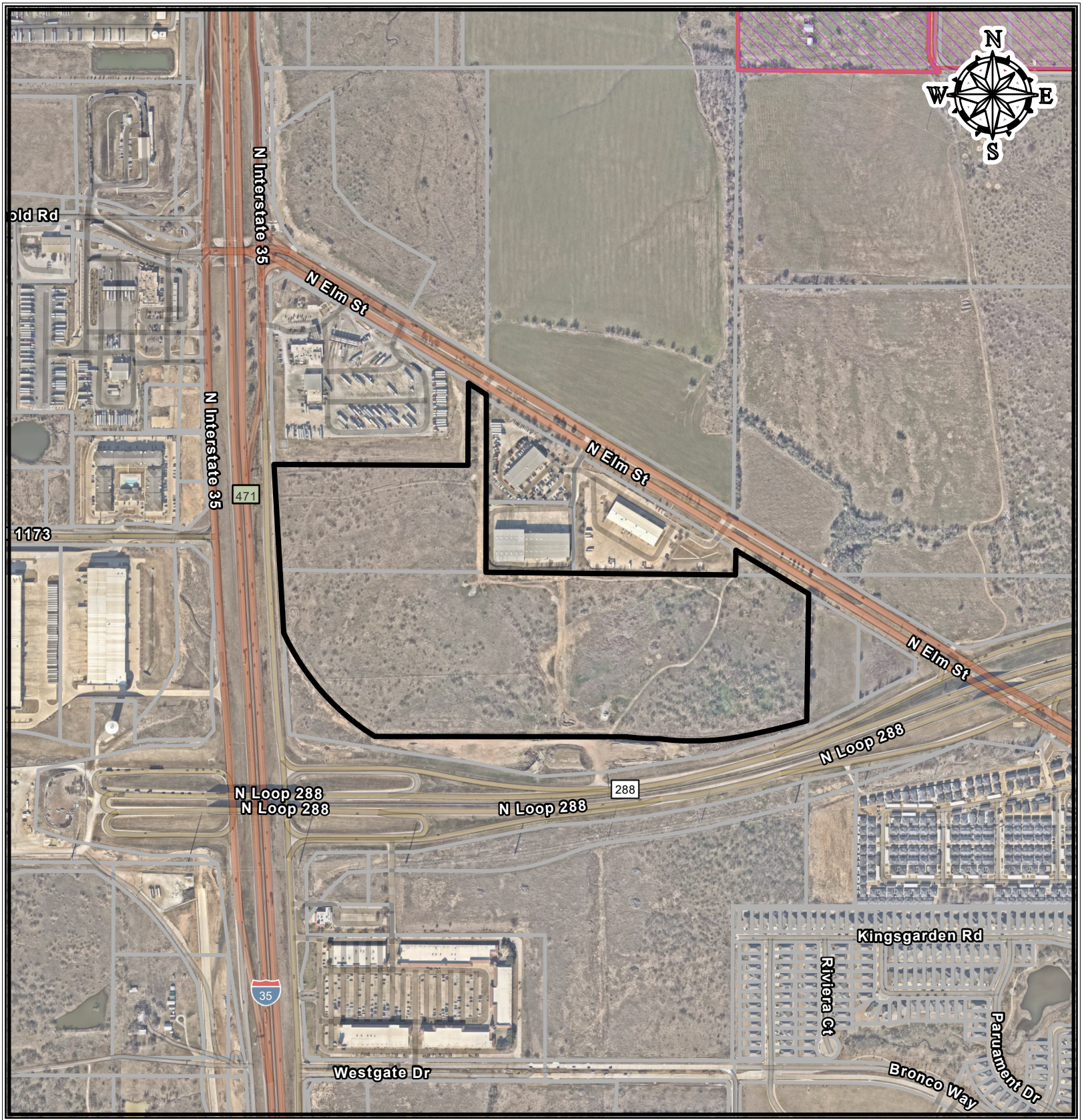
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
7. Minimizes Adverse Environmental Impacts			
a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property			
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. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
9. Minimizes Adverse Fiscal Impacts			
a. The proposed development should not result in significant adverse fiscal impacts on the city. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards			
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. **Findings:** The Final Plat does not comply with the applicable DDC requirements as described herein. See Criteria #1, 2, and 15 for details.	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
11. Provides Adequate Road Systems			
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. **Findings:** The Final Plat has adequate road capacity and complies with this criterion.	☒	☐	☐
12. Provides Adequate Public Services and Facilities			
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. **Findings:** There is adequate capacity to serve the proposed development.	☒	☐	☐
13. Rational Phasing Plan			
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. **Findings:** There is no phasing plan associated with the proposed Final Plat.	☐	☐	☒

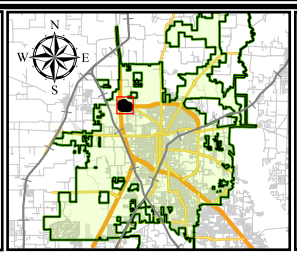
Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. **Findings:** There is no approved preliminary plat associated with the proposed Final Plat.	☐	☐	☒

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
15. Whether the development will substantially comply with all requirements of this DDC. **Findings:** The Final Plat does not comply with the applicable requirements of the Denton Development Code as described herein and as outlined below: 1. All utility easements shall be a minimum of 16 feet. The general criteria to define minimum easement widths are listed in Table 7.B: Minimum Easement Widths of the DDC. (DDC 7.6.7.A) 2. Ensure all easements are shown on plat with recording information. CEP shows an existing temporary construction easement in this area. (DDC 2.6.2.C.6.b, DDC 8.4.4 and FPC 3.6) 3. Drainage easements are subject to further review based on pending comments from CEP25-0080. This configuration does not appear to be the same as the most recent CEP submittal. (DCM 4.12 and FPC 3.7) 4. If a fire lane is to serve multiple properties or travel through another private property, a shared used access easement needs to be provided. (DDC 7.8.10) 5. Drainage easements are subject to further review based on pending comments from CEP25-0080. (DCM 4.12 and FPC 3.7) 6. Indicate which easements are to be vacated by plat or separate instrument (DDC 2.6.2.C.6.b, DDC 8.4.4 and FPC 3.6)	☐	☒	☐
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. **Findings:** The Final Plat does not comply with the applicable technical standards and specifications as described herein. See Criteria #1 and #15 for details.	☐	☒	☐

FP26-0012
Aerial Site Location



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



0 205 410 820 Feet

CITY OF DENTON
Development Services · GIS
Date: 3/12/2026

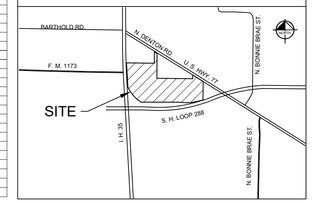
"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure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

LEGEND

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

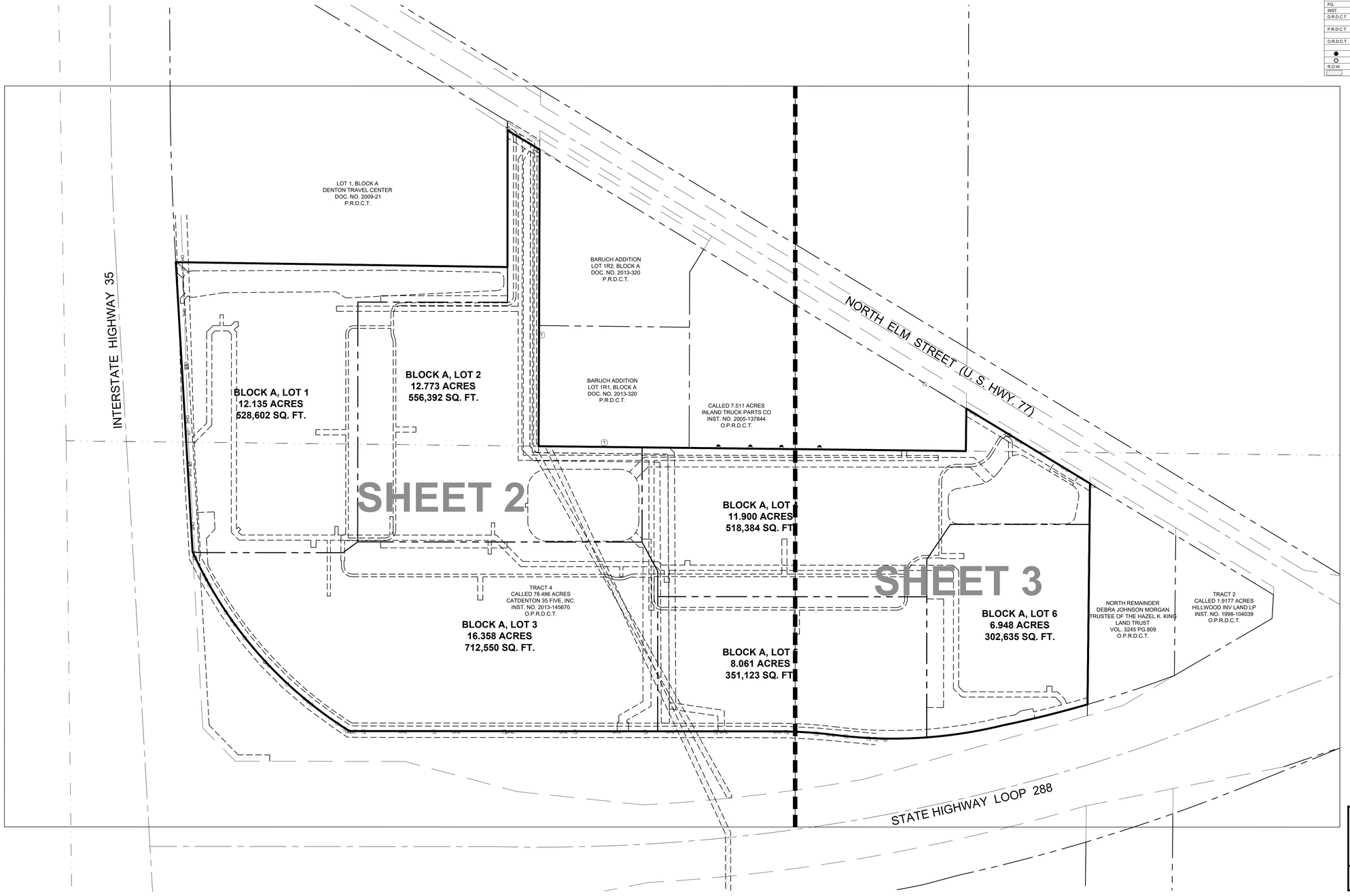
VICINITY MAP

N.T.S.



LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	PROPOSED LOT LINE
	OLD LOT LINE
	EASEMENT LINE
	ABSTRACT LINE
	CENTERLINE
	ESA LIMIT LINE
	INTERIOR ROW PARCEL LINE
X	EXISTING STREAM



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

IMPORTANT NOTICE:

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

NORTH

GRAPHIC SCALE IN FEET

150 0 75 150 300

1" = 150' @ 24X36

FINAL PLAT

SUMMIT 35 ADDITION

LOTS 1-6, BLOCK A

6 COMMERCIAL LOTS

68.175 ACRES SITUATED IN THE
ALEXANDER WHITE SURVEY, ABSTRACT NO. 1406 AND
NATHAN WADE SURVEY, ABSTRACT NO. 1407
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NO. FP26-____

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

Scale	Drawn by	Checked by	Date	Project No.	SHEET
1" = 150'	MBM/JCC	KHA	MAR. 2026	063411024	1 OF 4

OWNER:
Catdenton 35 Five, Inc.
16950 Dallas Pkwy., Suite 120
Dallas, Texas 76248
Ph: 972-732-9000
Contact: Shula Netzer

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

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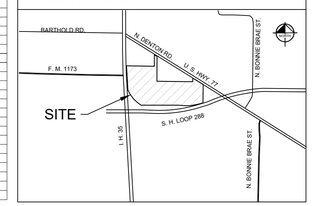
DWG NAME: K:\FRI_SURVEY\063411024 CATDENTON FIVE TRACT - DENTON\DWG\063411024 FINAL PLAT.DWG PLOTTED BY CRABLE, JEFF 3/6/2026 1:21 PM LAST SAVED 2/27/2026 7:36 AM

LEGEND

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

VICINITY MAP

N.T.S.



LINE TYPE LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- OLD LOT LINE
- EASEMENT LINE
- ABSTRACT LINE
- CENTERLINE
- ESA LIMIT LINE
- INTERIOR ROW PARCEL LINE
- X — EXISTING STREAM

NORTH

GRAPHIC SCALE IN FEET

100 0 50 100 200

1" = 100' @ 24X36

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

IMPORTANT NOTICE:

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

FINAL PLAT

SUMMIT 35 ADDITION

LOTS 1-6, BLOCK A

6 COMMERCIAL LOTS

68.175 ACRES SITUATED IN THE
ALEXANDER WHITE SURVEY, ABSTRACT NO. 1406 AND
NATHAN WADE SURVEY, ABSTRACT NO. 1407
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NO. FP26-____

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

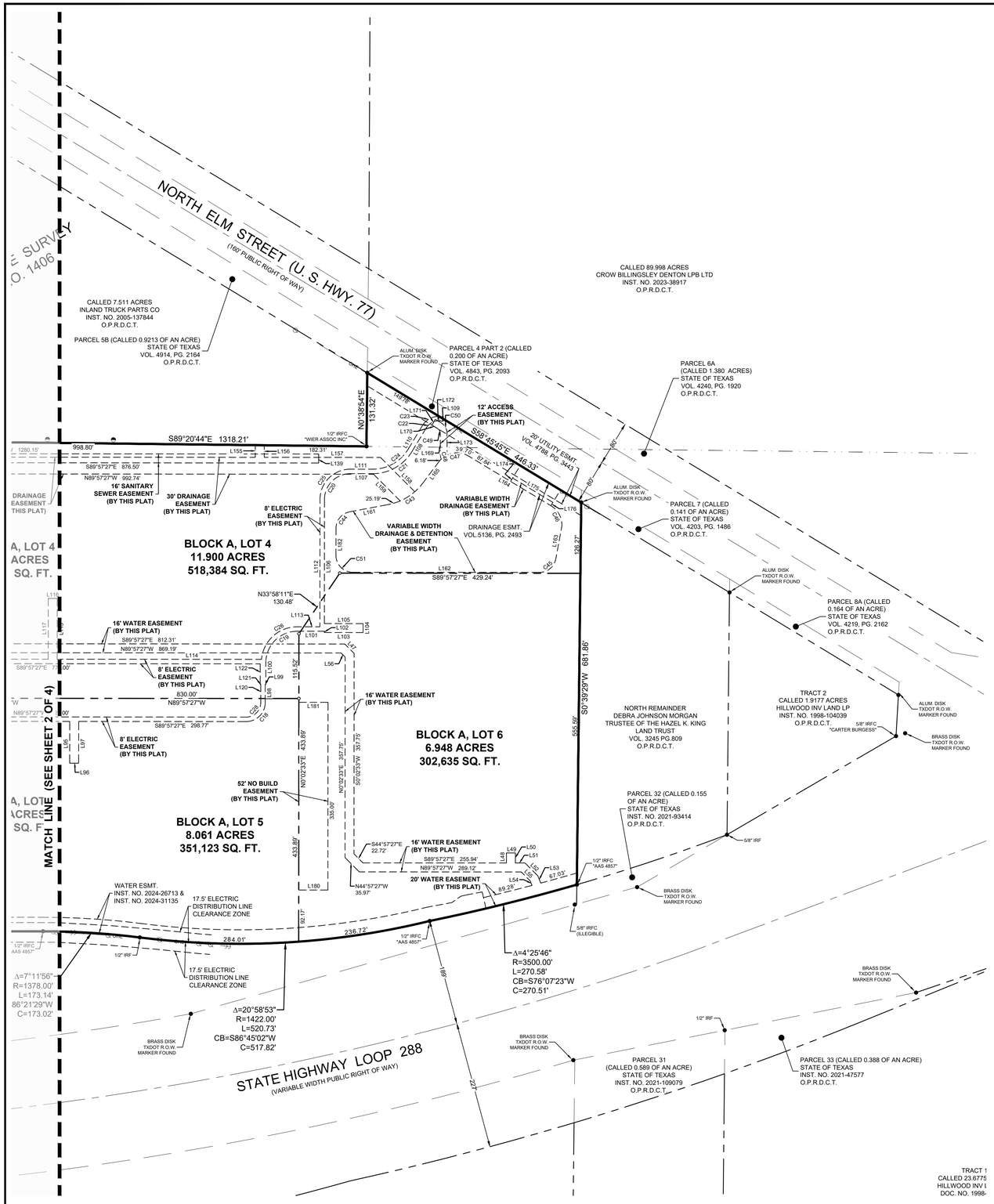
Scale	Drawn by	Checked by	Date	Project No.	SHEET
1" = 100'	MBM/JCC	KHA	MAR. 2026	063411024	2 OF 4

OWNER:
Catdenton 35 Five, Inc.
16950 Dallas Pkwy., Suite 120
Dallas, Texas 76248
Ph: 972-732-9000
Contact: Shula Netzer

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

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DWG NAME: K:\FRI_SURVEY\063411024 CATDENTON FIVE TRACT - DENTON\DWG\063411024 FINAL PLAT.DWG PLOTTED BY CRABLE, JEFF 3/9/2026 1:21 PM LAST SAVED 2/27/2026 7:36 AM



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°02'33"W	108.48'	L41	S44°57'09"E	114.51'	L81	N31°35'38"E	33.58'	L121	S89°57'27"E	1.01'	L162	S89°57'27"E	332.76'
L2	N49°27'54"W	46.34'	L42	S44°57'27"E	15.56'	L82	N89°57'27"W	323.00'	L122	S00°02'33"W	36.50'	L163	N10°28'59"E	59.29'
L3	N49°27'54"W	27.66'	L43	S89°57'27"E	70.69'	L83	S00°02'33"W	37.01'	L123	S00°02'33"W	1.01'	L164	N58°53'36"W	172.16'
L4	N00°02'33"E	16.13'	L44	N00°02'33"E	14.00'	L84	N89°57'27"W	115.00'	L125	N89°59'45"E	1.75'	L165	S37°00'14"W	48.08'
L5	S58°13'10"E	36.29'	L45	S89°57'27"E	16.00'	L85	N89°57'22"W	5.75'	L126	N00°02'33"E	62.49'	L166	N89°57'27"W	7.29'
L6	N81°07'58"E	84.48'	L46	S00°02'33"W	14.00'	L86	S00°02'33"W	71.50'	L127	S89°57'22"E	123.75'	L167	N00°00'00"E	12.00'
L7	S00°02'33"W	21.70'	L47	S44°57'27"E	23.60'	L87	N89°59'45"E	1.75'	L128	N16°13'04"W	17.49'	L168	N89°57'27"W	7.29'
L8	S42°13'00"W	15.91'	L48	N00°02'33"E	17.91'	L88	S00°02'33"W	15.00'	L129	N00°02'33"E	56.70'	L169	S00°14'07"E	39.13'
L9	S00°02'33"W	10.83'	L49	S89°57'27"E	16.00'	L89	S69°11'36"E	15.80'	L130	S89°57'27"E	323.00'	L170	S58°45'45"E	11.97'
L10	N89°57'27"W	12.00'	L50	S00°02'33"W	17.91'	L90	S89°57'27"E	14.50'	L131	N89°57'27"W	115.00'	L171	S31°10'02"W	12.00'
L11	N00°02'33"E	15.46'	L51	S89°57'27"E	17.18'	L91	N69°11'36"E	15.65'	L132	S89°57'22"E	112.50'	L172	N58°45'45"W	11.99'
L12	N42°13'00"E	20.61'	L52	S44°57'27"E	32.04'	L92	S00°02'33"W	0.99'	L133	N16°13'04"W	17.49'	L173	N00°14'07"W	39.72'
L13	N45°02'33"E	61.82'	L53	S22°27'27"E	14.21'	L93	S89°57'27"E	57.50'	L134	N00°02'33"E	11.69'	L174	S31°06'24"W	7.11'
L14	N45°02'33"E	27.84'	L54	N22°27'27"W	8.92'	L94	S00°02'33"W	67.01'	L135	S89°57'27"E	403.65'	L175	N58°45'45"W	83.99'
L15	S89°57'27"E	21.49'	L55	N44°57'27"W	22.23'	L95	S00°02'33"W	74.52'	L136	S00°02'33"W	462.00'	L176	S31°06'24"W	6.92'
L16	N00°02'33"E	33.75'	L56	N44°57'27"W	10.34'	L96	N89°52'44"E	16.00'	L137	S89°57'27"E	16.00'	L177	N00°02'38"E	172.49'
L17	S89°57'27"E	10.00'	L57	S00°02'33"W	37.00'	L97	N00°02'33"E	74.48'	L138	N00°02'33"E	462.00'	L178	S00°02'38"W	172.49'
L18	S00°02'33"W	33.75'	L58	N89°57'27"W	16.00'	L98	N00°02'33"E	32.50'	L139	N00°02'33"E	16.00'	L179	S89°57'27"E	418.19'
L19	S89°57'27"E	23.34'	L59	N00°02'33"E	37.00'	L99	S89°57'27"E	0.99'	L140	S00°02'33"W	6.21'	L180	S89°57'27"E	52.00'
L20	N45°02'33"E	16.97'	L60	N89°57'27"W	13.81'	L100	N00°02'33"E	38.73'	L141	S60°02'33"W	85.93'	L181	N89°57'27"W	52.00'
L21	S89°57'27"E	11.01'	L61	N44°57'27"W	15.56'	L101	S89°57'27"E	48.38'	L142	S00°02'33"W	515.78'	L182	N00°02'33"E	48.42'
L22	S00°02'33"W	16.00'	L62	N89°57'27"W	102.69'	L102	S00°02'33"W	2.25'	L143	S89°57'27"E	26.82'	L183	N00°02'33"E	20.00'
L23	N89°57'27"W	4.38'	L63	S00°02'33"W	31.00'	L103	S89°57'27"E	69.14'	L144	S44°57'27"E	29.48'	L184	S89°57'27"E	5.00'
L24	S45°02'33"W	11.66'	L64	N89°57'27"W	10.00'	L104	N00°07'16"W	16.00'	L145	N44°57'27"W	39.83'	L185	S00°02'33"W	28.05'
L25	S44°57'27"E	10.53'	L65	N00°02'33"E	31.00'	L105	N89°57'27"W	69.09'	L146	N89°57'27"W	12.18'	L186	N89°57'27"W	5.00'
L26	N45°02'33"E	8.52'	L66	N44°57'09"W	114.51'	L106	N00°02'33"E	221.52'	L147	N00°02'33"E	476.34'	L187	S00°02'33"W	28.05'
L27	S44°57'27"E	10.00'	L67	S00°02'33"W	42.48'	L107	S89°57'27"E	39.89'	L148	N60°02'33"E	85.93'	L188	S00°02'33"W	292.30'
L28	S45°02'33"W	11.10'	L68	N89°57'27"W	10.00'	L108	N31°10'00"E	49.29'	L149	N00°02'33"E	20.64'	L189	S28°16'38"E	102.24'
L29	S44°57'27"E	13.29'	L69	N00°02'33"E	42.48'	L109	N31°14'15"E	4.42'	L150	S89°57'27"E	222.61'			
L30	N00°02'38"E	26.61'	L70	N89°57'22"W	34.44'	L110	S31°10'00"W	49.29'	L151	S00°02'33"W	102.00'			
L31	S89°57'22"E	10.00'	L71	S00°02'33"W	22.39'	L111	N89°57'27"W	39.89'	L152	N89°57'27"W	222.61'			
L32	S00°02'38"W	26.61'	L72	N89°57'27"W	16.00'	L112	S00°02'33"W	227.27'	L153	N00°02'33"E	102.00'			
L33	S89°57'22"E	160.00'	L73	N00°02'33"E	22.39'	L113	N89°57'27"W	40.38'	L154	N45°02'33"E	64.79'			
L34	N00°02'39"E	57.26'	L74	N44°57'27"W	14.59'	L114	N89°57'27"W	364.49'	L155	N00°02'33"E	21.75'			
L35	S89°57'21"E	10.00'	L75	N89°57'27"W	39.72'	L115	N00°02'33"E	108.51'	L156	S00°02'33"W	21.57'			
L36	S00°02'39"W	57.26'	L76	S45°02'33"W	14.59'	L116	S89°52'44"W	16.00'	L157	S89°57'27"E	207.44'			
L37	N00°02'38"E	38.11'	L77	N89°57'27"W	2.84'	L117	S00°02'33"W	108.46'	L158	S44°57'27"E	86.49'			
L38	S89°57'22"E	10.00'	L78	S00°02'33"W	486.41'	L118	N89°57'27"W	459.27'	L159	N44°57'27"W	67.29'			
L39	S00°02'38"W	38.11'	L79	N00°02'33"E	486.41'	L119	N00°02'33"E	69.01'	L160	S45°02'33"W	52.36'			
L40	S89°57'22"E	6.06'	L80	S31°35'38"W	38.00'	L120	S00°02'33"W	32.50'	L161	S79°18'59"W	67.16'			

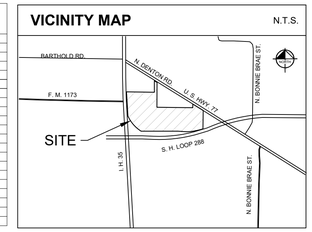
CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°47'47"	30.00'	47.02'	N44°56'27"E	42.35'	C41	90°00'00"	60.00'	94.25'	N44°57'27"W	84.85'
C2	88°57'33"	20.00'	31.05'	N44°26'13"W	28.03'	C42	90°00'00"	60.00'	94.25'	N45°02'33"E	84.85'
C3	87°08'00"	20.00'	30.42'	N43°36'33"E	27.57'	C43	44°02'08"	100.00'	76.86'	N59°01'18"E	74.98'
C4	8°25'35"	100.00'	14.71'	S85°20'45"W	14.69'	C44	79°18'39"	30.00'	41.53'	S39°41'53"W	38.29'
C5	98°54'35"	30.00'	51.79'	S49°24'45"E	45.59'	C45	79°10'24"	30.00'	41.46'	N50°27'21"E	38.23'
C6	16°39'45"	34.00'	9.89'	N08°17'19"W	9.85'	C46	61°39'28"	40.00'	43.05'	N28°03'52"W	41.00'
C7	44°38'48"	26.00'	20.26'	N22°16'51"W	19.75'	C47	84°06'11"	40.00'	58.71'	S79°03'19"W	53.58'
C8	90°00'00"	21.00'	32.99'	N45°02'33"E	29.70'	C48	21°27'43"	22.00'	8.24'	S10°57'58"E	8.19'
C9	90°00'00"	34.00'	53.41'	S45°02'33"W	48.08'	C49	51°28'12"	10.00'	8.98'	N33°01'39"W	8.68'
C10	90°00'00"	24.00'	37.70'	S45°02'33"W	33.94'	C50	53°46'15"	22.00'	20.65'	N31°52'38"W	19.90'
C11	90°00'05"	9.00'	14.14'	S45°02'36"W	12.73'	C51	90°00'00"	30.00'	47.12'	S44°57'27"E	42.43'
C12	90°00'00"	34.00'	53.41'	S44°57'27"E	48.08'						
C13	20°45'51"	26.00'	9.42'	N79°34'31"W	9.37'						
C14	20°45'51"	34.00'	12.32'	S79°34'31"E	12.25'						
C15	20°50'57"	34.00'	12.37'	N79°37'04"E	12.30'						
C16	20°50'57"	26.00'	9.46'	S79°37'04"W	9.41'						
C17	90°00'00"	34.00'	53.41'	S44°57'27"E	48.08'						
C18	90°00'00"	34.00'	53.41'	N45°02'33"E	48.08'						
C19	90°00'00"	56.00'	87.96'	S45°02'33"W	79.20'						
C20	90°00'00"	46.00'	72.26'	S45°02'33"W	65.05'						
C21	58°52'33"	82.00'	84.26'	N60°36'17"E	80.60'						
C22	73°40'45"	26.00'	33.43'	S68°00'23"W	31.18'						
C23	59°53'05"	34.00'	35.54'	S61°06'33"W	33.94'						
C24	58°52'33"	74.00'	76.04'	N60°36'17"E	72.74'						
C25	90°00'00"	54.00'	84.82'	S45°02'33"W	76.37'						
C26	84°49'30"	64.00'	94.75'	S47°37'48"W	86.33'						
C27	90°00'00"	26.00'	40.84'	S44°57'27"E	36.77'						
C28	90°00'00"	26.00'	40.84'	N45°02'33"E	36.77'						
C29	90°00'00"	26.00'	40.84'	S44°57'27"E	36.77'						
C30	90°00'05"	34.00'	53.41'	N45°02'36"E	48.08'						
C31	16°13'04"	34.00'	9.62'	N08°06'32"W	9.59'						
C32	16°15'37"	26.00'	7.38'	S08°05'15"E	7.35'						
C33	90°00'00"	26.00'	40.84'	S45°02'33"W	36.77'						
C34	90°00'00"	29.00'	45.55'	N45°02'33"E	41.01'						
C35	90°00'00"	16.00'	25.13'	S45°02'33"W	22.63'						
C36	90°00'05"	26.00'	40.84'	N45°02'36"E	36.77'						
C37	16°13'04"	26.00'	7.36'	N08°06'32"W	7.33'						
C38	16°15'37"	34.00'	9.65'	S08°05'15"E	9.62'						
C39	90°00'00"	60.00'	94.25'	S44°57'27"E	84.85'						
C40	90°00'00"	60.00'	94.25'	S45°02'33"W	84.85'						

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
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D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
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●	FOUND MONUMENT
○	SET MONUMENT
R.O.W.	RIGHT-OF-WAY
	PORTION TO BE VACATED

VICINITY MAP

N.T.S.



LINE TYPE LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- OLD LOT LINE
- EASEMENT LINE
- ABSTRACT LINE
- CENTERLINE
- ESA LIMIT LINE
- INTERIOR ROW PARCEL LINE
- X — EXISTING STREAM

NORTH

GRAPHIC SCALE IN FEET

100 0 50 100 200

1" = 100' @ 24X36

SEE NOTES ON SHEET 4

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FINAL PLAT

SUMMIT 35 ADDITION

LOTS 1-6, BLOCK A

6 COMMERCIAL LOTS

68.175 ACRES SITUATED IN THE
ALEXANDER WHITE SURVEY, ABSTRACT NO. 1406 AND
NATHAN WADE SURVEY, ABSTRACT NO. 1407
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NO. FP26-_____

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

Scale	Drawn by	Checked by	Date	Project No.	SHEET
1" = 100'	MBM/JCC	KHA	MAR. 2026	063411024	3 OF 4

OWNER:
Catdenton 35 Five, Inc.
16950 Dallas Pkwy., Suite 120
Dallas, Texas 76248
Ph: 972-732-9000
Contact: Shula Netzer

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

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DWG NAME: K:\FRI_SURVEY\063411024 CATDENTON FIVE TRACT - DENTON\DWG\063411024 FINAL PLAT DWG PLOTTED BY CRABLE, JEFF 3/5/2026 1:21 PM LAST SAVED 2/27/2026 7:36 AM

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS CATDENTON 35 FIVE, INC., is the rightful owner of a tract of land situated in the Alexander White Survey, Abstract No. 1406 and the Nathan Wade Survey, Abstract No. 1407, City of Denton, Denton County, Texas, and being a portion of a called 78.486-acre tract of land, described in a General Warranty Deed to Catdenton 35 Five, Inc., as recorded in Instrument No. 2013-145670 of the Official Public Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set on the west line of said 78.486-acre tract and intersection of the east right of way line of Interstate Highway 35, a variable width right of way, with the northerly right of way line of State Highway Loop 288, a variable width right of way, described as Parcel 30 (called 10.405-acres), in a deed to the State of Texas, as recorded in Instrument No. 2023-118441 of the Official Public Records of Denton County, Texas, from which, a brass disk TXDOT right of way monument found for the southwest corner of said 78.786-acre tract, bears South 03°19'12" East, a distance of 544.70 feet;

THENCE North 03°19'12" West (called N02°03'17" West), along the west line of said 78.486-acre tract and the east right of way line of said Interstate Highway 35, a distance of 895.56 feet to a point for the westerly, northwest corner of said 78.486-acre tract, from which, a found 1/2-inch iron rod bears South 04°29' West, 1.70 feet;

THENCE South 89°09'07" East (called South 87°53'04" East), departing the east right of way line of said Interstate Highway Highway 35, along a northerly line of said 78.486-acre tract and generally along a barbed wire fence, a distance of 1,023.63 feet (called 1,023.57 feet) to a fence corner post found for a corner, from which, a 1/2-inch iron rod with an illegible plastic cap found for the southeast corner of Lot 1, Block A of Denton Travel Center, an addition to the City of Denton, according to the final plat, recorded in Document No. 2009-21 of the Plat Records of Denton County, Texas, bears North 45°45' West, 2.06 feet;

THENCE North 00°01'29" East (called North 01°17'32" East), along a westerly line of said 78.486-acre tract, a distance of 421.82 feet (called 446.24 feet) to a point for the southwest corner of Parcel 4 Part 1, described in a deed to the State of Texas, as recorded in Volume 4843, Page 2093 of the Official Public Records of Denton County, Texas, same being on the southerly right of way line of North Elm Street (U. S. Highway 77), a called 160' wide right of way;

THENCE South 58°45'45" East (called South 55°33'16" East), along the southerly line of said Parcel 4 Part 1 and said North Elm Street (U. S. Highway 77), a distance of 116.02 feet (called 115.73 feet) to an aluminum disk TXDOT right of way marker found on an easterly line of said 78.486-acre tract for the southeast corner of said Parcel 4 Part 1, same being the southwest corner of Parcel 5A, described in a deed to the State of Texas, as recorded in Volume 4903, Page 2743 of the Official Public Records of Denton County, Texas, same also being on the west line of Lot 1R2, Block A of Baruch Addition, an addition to the City of Denton, according to the final plat, recorded in Document No. 2013-320 of the Plat Records of Denton County, Texas;

THENCE South 00°13'06" West (called South 01°23'42" West), departing the southerly right of way line of said North Elm Street (U. S. Highway 77), along an easterly line of said 78.486-acre tract and the westerly line of said Lot 1R2, passing at a distance of 542.17 feet, a 1/2-inch iron rod found at a fence corner post for the southwest corner of said Lot 1R2 and the northwest corner of Lot 1R1, Block A of said Baruch Addition, continuing along the west line of said Lot 1R1, a total distance of 914.51 feet (called 936.41 feet) to a 1/2-inch iron rod found for the southwest corner of Lot 1R1;

THENCE South 89°20'44" East (called South 88°05'15" East), along a northerly line of said 78.486-acre tract, the south line of said Lot 1R1 and generally along a barbed wire fence, passing at a distance of 464.46 feet, a 1/2-inch iron rod with an illegible plastic cap found for the southeast corner of Lot 1R1 and the southwest corner of a called 7.511-acre tract of land, described in a deed to Inland Truck Parts Co., as recorded in Instrument No. 2005-137844 of the Official Public Records of Denton County, Texas, continuing along the south line of said 7.511-acre tract, for a total distance of 1,318.21 feet (called 1,316.47 feet) to a 1/2-inch iron rod with a plastic cap, stamped "WIER ASSOC INC" found for the southeast corner of said 7.511-acre tract;

THENCE North 00°38'54" East (called North 03°02'54" East), along a westerly line of said 78.486-acre tract and the east line of said 7.511-acre tract, a distance of 131.32 feet (called 131.77 feet) to an aluminum disk TXDOT right of way marker found on the southerly right of way line of aforesaid North Elm Street (U. S. Highway 77), same being the southwest corner of Parcel 4 Part 2, as described in a deed to the State of Texas, as recorded in aforesaid Volume 4843, Page 2093 of the Official Public Records of Denton County, Texas;

THENCE South 58°45'45" East (called South 57°3125" East), along a northerly line of said 78.486-acre tract, the southerly line of said Parcel 4 Part 2 and said North Elm Street (U. S. Highway 77), a distance of 446.33 feet (called 446.33 feet) to an aluminum disk TXDOT right of way marker found for the southeast corner of said Parcel 4 Part 2;

THENCE South 00°39'29" West (called South 02°11'49" West), departing the southerly right of way line of said North Elm Street (U. S. Highway 77), along the easterly line of said 78.486-acre tract, the westerly line of a tract of land described in a deed to Debra Johnson Morgan, Trustee of the Hazel K. King Land Trust, as recorded in Volume 3245, Page 809 of the Official Public Records of Denton County, Texas, and generally along a barbed wire fence, a distance of 681.86 feet to a 1/2-inch iron rod with a plastic cap, stamped "AAS 4857" found for the northeast corner of aforesaid Parcel 30 (called 10.405-acres), same being on the north right of way line of aforesaid State Highway Loop 288, and being at the beginning of a non-tangent curve to the right with a radius of 3,500.00 feet, a central angle of 04°25'46", and a chord bearing and distance of South 76°07'23" West, 270.51 feet;

THENCE in a westerly direction, along the north right of way line of said State Highway Loop 288 as described in said Parcel 30 (called 10.405-acres), and generally along a barbed wire fence, the following:

With said non-tangent curve to the right, an arc distance of 270.58 feet to a 1/2-inch iron rod with a plastic cap, stamped "AAS 4857" found at the beginning of a non-tangent curve to the right with a radius of 1,422.00 feet, a central angle of 20°58'53", and a chord bearing and distance of South 86°45'02" West, 517.82 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 520.73 feet to a 1/2-inch iron rod found at the beginning of a reverse curve to the left with a radius of 1,378.00 feet, a central angle of 07°11'56", and a chord bearing and distance of North 86°21'29" West, 173.02 feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 173.14 feet to a 1/2-inch iron rod with a plastic cap, stamped "AAS 4857" found for corner;

North 89°57'27" West, a distance of 1,324.84 feet to a 1/2-inch iron rod with a plastic cap, stamped "AAS 4857" found at the beginning of a non-tangent curve to the right with a radius of 1,271.00 feet, a central angle of 33°36'37", and a chord bearing and distance of North 41°10'20" West, 734.94 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 745.58 feet to the **POINT OF BEGINNING** and containing 68.175 acres (2,969,685 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **CATDENTON 35 FIVE, INC.**, does hereby adopt this plat designating the herein described property as **SUMMIT 35 ADDITION**, an addition to 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 _____, 2026.

BY: CATDENTON 35 FIVE, INC.

By: _____
Signature

By: _____
Printed 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 acknowledge to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

_____
Notary Public, State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Michael B. Marx, I, 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 .

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

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

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Michael B. Marx, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

_____
Notary Public, State of Texas

My commission expires: _____

Planning and Zoning Commission Approval

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this plat and subdivision of SUMMIT 35 ADDITION in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this _____ day of _____, 20____.

_____ _____
Chair, Planning & Zoning Commission

_____
City Secretary

GENERAL NOTES:

1. The purpose of this plat is to create 6 commercial lots and to dedicate access, utility and drainage easements.
2. Master Note N/A
3. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998493926.
4. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from the information by First American Title Insurance Company, GF. No. 1002-407103-RTT, effective date June 23, 2025. The surveyor has not abstracted the above property,
5. This plat lies wholly within the City Limits of Denton, and Denton County.
6. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.
7. Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.
8. There are no gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision.
9. 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.
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 jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and

b) There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.

c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.

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. A Tree Survey and Preservation Plan will be required to proceed with the Building Permits on the subject site. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4 must be met prior to release of any permits..
14. 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.
15. Wastewater utility service will be provided by the City of Denton.
16. Master Note N/A
17. Master Note N/A
18. Water utility service will be provided by the City of Denton.
19. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
20. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0360G, for Denton County, Texas and incorporated areas, dated April 18th, 2011 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
21. Vertical datum used for the minimum finished floor elevations is NAVD 88 and is the same as the datum used to establish 100-year base flood elevations.
22. The Minimum Finish Floor (Slab) Elevation shall be:
    - Lot 1 & 2 = 718.5', 18" above the 100 year water surface elevation of Pond 1 (717.0')
    - Lot 3 = 733.7', 18" above the 100 year water surface elevation of Pond 2 (732.2')
    - Lot 4. 5 & 6 = 717.3', 18" above the 100 year water surface elevation of Pond 3 (715.8')

    one foot above top of curb, 1.5 feet above natural ground, or, if applicable, as indicated on individual lot, whichever elevation is higher. Natural ground contours indicated are prior to development of the tract.
23. Master Note N/A.
24. Master Note N/A
25. 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 Drainage and Detention Easements within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easements. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention 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 Drainage Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.
26. This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
27. As required by Section 8.2.5B of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond, or letter of credit is provided to and accepted by the City.
28. Master Note N/A.
29. Master Note N/A
30. Master Note N/A
31. Master Note N/A
32. Master Note N/A
33. IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
34. Master Note N/A
35. Master Note N/A
36. Master Note N/A
37. Master Note N/A
38. Master Note N/A
39. Master Note N/A
40. Master Note N/A
41. Master Note N/A
42. Property owners are responsible for the maintenance of the facilities located within the access easement(s) and detention areas.
43. Master Note N/A
44. All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
45. As of the date of this plat, there are no existing wells on the platted property.

FINAL PLAT
SUMMIT 35 ADDITION

LOTS 1-6, BLOCK A

6 COMMERCIAL LOTS

68.175 ACRES SITUATED IN THE
ALEXANDER WHITE SURVEY, ABSTRACT NO. 1406 AND
NATHAN WADE SURVEY, ABSTRACT NO. 1407
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NO. FP26-_____

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

Scale	Drawn by	Checked by	Date	Project No.	SHEET
-	MBM/JCC	KHA	MAR. 2026	063411024	4 OF 4

OWNER:
Catdenton 35 Five, Inc.
16950 Dallas Pkwy., Suite 120
Dallas, Texas 76248
Ph: 972-732-9000
Contact: Shula Netzer

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

DWG NAME: K:\FRI_SURVEY\063411024 CATDENTON FIVE TRACT - DENTON\DWG\063411024 FINAL PLAT.DWG PLOTTED BY:CRABLE, JEFF 3/6/2026 1:21 PM LAST SAVED 2/27/2026 7:36 AM

March 30, 2026

Julie Wyatt
City of Denton
401 N. Elm Street
Denton, Texas 76201

RE: Summit 35 – Phase I, FP26-0012

Julie:

On behalf of the owner and applicant, I request that the final plat associated with FP26-0012 be granted a 30-day extension in order that staff's comments may be more fully addressed for consideration at the April 29, 2026, Planning and Zoning commission meeting.

Please contact me at (940-536-0176) or mack.mattke@kimley-horn.com should you have any questions or need any additional information.

Sincerely,

Mack Mattke, P.E.

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 8, 2026

SUBJECT

Consider a request by Kimley-Horn on behalf of the property owners, HR 3200 LP and Landmark Land & Cattle, LLC, for a Final Plat of Landmark Phase 2 North. The approximately 184.877-acre site is generally located on the north side of Robson Ranch Road, approximately 1.07 miles west of I-35W in the City of Denton, Denton County, Texas. (FP26-0004, Landmark Phase 2 North, Cameron Robertson)

BACKGROUND

The purpose of this Final Plat is to facilitate the development of North end of Landmark Phase 2, which will consist of 312 single-family residential lots, five (5) Common Area/HOA lots, one (1) School lot, and 2 City Park lots. Phase 2 also includes the construction of a fire station lot which will serve this portion of the development and future phases of the overall development.

The subject property is presently vacant and zoned Master Planned Communities (MPC) – Residential 6 (R6)/ -Residential 7 (R7)/ -Mixed-Use Neighborhood (MN). Ordinance MPC19-0002c applies to the subject property and establishes the zoning standards for the entire Hunter Ranch MPC.

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

Date Application Filed:	February 16, 2026
Withdrawal:	March 6, 2026
Days in Review:	18 Days
Resubmitted:	March 19, 2026
Planning & Zoning Commission Meeting:	April 8, 2026
Days in Review:	20 Days

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699. The applicant has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and allow for additional review (see Exhibit 5). The requested extension could be granted to a date certain of April 29, 2026. The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

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

OPTIONS

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

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of April 29, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
April 7, 2020	City Council	Approval of Ordinance No. MPC19-0002c	Approved
November 19, 2025	Planning and Zoning Commission	Extension Request (PP25-0004)	Approved
January 14, 2026	Planning & Zoning Commission	Preliminary Plat (PP25-0004a)	Approved

PUBLIC OUTREACH

No public outreach is required for a final plat.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Final Plat
5. Extension Request
6. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Cameron Robertson, AICP
Principal Planner

Planning Staff Analysis

FP26-0004/Landmark Phase 2 North
District 4
Planning & Zoning Commission

REQUEST:
Final Plat for an approximately 184.877-acre site

APPLICANT:
Kimley-Horn & Associates, on behalf of HR 3200, LP and Landmark Land & Cattle, LLC

RECOMMENDATION:
Staff recommends denial of this Final Plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension, which could be granted to a date certain of April 29, 2026.

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			
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. **Findings:** The proposed Final Plat does not meet all criteria set forth by the Final Plat Checklist (FPC), authorized by DDC Subsection 2.6.4D.3. Prior to approval, the following comments must be addressed: 1. Connect V.E. leader to the other side of the easement. (FPC 3.5) 2. Provide line and curve data for easement boundaries and tie down easements. (FPC 3.6) 3. Eliminate General Note 22. It is used for plats that do not contain FEMA floodplain. (FPC 5.8) 4. Display the location of the centerline of creeks and drainage ways tied to dimension in feet and hundredths of feet with bearings and angles on all sheets containing creeks and drainage ways, i.e. for the west side stream. (FPC 3.12) 5. Show and label the 200' floodplain buffer on applicable sheets, i.e. for the west side floodplain. (FPC 3.11)	☐	☒	☐
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.	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
Findings: The Final Plat does not meet all applicable review criteria of DDC Section 2.6.4D as described herein.			
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. **Findings:** There is no conflict.	☐	☐	☒
2. Prior Approvals			
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. **Findings:** The proposed Final Plat is consistent with Ordinance No. MPC19-0002c, which was approved by the Denton City Council on April 7, 2020.	☒	☐	☐
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** The Denton 2040 Comprehensive Plan Future Land Use Map designates the subject property as Master Planned Community. The proposed uses are consistent with the designation.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies. **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒
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.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.			
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	**Compliance**		
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. **Findings:** The Final Plat does not comply with the applicable DDC requirements as described herein: 1. Label minimum finish floor elevation for each pad site on any lot encumbered by floodplain or within the 200' floodplain buffer. (DDC 7.5.3.I.3 and FPC 3.14) 2. The Downstream Assessment (DSA) and Civil Engineering Plans (CEP) must be approved before the Final Plat may be approved. (DDC) 3. Show, label, and dimension drainage, detention, and floodplain easements (DDC 7.5.3.I, J and N, DCM 4.12, FPC 3.7, 3.11) 4. A drainage or floodplain easement shall be dedicated as a single lot to the city, a homeowner's association, or other legal entity as allowed by DDC Subsection 7.5.3. (DDC 7.5.3.I.2.a.ii) 5. Negotiate an agreement (signed and notarized) that stipulates any conditions or limits to surface development. Present the agreement to the City of Denton prior to plat approval. OR, if there is an existing Agreement or Mineral Lease that addresses the same, please submit that. (DDC) 6. Provide an email or other written communication from an Operator representative indicating that the company does not object to the development proposal. (DDC) 7. Riparian Buffer ESA and Water Related Habitat ESA shown on the city's ESA Map within the project boundary are missing. Please ensure all ESA boundaries are shown on the plans. (DDC 7.4.5.A)	☐	☒	☐
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The proposed Final Plat provides sufficient detail required for the submittal.	☒	☐	☐

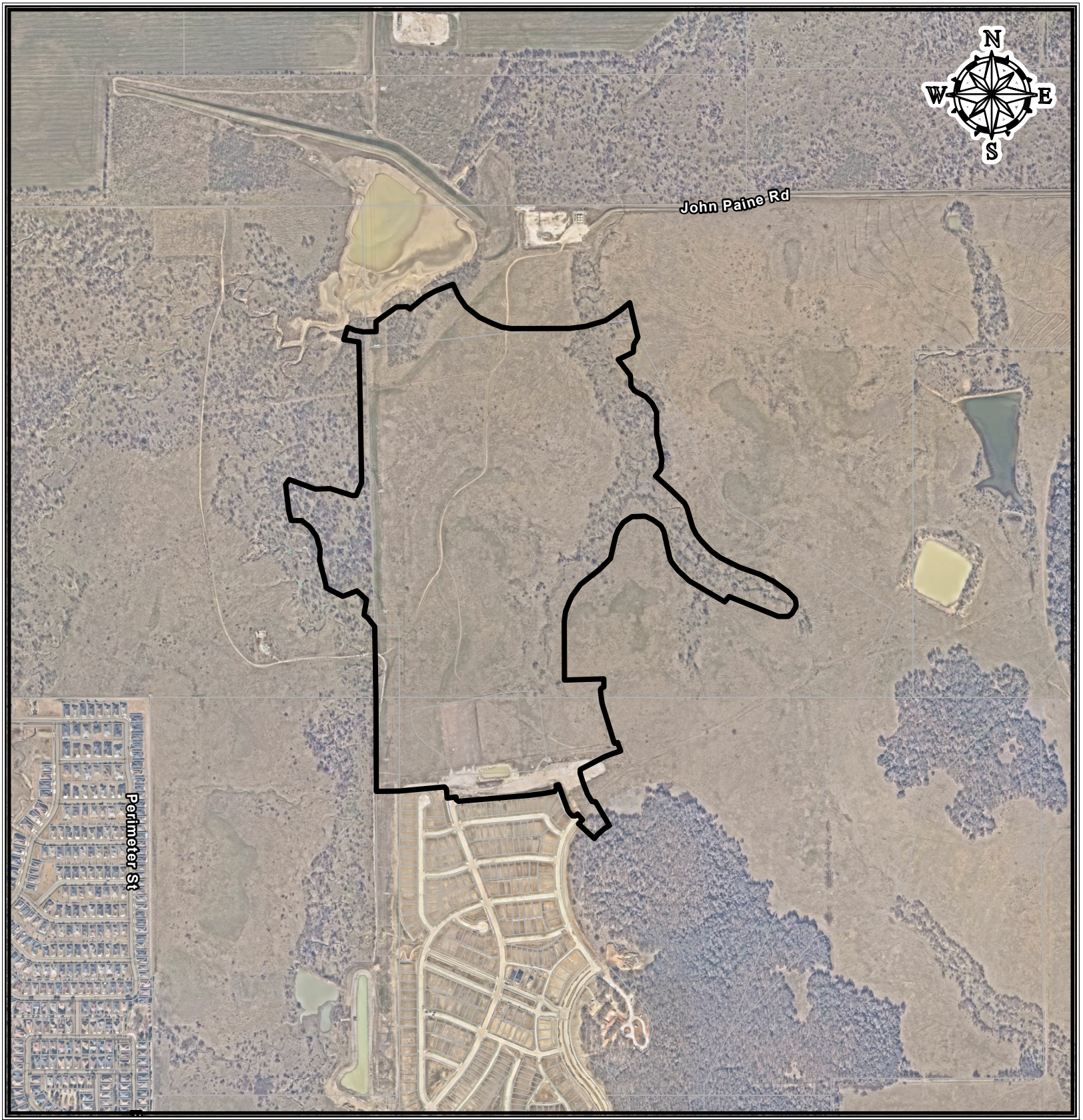
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
5. Compliance with Other Applicable Regulations			
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. **Findings:** The proposed Final Plat does meet all criteria set forth by the Final Plat Checklist, authorized by DDC Subsection 2.6.4D.3.	☒	☐	☐
6. Consistent with Interlocal and Development Agreements			
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:** The proposed Final Plat is consistent with Ordinance No. MPC19-0002c, which was approved by the Denton City Council on April 7, 2020, and the with the associated project agreements.	☒	☐	☐
7. Minimizes Adverse Environmental Impacts			
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:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property			
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. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
9. Minimizes Adverse Fiscal Impacts			
a. The proposed development should not result in significant adverse fiscal impacts on the city.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.			
10. Compliance with Utility, Service, and Improvement Standards			
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. **Findings:** The Final Plat complies with the applicable DDC requirements as described herein.	☒	☐	☐
11. Provides Adequate Road Systems			
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. **Findings:** The Final Plat has adequate road capacity and complies with this criterion.	☒	☐	☐
12. Provides Adequate Public Services and Facilities			
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. **Findings:** There is adequate capacity to serve the proposed development.	☒	☐	☐
13. Rational Phasing Plan			
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.	☒	☐	☐

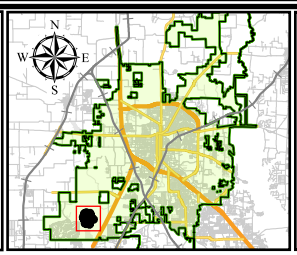
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: A multi-phase plan was approved in the MPC ordinance. Future engineering reviews will ensure that utilities and access are in place for each phase of the development.			

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. **Findings:** Preliminary Plat PP25-0004 is associated with the proposed Final Plat and was approved by the Planning & Zoning Commission on January 14, 2026.	☒	☐	☐
15. Whether the development will substantially comply with all requirements of this DDC. **Findings:** The Final Plat does not comply with the applicable requirements of the Denton Development Code as detailed in Criterion 4.	☐	☒	☐
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. **Findings:** The Final Plat complies with the applicable technical standards of the Denton Development Code.	☒	☐	☐

FP26-0004
Aerial Site Location



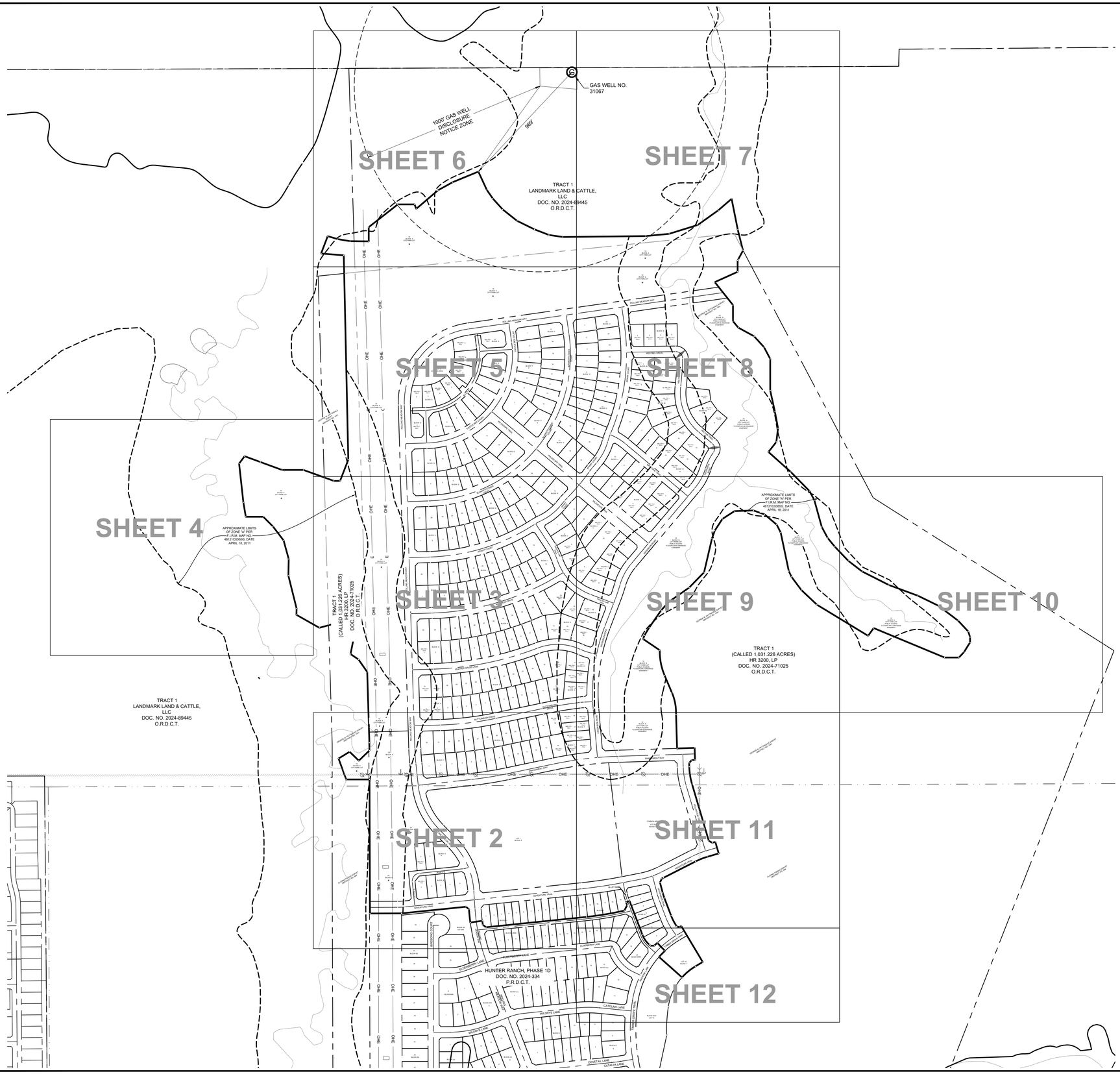
COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40



0 300 600 1,200 Feet

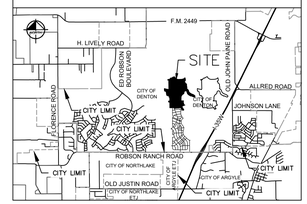
CITY OF DENTON
Development Services · GIS
Date: 2/19/2026

"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."



VICINITY MAP

N.T.S.



NORTH

GRAPHIC SCALE IN FEET

250 0 125 250 500

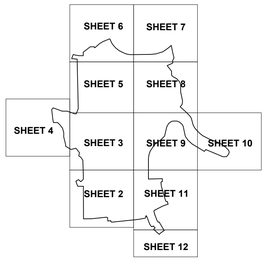
1" = 250' @ 24X36

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
OHE	OVERHEAD UTILITY LINE
	100-YEAR FLOODPLAIN LINE
	FEMA FLOODPLAIN LINE
	ESA RIPARIAN BUFFER
	BOUNDARY SUB-DISTRICT
	ABSTRACT LINE
	EXISTING CREEK LINE

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
V.E.	VISIBILITY EASEMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
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D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
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L.S.E.	LANDSCAPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
	MARKER SIGN
	GUY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
*	(SEE NOTE 32)



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312 RESIDENTIAL LOTS
5 COMMON AREA/ HOA LOTS
1 SCHOOL LOT
2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)

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CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0004
MARCH 2026

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 250'	JCC	KHA	MAR. 2026	063226937	1 OF 15

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HR 3200 LP
3000 Turtle Creek, Blvd.,
Dallas, TX 75219
Ph: 972-201-2938
Contact: Andrew Pieper
OWNER MAILING ADDRESS:
9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177

APPLICANT:
Kimley-Horn & Associates, Inc.
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Frisco, TX 75034
Ph: (972) 335-3580
Contact: Austin J. Fitzpatrick, P.E.

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OWNER:
Denton Independent School District
1307 N. Locust Street
Denton, TX 76201

DWG NAME: K:\FRI_SURVEY\063226937-HUNTER RANCH\DWG\FINAL PLAT\PHASE 2\063226937 LANDMARK PHASE 2 NORTH FP.DWG PLOTTED BY:GRABLE, JEFF 3/13/2026 11:34 AM LAST SAVED:3/13/2026 11:13 AM

MATCH LINE SHEET 3

MATCH LINE SHEET 11

BUTTONBUSH DRIVE

ROLLING MEADOW WAY

ENRICHMENT WAY

ADVENTURE TRAIL

ASCENSION ROAD

ELDERBERRY LANE

BIRDSONG COURT

BLOCK F

BLOCK A

BLOCK B

BLOCK C

BLOCK G

BLOCK MMM

BLOCK SS LOT 34X

ALLEY D

1X BLOCK A CITY PARK LOT

2X BLOCK A

GEORGE W. PETTINGALE SURVEY ABSTRACT NO. 1041

ELIZANO PIZANO SURVEY ABSTRACT NO. 994

N1°44'41"W 380.95'

N58°28'23"E 69.80'

N31°59'56"W 119.98'

N90°00'00"W 125.57'

N0°12'23"W 721.65'

N83°46'12"E 286.04'

S84°07'28"W 348.89'

S89°47'37"W 170.00'

N88°15'19"E 141.18'

N88°15'19"E 211.00'

S88°15'19"W 65.00'

N78°09'47"E 258.41'

S84°57'34"W 148.30'

S84°57'34"W 144.25'

S84°57'34"W 140.20'

S84°07'28"W 542.53'

N84°07'28"E 957.44'

N84°07'28"E 237.92'

S84°07'28"W 322.73'

P.O.B.
5/8" IRFC "KHA"
N:7102502.97
E:2360384.12

10' COSERV EASEMENT INST. NO. 2010-125750 R.P.R.D.C.T. (TO BE ABANDONED BY SEPARATE INSTRUMENT)

10' GAS PIPELINE EASEMENT TO ENLINK NORTH TEXAS GATHERING, L.P. INST. NO. 2023-52819, O.R.D.C.T.

APPROXIMATE LIMITS OF ZONE "A" PER F.I.R.M. MAP NO. 48121C0365G, DATE APRIL 18, 2011

200' FLOODPLAIN BUFFER

EXISTING CREEK

37.5' TRANSMISSION CLEARANCE ZONE

170' ELECTRIC EASEMENT TEXAS MUNICIPAL POWER VOL. 2965, PG. 185 R.P.R.D.C.T.

30' S.S.E. BY SEPARATE INSTRUMENT

16' S.S.E.

16' D.E.

20' D.E.

65' R.O.W.

8' U.E.

2' S.W.E.

5' U.E.

V.E.

TRACT 1 LANDMARK LAND & CATTLE, LLC DOC. NO. 2024-89445 O.R.D.C.T.

REMAINDER OF TRACT I (CALLED 2322.081 ACRES) HR 3200, LP INST. NO. 2021-229059 O.R.D.C.T.

TRACT 1 (CALLED 1,031.226 ACRES) HR 3200, LP DOC. NO. 2024-71025 O.R.D.C.T.

ZONE "X"

CALLED 12.01 ACRES DENTON INDEPENDENT SCHOOL DISTRICT DOC. NO. 2025-70766 O.R.D.C.T.

LOT 1 BLOCK E

HUNTER RANCH PHASE 1D DOC. NO. 2024-334 P.R.D.C.T.

16' W.E. DOC. NO. 2025-7792 O.R.D.C.T.

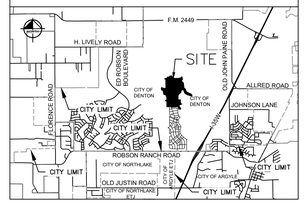
16' W.E. DOC. NO. 2024-334 P.R.D.C.T.

5/8" IRFC "KHA"

200' FLOODPLAIN BUFFER

VICINITY MAP

N.T.S.



NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

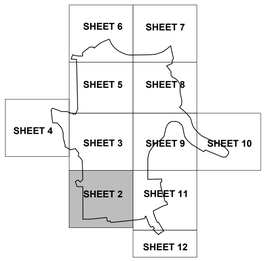
1" = 60' @ 24X36

LINE TYPE LEGEND

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	EASEMENT LINE
OHE	OVERHEAD UTILITY LINE
	100-YEAR FLOODPLAIN LINE
	FEMA FLOODPLAIN LINE
	ESA R/PARIAN BUFFER
	BOUNDARY SUB-DISTRICT
	ABSTRACT LINE
	EXISTING CREEK LINE

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
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D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
PG.	PAGE
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	MARKER SIGN
	GUY ANCHOR
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	PROPERTY CORNER SYMBOL
*	(SEE NOTE 32)



KEY MAP
N.T.S.

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2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)

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CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0004
MARCH 2026

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	MAR. 2026	063226937	2 OF 15

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3000 Turtle Creek, Blvd.,
Dallas, TX 75219
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Contact: Andrew Pieper
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DWG NAME: K:\FRI_SURVEY\063226937-HUNTER RANCH\DWG\FINAL PLATS\PHASE 2\063226937 LANDMARK PHASE 2 NORTH FP.DWG PLOTTED BY:GRABLE, JEFF 3/13/2026 11:34 AM LAST SAVED:3/13/2026 11:13 AM

MATCH LINE SHEET 5

MATCH LINE SHEET 4

MATCH LINE SHEET 6

MATCH LINE SHEET 2

S70°12'57"E 147.72'

N21°14'18"E

S69°49'46"E 26.10'

IRSC

N21°14'18"E 122.84'

IRSC

N90°00'00"E 33.50'

10' GAS PIPELINE EASEMENT TO ENLINK NORTH TEXAS GATHERING, L.P. INST. NO. 2023-52819, O.R.D.C.T.

DEED LINE

REMAINDER OF TRACT I (CALLED 2322.081 ACRES) HR 3200, LP INST. NO. 2021-229059 O.R.D.C.T.

TRACT 1 LANDMARK LAND & CATTLE, LLC DOC. NO. 2024-89445 O.R.D.C.T.

APPROXIMATE LIMITS OF ZONE "A" PER F.I.R.M. MAP NO. 48121C0365G, DATE APRIL 18, 2011

ZONE "X"

GEORGE W. PETTINGALE SURVEY ABSTRACT NO. 1041

37.5' TRANSMISSION CLEARANCE ZONE

TXU ELECTRIC EASEMENT FOR HIGH VOLTAGE OVERHEAD POWER VOL. 3020, PG. 161 R.P.R.D.C.T.

1X BLOCK A CITY PARK LOT

16' S.S.E.

30' S.S.E. BY SEPARATE INSTRUMENT

ROLLING MEADOW WAY

N1°44'41"W 1862.47'

N1°44'41"W 380.95'

323.77'

1755.74'

483.67'

489.67'

302.00'

286.00'

65' R.O.W.

32.5'

32.5'

BLANKETFLOWER COURT

APIARY COURT

TWISTED OAK TRAIL

MILKWEED DRIVE

FEATHER GRASS LANE

BUTTONBUSH DRIVE

APIARY COURT

60' R.O.W.

30.0'

30.0'

N88°15'19"E 114.64'

BLOCK Q

BLOCK K

BLOCK J

BLOCK I

BLOCK H

BLOCK G

5' U.E.

2' S.W.E.

200' FLOODPLAIN BUFFER

MIN. FFE = 697.0

MIN. FFE = 704.0

MIN. FFE = 709.0

MIN. FFE = 700.0

MIN. FFE = 701.0

MIN. FFE = 702.0

MIN. FFE = 703.0

V.E.

L145 10.96'

L129 18.24'

L127 18.24'

L207

L208

L209

L210

L211

L362

L393

L394

L213

L185

L397

L399

L212

L206

L64

L105

L85

L86

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L118

L119

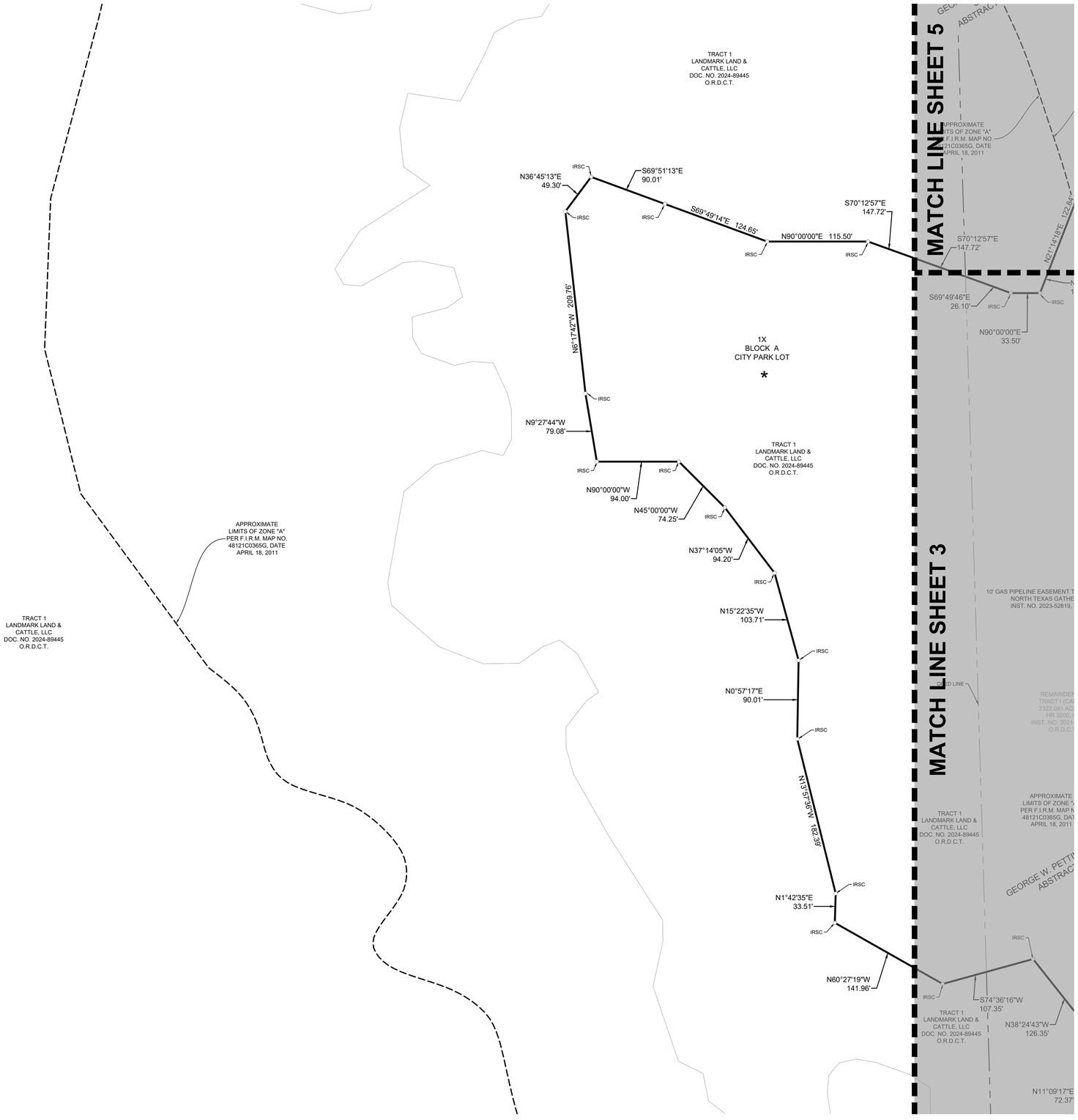
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L121

L122

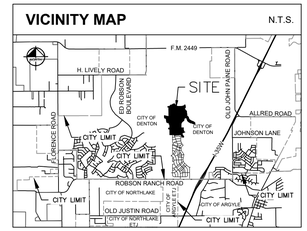
L123

L124



VICINITY MAP

N.T.S.

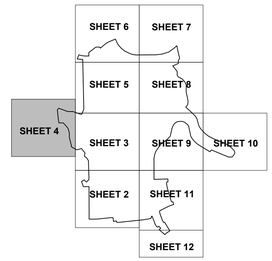


NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36



KEY MAP
N.T.S.

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OHE	OVERHEAD UTILITY LINE
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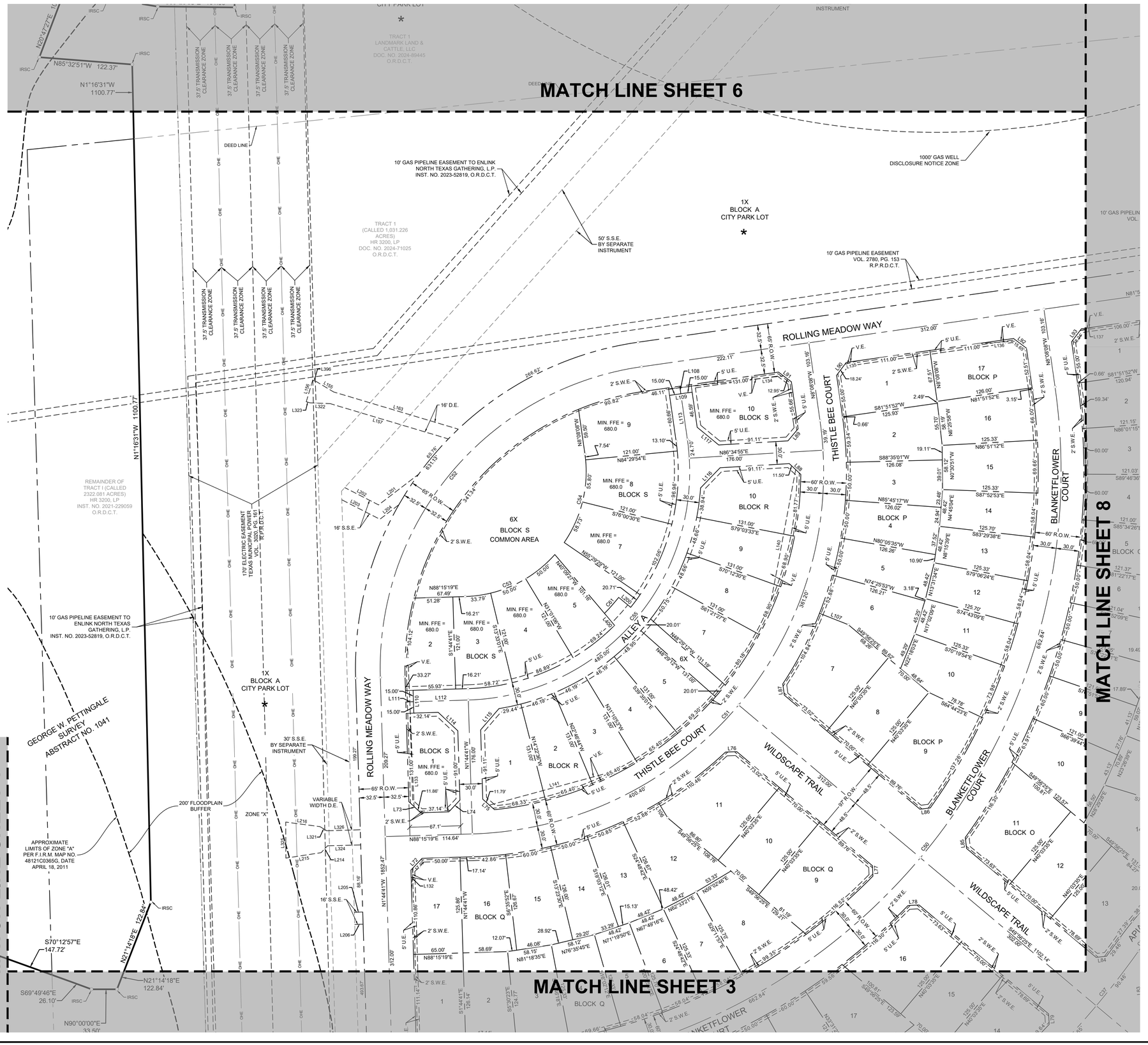
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Ph: 972-201-2938
Contact: Andrew Pieper
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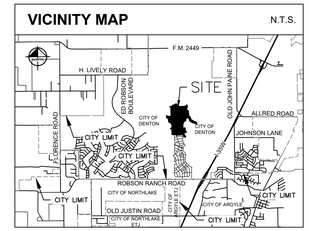
OWNER:
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1307 N. Locust Street
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DWG NAME: K:\FW_SURVEY\063226937-HUNTER RANCH\DWG\FINAL PLATS\PHASE 2\063226937 LANDMARK PHASE 2 NORTH FP.DWG PLOTTED BY:GRABLE, JEFF 3/13/2026 11:34 AM LAST SAVED:3/13/2026 11:13 AM



VICINITY MAP

N.T.S.



NORTH

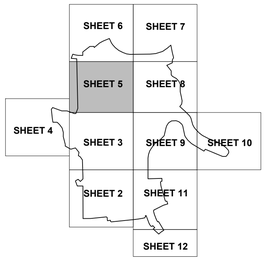
GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36

LINE TYPE LEGEND

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LEGEND

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IRFC	IRON ROD WITH CAP FOUND
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P.O.C.	POINT OF COMMENCING
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V.E.	VISIBILITY EASEMENT
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★	(SEE NOTE 32)



KEY MAP
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LANDMARK, PHASE 2 NORTH

312 RESIDENTIAL LOTS
5 COMMON AREA/ HOA LOTS
1 SCHOOL LOT
2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)

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CITY PROJECT #FP26-0004
MARCH 2026

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	MAR. 2026	063226937	5 OF 15

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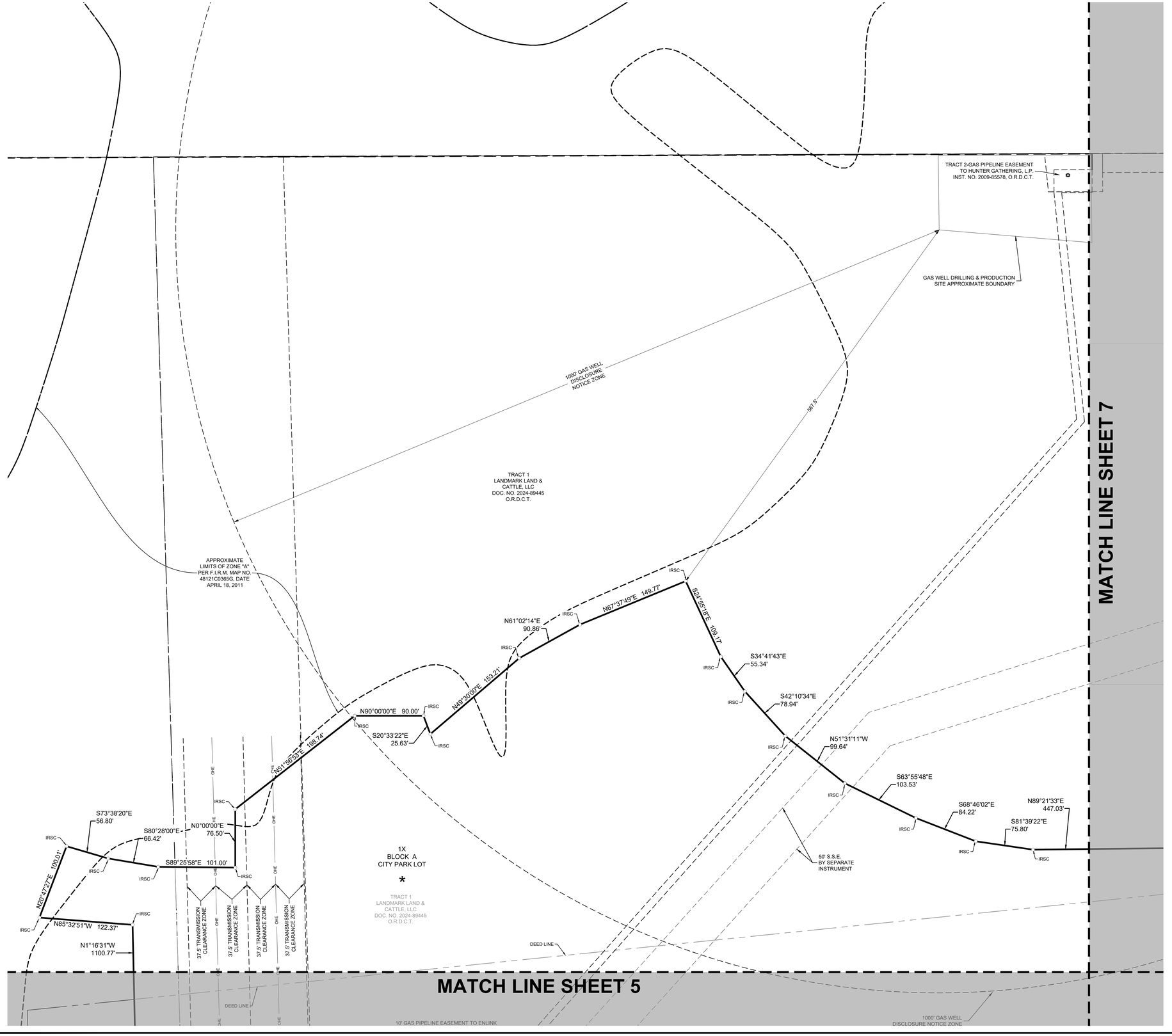
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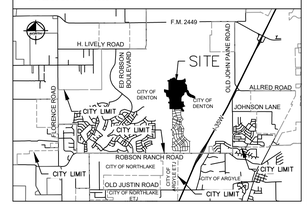
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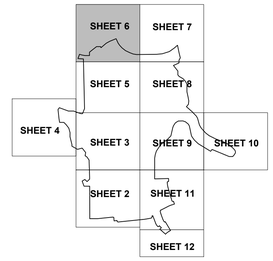


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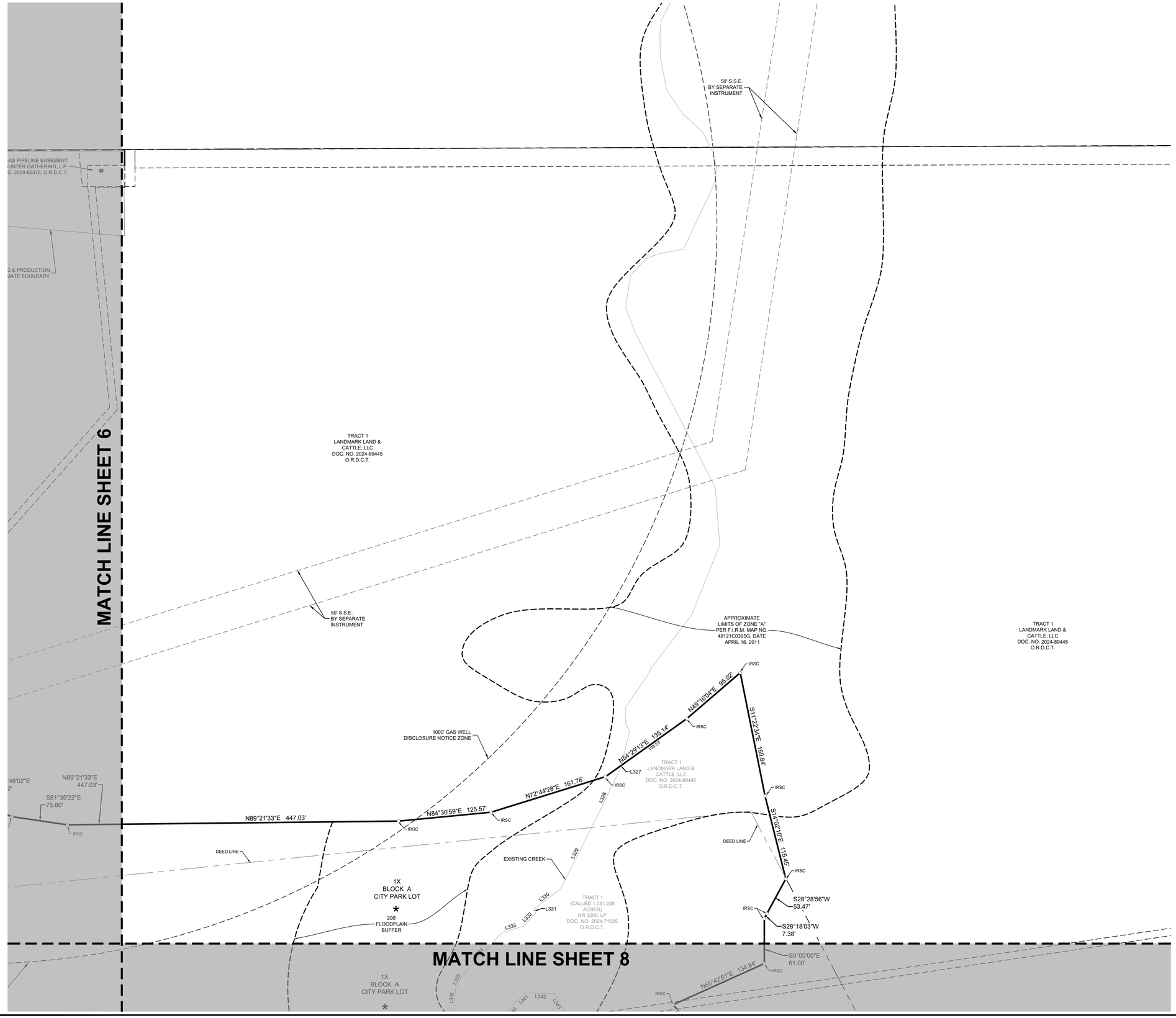
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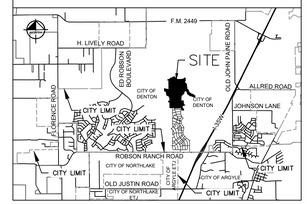
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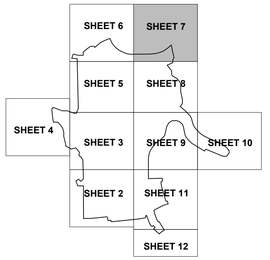


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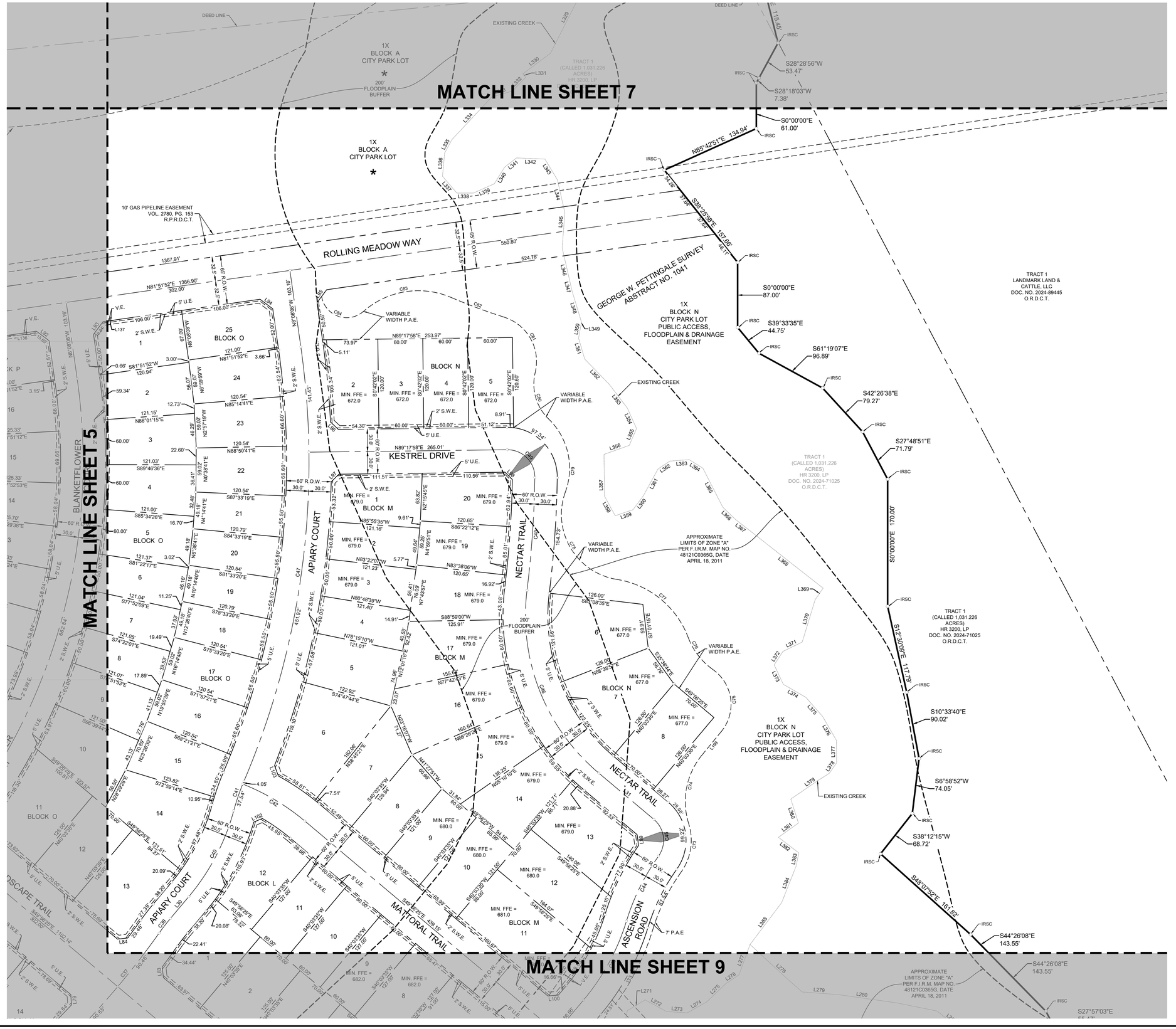
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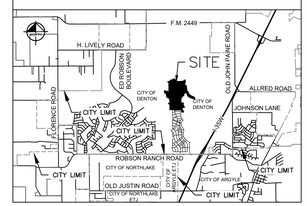
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DWG NAME: K:\FRI_SURVEY\063226937-HUNTER RANCH\DWG\FINAL PLAT\SHEET 2\063226937 LANDMARK PHASE 2 NORTH FP.DWG PLOTTED BY CRABLE, JEFF 3/13/2026 11:33 AM LAST SAVED 3/13/2026 11:13 AM



VICINITY MAP

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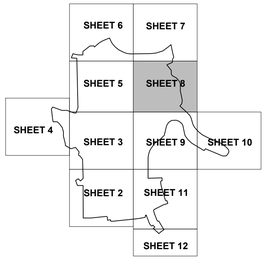


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MATCH LINE SHEET 8

MATCH LINE SHEET 3

MATCH LINE SHEET 10

MATCH LINE SHEET 11

WILDSCAPE TRAIL

ASCENSION ROAD

TWISTED OAK TRAIL

APIARY COURT

BLOCK L

BLOCK J

BLOCK H

BLOCK G

BLOCK N
CITY PARK LOT
PUBLIC ACCESS,
FLOODPLAIN & DRAINAGE
EASEMENT

1X
BLOCK N
CITY PARK LOT
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TRACT 1
(CALLED 1,031.226 ACRES)
HR 3200, LP
DOC. NO. 2024-71025
O.R.D.C.T.

GEORGE W. PETTINGALE SURVEY
ABSTRACT NO. 1041

APPROXIMATE LIMITS OF ZONE "A" PER F.I.R.M. MAP NO. 48121C0365G, DATE APRIL 18, 2011

EXISTING CREEK

200' FLOODPLAIN BUFFER

VARIABLE WIDTH P.A.E.

S88°02'40"W 102.56'
N70°07'59"W 63.27'
N49°58'48"W 85.53'
N26°50'03"W 47.63'
N11°50'24"W 212.01'
N25°27'48"W 34.89'
N36°36'25"W 87.20'
N46°44'47"W 116.02'
N58°42'04"W 322.42'
S44°26'08"E 143.55'
S27°57'03"E 55.47'
S15°38'23"E 149.93'
S28°16'19"E 67.56'
S39°19'21"E 60.76'
S43°38'59"E 105.03'
S57°01'20"W 78.08'
S32°44'07"W 74.89'
S19°36'44"W 46.18'
S13°05'56"W 185.32'
S44°17'49"W 115.27'
S54°59'25"W 132.47'
S42°23'51"W 62.29'
S34°36'48"W 114.38'
S31°34'08"W 48.71'
S18°12'31"W 20.40'
S55°54'25"E 107.72'
S27°59'44"E 103.57'

Δ=24°06'13"
R=330.00'
L=138.83'
CB=S10°58'37"E
C=137.81'

Δ=271°10'03"
R=270.00'
CB=S12°20'12"E
C=99.26'

S549°58'25"E 1102.14'

S40°10'40"E 73.45'

S29°16'49"E 5.54'

S40°03'35"W 127.60'

S49°56'25"E 65.47'

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S49°56'25"E 65.47'

S40°03'35"W 91.00'

S49°56'25"E 65.47'

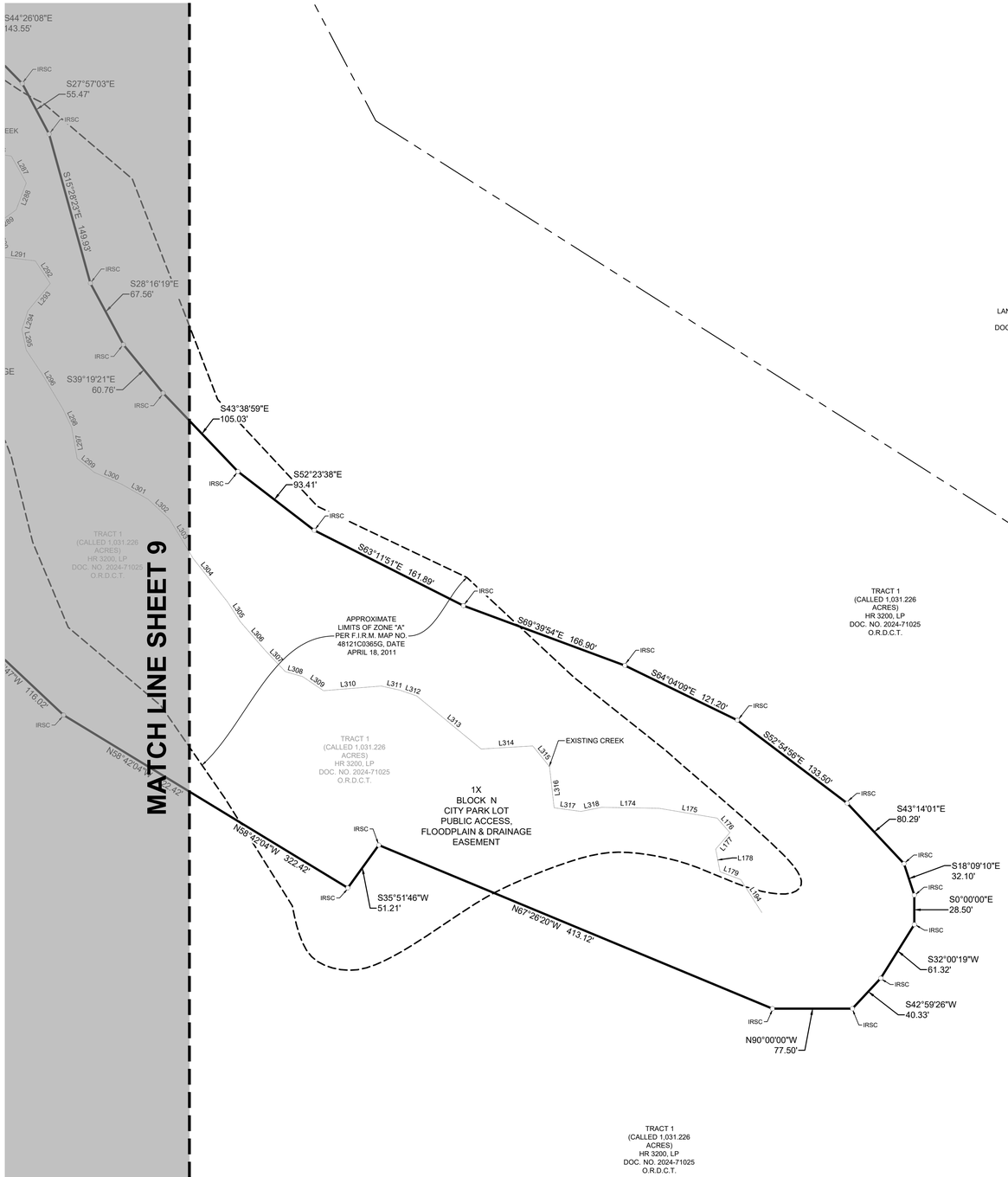
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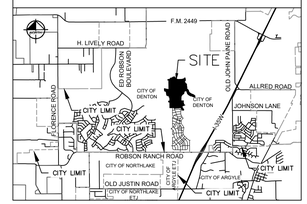
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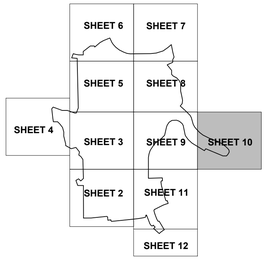


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O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
	MARKER SIGN
	GUY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
*	(SEE NOTE 32)

FINAL PLAT

LANDMARK, PHASE 2 NORTH

312 RESIDENTIAL LOTS
5 COMMON AREA/ HOA LOTS
1 SCHOOL LOT
2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)

184.877 ACRES (8,053,247 SQ. FT.)
OUT OF THE
ELIZANO PIZANO SURVEY, ABSTRACT NO. 994 & GEORGE W. PETTINGALE SURVEY, ABSTRACT NO. 1041
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0004
MARCH 2026

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	MAR. 2026	063226937	10 OF 15

OWNER/ DEVELOPER:
HR 3200 LP
3000 Turtle Creek, Blvd.,
Dallas, TX 75219
Ph: 972-201-2938
Contact: Andrew Pieper
OWNER MAILING ADDRESS:
9800 Hillwood Pkwy, Suite 300,
Fort Worth, Texas 76177

APPLICANT:
Kimley-Horn & Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Austin J. Fitzpatrick, P.E.

SURVEYOR:
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Contact: Michael Marx, RPLS

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Ph: 972-201-2938
Contact: Andrew Pieper
OWNER MAILING ADDRESS:
9800 Hillwood Pkwy,
Suite 300, Fort Worth,
Texas 76177

OWNER:
Denton Independent School District
1307 N. Locust Street
Denton, TX 76201

DWG NAME: K:\FRI_SURVEY\063226937-HUNTER RANCH\DWG\FINAL PLATS\PHASE 2\063226937 LANDMARK PHASE 2 NORTH FP.DWG PLOTTED BY:CRABLE, JEFF 3/13/2026 11:35 AM LAST SAVED:3/13/2026 11:13 AM

MATCH LINE SHEET 9

MATCH LINE SHEET 2

MATCH LINE SHEET 12

ASCENSION ROAD

ENRICHMENT WAY

POLLINATOR TRAIL

ADVENTURE TRAIL

PATHFINDER TRAIL

TIMBER GROVE TRAIL

ELDERBERRY LANE

ALLEY M

1X
BLOCK N
CITY PARK LOT
PUBLIC ACCESS,
FLOODPLAIN & DRAINAGE
EASEMENT

COMMON AREA
LOT 2X
BLOCK E

BLOCK F

BLOCK C

BLOCK D

BLOCK MMM

TRACT 1
(CALLED 1.031.226
ACRES)
HR 3200, LP
DOC. NO. 2024-71025
O.R.D.C.T.

CALLED 12.01 ACRES
DENTON
INDEPENDENT
SCHOOL DISTRICT
NO. 2025-70766
O.R.D.C.T.

HUNTER RANCH PHASE 1D
DOC. NO. 2024-334
P.R.D.C.T.

GEORGE W. PETTINGALE SURVEY
ABSTRACT NO. 1041

ELIZANO PIZANO SURVEY
ABSTRACT NO. 994

EXISTING CREEK

200' FLOODPLAIN BUFFER

APPROXIMATE LIMITS OF ZONE "A" PER F.I.R.M. MAP NO. 48121C0365G, DATE APRIL 18, 2011

VARIABLE WIDTH P.A.E.

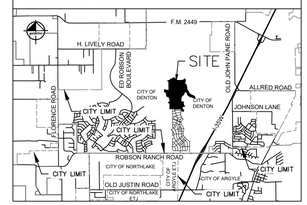
10' COSERV EASEMENT
INST. NO. 2010-125750
R.P.R.D.C.T.
(TO BE ABANDONED BY SEPARATE INSTRUMENT)

2' S.W.E. BY SEPARATE INSTRUMENT

16' D.E. BY SEPARATE INSTRUMENT

VICINITY MAP

N.T.S.



NORTH

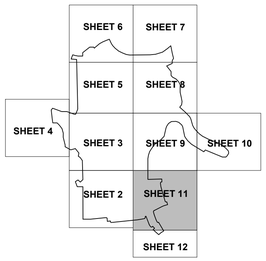
GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

KEY MAP

N.T.S.



LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
OHE	OVERHEAD UTILITY LINE
	100-YEAR FLOODPLAIN LINE
	FEMA FLOODPLAIN LINE
	ESA RIPARIAN BUFFER
	BOUNDARY SUB-DISTRICT
	ABSTRACT LINE
	EXISTING CREEK LINE

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
V.E.	VISIBILITY EASEMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
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CITY OF DENTON, DENTON COUNTY, TEXAS
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MARCH 2026

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1" = 60'	JCC	KHA	MAR. 2026	063226937	11 OF 15

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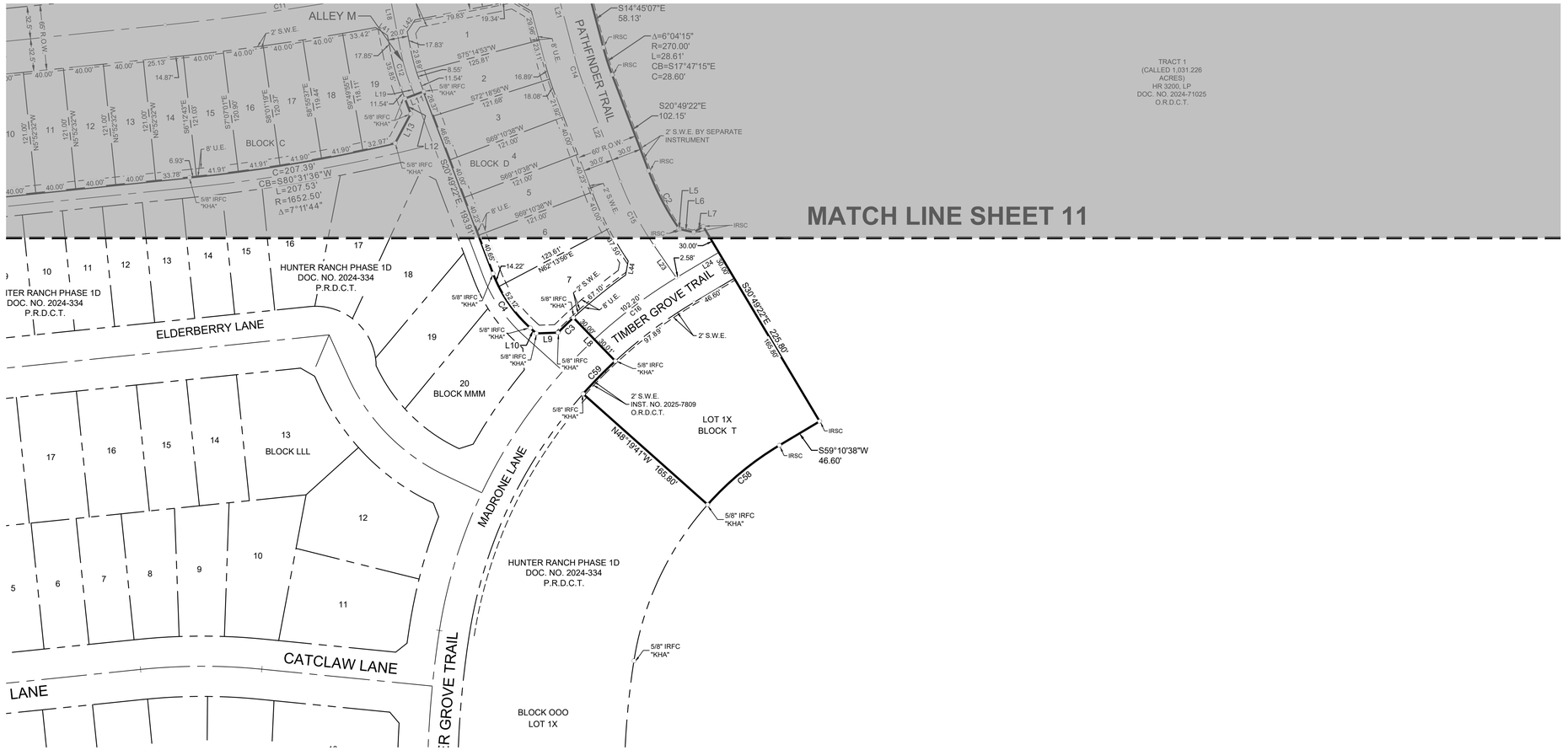
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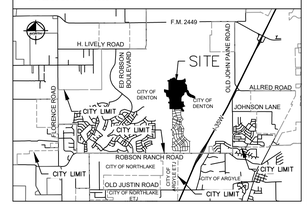
OWNER:
Denton Independent School District
1307 N. Locust Street
Denton, TX 76201

DWG NAME: K:\FRI_SURVEY\063226937-HUNTER RANCH\DWG\FINAL PLAT\SHEET 2\063226937 LANDMARK PHASE 2 NORTH FP.DWG PLOTTED BY CRABLE, JEFF 3/13/2026 11:13 AM LAST SAVED 3/13/2026 11:13 AM



VICINITY MAP

N.T.S.

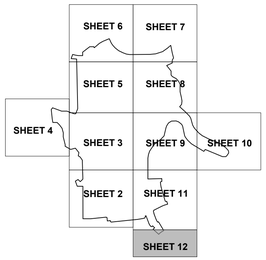


NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36



KEY MAP
N.T.S.

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CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°25'14"	432.50'	10.72'	S63°44'03"W	10.72'
C2	13°45'30"	270.00'	64.83'	S27°42'07"E	64.68'
C3	2°18'47"	530.00'	21.40'	S45°56'55"W	21.39'
C4	27°08'50"	140.00'	66.33'	N34°23'48"W	65.72'
C5	1°17'30"	967.50'	21.81'	N08°23'42"W	21.81'
C6	3°59'56"	1032.50'	72.06'	N05°47'13"W	72.05'
C7	3°58'52"	1000.00'	69.48'	S05°46'41"E	69.47'
C8	90°00'00"	42.00'	65.97'	S39°07'28"W	59.40'
C9	16°59'36"	100.00'	29.66'	N75°37'40"E	29.55'
C10	40°30'00"	400.00'	282.74'	N24°02'15"W	276.89'
C11	5°09'40"	2500.00'	225.19'	N81°32'38"E	225.12'
C12	9°46'57"	200.00'	34.15'	S15°55'54"E	34.11'
C13	15°56'23"	400.00'	111.28'	N70°59'37"E	110.92'
C14	6°04'15"	300.00'	31.79'	S17°47'15"E	31.77'
C15	13°45'30"	300.00'	72.04'	S27°42'07"E	71.87'
C16	12°00'25"	500.00'	104.78'	S53°10'25"W	104.59'
C17	10°32'11"	400.00'	73.56'	S68°17'31"W	73.45'
C18	14°41'42"	400.00'	102.59'	S09°05'32"E	102.31'
C19	10°05'32"	2000.00'	352.28'	S83°12'33"W	351.83'
C20	5°36'24"	2000.00'	195.71'	N80°58'00"E	195.63'
C21	38°03'27"	400.00'	265.69'	S25°15'32"E	260.83'
C22	4°29'07"	1000.00'	78.28'	S03°59'15"E	78.26'
C23	10°05'32"	1695.50'	298.65'	N83°12'33"E	298.26'
C24	5°07'55"	2304.50'	206.42'	S80°43'45"W	206.35'
C25	3°58'55"	300.00'	20.85'	S85°17'10"W	20.85'
C26	25°55'45"	1000.00'	452.55'	S07°55'26"W	448.70'
C27	12°33'36"	300.00'	65.76'	S71°41'50"E	65.63'
C28	45°41'22"	300.00'	239.23'	N88°15'43"W	232.94'
C29	19°21'43"	1694.00'	572.45'	N78°34'28"E	569.73'
C30	30°49'31"	1392.00'	748.90'	N72°50'33"E	739.90'
C31	50°38'12"	300.00'	265.13'	S43°47'35"E	256.59'
C32	14°55'42"	300.00'	78.16'	N25°56'20"W	77.94'
C33	31°11'14"	1090.00'	593.31'	N72°39'42"E	586.01'
C34	7°56'27"	300.00'	41.58'	S61°02'19"W	41.55'
C35	24°56'57"	300.00'	130.63'	N52°32'04"E	129.60'
C36	4°45'54"	300.00'	24.95'	S42°26'32"W	24.94'
C37	9°31'13"	1090.00'	181.11'	N40°03'53"E	180.91'
C38	23°56'33"	300.00'	125.36'	S28°05'19"W	124.45'
C39	4°45'19"	300.00'	24.90'	S37°40'56"W	24.89'
C40	24°56'55"	300.00'	130.63'	N27°35'08"E	129.60'
C41	7°56'37"	300.00'	41.59'	S19°04'58"W	41.56'
C42	18°32'55"	300.00'	97.12'	N59°12'52"W	96.70'
C43	23°05'36"	300.00'	120.92'	N28°30'47"E	120.10'
C44	18°34'36"	300.00'	97.27'	S26°15'17"W	96.84'
C45	42°44'30"	36.50'	27.23'	N28°34'10"W	26.60'
C46	57°01'01"	275.00'	273.66'	S21°25'54"E	262.51'
C47	31°11'25"	1090.00'	593.37'	N07°27'34"E	586.07'
C48	6°14'03"	1392.00'	151.46'	N03°57'35"E	151.39'
C49	45°46'17"	36.50'	29.16'	N67°48'53"W	28.39'
C50	96°23'27"	788.00'	1325.68'	N40°03'35"E	1174.79'
C51	96°23'27"	476.00'	800.79'	N40°03'35"E	709.64'
C52	83°36'33"	400.00'	583.70'	S40°03'35"W	533.27'
C53	46°44'31"	164.00'	133.79'	N64°53'04"E	130.11'
C54	42°38'40"	164.00'	122.06'	N13°11'11"E	119.26'
C55	96°23'27"	300.00'	504.70'	N40°03'35"E	447.25'
C56	5°40'08"	400.00'	39.58'	N86°57'32"E	39.56'
C57	4°52'06"	353.50'	30.04'	N74°08'17"E	30.03'
C58	17°30'18"	304.20'	92.94'	S50°25'28"W	92.58'
C59	5°34'16"	470.00'	45.70'	N44°27'27"E	45.68'
C61	6°05'41"	264.50'	28.14'	N41°38'31"E	28.12'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S45°52'53"E	68.95'	L91	S53°08'08"E	21.21'	L181	N88°15'19"E	16.00'	L271	N58°34'18"E	27.82'	L361	S28°41'06"W	41.09'
L2	N46°01'31"E	79.21'	L92	S53°08'08"E	21.21'	L182	S01°44'41"E	144.16'	L272	S61°13'57"E	32.24'	L362	S56°21'03"W	18.95'
L3	N00°12'23"W	41.75'	L93	N36°51'52"E	21.21'	L183	N06°13'48"W	44.63'	L273	S85°58'18"E	28.11'	L363	S85°40'37"W	26.06'
L4	S25°20'30"W	22.95'	L94	S53°08'08"E	21.21'	L184	N83°46'12"E	61.97'	L274	N60°39'26"E	29.52'	L364	N57°48'53"W	21.57'
L5	S34°34'52"E	1.07'	L95	N36°51'52"E	21.21'	L185	N88°15'19"E	54.97'	L275	N46°24'16"E	35.58'	L365	N26°59'44"W	58.37'
L6	S77°42'07"E	14.60'	L96	S46°35'45"E	14.36'	L186	S50°21'53"E	55.00'	L276	N55°58'35"E	21.43'	L366	N45°46'29"W	23.40'
L7	N59°10'38"E	11.09'	L97	S45°11'42"W	14.36'	L187	N19°30'05"E	69.23'	L277	N20°00'09"E	43.10'	L367	N52°05'10"W	25.41'
L8	N43°58'33"W	60.01'	L98	N44°57'52"W	13.96'	L188	N39°38'07"E	31.27'	L278	S47°18'18"E	70.05'	L368	N51°51'11"W	123.78'
L9	S88°02'11"W	21.56'	L99	N07°06'45"W	14.67'	L189	S00°28'03"E	63.87'	L279	S85°49'57"E	48.15'	L369	N34°22'11"E	18.93'
L10	N47°54'38"W	8.00'	L100	N85°03'35"E	14.14'	L190	N54°48'12"E	48.93'	L280	S81°58'11"E	78.75'	L370	N16°57'34"E	59.02'
L11	S69°10'38"W	20.00'	L101	S04°56'25"E	14.14'	L191	N89°31'57"E	43.97'	L281	S51°32'50"E	38.64'	L371	N64°05'12"E	28.64'
L12	S20°49'22"E	16.32'	L102	N67°24'44"E	12.36'	L192	S05°52'32"E	46.28'	L282	S05°53'44"E	22.11'	L372	N33°04'35"E	21.50'
L13	S27°50'10"W	33.03'	L103	S20°24'36"E	14.88'	L193	S05°52'32"E	59.29'	L283	S31°13'48"E	27.48'	L373	N25°09'43"W	28.74'
L14	N52°40'50"W	21.87'	L104	N24°11'54"E	20.00'	L194	S32°34'30"E	29.86'	L284	S87°57'23"E	42.02'	L374	N59°55'53"W	34.93'
L15	N81°39'31"E	65.00'	L105	S27°00'22"E	44.21'	L195	N89°43'32"W	9.07'	L285	N79°43'35"E	22.38'	L375	N41°10'12"W	33.83'
L16	N49°37'25"W	20.74'	L106	N30°47'58"W	23.14'	L196	N55°20'09"W	34.55'	L286	S81°44'00"E	24.26'	L376	N30°00'27"W	37.00'
L17	N03°47'15"W	100.00'	L107	N68°26'37"W	40.69'	L197	S89°31'57"W	36.43'	L287	S29°04'02"E	29.81'	L377	N00°30'20"W	29.95'
L18	N11°02'25"W	60.33'	L108	N08°08'08"W	10.00'	L198	N05°52'32"W	8.00'	L288	S20°32'45"W	27.75'	L378	N34°53'29"E	17.10'
L19	N20°49'22"W	11.54'	L109	S81°51'52"W	15.00'	L199	S39°24'16"W	40.83'	L289	S53°40'15"W	27.02'	L379	N55°37'22"E	43.34'
L20	N78°57'48"E	100.00'	L110	S01°44'41"E	15.00'	L200	S50°19'20"E	20.50'	L290	S18°53'38"E	31.72'	L380	N17°44'23"W	33.62'
L21	N14°45'07"W	102.17'	L111	S88°15'19"W	10.00'	L201	S52°32'40"W	66.21'	L291	S83°22'52"E	30.16'	L381	N54°27'23"E	32.88'
L22	N20°49'22"W	102.15'	L112	N88°15'19"E	72.14'	L202	N62°56'15"W	49.94'	L292	S33°25'18"E	26.39'	L382	N52°34'07"W	34.37'
L23	N34°34'52"W	39.16'	L113	N08°08'08"W	60.66'	L203	N62°56'15"W	56.19'	L293	S39°22'03"W	34.28'	L383	N11°52'43"E	18.37'
L24	S59°10'38"W	46.60'	L114	S46°44'41"E	35.36'	L204	S52°32'40"W	31.44'	L294	S17°48'20"W	18.91'	L384	N21°35'23"E	52.21'
L25	N73°33'37"E	64.50'	L115	N40°44'49"E	36.86'	L205	S88°15'19"W	11.00'	L295	S11°58'49"E	20.47'	L385	N37°03'28"E	70.12'
L26	N01°44'41"W	68.42'	L116	N44°05'25"E	36.86'	L206	S88°15'19"W	11.00'	L296	S30°56'15"E	41.37'	L386	S62°27'51"W	33.90'
L27	N87°16'38"E	46.94'	L117	S50°33'40"E	36.65'	L207	N70°11'08"W	11.83'	L297	S09°54'34"E	30.47'	L387	S74°55'28"E	33.90'
L28	S77°58'38"E	23.86'	L118	S34°54'57"E	137.20'	L208	N70°11'08"W	11.83'	L298	S25°12'50"E	19.91'	L388	S64°19'36"E	33.07'
L29	N40°03'35"E	38.03'	L119	N14°35'06"W	96.87'	L209	S88°15'19"W	19.00'	L299	S51°04'26"E	21.52'	L389	N88°15'19"E	61.28'
L30	N40°03'35"E	38.20'	L120	N24°42'52"W	220.11'	L210	N75°22'27"W	33.07'	L300	S66°38'44"E	28.88'	L390	S60°50'14"W	33.07'
L31	S49°56'25"E	96.27'	L121	N10°23'56"W	82.17'	L211	S77°12'28"W	110.27'	L301	S60°23'08"E	29.36'	L391	S64°19'36"E	33.07'
L32	S89°47'37"W	148.59'	L122	N01°33'53"E	80.81'	L212	S01°44'41"E	46.45'	L302	S47°04'09"E	28.64'	L392	N88°15'19"E	17.45'
L33	N39°07'28"E	14.14'	L123	S08°15'15"E	18.57'	L213	S88°15'19"W	54.97'	L303	S31°01'59"E	20.42'	L393	N77°12'28"E	108.72'
L34	S50°52'32"E	14.14'	L124	N02°31'23"E	52.88'	L214	S42°57'53"W	12.30'	L304	S38°22'40"E	53.56'	L394	N49°47'24"E	33.07'
L35	N39°07'28"E	35.36'	L125	S08°15'15"E	18.57'	L215	S81°12'07"W	46.91'	L305	S32°47'03"E	22.61'	L395	S12°47'32"E	46.45'
L36	N40°10'07"E	21.60'	L126	N02°31'23"E	52.88'	L216	S82°26'34"E	45.38'	L306	S40°57'04"E	37.72'	L396	S73°22'56"E	4.94'
L37	S40°10'07"W	21.60'	L127	S08°15'15"E	18.57'	L217	N01°44'41"W	46.45'	L307	S43°32'41"E	27.62'	L397	S44°36'29"W	45.45'
L38	S49°49'53"E	20.82'	L128	N02°31'23"E	52.88'	L218	S60°50'14"W	33.07'	L308	S73°40'35"E	17.71'	L398	S59°46'18"W	21.00'
L39	N57°42'29"W	15.72'	L129	S08°15'15"E	18.57'	L219	S88°15'19"W	61.28'	L309	S55°56'03"E	24.17'	L399	S39°38'07"W	45.91'
L40	N28°41'01"E	22.69'	L130	N02°31'23"E	52.88'	L220	S88°15'19"W	17.00'	L310	N85°22'23"E	56.16'	L400	N40°09'07"W	20.58'
L41	S55°52'14"E	14.18'	L131	S08°15'15"E	18.57'	L221	S43°15'19"W	21.21'	L311	S77°30'48"E	18.45'			
L42	N33°57'42"E	14.14'	L132	N03°52'52"E	29.05'	L222	S01°44'41"E	20.92'	L312	S71°10'04"E	17.15'			
L43	N59°40'13"W	21.24'	L133	S02°19'02"E	227.25'	L223	N61°23'52"E	19.17'	L313	S50°30'46"E	81.01'			
L44	N10°10'19"E	14.21'	L134	S83°33'32"W	192.97'	L224	N30°25'28"E	23.23'	L314	N86°34'26"E	50.09'			
L45	N25°54'27"E	22.17'	L135	N75°21'18"E	18.57'	L225	N01°51'25"E	46.04'	L315	S39°06'54"E	25.77'			
L46	N46°44'41"W	21.21'	L136	N86°07'56"E	52.88'	L226	N44°13'53"W	104.67'	L316	S06°24'52"E	40.21'			
L47	S49°30'43"E	21.41'	L137	N75°21'18"E	18.57'	L227	N02°55'29"E	64.12'	L317	S82°17'02"E	26.25'			
L48	S39°25'51"W	21.41'	L138	N87°49'44"E	132.16'	L228	N02°48'00"W	56.03'	L318	N78°47'23"E	20.40'			
L49	N35°38'54"E	20.03'	L139	S73°54'10"W	89.87'	L229	N21°48'28"W	83.50'	L319	N05°52'32"W	6.00'			
L50	N51°13'48"W	21.21'	L140	N10°36'47"E	197.52'	L230	N18°17'02"W	39.22'	L320	N84°07'28"E	30.00'			
L51	N43°15'19"E	21.21'	L141	S74°48'17"W	188.85'	L231	N18°17'02"W	46.99'	L321	S58°30'35"E	10.41'			
L52	N46°44'41"W	21.21'	L142	N36°00'48"E	138.34'	L232	N03°07'27"W	46.10'	L322	N87°40'24"W	26.71'			
L53	S48°41'48"E	14.38'	L143	N47°08'43"E	175.25'	L233	N03°46'52"E	76.18'	L323	N73°22'56"W	5.01'			
L54	S43°15'03"W	14.38'	L144	N41°49'09"E	172.97'	L234	N00°00'28"W	174.05'	L324	S88°33'33"W	43.59'			
L55	S33°01'08"E	14.60'	L145	N69°46'30"E	12.44'	L235	N10°22'58"E	20.82'	L325	N00°13'43"W	47.33'			
L56	S59°07'57"W	14.10'	L146	S25°02'32"E	123.51'	L236	N34°37'49"E	41.35'	L326	N88°15'19"E	44.06'			
L57	N03°37'22"E	21.48'	L147	N44°39'38"W	56.19'	L237	N02°29'52"E	34.03'	L327	N13°06'59"E	2.10'			
L58	N43°15'19"E	21.21'	L148	S41°05'18"W	99.83'	L238	N14°26'58"W	33.03'	L328	N25°43'01"E	45.08'			
L59	N46°44'41"W	21.21'	L149	N32°59'53"E	14.34'	L239	N25°54'59"W	42.28'	L329	N26°51'07"E	105.80'			
L60	N43°15'19"E	21.21'	L150	S34°54'15"W	130.98'	L240	N06°00'36"W	21.63'	L330	N53°24'03"E	45.98'			
L61	S46°44'41"E	21.21'	L151	N88°07'33"W	20.17'	L241	N17°34'15"E	25.70'	L331	N41°08'59"W	6.01'			
L62	S24°06'41"E	14.14'	L152	N85°46'49"W	129.36'	L242	N32°53'02"E	93.50'	L332	N43°45'29"E	25.64'			
L63	S65°34'19"W	14.06'	L153	N59°33'20"E	68.54'	L243	N39°22'10"E	115.10'	L333	N73°59'38"E	28.88'			
L64	S80°03'27"E	15.06'	L154	N44°31'16"W	62.60'	L244	N33°47'58"E	53.00'	L334	N43°03'36"E	78.03'			
L65	N16°03'53"E	14.68'	L155	S59°03'57"E	26.70'	L245	N40°53'00"E	120.37'	L335	N28°24'46"E	20.45'			
L66	N43°15'19"E	21.21'	L156	N16°37'04"E	29.20'	L246	N28°36'20"E	37.00'	L336	N05°20'56"E	31.16'			
L67	S46°44'41"E	21.21'	L157	N73°22'56"W	161.98'	L247	N16°02'57"E	20.83'	L337	N40°37'00"W	29.66'			
L68	N77°30'28"W	14.36'	L158	N13°25'40"W	6.00'	L248	N36°18'36"E	19.86'	L338	S89°55'48"W	22.11'			
L69	N15°11'54"E	13.23'	L159	S13°25'40"E	6.02'	L249	N62°00'08"E	22.35'	L339	S65°56'54"W	30.62'			
L70	S43°15'19"W	21.21'	L160	S05°52'32"E	6.00'	L250	N89°55'32"E	22.27'	L340	S31°35'30"W	25.83'			
L71	N46°44'41"W	21.21'	L161	S84°07'28"W	137.31'	L251	S49°30'11"E	42.42'	L341	S51°58'40"W	20.32'			
L72	N43°15'19"E	21.21'	L162	S05°46'54"E	16.00'	L252	S76°04'14"E	22.70'	L342	N87°45'29"W	38.01'			
L73	N46°44'41"W	21.21'	L163	S73°22'56"E	170.83'	L253	N85°48'43"E	34.08'	L343	N31°03'54"W	32.37'			
L74	N43°15'19"E	21.21'	L164	S83°46'12"W	62.08'	L254	N61°29'44"E	29.29'	L344	N12°48'01"W	45.04'			
L75	S48°11'19"E	20.67'	L165	S06°13'48"E	34.91'	L255	N10°49'19"E	30.57'	L345	N04°17'22"E	28.90'			
L76	N88°05'36"E	14.87'	L166	N83°46'12"E	20.00'	L256	N25°40'10"W	70.99'	L346	N12°59'02"W	44.13'			
L77	N02°55'02"W	13.63'	L167	N06°13'48"W	34.91'	L257	N07°11'59"W	17.68'	L347	N12°49'06"W	14.91'			
L78	S86°56'05"W	14.60'	L168	S01°44'41"E	22.51'	L258	N30°38'12"E	19.14'	L348	N16°50'51"W	44.83'			
L79	S03°29'38"E	13.78'	L169	N88°15'19"E	16.00'	L259	N57°31'23"E	18.65'	L349	N77°06'06"E	0.58'			
L80	N86°25'43"E	14.48'	L170	N01°44'41"W	22.51'	L260	N19°03'28"E	35.97'	L350	N10°38'39"E	20.34'			
L81	S04°56'25"E	14.14'	L171	S05°02'12"E	29.95'	L261	N15°51'02"W	31.22'	L351	N16°23'45"W	29.21'			
L82	S85°03'35"W	14.14'	L172	N84°57'48"E	20.00'	L262	N30°43'10"W	27.90'	L352	N44°11'43"W	46.66'			
L83	N06°18'33"W	14.48'	L173	N05°02'12"W	29.95'	L263	N10°02'12"W	24.36'	L353	N37°21'45"W	40.30'			
L84	N83°36'49"E	13.78'	L174	S89°01'04"E	56.01'	L264	N14°42'48"E	22.78'	L354	N24°05'48"W	30.10'			
L85	N06°48'54"W	14.60'	L175	S80°22'20"E	56.80'	L265	N42°24'17"E	46.70'	L355	N23°29'22"E	24.54'			
L86	N83°02'12"E	13.63'	L176	S41°15'28"E	18.63'	L266	N05°33'49"E	36.21'	L356	N70°24'20"E	35.79'			
L87	N07°58'26"W	14.87'	L177	S40°38'41"W	21.13'	L267	N47°59'15"E	23.84'	L357	N00°45'14"W	55.99'			
L88	S46°58'27"E	20.67'	L178	S11°00'19"E	22.38'	L268	N85°14'14"E	30.14'	L358	N28°37'47"W	29.68'			
L89	N40°08'16"E	20.67'	L179	S69°26'23"E	21.36'	L269	N03°48'53"E	52.13'	L359	S71°18'37"W	25.08'			
L90	N36°51'52"E	21.21'	L180	N01°44'41"W	144.16'	L270	N11°46'49"E	36.80'	L360	S36°43'48"W	23.04'			

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1X CITY PARK LOT	46.366	2,019,698
BLOCK A LOT 2X	5.591	243,528
BLOCK A LOT 3	0.166	7,250
BLOCK A LOT 4	0.166	7,250
BLOCK A LOT 5	0.331	14,436
BLOCK B LOT 1	0.167	7,263
BLOCK B LOT 2	0.143	6,250
BLOCK B LOT 3	0.143	6,250
BLOCK B LOT 4	0.143	6,250
BLOCK B LOT 5	0.178	7,768
BLOCK C LOT 1	0.121	5,283
BLOCK C LOT 2	0.111	4,840
BLOCK C LOT 3	0.111	4,840
BLOCK C LOT 4	0.111	4,840
BLOCK C LOT 5	0.111	4,840
BLOCK C LOT 6	0.111	4,840
BLOCK C LOT 7	0.111	4,840
BLOCK C LOT 8	0.111	4,840
BLOCK C LOT 9	0.111	4,840
BLOCK C LOT 10	0.111	4,840
BLOCK C LOT 11	0.111	4,840
BLOCK C LOT 12	0.111	4,840
BLOCK C LOT 13	0.111	4,840
BLOCK C LOT 14	0.112	4,883
BLOCK C LOT 15	0.114	4,956
BLOCK C LOT 16	0.113	4,942
BLOCK C LOT 17	0.113	4,911
BLOCK C LOT 18	0.112	4,864
BLOCK C LOT 19	0.122	5,305
BLOCK D LOT 1	0.134	5,831
BLOCK D LOT 2	0.123	5,336
BLOCK D LOT 3	0.120	5,247
BLOCK D LOT 4	0.111	4,840
BLOCK D LOT 5	0.112	4,868
BLOCK D LOT 6	0.133	5,785
BLOCK D LOT 7	0.159	6,926
BLOCK E LOT 1	12.014	523,336
BLOCK E LOT 2X	5.024	218,841
BLOCK F LOT 1	0.201	8,772
BLOCK F LOT 2	0.173	7,535
BLOCK F LOT 3	0.170	7,402
BLOCK F LOT 4	0.139	6,070
BLOCK F LOT 5	0.143	6,214
BLOCK F LOT 6	0.142	6,192
BLOCK F LOT 7	0.142	6,192
BLOCK F LOT 8	0.142	6,181
BLOCK F LOT 9	0.139	6,050
BLOCK F LOT 10	0.139	6,050
BLOCK F LOT 11	0.139	6,050
BLOCK F LOT 12	0.139	6,050

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK F LOT 13	0.167	7,283
BLOCK F LOT 14	0.202	8,782
BLOCK F LOT 15	0.222	9,687
BLOCK F LOT 16	0.163	7,111
BLOCK F LOT 17	0.168	7,314
BLOCK F LOT 18	0.243	10,566
BLOCK F LOT 19	0.184	8,029
BLOCK F LOT 20	0.168	7,303
BLOCK F LOT 21	0.139	6,050
BLOCK F LOT 22	0.139	6,050
BLOCK F LOT 23	0.139	6,050
BLOCK F LOT 24	0.139	6,050
BLOCK F LOT 25	0.142	6,196
BLOCK F LOT 26	0.144	6,266
BLOCK F LOT 27	0.144	6,266
BLOCK F LOT 28	0.144	6,266
BLOCK F LOT 29	0.144	6,266
BLOCK F LOT 30	0.144	6,266
BLOCK F LOT 31	0.171	7,456
BLOCK F LOT 32	0.195	8,476
BLOCK G LOT 1	0.177	7,690
BLOCK G LOT 2	0.167	7,258
BLOCK G LOT 3	0.142	6,177
BLOCK G LOT 4	0.142	6,176
BLOCK G LOT 5	0.142	6,176
BLOCK G LOT 6	0.142	6,176
BLOCK G LOT 7	0.142	6,177
BLOCK G LOT 8	0.139	6,034
BLOCK G LOT 9	0.138	6,013
BLOCK G LOT 10	0.138	6,026
BLOCK G LOT 11	0.140	6,090
BLOCK G LOT 12	0.170	7,408
BLOCK G LOT 13	0.177	7,711
BLOCK G LOT 14	0.255	11,120
BLOCK G LOT 15	0.233	10,141
BLOCK G LOT 16	0.177	7,697
BLOCK G LOT 17	0.243	10,583
BLOCK G LOT 18	0.266	11,605
BLOCK G LOT 19	0.209	9,093
BLOCK G LOT 20	0.189	8,247
BLOCK G LOT 21	0.152	6,614
BLOCK G LOT 22	0.149	6,469
BLOCK G LOT 23	0.146	6,369
BLOCK G LOT 24	0.145	6,314
BLOCK G LOT 25	0.145	6,330
BLOCK G LOT 26	0.146	6,360
BLOCK G LOT 27	0.146	6,374
BLOCK G LOT 28	0.146	6,371
BLOCK G LOT 29	0.146	6,351
BLOCK G LOT 30	0.172	7,511

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK G LOT 31	0.179	7,815
BLOCK H LOT 1	0.177	7,720
BLOCK H LOT 2	0.170	7,397
BLOCK H LOT 3	0.143	6,220
BLOCK H LOT 4	0.143	6,220
BLOCK H LOT 5	0.143	6,220
BLOCK H LOT 6	0.143	6,220
BLOCK H LOT 7	0.143	6,220
BLOCK H LOT 8	0.143	6,220
BLOCK H LOT 9	0.143	6,220
BLOCK H LOT 10	0.143	6,220
BLOCK H LOT 11	0.143	6,220
BLOCK H LOT 12	0.145	6,325
BLOCK H LOT 13	0.208	9,061
BLOCK H LOT 14	0.222	9,690
BLOCK H LOT 15	0.211	9,202
BLOCK H LOT 16	0.254	11,056
BLOCK H LOT 17	0.180	7,829
BLOCK H LOT 18	0.243	10,584
BLOCK H LOT 19	0.216	9,409
BLOCK H LOT 20	0.346	15,072
BLOCK H LOT 21	0.232	10,095
BLOCK H LOT 22	0.174	7,578
BLOCK H LOT 23	0.174	7,575
BLOCK H LOT 24	0.145	6,311
BLOCK H LOT 25	0.145	6,311
BLOCK H LOT 26	0.145	6,311
BLOCK H LOT 27	0.145	6,311
BLOCK H LOT 28	0.145	6,311
BLOCK H LOT 29	0.145	6,311
BLOCK H LOT 30	0.145	6,311
BLOCK H LOT 31	0.145	6,311
BLOCK H LOT 32	0.172	7,493
BLOCK H LOT 33	0.179	7,785
BLOCK I LOT 1	0.177	7,728
BLOCK I LOT 2	0.170	7,412
BLOCK I LOT 3	0.143	6,239
BLOCK I LOT 4	0.144	6,260
BLOCK I LOT 5	0.144	6,260
BLOCK I LOT 7	0.144	6,260
BLOCK I LOT 8	0.144	6,260
BLOCK I LOT 9	0.144	6,260
BLOCK I LOT 10	0.144	6,260
BLOCK I LOT 11	0.144	6,260
BLOCK I LOT 12	0.144	6,260
BLOCK I LOT 13	0.144	6,260
BLOCK I LOT 14	0.185	8,077
BLOCK I LOT 15	0.221	9,631
BLOCK I LOT 16	0.176	7,656

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK I LOT 17	0.176	7,658
BLOCK I LOT 18	0.152	6,605
BLOCK I LOT 19	0.146	6,381
BLOCK I LOT 20	0.146	6,381
BLOCK I LOT 21	0.146	6,381
BLOCK I LOT 22	0.146	6,381
BLOCK I LOT 23	0.146	6,381
BLOCK I LOT 24	0.147	6,398
BLOCK I LOT 25	0.174	7,578
BLOCK I LOT 26	0.179	7,777
BLOCK J LOT 1	0.191	8,338
BLOCK J LOT 2	0.183	7,964
BLOCK J LOT 3	0.209	9,088
BLOCK J LOT 4	0.209	9,100
BLOCK J LOT 5	0.247	10,761
BLOCK J LOT 6	0.310	13,499
BLOCK J LOT 7	0.252	10,998
BLOCK J LOT 8	0.234	10,204
BLOCK J LOT 9	0.246	10,737
BLOCK J LOT 10	0.429	18,668
BLOCK J LOT 11	0.287	12,485
BLOCK J LOT 12	0.244	10,642
BLOCK J LOT 13	0.233	10,138
BLOCK K LOT 1	0.178	7,732
BLOCK K LOT 2	0.172	7,475
BLOCK K LOT 3	0.145	6,307
BLOCK K LOT 4	0.145	6,327
BLOCK K LOT 5	0.145	6,327
BLOCK K LOT 6	0.145	6,327
BLOCK K LOT 7	0.145	6,327
BLOCK K LOT 8	0.145	6,327
BLOCK K LOT 9	0.145	6,327
BLOCK K LOT 10	0.145	6,327
BLOCK K LOT 11	0.145	6,327
BLOCK K LOT 12	0.182	7,921
BLOCK K LOT 13	0.256	11,143
BLOCK K LOT 14	0.245	10,681
BLOCK K LOT 15	0.201	8,750
BLOCK K LOT 16	0.259	11,273
BLOCK K LOT 17	0.215	9,358
BLOCK K LOT 18	0.179	7,803
BLOCK K LOT 19	0.149	6,503
BLOCK K LOT 20	0.149	6,505
B

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHERE AS HR 3200, LP, Landmark Land & Cattle, LLC and Denton Independent School District, are the rightful owners of the following tract of land:

BEING a tract of land situated in the Elizano Pizano Survey, Abstract No. 994 and the George W. Pettingale Survey, Abstract No. 1041, City of Denton, Denton County, Texas, and being a portion of a called 1,031.226 acre tract of land described as Tract 1 in a deed to HR 3200, LP, recorded in Document No. 2024-71025 of the Official Records of Denton County, Texas, and being a portion of a tract of land described as Tract 1 in a deed to Landmark Land & Cattle, LLC, recorded in Document No. 2024-89445 of the Official Records of Denton County, Texas, and being all of a called 12.01 acre tract of land described in a deed to Denton Independent School District, recorded in Document No. 2025-70766 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northwest corner of Hunter Ranch, Phase 1D, an addition to the City of Denton, Texas, according to the final plat thereof recorded in Document No. 2024-334 of the Plat Records of Denton County, Texas, same being on the easterly line of a 170' wide electric easement to Texas Municipal Power, recorded in Volume 3020, Page 161 of the Real Property Records of Denton County, Texas;

THENCE South 89°47'37" West, departing the easterly line of said 170' wide electric easement, crossing said 1,031.226 acre tract and crossing said 170' wide electric easement, a distance of 170.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the westerly line of said 170' wide electric easement;

THENCE North 00°12'23" West, continuing across said 1,031.226 acre tract and along the westerly line of said 170' wide electric easement, a distance of 721.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the westerly line of said 170' wide electric easement and continuing across said 1,031.226 acre tract, the following courses and distances:

North 90°00'00" West, a distance of 125.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 19°59'56" West, a distance of 119.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 58°28'23" East, a distance of 69.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 45°52'53" East, a distance of 68.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 46°01'31" East, a distance of 79.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of said 170' wide electric easement;

THENCE North 00°12'23" West, continuing across said 1,031.226 acre tract and along the westerly line of said 170' wide electric easement, a distance of 41.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 01°44'41" West, continuing across said 1,031.226 acre tract and along the westerly line of said 170' wide electric easement, a distance of 380.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the westerly line of said 170' wide electric easement and continuing across said 1,031.226 acre tract and crossing aforesaid Tract 1, the following courses and distances:

North 34°43'11" West, a distance of 82.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 56°00'13" West, a distance of 51.87 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 11°09'17" East, a distance of 72.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 38°24'43" West, a distance of 126.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 74°36'16" West, a distance of 107.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 60°27'19" West, a distance of 141.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°42'35" East, a distance of 33.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 13°57'36" West, a distance of 182.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°57'17" East, a distance of 90.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 15°22'35" West, a distance of 103.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 37°14'05" West, a distance of 94.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°00'00" West, a distance of 74.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" West, a distance of 94.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 09°27'44" West, a distance of 79.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 06°17'42" West, a distance of 209.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 36°45'13" East, a distance of 49.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 69°51'13" East, a distance of 90.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 69°49'14" East, a distance of 124.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" East, a distance of 115.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 70°12'57" East, a distance of 147.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 69°49'46" East, a distance of 26.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" East, a distance of 33.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 21°14'18" East, a distance of 122.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°16'31" West, a distance of 1,100.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 85°32'51" West, a distance of 122.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 20°47'27" East, a distance of 100.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°38'20" East, a distance of 56.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 80°28'00" East, a distance of 66.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°25'58" East, a distance of 101.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°00'00" East, a distance of 76.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 51°56'53" East, a distance of 198.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" East, a distance of 90.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 20°33'22" East, a distance of 25.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 49°30'00" East, a distance of 153.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 61°02'14" East, a distance of 90.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 67°37'49" East, a distance of 149.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 24°55'18" East, a distance of 109.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 34°41'43" East, a distance of 55.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 42°10'34" East, a distance of 78.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 51°31'11" East, a distance of 99.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 63°55'48" East, a distance of 103.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 68°46'02" East, a distance of 84.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 81°39'22" East, a distance of 75.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°21'33" East, a distance of 447.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 84°30'59" East, a distance of 125.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 72°44'28" East, a distance of 161.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 54°29'13" East, a distance of 135.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 49°16'04" East, a distance of 95.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 11°22'34" East, a distance of 169.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 14°02'10" East, a distance of 115.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE continuing across said 1,031.226 acre tract, the following courses and distances:

South 28°28'56" West, a distance of 53.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 28°18'03" West, a distance of 7.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°00'00" East, a distance of 61.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 65°42'51" West, a distance of 134.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 38°25'58" East, a distance of 157.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°00'00" East, a distance of 87.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°33'35" East, a distance of 44.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 61°19'07" East, a distance of 96.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 42°26'38" East, a distance of 79.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 27°48'51" East, a distance of 71.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°00'00" East, a distance of 170.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 12°30'09" East, a distance of 117.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 10°33'40" East, a distance of 90.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 06°58'52" West, a distance of 74.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 38°12'15" West, a distance of 68.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 48°07'52" East, a distance of 161.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 44°26'08" East, a distance of 143.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 27°57'03" East, a distance of 55.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 15°28'23" East, a distance of 149.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 28°16'19" East, a distance of 67.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°19'21" East, a distance of 60.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°38'59" East, a distance of 105.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 52°23'38" East, a distance of 93.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 63°11'51" East, a distance of 161.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 69°39'54" East, a distance of 166.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 64°04'09" East, a distance of 121.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 52°54'56" East, a distance of 133.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°14'01" East, a distance of 80.29 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 18°09'10" East, a distance of 32.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°00'00" East, a distance of 28.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 32°00'19" West, a distance of 61.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 42°59'26" West, a distance of 40.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" West, a distance of 77.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 67°26'20" West, a distance of 413.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 35°51'46" West, a distance of 51.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 58°42'04" West, a distance of 322.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 46°44'47" West, a distance of 116.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 36°36'25" West, a distance of 87.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 25°27'48" West, a distance of 34.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 11°50'24" West, a distance of 212.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 26°50'03" West, a distance of 47.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 49°58'48" West, a distance of 85.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 70°07'59" West, a distance of 63.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°02'40" West, a distance of 102.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 57°01'20" West, a distance of 78.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 32°44'07" West, a distance of 74.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 19°36'44" West, a distance of 46.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 13°05'56" West, a distance of 185.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 44°17'49" West, a distance of 115.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 54°59'25" West, a distance of 132.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 42°23'51" West, a distance of 62.29 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 34°39'48" West, a distance of 114.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 31°34'08" West, a distance of 48.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 18°12'31" West, a distance of 20.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 55°51'25" East, a distance of 107.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 330.00 feet, a central angle of 24°06'13", and a chord bearing and distance of South 10°52'37" East, 137.81 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 138.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 22°55'44" East, a distance of 102.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 270.00 feet, a central angle of 21°11'03", and a chord bearing and distance of South 12°20'12" East, 99.26 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 99.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°44'41" East, a distance of 201.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°15'19" East, a distance of 94.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°44'41" East, a distance of 65.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°15'19" West, a distance of 17.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°15'19" West, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°44'41" East, a distance of 20.92 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 367.50 feet, a central angle of 14°41'42", and a chord bearing and distance of South 09°05'32" East, 94.00 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 94.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 16°26'23" East, a distance of 319.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 61°26'23" East, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 73°33'37" East, a distance of 17.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 16°26'23" East, a distance of 65.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°33'37" West, a distance of 64.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 367.50 feet, a central angle of 10°32'11", and a chord bearing and distance of South 68°17'31" West, 67.49 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 67.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 63°01'26" West, a distance of 193.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 432.50 feet, a central angle of 01°25'14", and a chord bearing and distance of South 63°44'03" West, 10.72 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 10.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 25°20'30" West, a distance of 22.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 14°45'07" East, a distance of 58.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 270.00 feet, a central angle of 06°04'15", and a chord bearing and distance of South 17°47'15" East, 28.60 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 28.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 20°49'22" East, a distance of 102.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 270.00 feet, a central angle of 13°45'30", and a chord bearing and distance of South 27°42'07" East, 64.68 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 64.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 34°34'52" East, a distance of 1.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 77°42'07" East, a distance of 14.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 59°10'38" East, a distance of 11.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 30°49'22" East, a distance of 225.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 59°10'38" West, a distance of 46.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 304.20 feet, a central angle of 17°30'18", and a chord bearing and distance of South 50°25'28" West, 92.58 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 92.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the easternmost northeast corner of said Hunter Ranch, Phase 1D;

THENCE along the northerly line of said Hunter Ranch, Phase 1D, the following courses and distances:

North 48°19'41" West, a distance of 165.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 470.00 feet, a central angle of 05°34'16", and a chord bearing and distance of North 44°27'27" East, 45.68 feet;

In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 45.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 43°58'33" West, a distance of 60.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found the beginning of a non-tangent curve to the left with a radius of 530.00 feet, a central angle of 02°18'47", and a chord bearing and distance of South 45°56'55" West, 21.39 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 21.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 88°02'11" West, a distance of 21.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 47°54'38" West, a distance of 8.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 140.00 feet, a central angle of 27°08'50", and a chord bearing and distance of North 34°23'48" West, 65.72 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 66.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 20°49'22" West, a distance of 193.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 69°10'38" West, a distance of 20.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 20°49'22" East, a distance of 16.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 27°50'10" West, a distance of 33.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 1,652.50 feet, a central angle of 07°11'44", and a chord bearing and distance of South 80°31'36" West, 207.39 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 207.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 84°07'28" West, a distance of 542.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 52°40'50" West, a distance of 21.87 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 967.50 feet, a central angle of 01°17'30", and a chord bearing and distance of North 08°23'42" West, 21.81 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 21.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 81°39'31" West, a distance of 65.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 1,032.50 feet, a central angle of 03°59'56", and a chord bearing and distance of North 05°47'13" West, 72.05 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 72.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 49°37'25" West, a distance of 20.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 84°07'28" West, a distance of 348.89 feet to the **POINT OF BEGINNING** and containing 184.877 acres (8,053,247 square feet) of land, more or less.

FINAL PLAT

LANDMARK, PHASE 2 NORTH

312 RESIDENTIAL LOTS
5 COMMON AREA/ HOA LOTS
1 SCHOOL LOT
2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)

184.877 ACRES (8,053,247 SQ. FT.)

OUT OF THE
ELIZANO PIZANO SURVEY, ABSTRACT NO. 994 & GEORGE W. PETTINGALE SURVEY, ABSTRACT NO. 1041
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0004
MARCH 2026

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	MAR. 2026	063226937	14 OF 15

OWNER/ DEVELOPER:
HR 3200 LP
3000 Turtle Creek, Blvd.,
Dallas, TX 75219
Ph: 972-201-2938
Contact: Andrew Pieper
OWNER MAILING ADDRESS:
9800 Hillwood Pkwy, Suite 300,
Fort Worth, Texas 76177

APPLICANT:
Kimley-Horn & Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Austin J. Fitzpatrick, P.E.

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

OWNER/ DEVELOPER:
Landmark Land & Cattle, LLC
3000 Turtle Creek, Blvd.,
Dallas, TX 75219
Ph: 972-201-2938
Contact: Andrew Pieper
OWNER MAILING ADDRESS:
9800 Hillwood Pkwy,
Suite 300, Fort Worth,
Texas 76177

OWNER:
Denton Independent School District
1307 N. Locust Street
Denton, TX 76201

DWG NAME: K:\FRI_SURVEY\063226937-HUNTER RANCH\DWG\FINAL PLATS\PHASE 2\063226937 LANDMARK PHASE 2 NORTH FP.DWG PLOTTED BY:DRABLE, JEFF 3/13/2026 11:33 AM LAST SAVED:3/13/2026 11:13 AM

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF _____ §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HR 3200, LP, LANDMARK LAND & CATTLE, LLC and DENTON INDEPENDENT SCHOOL DISTRICT, acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as LANDMARK, PHASE 2 NORTH, 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 _____, 2026.

BY: **HR 3200, LP**
a Texas limited partnership

_____
TITLE

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

_____
Notary Public, State of Texas

My Commission Expires: _____

WITNESS MY HAND, this _____ day of _____, 2026.

BY: **Landmark Land & Cattle, LLC**
a Texas limited liability company

_____
TITLE

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

_____
Notary Public, State of Texas

My Commission Expires: _____

WITNESS MY HAND, this _____ day of _____, 2026.

BY: **Denton Independent School District**

_____
TITLE

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

_____
Notary Public, State of Texas

My Commission Expires: _____

GENERAL NOTES:

1. The purpose of this plat is create 312 Residential Lots, 1 DISD Lot, 5 Common Area/ HOA Lots, 2 City Park Lots and dedicate easements and right-of-way.
2. Elevations used for delineating contour lines are based upon NAVD 1988 datum.
3. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99984939269.
4. 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, G.F. No. 1002-399324-RTT, effective date May 16, 2024. The surveyor did not abstract the above the property.
5. This plat lies wholly within the City Limits of Denton.
6. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.
7. Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.
8. All gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision are as shown.
9. 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.
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 jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and

    b) There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.

    c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
11. Master Note N/A
12. Encroachment of private improvements into public easements shall not be permitted.
13. A Tree Survey and Preservation Plan will be required to proceed with the Building Permits on the subject site within the city limits. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4 must be met within the city limits prior to the release of any permits.
14. Sidewalks shall be constructed as required by Transportation Criteria Manual and Section 7.8.11 of the Design Standards of the City of Denton, except in the case of streets where a payment in lieu of construction agreement per DDC 7.8.7D has been approved by the City of Denton. Prior to the acceptance of streets within the subdivision within the subdivision by the City of Denton, sidewalks shall be constructed by the developer along all streets where houses will not front or side. Homebuilders shall construct sidewalks along streets on which homes front and along streets on which homes side before building permits will be finaled.
15. Wastewater utility service will be provided by the City of Denton.
16. Master Note N/A
17. Master Note N/A
18. Water utility service will be provided by the City of Denton.
19. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
20. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0365G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)" If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
21. Vertical datum used for the minimum finished floor elevations is NAVD 1988 and is the same as the datum used used to establish 100-year base flood elevations.
22. The Minimum Finish Floor (Slab) Elevation shall be one foot above the top of curb, 1.5 feet above the natural ground, or, if applicable, as indicated on individual lot, whichever elevation is higher. Natural ground contours indicated are prior to development of the tract.
23. Lots within 200' of FEMA floodplain require minimum finish floor elevations as shown on plat. All lots within the 200' floodplain buffer, floodplain, or floodway shall have an elevation certificate.
24. Current FEMA effective floodplain is shown. A final replat will be processed after fully developed floodplain is recognized and adopted after ongoing FEMA review and approval.
25. 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 Floodplain and Drainage Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Floodplain and Drainage Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Floodplain and Drainage Easement, 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 Floodplain and Drainage Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.
26. This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
27. As required by Section 8.2.5B of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond, or letter of credit is provided to and accepted by the city.
28. Master Note N/A
29. Driveway Requirements for the locations, widths and offset from intersection and any existing driveways or proposed driveways, shall conform to Section 7.8.9 of the Development Code and in the relevant section of the Transportation Criteria Manual of the City of Denton.
30. Street trees located within the right-of-way shall not be planted within 10 feet of either side of side lot lines.
31. Master Note N/A
32. Gas Well Notification Disclosure: Lots indicated with * are within 1,000 feet of Gas Well Drilling and Production Site(s) with producing wells, and the possibility that existing wells may be re-drilled and/or re-fracture stimulated in the future. A vicinity map showing the location of the Sites in relation to the Lots is provided on this plat. As of the date of this plat, these are producing wells. Additional drilling and/or fracking operations may occur on this site in the future.
33. IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
34. All lake/detention tracts, easements open space, or other common areas within the boundaries of this plat shall be maintained by the applicable homeowner's association, or other perpetual private entity. Homeowner's associations shall be established in accordance with Section 8.3.6.J of the Development Code of the City of Denton.
35. Master Note N/A
36. Master Note N/A
37. Lot 1X, Block A and Lot 1X, Block N are dedicated to the City of Denton as Park Land Dedication Lots.
38. Public trails and park amenities shall be sited on the Public Access Easement pursuant to an agreement between the owner and the City of Denton.
39. Master Note N/A
40. Master Note N/A
41. Master Note N/A
42. Property owners are responsible for the maintenance of the facilities located within the access easement(s).
43. Master Note N/A
44. All number omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
45. The City and County, including their agents and employees, have the right of immediate access to the Common Areas at all times, if necessary, for the welfare or protection of the public, to enforce City/County ordinances, or to improve the appearance of or to preserve public property, public easements, or public rights of way. If the Association fails to maintain the Common Areas to a standard acceptable to the County or City, the County or City may give the Association a written demand for maintenance. If the Association fails or refuses to perform the maintenance within a reasonable period of time after receiving the County's/City's written demand (at least 90 days), the County or City may maintain the Common Areas at the expense of the Association after giving written notice of its intent to do so to the Association. The County or City may give its notices and demands to any officer, director, or agent of the Association, or alternatively, to each owner of a Lot as shown on the County's tax rolls. To fund the County's or City's cost of maintaining the Common Areas, the County or City may levy assessments against the lots and owners in the same manner as if the Association levied a special assessment. The rights of the County or City under this Section are in addition to other rights and remedies provided by law.
46. All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted
47. The Environmentally Sensitive Areas (ESA) Mitigation Area shall be upkept and maintained by the property owner. There shall be no removing, destroying, burning, harming, or altering of vegetation, or disturbing or changing in any way the natural habitat of the ESA Mitigation Area without express written permissions by the City of Denton Environmental Services and Sustainability Department or as described in the maintenance plan, below.
48. The ESA Mitigation Area shall be maintained in accordance with Ordinance No. AESA24-0003c and Ordinance No. MPC19-0002c and all supporting documentation.
49. ESA Mitigation activities within the ESA Mitigation Area shall be in accordance with Ordinance No: AESA24-0003c and all supporting documentation.
50. Monitoring of the ESA Mitigation Area shall be the responsibility of the property owner and shall be performed in accordance with Ordinance No. AESA24-0003c.
51. The City of Denton does not assume any maintenance obligations within the ESA Mitigation Area related to ESA mitigation activities. The City of Denton does retain the authority to expressly direct the property owner to maintain the property in accordance with this plan and in accordance with Ordinances No. MPC19-0002c and AESA24-0003c.
52. The land described by this plat contains ESAs, as defined by Ordinances No. MPC19-0002c and AESA24-0003c. Vegetation is generally to be perpetually kept in a natural state. To ensure the longevity and integrity of the site maintenance within the ESA Mitigation Area will adhere to the following maintenance plan:
    - Routine maintenance such as mowing; leaf removal; pesticide/fertilizer/herbicide application; and weeding within the floodplain easement will be restricted.
    - The removal of vegetation identified as an invasive species is allowed subject to a removal plan upon approval of the City of Denton Environmental Services and Sustainability Department.
    - Maintenance needs will be monitored annually by the Property Owner. If maintenance needs are identified, a maintenance plan will be prepared and provided to the City of Denton Environmental Services and Sustainability Department to obtain approval at the sole discretion of the City of Denton Environmental Services Department prior to any implementation of maintenance within the ESAs.
    - Trash and debris will be monitored annually and will be removed at a frequency to prevent accumulation, but no less than annually.
    - If deemed necessary for the safety of pedestrians or the health of trees within the mitigation area, the Property Owner will contract with an ISA certified arborist to evaluate the areas of concern and trim trees as needed and restricted to the identified need. Tree trimming for aesthetic purposes is not permitted.
53. If the property is sold, the new owners must adhere to the aforementioned maintenance plan in order to retain the natural state and integrity of the ESA Mitigation Area.
54. Lot 1X HOA, Block N is dedicated to the City of Denton as Public Access Easements for use by the public for the purpose of walking, running, hiking, biking, or traversing over, upon and across, and otherwise using recreational trails on the areas clearly marked for public trails, and for use by City of Denton for the purpose of location, placement, relocation, construction, operation, enlargement, maintenance, alteration, repair, rebuilding, removal, public use, and patrol of clearly marked public recreational trail facilities, public trail materials, and related appurtenances, equipment, and signage.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Michael B. Marx, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this subdivision is true and correct; was prepared from an actual and accurate survey of the land, according to the standards of practice of the Texas Board of Professional 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.

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

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

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2020.

_____
Notary Public, State of Texas

My Commission Expires: _____

APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 20___

_____
CHAIRPERSON, PLANNING AND ZONING COMMISSION

_____
CITY SECRETARY

FINAL PLAT

LANDMARK, PHASE 2 NORTH

312 RESIDENTIAL LOTS
5 COMMON AREA/ HOA LOTS
1 SCHOOL LOT
2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)

184.877 ACRES (8,053,247 SQ. FT.)
OUT OF THE
ELIZANO PIZANO SURVEY, ABSTRACT NO. 994 & GEORGE W. PETTINGALE SURVEY, ABSTRACT NO. 1041
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0004
MARCH 2026

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

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Kimley»Horn

March 30, 2026

Ms. Cameron Robertson
City of Denton
Development Services
401 N. Elm Street
Denton, Texas 76201

Re: ***Landmark Phase 2 North Final Plat (FP26-0004)***
30-Day Extension Request

Dear Ms. Robertson:

As representative for the referenced project, I respectfully request a 30-Day Extension for the referenced application. Per emailed instructions on March 26, 2026, we will resubmit on April 6, 2026 with an anticipated P&Z date of April 29, 2026.

Please contact me at (469-922-3647) or austin.fitzpatrick@kimley-horn.com with any questions.

Sincerely,



Austin J. Fitzpatrick, P.E.
Project Manager

Copy: Patrick Cowden, Andrew Pieper, Kyle Joyce, Casey Ross

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	805570860	**Entity Type:**	Domestic Limited Liability Company (LLC)
Original Date of Filing:	May 31, 2024	**Entity Status:**	In existence
Formation Date:	N/A		
Tax ID:	32095330919	**FEIN:**	
Duration:	Perpetual		

Name: Landmark Land & Cattle, LLC

Address: 3000 TURTLE CREEK BLVD
DALLAS, TX 75219-6268 USA

REGISTERED AGENT | FILING HISTORY | NAMES | MANAGEMENT | ASSUMED NAMES | ASSOCIATED ENTITIES | INITIAL ADDRESS

Name	Address	Inactive Date
Stephen D. Parker	3000 TURTLE CREEK BLVD Dallas, TX 75219-75219 USA	

Order | Return to Search

Instructions:

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

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 8, 2026

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by Jennifer and David Morales, the property owners, for a Historic Landmark Designation, in accordance with Section 2.9.4 of the Denton Development Code, for the property located at 1403 Kendolph Drive. The property is located on the east side of Kendolph Drive, approximately 360 feet north of Whippoorwill Lane, in the City of Denton, Denton County, Texas. (HL26-0001a, Historic Landmark Designation of 1403 Kendolph Drive, Cameron Robertson)

BACKGROUND

The applicants and property owners, Jennifer and David Morales, are requesting the Historic Landmark Designation of the existing residence at 1403 Kendolph Drive. The property is located within the Denia neighborhood area and is zoned Residential 3 (R3).

A Historic Landmark is a building, district, object, site, or structure that is officially recognized by the City, State of Texas, or the United States government, for its outstanding architectural, archeological, cultural, social, economic, ethnic and/or political historical significance. The designation of a historic landmark provides the City and the property owner the ability to preserve those aspects of the city having historical, cultural, architectural, and archaeological importance. Such preservation promotes and protects the prosperity, education, and general welfare of the people living in and visiting Denton. Some of the advantages of designation are:

Property Owner Benefits

- Studies have shown that historically designated properties appreciate in value at a greater rate than comparable properties that are not designated.
- The property is eligible for a local historic tax exemption.
- Protects the investment of owners and residents of historic properties from incompatible development.
- Visible recognition of the historic, architectural, or cultural value of the property.

Community Benefits

- Encourages better design through a comprehensive review by the Historic Landmark Commission (HLC).
- Protects historic buildings and potential historic landmarks from swift demolition.
- Provides a good tool for neighborhood revitalization.
- Increases neighborhood pride and awareness.
- Discourages sprawl by:

- Encouraging reuse of existing resources in urban area neighborhoods.
- Promoting compatible infill development.

Local historic landmark designations require a three-step process that starts with review and recommendation by the Historic Landmark Commission (HLC). The Historic Landmark Designation request was recommended for approval by the HLC at their Monday, March 2, 2026, meeting (see Exhibit 6). The next step for the applicant is for their application to undergo review by the Planning and Zoning Commission regarding such designation since a designation is considered a zoning action. The Planning and Zoning Commission must make a recommendation to City Council for its consideration. The decision at City Council is final and cannot be appealed.

Please note that the Historic Landmark Designation process is not subject to compliance with the criteria in Section 2.4.5E of the Denton Development Code (DDC) for approval of all applications, as the designation process is solely regulated by the criteria presented in DDC Section 2.9.4B, as specified below.

CONSIDERATIONS

Section 2.9.4B of the DDC specifies the Historic Preservation Officer (HPO) and the HLC shall review the historic landmark designation request for compliance with one (1) or more of the following criteria:

1. Character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or the United States;
2. Recognition as a recorded state historic landmark, a national historic landmark, or entered into the National Register of Historic Places;
3. Reflects a distinguishing characteristic of an architectural type or specimen;
4. Identification as the work of an architect or master builder whose individual work has influenced the development of the city;
5. Reflects elements of architectural design, detail, material, or craftsmanship which represent a significant architectural innovation;
6. Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on architectural, historic, or cultural motif;
7. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style;
8. Archeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest;
9. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, state, or the United States;
10. Location as the site of a significant historic event;
11. Identification with a person who significantly contributed to the culture and development of the city, state or the United States;
12. A building or structure that, because of its location, has become of value to a neighborhood, community area, or the city; or
13. Value as an aspect of community sentiment or public pride.

Based on the evaluation of the documentation submitted by the applicant, staff finds that this property meets the following six criteria of Section 2.9.4B of the DDC (further detailed in Exhibit 3) and is eligible for the historic landmark designation:

Number 1. Character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or the United States.

This residence contributes significantly to Denton's heritage as an excellent example of mid-twentieth century suburban development and cultural characteristics following World War II. Mid-century modern architecture reflects national trends in optimism, innovation, efficiency, and indoor-

outdoor living, which were embraced in Texas' growing communities, like Denton. Located in the Denia neighborhood – a locally recognized concentration of mid-century residences – the property helps illustrate the city's evolution from earlier historic styles to modern designs that integrated natural landscapes. It supports Denton's broader cultural narrative of embracing diverse architectural periods, as promoted through City-led walking tours and preservation initiatives.

Number 3. Reflects a distinguishing characteristic of an architectural type or specimen.
The residence is an outstanding specimen of mid-century modern residential architecture, featuring distinguishing characteristics of the style: an open floor plan for fluid living spaces, large glass walls for natural light and views, polished concrete floors, exposed structural elements, concrete block accents, overhanging flat roof for shade and definition, and seamless indoor-outdoor flow. These elements emphasize functionality, simplicity, and harmony with the environment – hallmarks of mid-century design.

Number 4. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.
Tom Polk Miller and Isabel Mount were prominent architects and social and civic activists in Denton, TX for more than 40 years. They were both native Texans and met while pursuing their architecture degrees at Rice University in Houston, TX. In 1946, Tom and Isabel formed the partnership Mount-Miller Architects and married in 1947. The Millers moved to Los Angeles, but in 1953 moved to Denton, TX and by 1954 were designing homes, churches and smaller commercial buildings in Denton and nearby towns until the year 2000. They are responsible for designing and remodeling 200-300 houses, public and commercial buildings, including many within the Denia neighborhood. Some noted examples of their work include the 1959 Denton Unitarian Universalist Fellowship and Denia residences, 1900 Westridge Street, which was locally designated in 2024, 1316 Kendolph Drive, 1226 Kendolph Drive and 1426 Kendolph Drive.

Number 9. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, state, or the United States
The property exemplifies Denton's historical heritage through mid-century modern design, which captures the post-war era's cultural and social emphasis on modern living, family-oriented spaces, and suburban expansion in growing Texas communities. The residence contributes to the social fabric of Denia, a neighborhood valued for its "hidden" mid-century residences that reflect local architectural evolution and community pride in preserving modern heritage/design.

Number 11. Identification with a person who significantly contributed to the culture and development of the city, State, or the United States
One of the previous owners of 1403 Kendolph Drive, Dr. Hiram J. Friedsam, was born March 14, 1920, in Brooklyn, New York. His family moved to Texas, and he grew up in Waco, Texas. He received a Bachelor's degree from Baylor University and his Master's degree from the University of Texas prior to World War II.

During the war he served in the United States Marine Corps in the Pacific, participating in the Battle of Solomon Islands and at Guadalcanal Island from 1942-1943. He remained in the Marine Corps Reserves after the war, retiring from the Reserves as a Major in 1961.

He earned his Ph.D. from the University of Texas. He joined North Texas State Teachers College (now the University of North Texas) in 1948 as an assistant professor of economics. He would later serve as the chair of the Sociology Department. The residence was built for Hiram and his wife, Reva, circa 1959.

Dr. Friedsam was instrumental in establishing the Center for Studies in Aging, the first gerontology program in Texas. He served as the director of the Center until 1973, when he was appointed the first Dean of the newly established School of Community Services (now the College of Public Affairs and Community Service). He held that position until his retirement in 1983. He was named Professor Emeritus. Dr. Friedsam maintained an office in the department of Applied Gerontology (formerly the Center for Studies in Aging).

Dr. Friedsam was a member of numerous professional organizations: he was a Fellow of the Gerontological Society of America, the Association for Gerontological Society of America, the Association of Gerontology in Higher Education; he served as President of the Southwestern Sociological Society, the Southwestern Social Science Association, the Association for Gerontology in Higher Education, and the Texas Society on Aging. He was a delegate to the 1961, 1971, and 1981 White House Conferences on Aging. President Lyndon Johnson appointed Dr. Friedsam to the Presidential Task Force on Older Americans. He was the author or co-author of more than fifty publications. He also served as a term editor-in-chief of The Gerontologist. He received the President's Award and Distinguished Teacher Award from the University of North Texas. He was also named an Honorary Alumnus by the Alumni Association. He was also honored by the President's Citation from the American Association of Homes and Services for the Aging, the Trailblazer award from the Texas Joint Conference on Aging, and the Distinguished Service Award from the Southwestern Social Science Association, from the Association of Gerontology in Higher Education, and the Clark Tibbitts Award for contributions to gerontology education for that organization. Today, the Gerontological Society of America has a Hiram J. Friedsam Mentorship Award.

Dr. Friedsam died, at the age of 87, March 24, 2007.

Number 12. A building or structure that, because of its location, has become of value to a neighborhood, community area, or the city.
Situated in the Denia neighborhood on Kendolph Drive – where there is a cluster of Mount-Miller homes – this residence has become a valued landmark due to its prominent mid-century design and visibility, including being highlighted during public architectural tours. It enhances neighborhood identity and visual appeal, as well, as has been recognized in City promotions of Denia as a mid-century haven.

CONSISTENCY WITH 2019 HISTORIC PRESERVATION PLAN

Goal #1, Policy 1.3 of the City of Denton's 2019 Historic Preservation Plan (the Plan), states that the HPO and HLC, and other decision-makers, should prioritize and designate eligible buildings and areas for potential landmarks and historic districts, especially for listing in the National Register of Historic Places.

The potential designation of 1403 Kendolph Drive helps the City meet Goal #1, Policy 1.3 of the Plan through the continuation of preserving Denton's significant historic, cultural, and architectural resources at the local level.

CONSISTENCY WITH DENTON 2040 COMPREHENSIVE PLAN

Goal CC-2 of the Denton 2040 Comprehensive Plan, states that the City should preserve and maintain the unique character of Denton for long-term sustainment of community character, by actively preserving and maintaining Denton's existing and future identified historic resources in conformance with the goals and policies in the 2019 Historic Preservation Plan. This goal is to be accomplished through both implementing recommendations for historic landmark, historic district, and conservation districts per updated historic

resources surveys, as well as encourage voluntary landmark and historic district designation as a vehicle to protect sites with historical and architectural significance.

Pursued by the applicant and property owner, the property is historically significant to the Denton community for its exemplification of post-WWII development and cultural trends; reflection of distinguishing characteristics of the mid-century modern architectural style; identification as the work of two architects whose shared work has influenced the development of the city; exemplifications of the cultural and social heritage of the City, State, and United States; identification with persons who contributed to the City, State, and United States, and, finally, the value this property has gained as a landmark in the Denia neighborhood. Therefore, 1403 Kendolph Drive is in conformance with both the Plan and the Denton 2040 Comprehensive Plan.

HISTORIC LANDMARK COMMISSION

As noted above, the Historic Landmark Commission held a public meeting for this request at their March 2, 2026, meeting. No members of the public spoke at the meeting. The Commission had questions regarding the restoration work that took place on the property, which the applicants, Jennifer and David Morales, as well as staff, walked them through.

The Commission voted [7-0] to recommend approval of the request. https://dentontx.new.swagit.com/videos/376708

See Exhibit 6 for the HLC meeting minutes.

PREVIOUS ACTION/REVIEW

Date	Council, Board, Commission	Request	Action
March 2, 2026	Historic Landmark Commission	Historic Landmark Designation	Recommended Approval (7-0)

Since 2013, there have been three building or development-related permits approved for this property. These permits have been related to remodeling and window replacement, installation of a new 8-foot-high cedar fence, and registration as a short-term rental use.

PUBLIC OUTREACH

Twenty-five (25) notices were sent to the property owners within 200 feet of the subject properties, and one hundred and fifty-six (156) postcards were mailed to current residents within 500 feet of the subject property. As of the writing of this report, the City has received no responses.

A notice was published in the Denton Record Chronicle on March 22, 2026.

A notice was published on the City's website on March 19, 2026.

One sign was posted on the property on March 26, 2026 (see Exhibit 7).

OPTIONS

1. Recommend Approval
2. Recommend Approval with Conditions
3. Deny
4. Postpone Item

RECOMMENDATION

Staff recommends **approval** of the request for Historic Landmark Designation of the property located at 1403 Kendolph Drive. This designation is consistent with goals and objectives of the Denton 2040 Comprehensive Plan and the 2019 Historic Preservation Plan, as well as meets the criteria for Historic Landmark Designations as outlined in Sections 2.9.4B of the DDC.

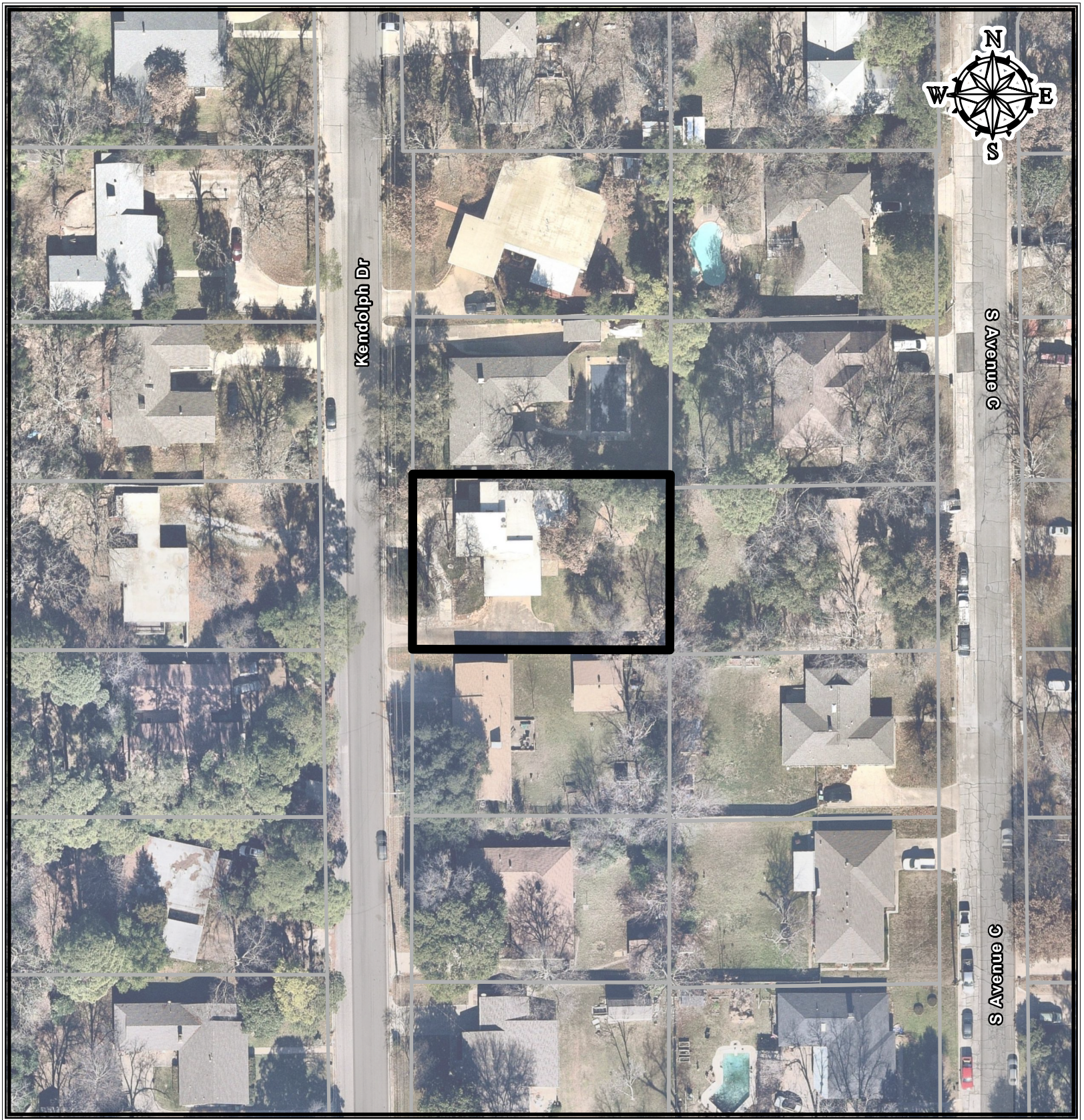
EXHIBITS:

1. Agenda Information Sheet
2. Site Location Map
3. Current Zoning Map
4. Future Land Use Map
5. Historic Landmark Designation Checklist and Application
6. March 2, 2026 Draft HLC Meeting Minutes
7. Notification Map
8. Draft Ordinance

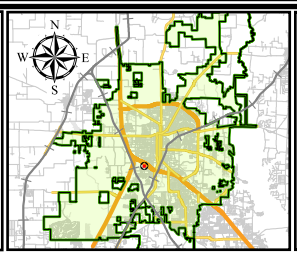
Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared By:
Cameron Robertson, AICP
Historic Preservation Officer

HL26-0001
Aerial Site Location



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

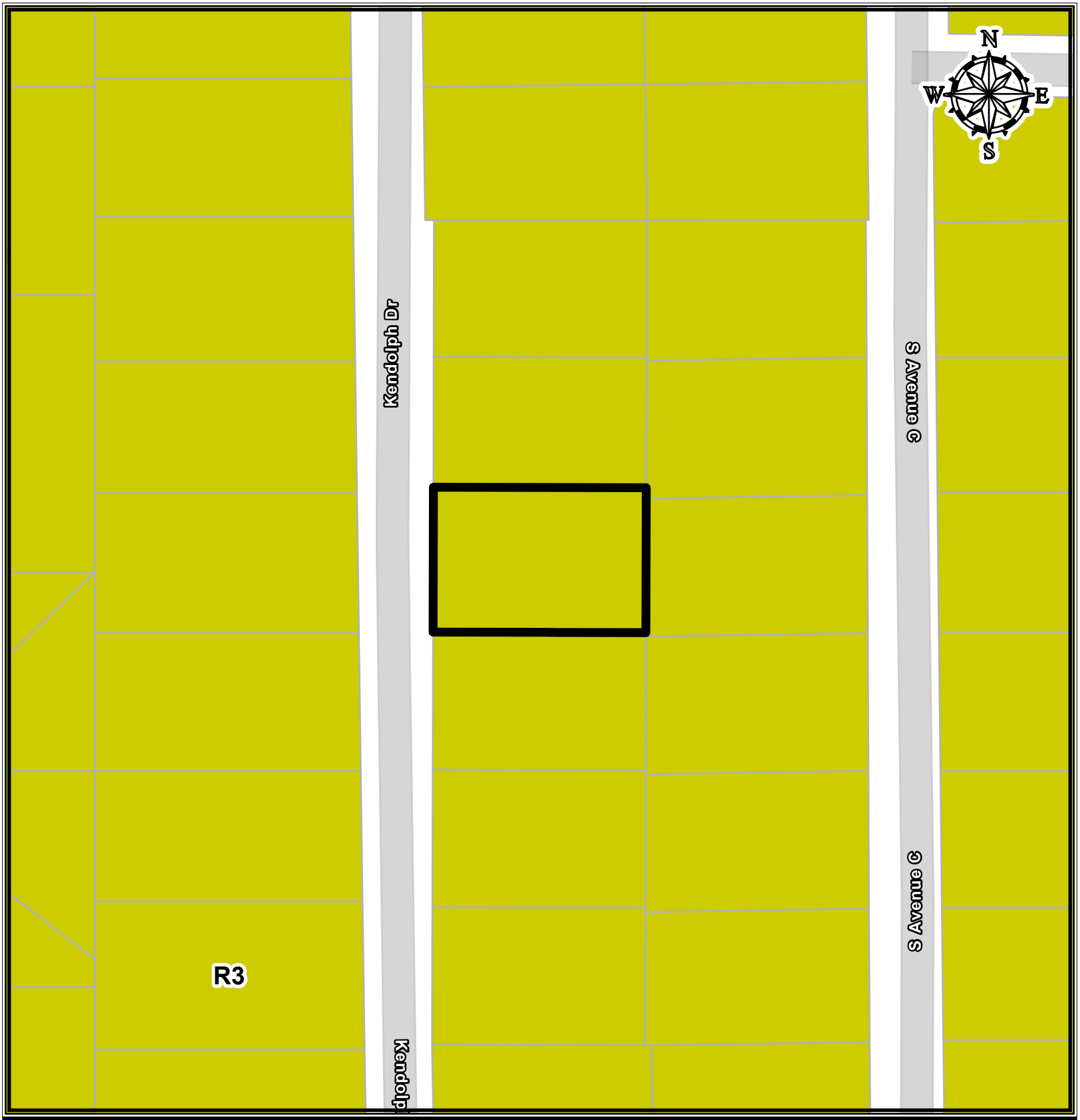


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CITY OF DENTON
Development Services · GIS
Date: 2/23/2026

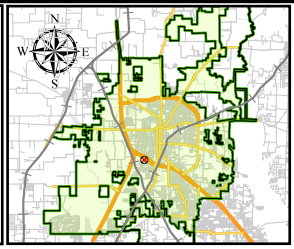
"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure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

HL26-0001
Current Zoning Map



Current Zoning

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

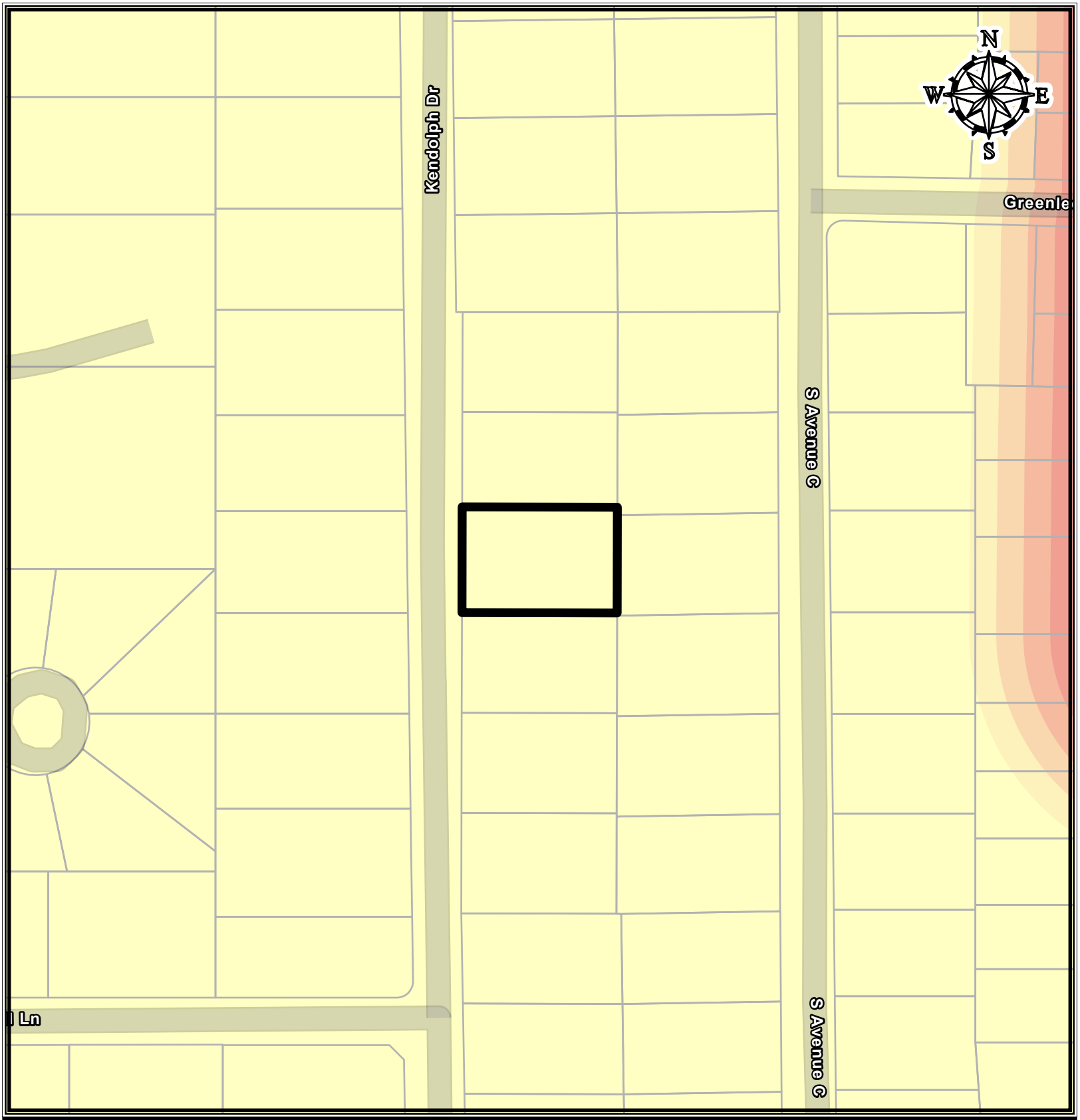


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CITY OF DENTON
Development Services · GIS
Date: 2/23/2026

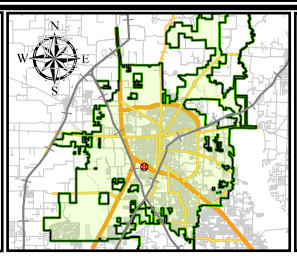
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HL26-0001
Future Land Use Map



Future Land Use 2040

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



0 35 70 140 Feet

CITY OF DENTON
Development Services · GIS
Date: 2/23/2026

"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."

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

HISTORIC LANDMARK DESIGNATION CHECKLIST AND APPLICATION

The purpose of a Historic Landmark is to preserve and officially recognize a building, district, object, site, or structure for its outstanding architectural, archeological, cultural, social, economic, ethnic, and political history significance to Denton. These Historic Landmarks, as well as state and national landmarks can be included within Historic and Conservation Districts.

The following are outlined in Denton Development Code Section 2.9.4. and must be submitted for historic landmark designation applications to be considered complete.

GENERAL ITEMS

- ☒ Provide a copy of the City of Denton's Owner Authorization Form
- ☒ Complete the Historic Landmark Designation Application (below)
- ☒ Complete the Owner's Statement* (below)
- ☐ **Associated Fee(s):** as listed on the Development Review Fee Schedule.
- ☒ I/We the undersigned, owner(s) of, or party(s) with financial interest in, all property herein described, do hereby file this, my/our petition, asking that the said property be designated as a historic landmark under the provisions of Ordinance #80-30 of the Code of Ordinances of the City of Denton, Texas.
- ☒ I/We authorize the City of Denton to place a sign or signs on the above property for public notification of the proposed notification of the proposed historic designation.



Signature

01-12-2026

Date

Jennifer Morales

Print Name

3010 Carmel St

Address

Denton, TX 76205

City/State/Zip

940-390-4302

Phone

moralesobjectdesign@gmail.com

Email

*Additional Owners may be listed on a separate piece(s) of paper.

Historic Landmark Designation Application



1403 Kendolph Dr Denton, TX 76205

Site Address

Rental Property

Present Use

Residential

Current Zoning

A0996A F Puchalski, Tr 562, 563 .324AC

Legal Boundary (Lot and Block or Metes and Bounds – Attach Exhibit A if necessary)

CITY OF DENTON

Development Services

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

Owner Authorization

Name: Jennifer and David Morales

Company Name: _____

Address: 1403 Kendolph Dr Denton, TX 76205

Telephone: 940-390-4302 Email: moralesobjectdesign@gmail.com

CHECK ONE OF THE FOLLOWING:

- ☑ I will represent the application myself; or
- ☐ I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I am the owner of the property and further confirm that the information provided on this form is true and correct. By signing below, I agree that the City of Denton (the "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request. By signing this application, staff is granted access to your property to perform work related to your case.

Owner's Signature: _____ Date: 1-12-26

Exhibit B: Chain of Title of Site and/or Enterprise

Name of Owner: Hiram J. and Reva S. Friedsam

Type of Instrument/Date: DOC #1957-3286 (6/25/1957)

Vol/Page #: 430/272

Book Type: Deed Record (DR)

Name of Owner: Sam and Ruth Barton

Type of Instrument/Date: DOC #1965-10506 (10/11/1965)

Vol/Page #: 100/591

Book Type: Release Lien Record (RR)

Name of Owner: Diana R. Block and Richard D. Maudlin

Type of Instrument/Date: DOC #1994-27774 (4/5/1994)

Name of Owner: Annette Lawrence

Type of Instrument/Date: DOC #1998-79245 (8/27/1998)

Vol/Page #: 4166/2245

Book Type: Real Property (RP)

Name of Owner: Diane Coady

Type of Instrument/Date: DOC #2004-100474 (7/29/2004)

Name of Owner: David R. and Jennifer M. Morales

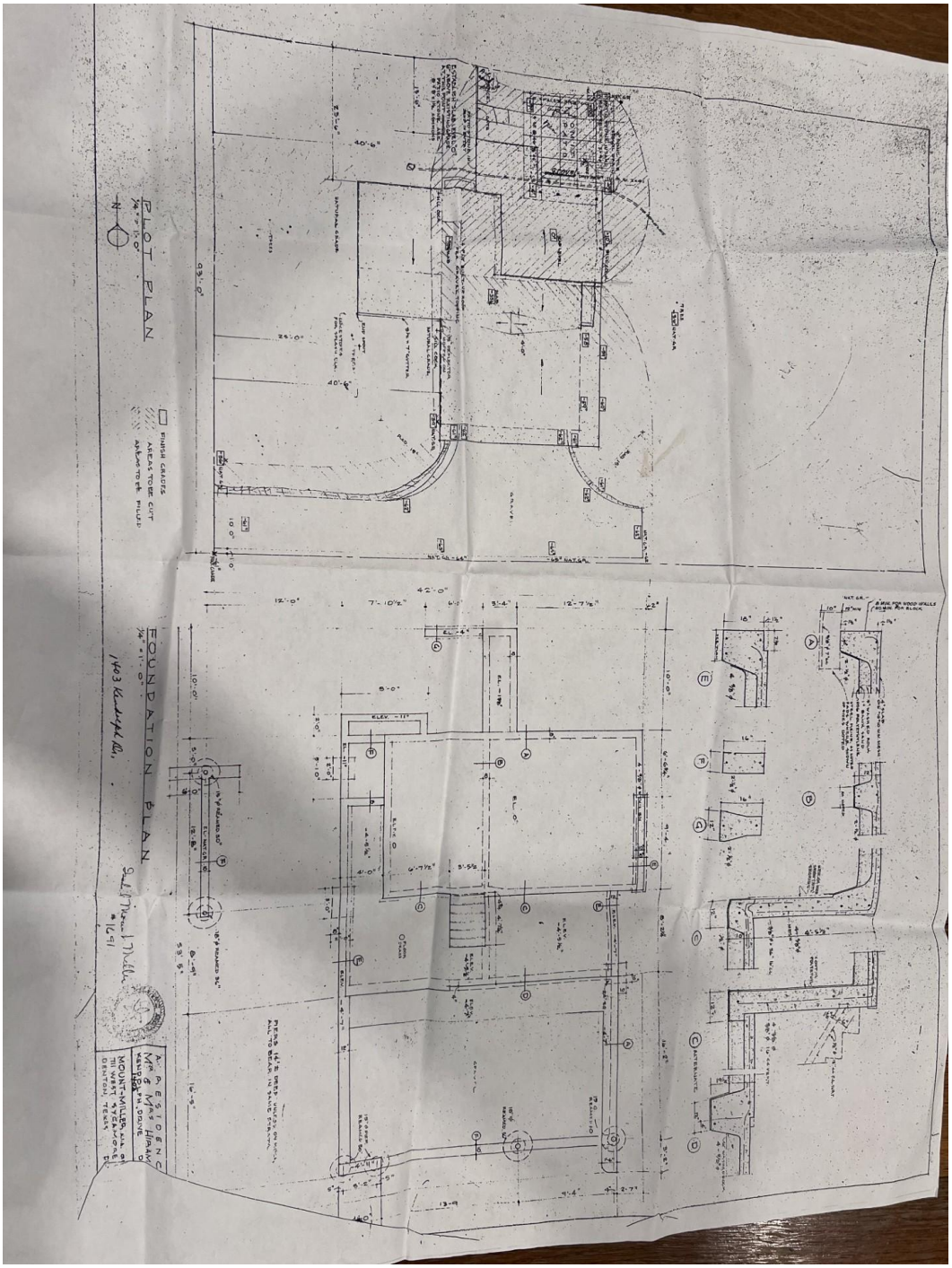
Type of Instrument/Date: DOC #2013-36429 (3/26/2013)

Exhibit C: Additions to Original Building

Date(s) of Construction:

- Circa 1959

Architect Name: Mount-Miller Architects



Contractor(s) Name: Paul L. Johnson (ML/28/403; 10/8/1958)

This memorandum of agreement made and entered into between *HIRAM J. FRIEDSAM*

and his wife *REVA S. FRIEDSAM* , hereinafter called parties of the first part, and

PAUL L. JOHNSON

hereinafter called party of the second part, whether one or more, all of said County and State, WITNESSETH:

That the said party of the second part, in consideration of the premises hereinafter set forth, agrees and contracts with the said parties of the first part, to furnish all the labor and materials for, and to construct, erect and complete upon the lands and premises hereinafter described, in good workmanlike manner, and in accordance with the plans and specifications agreed upon between the parties, and signed by them for the purpose of identification, the following improvements, to-wit: *one 3 bedroom, 2 bath frame construction house according to theplans and specifications heretofore agreed upon by and between the parties hereto, to be a complete, finished, turn-key job,*

Said party of the second part agrees to complete said improvements within *one hundred fifty* days from the date hereof, unavoidable accident alone excepted, a reasonable allowance, however, to be made in case of bad weather, and to pay to the said parties of the first part the sum of ($) Dollars per day for each day and every day's delay thereafter as assessed or liquidated damages.

The land and premises upon which the said improvements are to be erected are situated in the County of *Denton* , State of Texas, and are more particularly described as follows, to-wit: *A part of a 6 acre tract out of the E. Puchalski One-Third League Survey, Abstract No. 996, and the A.N.B.Tompkins Survey, Abstract No. 1246, and being the same tract described in a deed dated the 25th day of June, 1957, from Geo. M. Hopkins to H. J. Friedsam, et ux, shown of record in Vol. 430, page 272, Deed Records of Denton County, Texas, to which deed reference is here made for a more complete description of said tract,*

Additional documentation provided on the next two pages.

Exhibit "C": Additions to Original Building

Original Construction

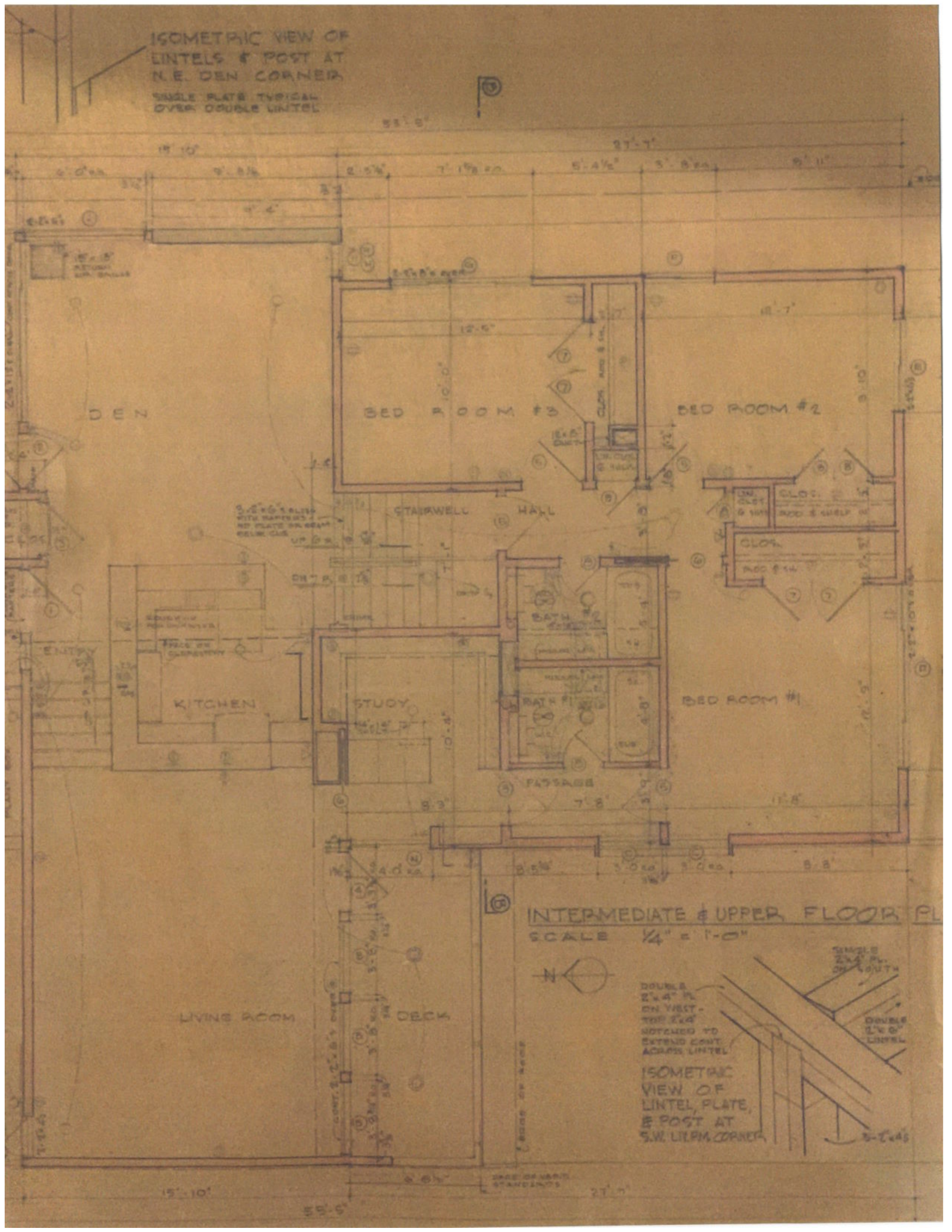
- **Date the structure was built:** 1959 (Note: Some records list 1958; confirmed as 1959 in Denia Neighborhood Walking Tour and public sources).
- **Contractor/Architect name:** Mount-Miller Architects (Isabel Mount-Miller and Tom Polk Miller).
- **Description/Nature of Work:** Original mid-century modern single-family residence designed by the prominent local firm Mount-Miller Architects. Key features included open floor plan, large glass walls, polished concrete floors, cork and mahogany wood elements, concrete block accents, overhanging flat roof, and integration with the landscape. No major additions or alterations prior to current ownership are documented.
- **Cost of improvements:** Original construction cost unknown.
- **Type of Legal Instrument:** N/A (original build).
- **Attachments:** Original architectural plans (if available); references from Denton County Office of History and Culture blog and ArcGIS Denia Walking Tour (2023), describing the home as a "beautiful 1959 mid-century modern design" and "one of the highlights of the entire tour."

Major Rehabilitation and Restoration (Current Ownership)

- **Date(s):** Purchased March 2013; major work performed 2013–2015 (approximately 1.5 years), with ongoing maintenance (e.g., new roof ~2019, heater replacement ~2024).
- **Contractor/Architect name:** Owner-supervised restoration (Jennifer Morales, with Archistructer's construction expertise); various licensed contractors for specialized work (e.g., windows, HVAC, electric, roofing—permits available if requested). No new architect involved; all changes guided by original Mount-Miller design intent.
- **Description/Nature of Work:** Comprehensive interior and exterior rehabilitation to restore and preserve the home's mid-century modern character while improving energy efficiency, functionality, and longevity. The interior was taken down to the studs and restored to original where appropriate, retaining authentic materials including cork flooring, mahogany wood elements, and polished concrete floors throughout.
    - **Interior updates**: Updated all windows to Milgard units matching original style but meeting current energy standards; opened entry to family room with added windows and new mahogany door; fully updated kitchen with period-appropriate mahogany cabinetry; Mahogany built ins in all closets; installed George Nelson pendant lights (period-correct reproductions/ originals where possible) and recessed can lighting; enlarged master bath by incorporating hallway space, using 1-inch glass mosaic tile matching original; insulated walls/ceilings with spray foam for energy efficiency and sound control; installed all-new HVAC system. All new wired electric.
    - **Exterior updates:** Replaced rotten wood and decaying metal supports (supporting living room); full exterior repaint; added poured concrete back and front porch and walkways; constructed new roof over front porch; added period-correct cinderblock courtyard matching existing concrete block design on the home; extensive new landscaping (none existed at

purchase).
    - **Ongoing maintenance:** New roof approximately 6 years ago (2019); heater replacement last year (2024).
      Every effort was made to honor the original 1959 Mount-Miller design, using compatible materials and avoiding irreversible changes. The restoration preserved and enhanced the home's architectural significance.
- **Cost of improvements:** Approximately $300,000 (from purchase to present, including restoration and subsequent updates; detailed receipts available upon request).
- **Type of Legal Instrument:** N/A (owner-performed rehabilitation; building permits obtained for major work—copies can be provided).
- **Attachments:** Before-and-after photos (if available); current exterior/interior photographs; original plans for comparison; any permits upon request.

This restoration transformed a neglected property into a showcase of mid-century modern heritage, contributing to Denton's preservation efforts in the Denia neighborhood.


ISOMETRIC VIEW OF LINTELS & POST AT N.E. DEN CORNER
SINGLE PLATE TYPICAL OVER DOUBLE LINTEL
DEN
BED ROOM #3
BED ROOM #2
BED ROOM #1
STAIRWELL
HALL
KITCHEN
STUDY
BATH
PASSAGE
ENTRY
LIVING ROOM
DECK
INTERMEDIATE & UPPER FLOOR PL
SCALE 1/4" = 1'-0"
ISOMETRIC VIEW OF LINTEL, PLATE, & POST AT S.W. LIVING CORNER
DOUBLE 2"x4" PL ON WEST - TOP 2"x4" NOTCHED TO EXTEND CONT ACROSS LINTEL
SINGLE 2"x4" PL ON SOUTH
DOUBLE 2"x 6" LINTEL
55'-5"
19'-10"
37'-7"

Before & After Photos

Redo Restoration























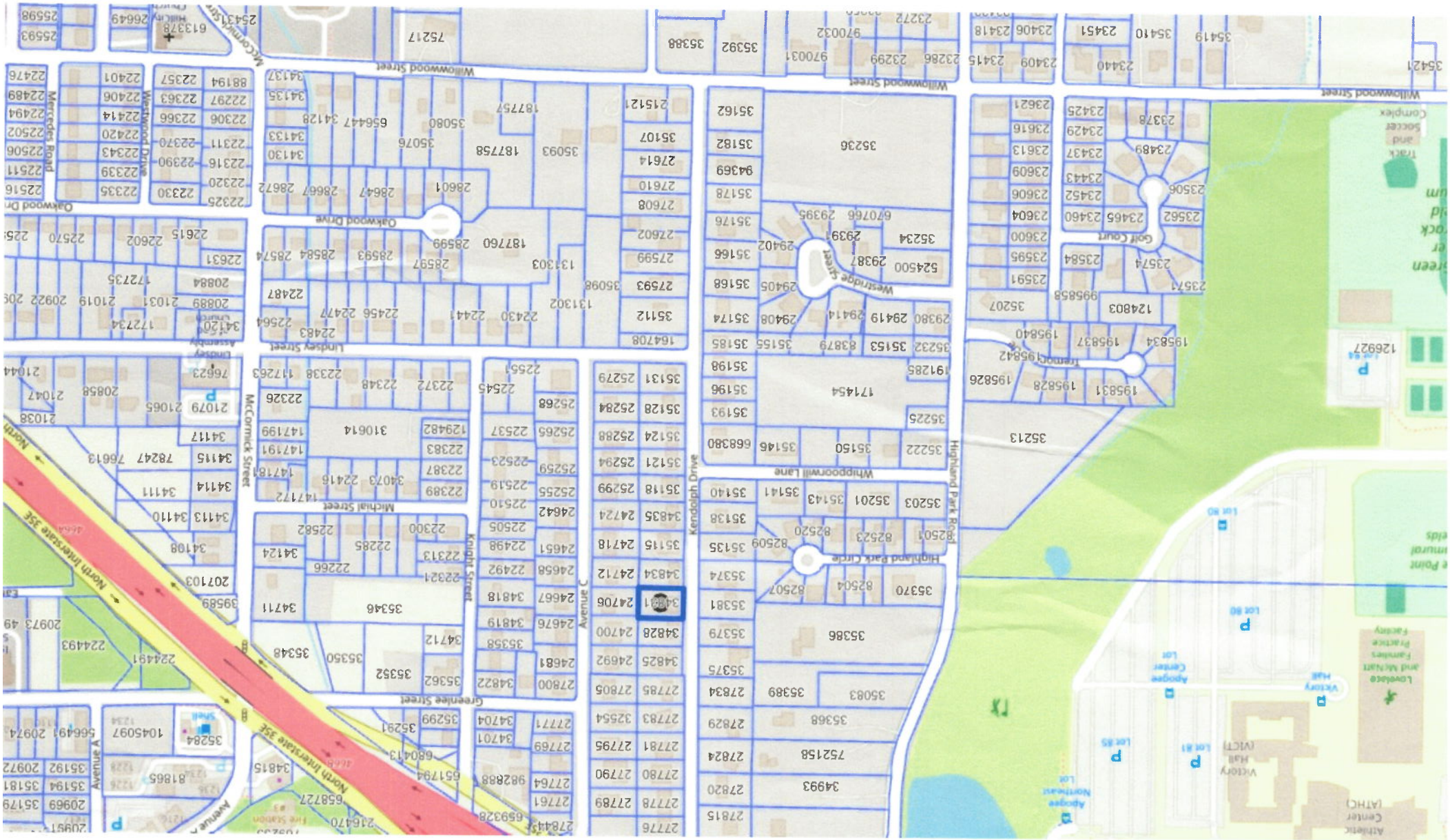




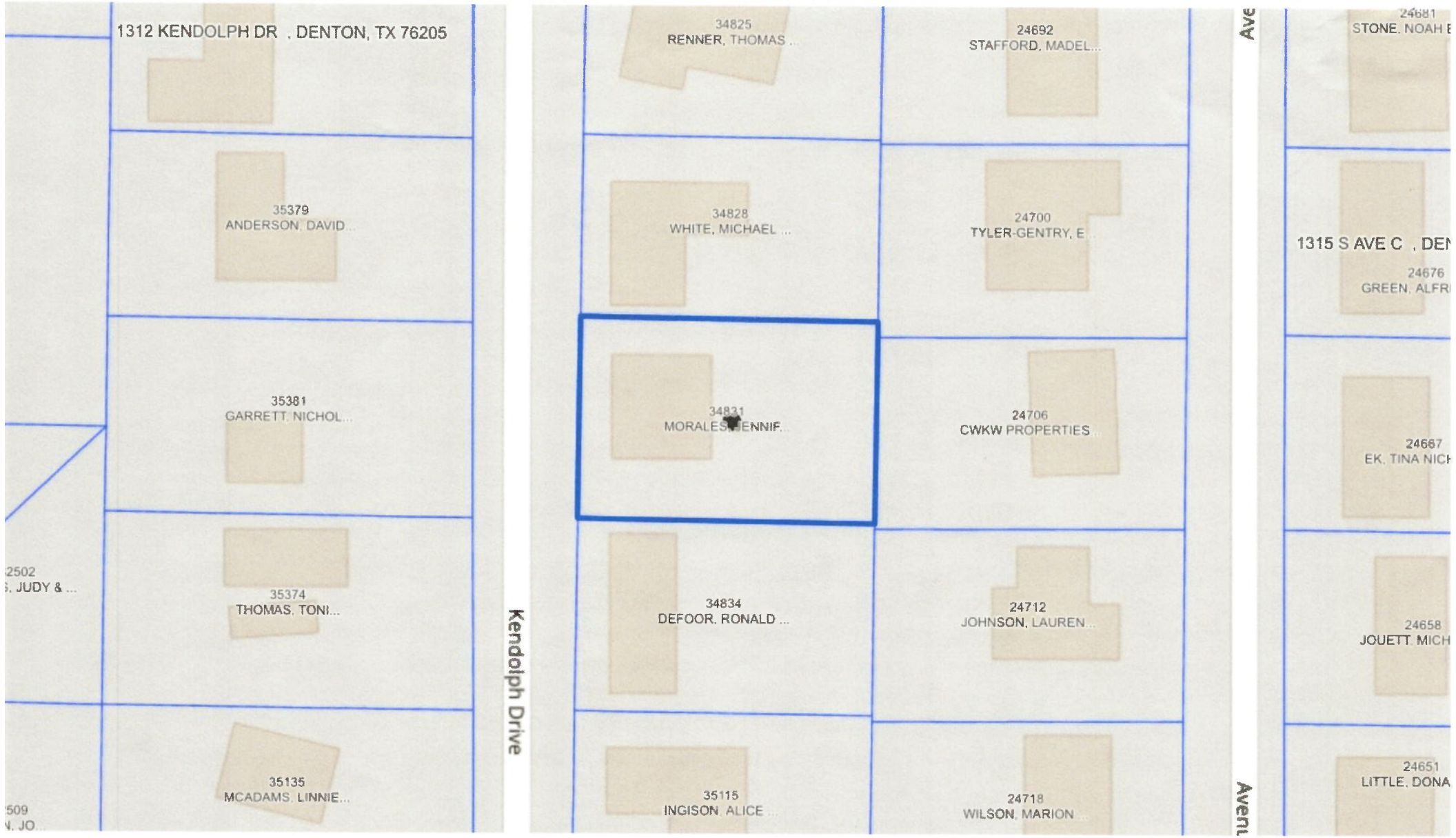







Willowwood Street
Oakwood Drive
Lindsey Street
McCormick Street
Michiel Street
Knight Street
Greenlee Street
Avenue C
Kendolph Drive
Whippoorwill Lane
Highland Park Road
Westridge Street
Golf Court
Mercedes Road
Westwood Drive
Avenue A
North Interstate 35E
Victory Hall (VICT)
Victory Hall
Apogee Center Lot
Apogee Northeast Lot
Athletic Center (ATHC)
Track and Soccer Complex
Lot 80
Lot 85
Lot R1

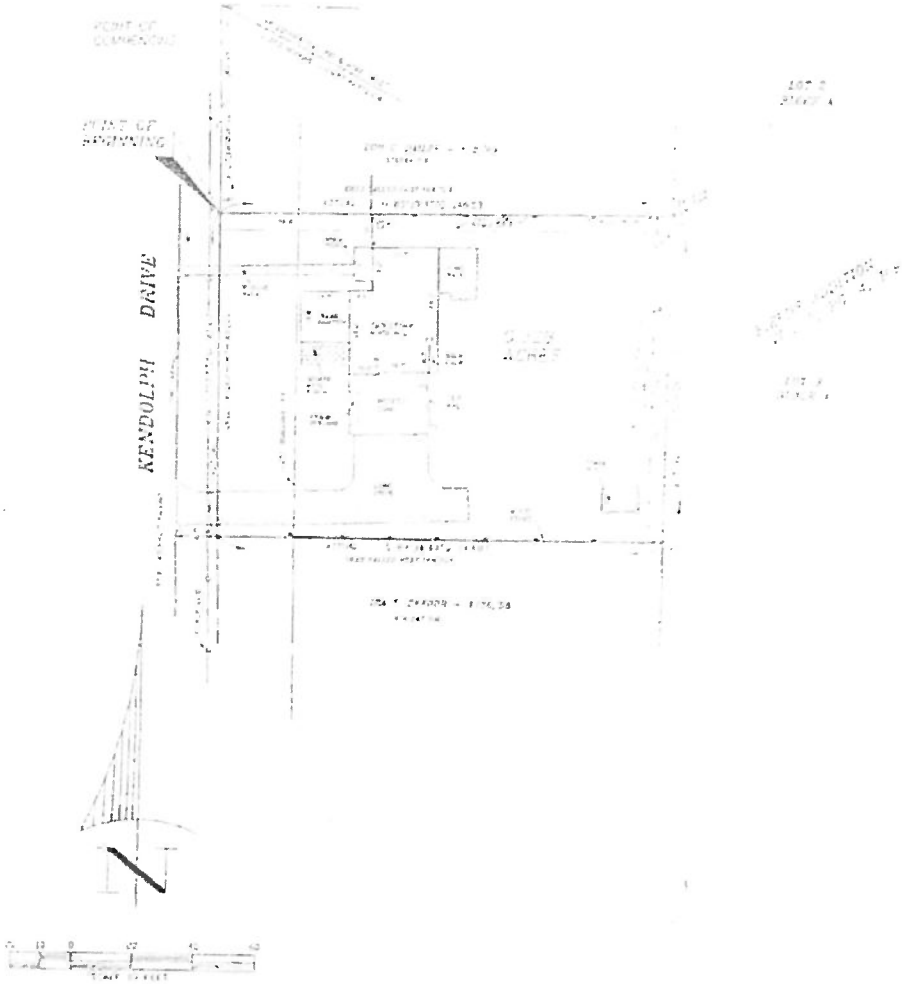
CT 4.9.4x3

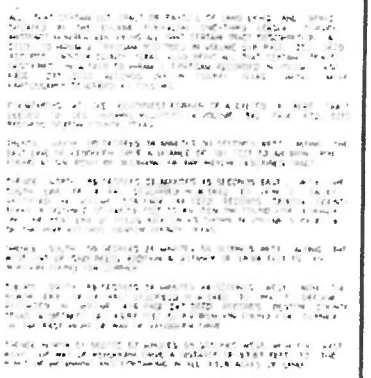

1312 KENDOLPH DR , DENTON, TX 76205
35379
ANDERSON, DAVID...
35381
GARRETT, NICHOL...
35374
THOMAS, TONI...
35135
MCADAMS, LINNIE...
Kendolph Drive
34825
RENNER, THOMAS ...
24692
STAFFORD, MADEL...
34828
WHITE, MICHAEL ...
24700
TYLER-GENTRY, E...
34831
MORALES, JENNIF...
24706
CWKW PROPERTIES ...
34834
DEFOOR, RONALD ...
24712
JOHNSON, LAUREN...
35115
INGISON, ALICE ...
24718
WILSON, MARION ...
Ave
Avenu
24681
STONE, NOAH E
1315 S AVE C , DEN
24676
GREEN, ALFR
24667
EK, TINA NICH
24658
JOUETT, MICH
24651
LITTLE, DONA

File No. 130340029

SITE PLAN

Borrower or Owner	David & Jennifer Morales						
Property Address	1403 Kendolph Dr						
City	Denton	County	Denton	State	TX	Zip Code	76205
Client	PointBank Mortgage						





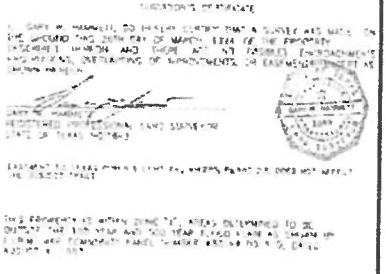


Exhibit E

West

South



North

Exhibit F: Historic Landmark Approval Criteria

1. Character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or the United States.

This residence contributes significantly to Denton's heritage as an excellent example of mid-twentieth century suburban development and cultural characteristics following World War II. Mid-century modern architecture reflects national trends in optimism, innovation, efficiency, and indoor-outdoor living, which were embraced in Texas' growing communities, like Denton. Located in the Denia neighborhood – a locally recognized concentration of mid-century residences – the property helps illustrate the city's evolution from earlier historic styles to modern designs that integrated natural landscapes. It supports Denton's broader cultural narrative of embracing diverse architectural periods, as promoted through City-led walking tours and preservation initiatives.

3. Reflects a distinguishing characteristic of an architectural type or specimen.

The residence is an outstanding specimen of mid-century modern residential architecture, featuring distinguishing characteristics of the style: an open floor plan for fluid living spaces, large glass walls for natural light and views, polished concrete floors, exposed structural elements, concrete block accents, overhanging flat roof for shade and definition, and seamless indoor-outdoor flow. These elements emphasize functionality, simplicity, and harmony with the environment – hallmarks of mid-century design.

4. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.

Tom Polk Miller and Isabel Mount were prominent architects and social and civic activists in Denton, TX for more than 40 years. They were both native Texans and met while pursuing their architecture degrees at Rice University in Houston, TX. In 1946, Tom and Isabel formed the partnership Mount-Miller Architects and married in 1947. The Millers moved to Los Angeles, but in 1953 moved to Denton, TX and by 1954 were designing homes, churches and smaller commercial buildings in Denton and nearby towns until the year 2000. They are responsible for designing and remodeling 200-300 houses, public and commercial buildings, including many within the Denia neighborhood. Some noted examples of their work include the 1959 Denton Unitarian Universalist Fellowship and Denia residences, 1900 Westridge Street, which was locally designated in 2024, 1316 Kendolph Drive, 1226 Kendolph Drive and 1426 Kendolph Drive.

9. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, state, or the United States.

The property exemplifies Denton's historical heritage through mid-century modern design, which captures the post-war era's cultural and social emphasis on modern living, family-oriented spaces, and suburban expansion in growing Texas communities. The residence contributes to the

social fabric of Denia, a neighborhood valued for its “hidden” mid-century residences that reflect local architectural evolution and community pride in preserving modern heritage/design.

11. Identification with a person who significantly contributed to the culture and development of the city, state or the United States.



Dr. Hiram J. Friedsam was born March 14, 1920, in Brooklyn, New York. His family moved to Texas, and he grew up in Waco, Texas. He received a Bachelor’s degree from Baylor University and his Master’s degree from the University of Texas prior to World War II.

During the war he served in the United States Marine Corps in the Pacific, participating in the Battle of Solomon Islands and at Guadalcanal Island from 1942-1943. He remained in the Marine Corps Reserves after the war, retiring from the Reserves as a Major in 1961.

He earned his Ph.D. from the University of Texas. He joined North Texas State Teachers College (now the University of North Texas) in 1948 as an assistant professor of economics. He would later serve as the chair of the Sociology Department. The residence was built for Hiram and his wife, Reva, circa 1959.

Dr. Friedsam was instrumental in establishing the Center for Studies in Aging, the first gerontology program in Texas. He served as the director of the Center until 1973, when he was appointed the first Dean of the newly established School of Community Services (now the College of Public Affairs and Community Service). He held that position until his retirement in 1983. He was named Professor Emeritus. Dr. Friedsam maintained an office in the department of Applied Gerontology (formerly the Center for Studies in Aging).

Dr. Friedsam was a member of numerous professional organizations: he was a Fellow of the Gerontological Society of America, the Association for Gerontological Society of America, the Association of Gerontology in Higher Education; he served as President of the Southwestern

Sociological Society, the Southwestern Social Science Association, the Association for Gerontology in Higher Education, and the Texas Society on Aging. He was a delegate to the 1961, 1971, and 1981 White House Conferences on Aging. President Lyndon Johnson appointed Dr. Friedsam to the Presidential Task Force on Older Americans. He was the author or co-author of more than fifty publications. He also served as a term editor-in-chief of The Gerontologist. He received the President's Award and Distinguished Teacher Award from the University of North Texas. He was also named an Honorary Alumnus by the Alumni Association. He was also honored by the President's Citation form the American Association of Homes and Services for the Aging, the Trailblazer award from the Texas Joint Conference on Aging, and Distinguished service Award from the southwestern Social Science Association, from the Association of Gerontology in Higher Education, and the Clark Tibbitts Award for contributions to gerontology education for that organization. Today, the Gerontological Society of America has a Hiram J. Friedsam Mentorship Award.

Dr. Friedsam died, at the age of 87, March 24, 2007.

12. A building or structure that, because of its location, has become of value to a neighborhood, community area, or the city.

Situated in the Denia neighborhood on Kendolph Drive – where there is a cluster of Mount-Miller homes – this residence has become a value landmark due to its prominent mid-century design and visibility, including being highlighted during public architectural tours. It enhances neighborhood identity and visual appeal, as well, as has been recognized in City promotions of Denia as a mid-century haven.

RESOURCES

Newspapers/Documents

- City of Denton's Historic Preservation Plan (2019)
- 1900 Westridge Street Historic Landmark Designation Application
- Property owner's photographs prior to restoration
- Original 1959 architectural plans
- Denton County Office of History and Culture Blog

Websites/Videos

- Texas Archival Resources Online (TARO), Hiram Friedsam
- Property Summary Report
- The Portal to Texas History
- Denton County Official Records Search
- ArcGIS Story Maps: Denia Walking Tour (2023)
- https://www.youtube.com/watch?v=TfGqwBX8r08

MINUTES
HISTORIC LANDMARK COMMISSSION
March 2, 2026

After determining that a quorum was present, the Historic Landmark Commission of the City of Denton, Texas convened in a Regular Meeting on Monday, March 2, 2026, at 5:30 p.m. at the Development Service Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

PRESENT: Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: Heather Gregory, Patricia Sherman, Linnie McAdams, Jonathan Black, and John Hoenig

REGULAR MEETING

1. **PLEDGE OF ALLEGIANCE**
   - **A.** U.S. Flag
   - **B.** Texas Flag

2. **PRESENTATIONS FROM MEMBERS OF THE PUBLIC**

   Citizens may complete one Request to Speak "Public Comment" card per night for the "Presentations from Members of the Public" portion of the meeting and submit it to City Staff. Presentations from Members of the Public time is reserved for citizen comments regarding items not listed on the agenda. No official action can be taken on these items. Presentations from Members of the Public is limited to five speakers per meeting with each speaker allowed a maximum of three (3) minutes.

   None

3. **ITEMS FOR INDIVIDUAL CONSIDERATION**

   A. HLC26-005: Consider approval of the February 9, 2026, minutes.

   Commissioner Black moved to approve the February 9, 2026, meeting minutes as presented. Motion seconded by Commissioner Hoenig. Motion carried.

   AYES (7): Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: Heather Gregory, John Hoenig, Jonathan Black, Patricia Sherman, and Linnie McAdams
   NAYS ():

   B. HL26-0001 Hold a public meeting and consider making a recommendation to the Planning and Zoning Commission and City Council regarding an application for a Historic Landmark Designation, in accordance with Section 2.9.4 of the Denton Development Code, for the property located at 1403 Kendolph Drive. The property is located on the east side of Kendolph Drive, approximately 360 feet north of Whippoorwill Lane. (HL26-0001, Historic Landmark Designation of 1403 Kendolph Drive, Cameron Robertson)

DRAFT

Cameron Robertson, Historic Preservation Officer, presented the item. Discussion followed.

Applicants Jennifer and David Morales answered questions from the Commission and spoke about the repairs made to the home.

Vice Chair Treat moved to approve the item as presented. Motion seconded by Commissioner Black. Motion carried.

AYES (7): Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: Heather Gregory, John Hoenig, Jonathan Black, Patricia Sherman, and Linnie McAdams
NAYS ():

4. WORK SESSION

A. HLC26-013: Hold a discussion regarding whether the HLC will provide an informational advisory statement to City Council about historic preservation issues related to the future use of the Denton Woman's Club building.

Cameron Robertson, Historic Preservation Officer, presented the item. Discussion followed.

Commissioner Black moved to approve consensus of the Commission is to draft a letter to City Council regarding the Denton Woman's Club building. Motion seconded by Commissioner McAdams. Motion carried.

AYES (7): Chair Angie Stripling, Vice-Chair Shaun Treat, and Commissioners: Heather Gregory, John Hoenig, Jonathan Black, Patricia Sherman, and Linnie McAdams
NAYS ():

Discussion continued.

Vice-Chair Treat and Commissioner McAdams and Black will work to draft the letter for the Commission to review at the April meeting.

B. HLC26-012: Receive a report, hold a discussion, and give staff direction regarding the Historic Landmark Commissions participation in Denton Revealed: Preservation Month 2026.

Cameron Robertson, Historic Preservation Officer, presented the item.

The consensus of the Commission was to attend the Denton Vintage Short Film Fest and to have a reel playing at the Film Fest and at a location on the Historic Bar Tour.

DRAFT

C. HLC26-009 Hold a discussion regarding the next steps of the Designation Research Subcommittee and the Community Outreach Subcommittee, to assist in the establishment of a potential new local historic district generally located along the N Elm Street and N Locust Street corridors between W McKinney Street and W University Drive (U.S. 380).

Commissioner Hoenig and Commission Black, Designation Research Subcommittee, provided an update.

Vice-Chair Treat and Commissioner McAdams, Community Outreach Subcommittee, provided an update

D. HLC26-010 Receive a report, hold a discussion, and give staff direction on the Historic Landmark Commission's request for local historic designation of eligible historic properties.

No additional items were added.

E. HLC26-011 Hold a discussion regarding the Historic Landmark Commission Project Matrix.

Cameron Robertson, Historic Preservation Officer, presented the item. Discussion followed.

5. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 6:38 pm.

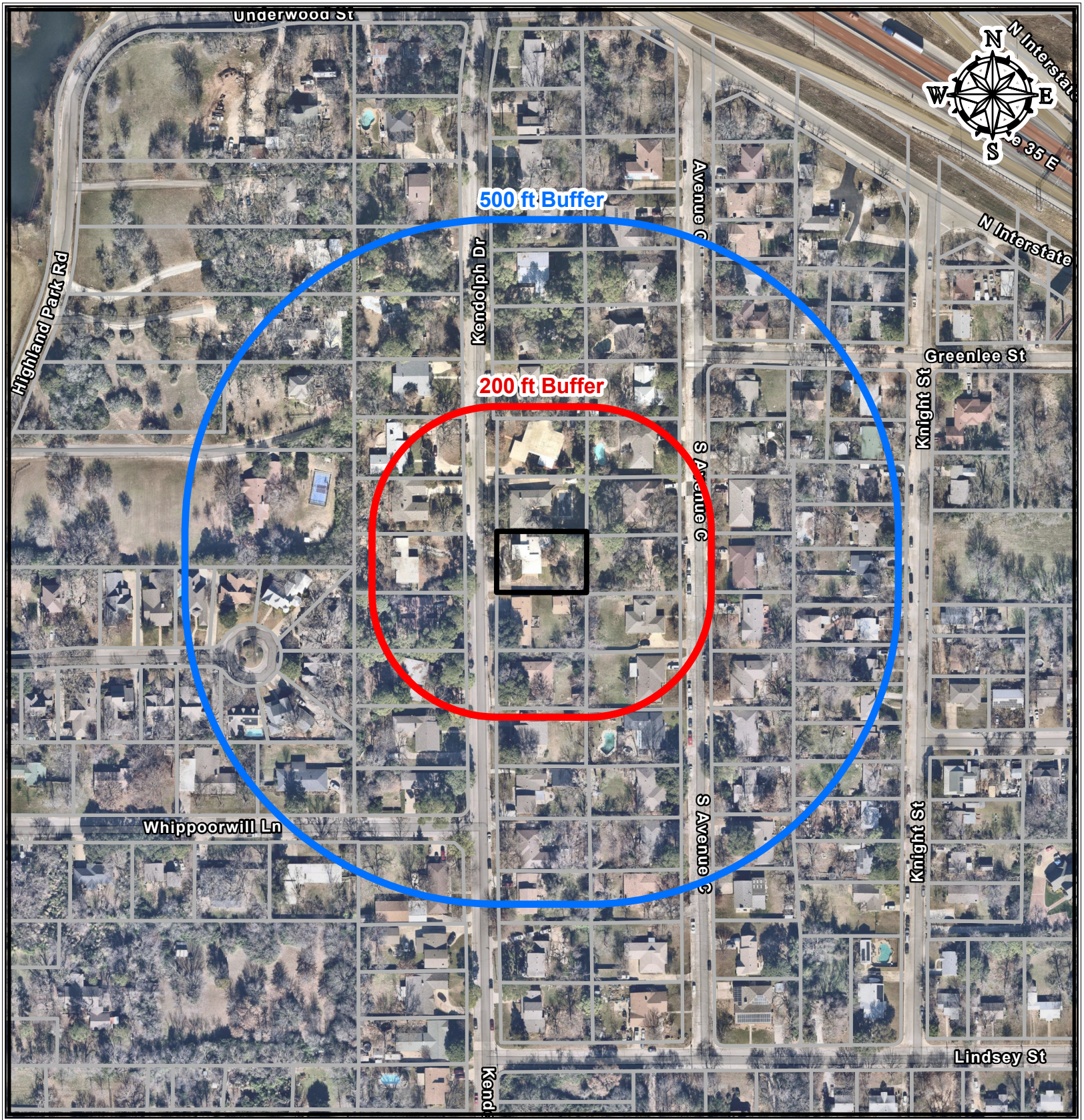
X _____
Angie Stripling
Historic Landmark Commission Chair

X _____
Cathy Welborn
Administrative Assistant

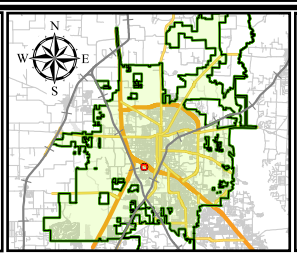
Minutes Approved On: _____

DRAFT

HL26-0001
Notification Map



Parcels Standalone



0 62.5 125 250 Feet

CITY OF DENTON
Development Services · GIS
Date: 2/23/2026

"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."

Kendolph Drive





ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON DESIGNATING THE PROPERTY LOCATED AT 1403 KENDOLPH DRIVE, BEING PART OF ABSTRACT NUMBER 996, TRACT 562 AND 563 OF THE EUGENE PUCHALSKI SURVEY, A HISTORIC LANDMARK UNDER SECTION 2.9.4 OF THE DENTON DEVELOPMENT CODE; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF $2,000.00 FOR VIOLATIONS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (HL26-0001b)

WHEREAS, the City of Denton has determined that the property located at 1403 Kendolph Drive, being part of Abstract Number 996, Tract 562 and 563 of the Eugene Puchalski Survey of the City of Denton and more particularly described and depicted in Exhibit A (the "Property"), located on the east side of Kendolph Drive, approximately 360 feet north of Whippoorwill Lane, is worthy of designation as a local historic landmark, and

WHEREAS, both the Historic Landmark Commission and the Planning and Zoning Commission have found that the Property meets the following criteria for historic landmark designation as listed in Section 2.9.4B of the Denton Development Code:

1. Character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or the United States. The residence is of value as it serves as an example of Denton's mid-twentieth century suburban-style development and the evolution of the city's architectural styles over time.
2. Reflects a distinguishing characteristic of an architectural type or specimen. The residence is an example of mid-century modern residential architecture.
3. Identification as the work of an architect or master builder whose individual work has influenced the development of the city. The residence was design by Tom Polk Miller and Isabel Mount of Mount-Miller Architects, a prominent partnership that designed and remodeled between 200 and 300 houses, public, and commercial buildings in Denton.
4. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, state, or the United States. The residence exemplifies Denton's historical heritage through mid-century modern design, which captures the post-war era's cultural and social emphasis on modern living, family-oriented spaces, and suburban expansion in growing Texas communities.
5. Identification with a person who significantly contributed to the culture and development of the city, state or the United States. Former residence, Dr. Hiram J. Friedsam, who had the residence constructed and resided in the residence for 6 years, contributed significantly to the Denton community through his work at North Texas State Teachers College (now the University of North Texas) and at a national level for his work in Gerontology.
6. A building or structure that, because of its location, has become of value to a neighborhood, community area, or the city. The residence has become a valued landmark due to its prominent mid-century design and visibility, including being highlighted during public architectural tours and recognized in City promotions of Denia as a mid-century haven.

DRAFT

WHEREAS, on March 2, 2026, the Historic Landmark Commission held a public meeting as required by law, and upon conclusion recommended approval of the requested Historic Landmark designation; and

WHEREAS, on April 8, 2026, the Planning and Zoning Commission held a public hearing as required by law, and upon conclusion recommended approval of the requested Historic Landmark designation; and

WHEREAS, on X, the City Council held a public hearing as required by law, and upon conclusion approved the designation request finding that the request is consistent with Section 2.9.4B of the Development Code; NOW, THEREFORE,

THE CITY 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 as true.

SECTION 2. That 1403 Kendolph Drive, located on the east side of Kendolph Drive, approximately 360 feet north of Whippoorwill Lane, being part of Abstract Number 996, Tract 562 and 563 of the Eugene Puchalski Survey and more particularly described in Exhibit A attached hereto (the "Property"), is hereby designated as a historic landmark under Section 2.9.4B of the Denton Development Code.

SECTION 3. The Property shall be indicated upon the zoning map of the City of Denton as a Historic Landmark by the letter "H," and the Property shall be subject to all terms, provisions, and requirements of Section 2.9.4 of the Denton Development Code and such designation shall be in addition to any other use designation established in the City's zoning ordinance applicable to such property.

SECTION 4. Any person violating any provision of this ordinance shall, upon conviction, be fined a sum not exceeding Two Thousand and no/100 Dollars ($2,000.00). Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense.

SECTION 5. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

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

	Aye	**Nay**	**Abstain**	**Absent**
Mayor Gerard Hudspeth:	_____	_____	_____	_____

DRAFT

Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

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

_____
GERARD HUDSPETH, MAYOR

ATTEST:
INGRID REX, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

DRAFT

Exhibit A

LEGAL DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE EUGENE PUCHALSKI ONE-THIRD LEAGUE SURVEY, ABSTRACT NUMBER 996, BEING ALL THAT CERTAIN TRACT DESCRIBED IN A DEED TO HIRAM J. FRIEDSAM RECORDED IN VOLUME 516, PAGE 253, DEED RECORDS, DENTON COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN A DEED TO HIRAM J. FRIEDSAM RECORDED IN VOLUME 430, PAGE 272, DEED RECORDS, DENTON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A CALLED 6 ACRE TRACT DEED TO GEO. HOPKINS RECORDED IN VOLUME 342, PAGE 632, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 38 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF KENDOLPH DRIVE, A DISTANCE OF 181 FEET TO AN IRON PIN FOUND AT THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 09 MINUTES 45 SECONDS EAST, WITH THE SOUTH LINE OF A TRACT DESCRIBED IN A DEED TO DON C. BAILEY RECORDED IN VOLUME 578, PAGE 144, DEED RECORDS, DENTON COUNTY, TEXAS, A DISTANCE OF 146.59 FEET TO AN IRON PIN FOUND FOR CORNER ON THE WEST LINE OF FIELDS ADDITION AS SHOWN IN VOLUME 5, PAGE 4, OF THE PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 26 MINUTES 56 SECONDS WEST, ALONG THE WEST LINE OF SAID FIELDS ADDITION, A DISTANCE OF 98.94 FEET TO AN IRON PIN FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 34 MINUTES 44 SECONDS WEST, WITH THE NORTH LINE OF A TRACT DESCRIBED IN A DEED TO IRA T. DEFOOR RECORDED IN VOLUME 436, PAGE 247, DEED RECORDS, DENTON COUNTY, TEXAS, A DISTANCE OF 143.87 FEET TO AN IRON PIN FOUND FOR CORNER ON THE EAST RIGHT OF WAY OF KENDOLPH DRIVE;

THENCE NORTH 01 DEGREE 07 MINUTES 55 SECONDS WEST, WITH THE EAST RIGHT OF WAY OF KENDOLPH DRIVE, A DISTANCE OF 97.87 FEET TO THE POINT OF BEGINNING-AND CONTAINING IN ALL 0.328 ACRES OF LAND.

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: April 8, 2026

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a proposed revision to the Denton Development Code; specifically by amending Subchapter 4 – Overlay and Historic Districts, to establish Section 4.11, Southeast Denton Area Plan Overlay Districts, including the Southeast Denton Residential Overlay (SEDRO), the Southeast Denton Height Overlay District (SEDHO), and the Southeast Denton Live/Work Overlay District (SEDLWO), and providing applicability, dimensional standards, design standards, allowed uses, and/or use-specific standards for each district. The Southeast Denton Residential Overlay includes 375.94 acres generally bounded by East McKinney Street to the north; North Bradshaw Street, East Prairie Street, and the MKT Railroad to the west; Smith Street, Kerly Street, and Morse Street to the south; and South Woodrow Lane to the east; the Southeast Denton Height Overlay District includes 39.77 acres generally bounded by East McKinney Street to the north, Exposition Street to the west, East Sycamore Street to the south, and North Bradshaw Street to the east; and the Southeast Denton Live/Work Overlay District encompasses 27.58 acres and generally includes properties along the north and south sides of East Prairie Street between Oakwood Cemetery and the MKT Railroad, properties along the west side of Skinner Street, properties along the north and south side of Robertson Street situated between Wye Street and the Stream PEC 4 drainage channel, and properties along the east and west sides of Cook Street north of Wye Street in the City of Denton, Denton County, Texas. (DCA26-0002, Julie Wyatt and Mia Hines)

BACKGROUND

The proposal is to add three new overlay districts to Denton Development Code (DDC) Subchapter 4 - *Overlay and Historic Districts*. The proposed districts are all located within Southeast Denton and are all intended to protect the existing neighborhood character while supporting new nonresidential uses that are contextually appropriate and desired in certain areas. These proposed districts are the result of extensive community engagement and staff coordination to implement several Actions outlined in the Southeast Denton Area Plan. The following is a discussion of the Southeast Denton Area Plan (SEDAP), proposed overlay regulations, and public engagement activities. Three work session discussions regarding these overlays were held with the Planning and Zoning Commission, and the AISs from those discussions are provided as Exhibit 5 to this report.

Southeast Denton Area Plan

Area plans are effective tools to define a community's vision and goals related to land use, neighborhood design, economic development, housing, mobility, parks, services, and infrastructure. To achieve the vision and goals, area plans also contain specific action steps which guide future land use decisions and public investments. Action steps can be varied and may include the following: capital investment prioritization to address infrastructure needs, incentive packages to encourage economic development, home loan grants to promote affordability, or zoning overlay districts to ensure appropriate land uses and neighborhood design.

The Southeast Denton Area Plan was created through an in-depth planning process that took place from [start month/year] to July of 2024. The SEDAP development process included 40 community engagement activities combined with current demographic, land use, economic, and mobility conditions. Engagement activities focused on the following:

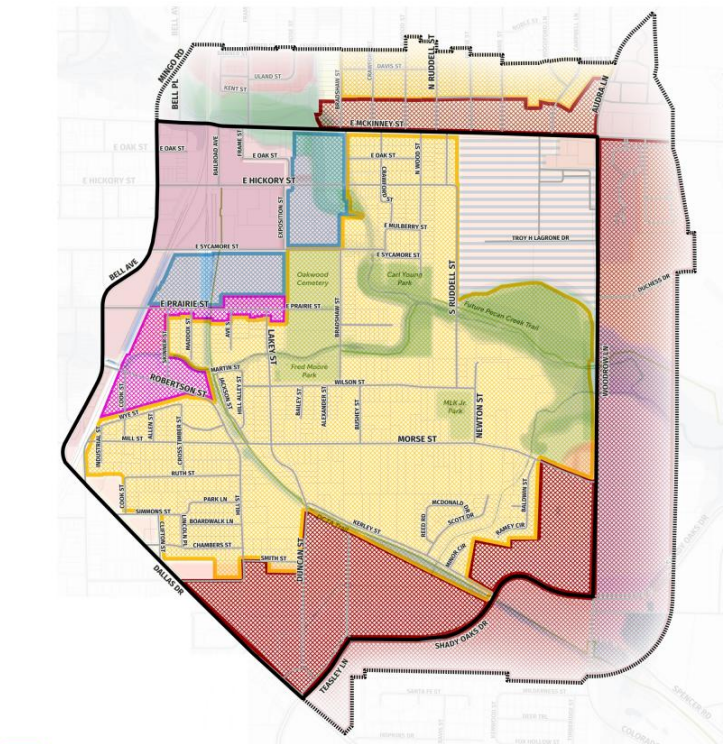
- Delineating areas to be preserved,
- Delineating areas where change is appropriate,
- Listening to the community's concerns about how past practices negatively impacted Southeast Denton neighborhoods,
- Documenting the community's current concerns,
- Understanding long-time residents' fears about change and gentrification,
- Learning the community's hopes for the future,
- Validating data and analysis, and
- Receiving feedback on proposed strategies to ensure the final plan was an accurate reflection of the community's vision and goals.

Ultimately, SEDAP (approved by City Council in July 2024) contains six Goals, twenty Strategies, and fifty-three Actions. These Goals, Strategies, and Actions are provided as Exhibit 4. Since adoption, Staff and residents have focused on implementing the recommended actions to build trust with the community, achieve residents' vision, and reinforce the importance of long-term investment in this area of the City.

The current proposal is consistent with SEDAP **Strategy 4.1**: **Establish overlay districts to protect existing neighborhood scale and character** and the following recommended **Actions** (and as shown in the inset map, right):

- **Action 4.1.1**: Create a Residential Overlay District (yellow hatching) to maintain the scale and character of the neighborhoods while fostering community investment to create livable and inclusive neighborhoods for all who want to call Southeast Denton home. Overlay standards may include, but are not limited to, limiting height to two stories, allowing infill on small lots, requiring enhanced front elevations such as larger windows and covered porches.

- **Action 4.1.3**: Create a Live-Work Overlay District (pink hatching) that focuses on allowing small mom and pop retail such as bookstore, toy shop, coffee shop, music store, barber shop, hair salon/spa, small incubator space, resale clothing etc. in a portion of a single family home with a portion being used as a residence



simultaneously. Require design standards from the residential overlay in Action 4.1.1 to be applied in this Live-Work Overlay also.

- Create a Height Overlay District that focuses on ensuring new development respects the scale of nearby homes and provides a gentle transition between residential and commercial areas.

Overlay districts do not change the existing zoning, rather, they sit on top of the existing zoning and can modify development scale, design standards, and uses for defined areas. The proposed Southeast Denton Overlay Districts include boundaries and regulations specific to the purpose of each district and the community's goals as outlined in SEDAP. It should be noted that the Commercial Overlay shaded in red in the map above and described in Action 4.1.2 of SEDAP is not included as part of this proposal. This overlay district will be brought forward at a future date and would be required to be adopted into the DDC through the public hearing process.

It should be noted that **overlay districts are a primary tool to implement the land use components of area plans** as reflected in the above listed actions.

PROPOSED SOUTHEAST DENTON OVERLAY DISTRICTS

A summary of the proposed regulations with a brief explanation is provided below. The full text of the DDC Subsections are attached as Exhibit 7, with the text of the proposed additions shown in blue and existing DDC text shown in black:

1. Southeast Denton Residential Overlay District (SEDRO)

The majority of Southeast Denton is comprised of low-density single-family neighborhoods, parks, churches, and schools; however, some vacant properties and large lots (which could be subdivided) create an opportunity for individual property owners to pursue infill development and redevelopment. **During the SEDAP planning process, residents and community members indicated protection of the scale, design, and density of the established low-density, single-family neighborhoods is a top priority**. Additional residential development would be welcome in Southeast Denton, provided that new development respected the scale, land use, and character of the established residential neighborhoods.

The current base zoning pattern (see Exhibit 3) provides some neighborhood protection, including the following:

- **Residential-4 (R4) District** requires a minimum lot size of 7,000 square feet, maximum building height of 40 feet and permits only single-family dwellings as a by right residential use (townhomes and duplexes require City Council approval of a Specific Use Permit through the public hearing process). This district governs most residential neighborhoods in Southeast Denton.
- **Residential 3 (R3) District** requires a minimum lot size of 10,000 square feet, maximum building height of 40 feet, and allows only single-family dwellings as a by right residential use. It is found in smaller residential sections of Southeast Denton primarily along Mill and Ruth Streets.
- **Residential 7 (R7) District** requires a minimum lot size of 4,000 square feet, maximum building height of 40 feet, and permits a variety of residential uses and some low intensity commercial uses. It is found along East Prairie Street and near Dallas Drive.
- **Mixed Use Neighborhood (MN) District** requires a minimum lot size of 2,500 square feet, maximum building height of 40 feet when adjacent to residential zoning or single-family or duplex uses (additional height allowed with City Council approval of a Specific Use Permit through the public hearing process), and a variety of residential and commercial uses. MN District can be found on Robertson Street and a tract near East Prairie and Skinner Streets.
- **Planned Development (PD) District** impacts developments with specialized regulations. They can also be found within limited pockets of the SEDRO boundary.

- **Public Facilities (PF) District** is intended for government, public, and quasi-public community uses and services with a maximum building height of 140 feet and no minimum lot size. PF District governs schools, government buildings, parks, Oakwood Cemetery, and some floodplain areas in Southeast Denton.

To achieve the desired neighborhood protection and require the design of all new developments to reflect the existing character of the community, the Southeast Denton Area Plan recommended **Action 4.1.1, Residential Overlay (SEDRO) District.**

The proposed SEDRO District covers approximately 375.94 acres and is not intended to actively encourage new development and does not include any modifications to minimum lot size, density, permitted uses or base zoning districts. Rather, its purpose is to specify how the front façade of new homes must look and is related to building height and architectural design only. It should be noted that property owners will maintain the right to develop or redevelop their property in accordance with the base zoning district as described above, albeit with additional regulations to ensure new structures blend in with the existing character and scale.

Southeast Denton Area Plan Action 4.1.1 includes several objectives to ensure the SEDAP goal to strengthen neighborhoods and housing affordability is met. These objectives include:

- Maintaining scale and character,
- Foster community investment, and
- Creating livable and inclusive neighborhoods.

A summary of the proposed regulations with a brief paragraph explaining how the recommendation meets the goals of the Southeast Denton Areas Plan and the objectives of Action 4.1.1 are provided below. The full proposed text of the DDC Subsections are attached as Exhibit 7:

New DDC Subsection 4.11.3, *SEDRO—Southeast Denton Residential Overlay*

- Applicability:
    - Construction of a new primary or accessory structure.
    - For expansion of an existing structure, the new/expanded portion of the structure shall only comply with the maximum height and roof form requirements.
    - Any structure, lot, and associated site feature lawfully existing within the boundaries of the SEDRO Subdistrict on the effective date of this overlay district shall be deemed a lawful structure, lot, or site feature.

  The intent of SEDRO District is twofold: first, ensure that new structures are compatible with the existing architecture and building scale, and second, verify that the height and form of additions or expansions match the scale of the neighboring homes. The purpose is not to penalize existing property owners or discourage property maintenance or renovations. Therefore, no SEDRO regulations apply to any lawfully existing structure, lot, or site feature. Additionally, the regulations for expansion are limited to only the maximum height and roof form to ensure the regulations do not unnecessarily impact the affordability of updating existing homes.

- Permitted uses: SEDRO does not change the permitted land uses outlined in Table 5.2-A or modify the base zoning of individual properties.

- Dimensional Standards
    - The maximum height for main dwelling: 30 feet (approximately two stories)
    - The maximum height for accessory structures: 20 feet (approximately one and one-half stories)

During the SEDAP public engagement activities, residents indicated that taller building heights could negatively impact the community's built form and neighboring properties. Since the majority of Southeast Denton contains one-story homes, the proposal would reduce the current maximum building height to allow a compatible two-story home or a one and one-half story accessory structure.

- Design Requirements
    - All new homes must include:
        - Either a porch (25% of ground floor façade width and decorative columns), or a stoop (24 square feet)
        - Windows and doors on the front façade must be prominent and surrounded by decorative trim
        - Roofs shall be gabled, hipped, or a combination thereof
        - Plus two of the following architectural details:
            - Dormers
            - Projection window
            - Split garage doors (for front-facing garages)
            - Railing or low wall enclosing porch or stoop
            - Multi-pane or mission-style windows

Because the majority of homes in Southeast Denton were constructed over a 60-year timeframe, they include in a variety of architectural styles reflecting individual preferences and design trends in a given decade, including vernacular, bungalow, craftsman, and ranch. The proposed design requirements reflect the common architectural elements or themes which can be found in all of the representative styles and were written to be general enough to allow for personal taste, creativity, and/or affordability while encouraging consistency with the homes found in Southeast Denton.

For example, Southeast Denton is distinctive in that a large, covered porch can be found on nearly every home. Frequent use of porches creates a traditional streetscape that is not often found in mass-produced modern housing developments and sets the community apart with a rare sense of place. The proposed design requirements maintain the streetscape by requiring either functional front porches or stoops (a more cost-effective option) for all new homes.

2. *Southeast Denton Height Overlay District (SEDHO)*

Unlike the Residential Overlay, this proposed Height Overlay District (SEDHO) does not have a companion Action in the Plan, as it is straightforward and limited in scope. However, the location for this overlay was identified on Figure 32 – Proposed Overlays within the plan (shown above and in Exhibit 4). SEDHO encompasses 39.77 acres of land along E. Sycamore and Exposition Streets, and it is intended to limit the height of new construction in areas near the Denton County Transit Authority (DCTA) Transit Station to prevent the encroachment of downtown-style development in Southeast Denton. The Height Overlay will reduce the currently permitted development scale and intensity, requiring more compatible heights to minimize their impact.

Currently, the existing zoning would allow heights up to 65 feet in the Mixed-Use Neighborhood (MN) District and 100 feet in the Public Facility (PF) District. As proposed, the SEDHO would limit the height of any new construction within its boundary to a maximum of 40 feet. This proposal would not make any existing buildings nonconforming.

SEDHO does not include any changes to the permitted land uses outlined in Table 5.2-A or the zoning map and only serves to limit building height.

3. Southeast Denton Live/Work Overlay District (SEDLWO)

The SEDLWO encompasses approximately 27.58 acres and includes the properties along the north and south side of East Prairie Street between Oakwood Cemetery and the MKT Railroad, properties along the west side of Skinner Street, properties along the north and south sides of Robertson Street situated between Wye Street and the Stream PEC 4 drainage channel, and properties along the east and west sides of Cook Street north of Wye Street. Homes in Southeast Denton were often constructed for the families who resided in them, resulting in a variety of architectural styles reflecting individual preferences and design trends in a given decade, including vernacular, bungalow, craftsman, and ranch. Zoning within the SEDLWO area is primarily Residential-4 (R4) District, Residential 7 (R7), and Mixed Use Neighborhood (MN). While the majority of the lots are developed with residential uses, some vacant properties and large lots (which could be subdivided) creates an opportunity for infill development and redevelopment. Per the SEDAP, the Future Land Use Map indicates a mix of Neighborhood Mixed Use north of East Prairie Street, Moderate Residential west of Skinner Street, and Low Residential within the remainder of the area identified for the SEDLWO.

During the SEDAP planning process, residents and community members identified East Prairie Street as a hub for black businesses during a time in history when it was difficult, and sometimes impossible, for black businesses to occupy space anywhere else within the City of Denton. Today, the primary land use within this corridor is single-family residential, with just a few neighborhood-scaled nonresidential uses including a barber/beauty shop, restaurant, and religious assembly facilities. Participating residents and community members indicated a desire to see this area restored as a local business hub, provided the overall goal of preserving the neighborhood character is also achieved. Post-adoption engagement also revealed a preference for a select list of nonresidential uses including restaurant, personal services, retail, administrative and medical offices, childcare, trade schools, self-services laundry facilities, and bank or financial institutions.

The Live/Work Overlay (SEDLWO) District was recommended as a tool to allow for small, locally owned and operated businesses to occupy existing structures in a way that is compatible with the neighborhood character and surrounding single-family residential land uses. Action 4.1.3 of the SEDAP specifies that this overlay district should allow for nonresidential uses "in a portion of a single-family home with a portion being used as a residence simultaneously", an attempt to both diversify the commercial options available to consumers within the community and offset the potential costs and risks associated with locating and operating out of a new separate space. However, Staff found that the practical implementation of a live/work dwelling unit invites more barriers than opportunities for many of the existing structures within this area of Southeast Denton.

Specifically, the DDC defines a live/work dwelling as a dwelling unit containing an integrated living and working space in different areas of the unit but specifies that the residential component of the unit be limited to 50% of the total gross floor area. Conversely, the International Building Code (IBC) specifies that the nonresidential component of the unit be limited to 50% of the total gross floor area and the International Fire Code (IFC) requires commercial fire suppression for all structures that could be considered a live/work dwelling per the IBC. These conflicting standards make it so that property owners seeking to operate a live/work dwelling unit in the City of Denton must comply with the relatively expensive requirements of the IBC and IFC applicable to mixed-use and commercial buildings regardless of how intense their proposed nonresidential use is. In some cases, these requirements make it so that it is more financially feasible to lease and operate out of a separate space rather than remodel an existing home. Additionally, recent DDC changes related to "home-based businesses" have made it easier for people to use their homes to operate their low-impact businesses as an accessory use to their residence throughout the City of Denton. Therefore, the proposed SEDLWO focusses less on allowing for the vertical mix of nonresidential and residential uses within the same building, but rather on permitting the stand-alone operations of a select list of land uses desired by the community and imposing standards that ensure the preservation of the neighborhood character and minimize impacts on the surrounding single-family residences. The proposed Sections were

created out of consideration of both the existing land uses and the varying FLUM designations discussed above.

A summary of the proposed regulations with a brief explanation are provided below. The proposed text of the DDC Subsections are attached as Exhibit 7:

- Applicable to all sections:
  - Exemption from the current DDC requirement that live/work dwellings must utilize 50% of the structure for the nonresidential use
  - Limit hours of operation for all new nonresidential uses as follows:
    - Monday to Thursday – 8:00am to 8:00pm
    - Friday to Sunday – 8:00am to 10:00pm
    - Child Day Care (where permitted) – 6:00am to 8:00pm daily
  - Compliance with Denton Code of Ordinance Noise Standards
  - Uniform landscape compatibility buffer between all new nonresidential uses and existing residential uses to include:
    - 15-foot-wide landscape area
    - 8-foot-tall double-faced fence
  - Required compliance with SEDRO architectural standards for all new structures
- Section A (generally along E. Prairie Street):
  - Allow the following uses as stand-alone nonresidential uses subject to special land use standards, regardless of the underlying Zoning (see Exhibit 3) for full list of uses and standards):
    - Administrative office
    - Business/trade school
    - Child day care
    - Live/work dwelling
    - Personal services
    - Restaurant (without a drive-through)
    - General retail
    - Self-service laundry
- Section B(generally along Skinner Street norther of the stream):
  - Allow the following uses regardless of the underlying Zoning:
    - Child day care
    - Duplex dwelling
    - Triplex dwelling
    - Fourplex dwelling
    - Townhome dwelling
    - Live/work dwelling
- Section C (generally along Robertson Street):
  - Allow live/work dwelling units regardless of the underlying zoning

Public Engagement/Feedback:
In addition to the public engagement associated with preparing the Southeast Denton Area Plan, staff conducted additional public engagement to ensure the proposed overlay regulations are consistent with the community's goals. Engagement included the following:

- Staff held a Block Party in March 2025 where staff conducted additional surveys to confirm the community's preferences for architectural features, building scale, and building placement. Staff believed it was important to do this additional targeted engagement to affirm the initial results received during developing the Plan and to verify which residential characteristics were most desired.

- Draft regulations for the overlay districts were displayed at the 2025 Juneteenth Celebration and the July 2025 Southeast Denton Neighborhood Association meeting to validate that the proposal adequately and accurately reflects the community's goals.
- Community Workshops were held to finalize the proposed regulations (advertised with door hangers, announcement at Southeast Denton Neighborhood Association (SEDNA) meetings).
    - Saturday, September 27 (in person at MLK, Jr. Recreation Center)—one attendee plus informal discussion with several community members
    - Thursday, October 2 (pop-up at American Legion Hall)—informal discussions with 5 to 6 community members
    - Friday, October 3 (virtual)—no attendees
- Community meeting for non-owner-occupied property owners (postcards to mailing address)—seven attendees
- Online surveys, both during the drafting of the regulations and as final validation
- Monthly presentations at SEDNA meetings
- Boards/flyers at MLK and American Legion
- Emails/calls with community members and property owners as needed

Staff also discussed the proposed overlay districts during three work sessions with the Planning and Zoning Commission during the summer and fall of 2025. The Agenda Information Sheets from these meetings are attached as Exhibit 5.

Due to the large number of text changes, the full proposed text of all three overlays are attached as Exhibit 7.

See Exhibit 2 for Staff Analysis.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
April 23, 2019	City Council	2019 Denton Development Code	Approved with an effective date of October 1, 2019
July 17, 2024	Planning and Zoning Commission	Southeast Denton Area Plan	Recommended Approval
July 23, 2024	City Council	Southeast Denton Area Plan	Adopted
May 28, 2025	Planning and Zoning Commission	Live/Work Overlay District Work Session	Provide feedback to Staff regarding proposed amendment
June 25, 2025	Planning and Zoning Commission	Residential and Height Overlay Work Session	Provide feedback to Staff regarding proposed amendment
October 8, 2025	Planning and Zoning Commission	Live/Work, Residential, and Height Overlays Work Session	Provide feedback to Staff regarding proposed amendment

OPTIONS

1. Recommend approval of Denton Development Code text amendments
2. Recommend approval of Denton Development Code text amendments with conditions
3. Recommend denial
4. Postpone item

RECOMMENDATION

Staff recommends **approval** of the Denton Development Code text amendments related the Southeast Denton Overlay Districts as the proposed amendments meet the established criteria for approval for Code Text Amendments as outlined in Section 2.7.4D of the DDC.

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Current Zoning Map
4. Southeast Denton Area Plan Recommendations
5. Planning and Zoning Commission Work Sessions Agenda Information Sheets
6. Proposed Overlay Boundaries
7. Proposed DDC Subchapter 4 Amendments
8. Notification Map and Responses
9. Draft Ordinance

Respectfully submitted:
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Staff Analysis
DCA26-0002/SEDO

REQUEST:
This is a city-initiated Code amendment to add three new overlay districts to Denton Development Code (DDC) Subchapter 4 - Overlay and Historic Districts.

CONSIDERATIONS:
Section 2.7.4D of the DDC states that an application for a DDC text amendment may be approved upon consideration of the following criteria as to whether and to what extent the proposed amendment:

1. *Is consistent with the Comprehensive Plan, other adopted plans, and other city policies;*

   Throughout the most recent update to the City's comprehensive plan, the Planning and Zoning Commission and City Council emphasized area plans as a solution to address local challenges and an implementation priority. Additionally, Element 10 of the Denton 2040 Comprehensive Plan states that overlay districts are a primary tool to implement the land use components of area plans (page 10-11). Therefore, the Denton 2040 Comprehensive Plan includes numerous actions related to area plans and overlay districts:

   2.8.2 Establish Overlay Districts as a result of Area Plans that apply revised development standards tailored to specific centers and corridors.

   2.9.3 Identify and remove regulatory impediments to compatible infill and redevelopment. Consider zoning overlays, form-based codes, hybrid codes, and other code solutions to support compatible redevelopment and infill.

   2.17.1 Create and apply additional Area Plans to address challenges and enhance unique character areas.

   4.1.4 Work with community and neighborhood groups to identify areas that have significant community support for the formation of historic and conservation districts, or strong identification of cultural or neighborhood character to aid in development of Area Plans or local protection.

   4.12.1 Create Area Plans for established neighborhoods and future development areas to ensure adherence to urban design policy and preserve and enhance the character of distinct areas.

   4.12.3 Partner with and collaborate with the community in the formulation of Area Plans to ensure their reflection of neighborhood character and priorities in future development.

   4.12.5 Adopt Overlay Districts following the creation of Area Plans as needed to ensure that appropriate guidelines are followed.

7.16 Establish Overlay Districts to apply revised development standards tailored to specific centers and corridors.

7.8.5 Couple neighborhood conservation strategies with local Historic Districts, Historic Conservation Districts, and Neighborhood Stabilization Overlay policies

Additionally, the proposed amendments are consistent with the goals, strategies, and actions outlined in the following adopted plan:

Southeast Denton Area Plan:
Strategy 4.1: Establish overlay districts to protect existing neighborhood scale and character and the following recommended Actions

As discussed in Exhibit 1, the proposed overlay districts are consistent with Strategy 4.1 and implement the Actions outlined in Strategy 4.1:

- **Action 4.1.1**: Create a Residential Overlay District (yellow hatching on Figure 32 in Exhibit 4) to maintain the scale and character of the neighborhoods while fostering community investment to create livable and inclusive neighborhoods for all who want to call Southeast Denton home. Overlay standards may include, but are not limited to, limiting height to two stories, allowing infill on small lots, requiring enhanced front elevations such as larger windows and covered porches.

  The proposed Residential Overlay District has been designed to address the scale and character elements listed in SEDAP, including limiting height, requiring enhanced front elevations, and covered porches.

  At this time, the proposal does not include regulations to encourage infill on small lots. During public engagement activities associated with the overlay districts, the community indicated it was not in favor of decreased setbacks in order to remove barriers to development on smaller lots. Therefore, SEDRO only includes the design-related regulations endorsed by the community.

- **Action 4.1.3**: Create a Live-Work Overlay District (pink hatching on Figure 32 in Exhibit 4) that focuses on allowing small mom and pop retail such as bookstore, toy shop, coffee shop, music store, barber shop, hair salon/spa, small incubator space, resale clothing etc. in a portion of a single family home with a portion being used as a residence simultaneously. Require design standards from the residential overlay in Action 4.1.1 to be applied in this Live-Work Overlay also.

  The proposed Live/Work Overlay allows for these types of neighborhood-scale nonresidential uses, which would be required to follow the design standards of the Residential Overlay.

- Create a Height Overlay District (blue hatching on Figure 32 in Exhibit 4) that focuses on ensuring new development respects the scale of nearby homes and provides a gentle transition between residential and commercial areas.

The current zoning pattern in Southeast Denton is a progression from the Residential Districts (R3, R4, R7, PD) in the residential areas to Mixed Use Neighborhood (MN) District in areas previously developed with commercial and industrial uses. The community has indicated that building height is a concern, as taller buildings could overwhelm the existing neighborhoods and residential streets. Therefore, the proposed Height Overlay District reduces the maximum height for new construction from 65 feet to 40 feet, an overall reduction of 25 feet. This proposal will allow a gentle height transition from a maximum of 30 feet in residential areas to 40 feet in the adjacent commercial district.

2. *Does not conflict with other provisions of this DDC or other provisions in the Municipal Code of Ordinances;*

   The proposed overlay districts do not conflict with other provisions of the DDC and aims to implement the Southeast Denton Area Plan and address community concerns.

3. *Is necessary to address a demonstrated community need;*

   This proposed city-initiated overlay districts are needed to support the community's desire to protect their neighborhoods and allow appropriate commercial development as demonstrated during the extensive public engagement conducted for the creation of the Southeast Denton Area Plan.

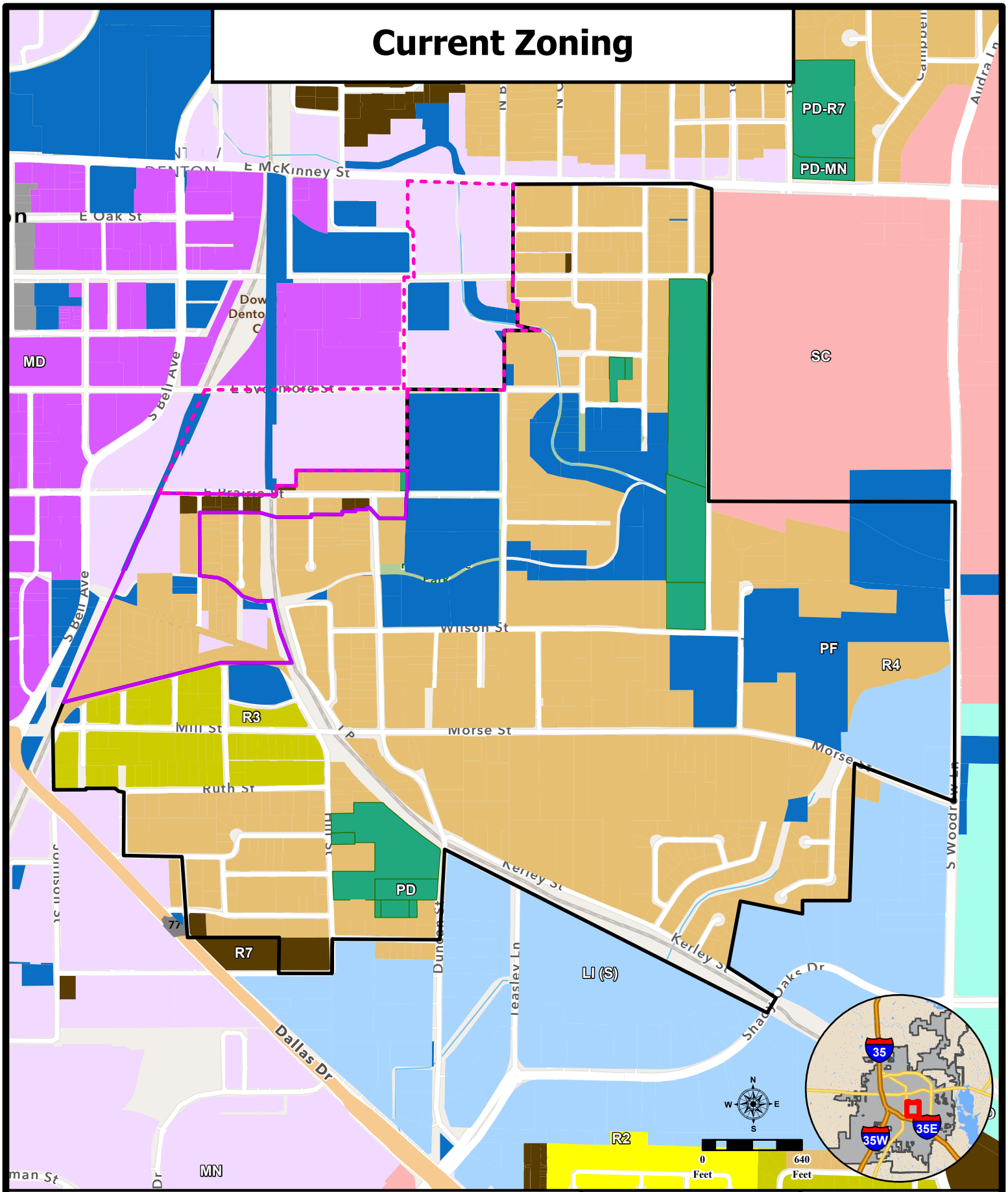
4. *Is necessary to respond to a substantial change in conditions and/or policy; and*

   The proposal is intended to implement three recommended Actions in the adopted Southeast Denton Area Plan.

5. *Is consistent with the general purpose and intent of this DDC.*

   The proposed Code amendments are consistent with the general purpose and intent of the DDC.

Current Zoning



Legend

- Height Restriction Overlay
- Live Work Overlay
- Residential Overay

Current Zoning

- R2 - Residential
- R3 - Residential
- R4 - Residential
- R7 - Residential
- MN - Mixed-Use Neighborhood
- MD - Mixed-Use Downtown Core
- SC - Suburban Corridor
- GO - General Office
- LI - Light Industrial
- PF - Public Facilities
- PD - Planned Development
- OVERLAY

Spatial Reference: *NAD 1983 StatePlane Texas North Central FIPS 4202 Feet*
Author: *Development Services GIS - 2930105*
Date: *3/30/2026 12:24 PM*

This information is solely for general reference and is not to be relied upon for legal, engineering, or surveying purposes. It does not replace an on-site survey and provides only an approximate location of property boundaries. While every effort has been made to ensure accuracy, no guarantee is implied. The use of this map indicates acknowledgment that the data may not be entirely accurate.

CITY OF DENTON
Inclusion • Collaboration • Quality Service
Strategic Focus • Fiscal Responsibility

RECOMMENDATIONS

Recommendations provide the broad picture of how to achieve the envisioned future of SEDAP. It lays out the desired outcomes and goals that emerged as the direct result of existing conditions analysis, and community and stakeholder engagements. Specific strategies and action steps are identified to achieve each of the goals. Future land use map and mobility networks are a major component of the SEDAP recommendations.



Desired Outcomes

Community outreach culminated in a plan that celebrates the cohesiveness of this community by focusing on the following desired outcomes:

1. Southeast Denton will receive its fair share of political, economic, and social investment from the city to repair past harms.
2. Southeast Denton is a multicultural and diverse community that continues to celebrate its Black cultural roots.
3. The Southeast Denton community has strong, connected neighborhoods whose residents desire a variety of housing types and pricing options to allow a diverse range of ages and incomes to call this area home.
4. Southeast Denton will have a safe, accessible, and connected network for all modes of travel (pedestrians, bicyclists, transit, automobiles) to travel within and outside the neighborhood.
5. Southeast Denton residents will be able to enjoy public spaces and amenities (parks, programming, activities) that are equitable with the public spaces and amenities found elsewhere in Denton and the metroplex in quality, access, and availability.

Goals

The recommended strategies and actions are based on five goals derived from the feedback received from the community during an extensive public engagement process (see Community Engagement Chapter). The goals for the Southeast Denton study area plan are:

1. Build trust within the community and with the City as a whole
2. Honor the culture and heritage of Southeast Denton
3. Invest in economic prosperity
4. Strengthen neighborhoods and housing affordability
5. Elevate the quality of public amenities and infrastructure
6. Create a safe and connected, multi modal travel system



GOAL 1: BUILD TRUST WITH THE COMMUNITY AND WITH THE CITY AS A WHOLE.

The trauma of forcible relocation of Quakertown in 1923, negative impacts of land use decisions in and around the neighborhood, and lack of equitable public investment over the years compared to other parts of Denton have created a multi-generational distrust of local government in the Southeast Denton community. The recent development of new, higher density residential and mixed-use projects around the edges of the study area combined with a lack of communication and information flow between the city departments and the residents has fueled the fears of another forced displacement for the residents of Southeast Denton. The strategies in this section are focused on building community trust and partnership with the City to implement the vision articulated in this Plan.

STRATEGY 1.1: DEVELOP AND IMPLEMENT AN ANTI-DISPLACEMENT ACTION PLAN SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA TO SUPPORT HOUSING STABILITY FOR BOTH RENTERS AND HOMEOWNERS.

Anti-displacement plans are used in neighborhoods experiencing rising rents and home prices by protecting existing residents and giving them more time and ability to choose if or where to move. Anti-displacement action plans offer tools and programs to anticipate and respond to displacement pressures from rising rents and home prices in Southeast Denton.

- **Action 1.1.1**: Budget funds to help support the tenant-based eviction prevention program with legal representation to forestall eviction.
- **Action 1.1.2**: Develop a series of pre- approved Accessory Dwelling Unit (ADU) designs for common lot sizes and existing ADU requirements to help homeowners speed development review and construction process.
- **Action 1.1.3**: Amend the Denton Development Code to remove minimum parking requirements for Accessory Dwelling Units.
- **Action 1.1.4**: Increase home repair and modification loans/grants to low-income homeowners in Southeast Denton to help homeowners address code violations, reduce energy costs, and create safe and age-friendly homes.
- **Action 1.1.5**: Collaborate with the Denton Central Appraisal District (Denton CAD) to ensure equitable appraisal methodologies provide market value based on the age and condition of individual homes and by raising the homestead, disabled person, and over age 65 exemption rates to the state limit for municipalities.

STRATEGY 1.2: CREATE A SOUTHEAST DENTON COMMUNICATION STRATEGY SPECIFIC TO SOUTHEAST DENTON STUDY AREA.

A communication strategy is a plan that outlines how the City will communicate with Southeast Denton residents. It includes a set of goals and objectives, key messages, communication channels, tactics, and metrics to measure the success of the communication efforts. Effective communication is vital for building trust, encouraging citizen compliance, and can help City staff build understanding and support between the City Hall and Southeast Denton residents.

- **Action 1.2.1:** Create a consistent city-wide communication strategy for all departments to follow.
- **Action 1.2.2**: Develop communications materials that include visual descriptions in addition to concise writeups and is distributed through validators, ambassadors, and influencers that have the trust of the community.

STRATEGY 1.3: DEVELOP A PROGRAM TO RECRUIT MORE PARTICIPANTS FOR THE DENTON 360 PROGRAM FROM SOUTHEAST DENTON STUDY AREA.

Denton 360 is a citizen leadership academy designed to create better informed and engaged residents by introducing them to the innerworkings of local government empowering them to participate more actively in decision- making. Despite historic program success, Southeast Denton residents have rarely been involved in Denton 360. Recruiting more Southeast Denton residents in Denton 360 will improve residents' understanding of local government and City staff's knowledge of community issues and concerns. This collaboration can improve the lines of communication and relationship between Southeast Denton residents and the City Hall.

- **Action 1.3.1:** Identify barriers to Southeast Denton resident participation in Denton 360 and implement a redesigned program, specially targeted towards younger generations (under 40 years old).

GOAL 2: HONOR THE CULTURE AND HERITAGE OF SOUTHEAST DENTON.

In addition to the fear of displacement, the residents of Southeast Denton also fear that the social and physical changes in the area will soon lead to residents and visitors no longer being able to recognize the place and people that once called this area home. Southeast Denton is home to the descendants of families who settled here after being forcibly removed from nearby Quakertown. This community has planted deep roots in Southeast Denton despite the painful history and the decades of injustices that followed. These roots have made this community rich with culture and pride. The strategies in this section focus on honoring and preserving the historically significant memories and culture that has defined this area for over a century.

STRATEGY 2.1: USE HISTORIC PRESERVATION TOOLS AND PROGRAMS, ESPECIALLY CONSERVATION DISTRICTS TO RECOGNIZE THE BUILT ENVIRONMENT AND THE FAMILIES WHO CREATED IT.

Individual historic landmarks and conservation districts are tools that preserve the exterior character or aesthetics of a structure. Historic landmark designation can protect vital historic assets in an area from threats such as encroaching development and disrepair. Historic assets can be protected at the national, state, or local level. A conservation district is a zoning tool to preserve the neighborhood's sense of place through architectural standards, development standards and special zoning provisions.

- **Action 2.1.1:** Conduct a historic resource survey of historic assets that are not yet locally designated, particularly the long-standing churches and original homes.
- **Action 2.1.2:** Hold workshops to educate residents on the benefits of historic landmark designation and conservation district designation as well as help property owners pursue historic landmark status on their property.
- **Action 2.1.3:** Apply for state and federal funding opportunities for churches, homes, and commercial properties, including Certified Local Government grants and African American Cultural Heritage Action Fund provided through the National Trust for Historic Preservation.

STRATEGY 2.2: DEVELOP AND IMPLEMENT A SOUTHEAST DENTON HISTORY AND CULTURAL ROOTS PRESERVATION PROGRAM TO RECOGNIZE THE CULTURE AND THE FAMILIES WHO CREATED IT.

A preservation program for Southeast Denton would ensure that whatever demographic changes occur in the future, the physical environment will preserve and maintain remembrance of the area's cultural roots. Harlem in New York is a good example of maintaining the Black roots and history of an area. Maintaining a connection to the past also provides a sense of unique identity, inclusion, and belonging to the entire community.

- **Action 2.2.1:** Review, amend, and implement the Original Denton Cultural District boundaries to reflect the Southeast Denton Study Area and the Downtown Area separately.
- **Action 2.2.2:** Create Southeast Denton Cultural District that acknowledges the community's cultural roots by preserving, restoring, and developing physical and culturally significant elements of the area.
- **Action 2.2.3:** Activate the new Southeast Denton Cultural District through various activities such as a Heritage Walk, a cultural map, special signage, crosswalks with mural designs at intersections in the District, an archival event with the community to gather and document oral histories and displaying these at the American Legion Hall and/or MLK Jr. Recreation Center.

GOAL 3: INVEST IN ECONOMIC PROSPERITY.

The main purpose of the strategies and actions in this section is to help create and keep the wealth in Southeast Denton and kickstart and advance larger investments or broader organizational/community goals. A mix of people-based and place- based economic development helps to maintain the close-knit community culture and character and ensures that Southeast Denton has a physical environment that fosters active businesses, access to jobs, and growth opportunities.

STRATEGY 3.1: DEVELOP AND IMPLEMENT PEOPLE-BASED ECONOMIC DEVELOPMENT SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA.

People-based strategies strengthen small businesses, provide needed social services, and concentrate on building capacity. These strategies acknowledge the realities of community members' lives, including a need for flexible daycare opportunities, workforce education, mentoring opportunities, support for young people, and crime reduction and safety.

- **Action 3.1.1:** Amend regulatory barriers for home-based businesses, for example, by removing the Specific Use Permit (SUP) requirement for small Family Home Day Cares in residential districts.
- **Action 3.1.2:** Provide financial assistance to reduce Stoke (Stoke provides workspace, office amenities and a supportive, resourceful community for startups, entrepreneurs, remote workers, freelancers, small businesses, and tech-enabled companies and provides programming and events to foster growth and collaboration) membership costs and market this and other opportunities such as maker spaces, pop-up markets, and events available to entrepreneurs and small businesses to Southeast Denton residents.

STRATEGY 3.2: DEVELOP AND IMPLEMENT PEOPLE-BASED ECONOMIC DEVELOPMENT SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA.

Place-based economic development activities focus on supporting the built environment of an area by enhancing buildings, infrastructure, and other physical improvements in the area to improve the lives of all of the people who live and work there. These strategies provide suitable spaces for small businesses to incubate, offer gathering spaces for people to exchange ideas, and activate new clusters of economic activity.

- **Action 3.2.1:** Create economic development incentive packages, including Tax Increment Financing (TIF), Chapter 380 grants, and property tax abatement, to support these activities and to draw small fresh-foos stores or full-service grocery store chains to Southeast Denton.
- **Action 3.2.2:** Re-imagine underutilized light industrial space in Southeast Denton, especially along the southern border of the study area by amending the future land use plan to expand the Community Mixed Use land use and adding a commercial zoning overlay.
- **Action 3.2.3:** Identify vacant commercial buildings or sites to repurpose the space to: establish a market using parking lots or park property to allow food trucks, craft vendors, small businesses, and kiosks to allow start-up businesses to foster a loyal client base before making larger investments; and/ or create off-site commercial kitchens in a re-imagined business incubator space to establish new restaurants, bakeries, or packaged food creators; and/or initiate a grocery co-op, community gardens, community kitchens, and/or fresh food pantries by working with non-profits in the area.
- **Action 3.2.4:** Amend the Downtown Tax Increment Finance (TIF) District (TIRZ #1) Financing Plan to include TIF funding for portions of Southeast Denton because the stability of Southeast Denton is vital to the success of the eastern portion of the Downtown TIF district. Such funding should include home repair and homebuyer assistance and additional pedestrian facilities to connect Southeast Denton to downtown, street trees, etc. (TIF funding may be used outside the TIF district for affordable housing and pedestrian linkages into the district).

STRATEGY 3.3: ESTABLISH A NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) TO SPUR COMMUNITY INVESTMENT, REDUCE TAXES, AND INCREASE AFFORDABLE HOUSING AND ECONOMIC OPPORTUNITIES IN SOUTHEAST DENTON.

In a NEZ area the City can encourage actions such as renovation and new construction of affordable housing, investing in a new business, or improving commercial space in exchange for development fee reimbursements, property tax abatements, and sales tax refunds. This helps to lower the financial burden on the property owner in the first few years after the investment.

- **Action 3.3.1:** Create a NEZ program statement, including the purpose of the program, the benefits of the zone, participation requirements, and compliance criteria.
- **Action 3.3.2:** Designate a NEZ boundary and follow steps Sec. 380.003 in Chapter 378 of the Texas Local Government code to establish a NEZ in Southeast Denton, including required public notice and hearings. Implement and market the NEZ by creating application materials, a procedure manual, and a guidebook for applicants and create outreach material to encourage participation in the program.

GOAL 4: STRENGTHEN NEIGHBORHOODS AND HOUSING AFFORDABILITY.

The main purpose of the strategies and actions in this section is to maintain the existing character of the neighborhoods, reduce speculation and help keep the rate of land value growth from rising too fast, and prevent encroachment of large-scale downtown-style developments in Southeast Denton, and help existing homeowners stay in their homes.

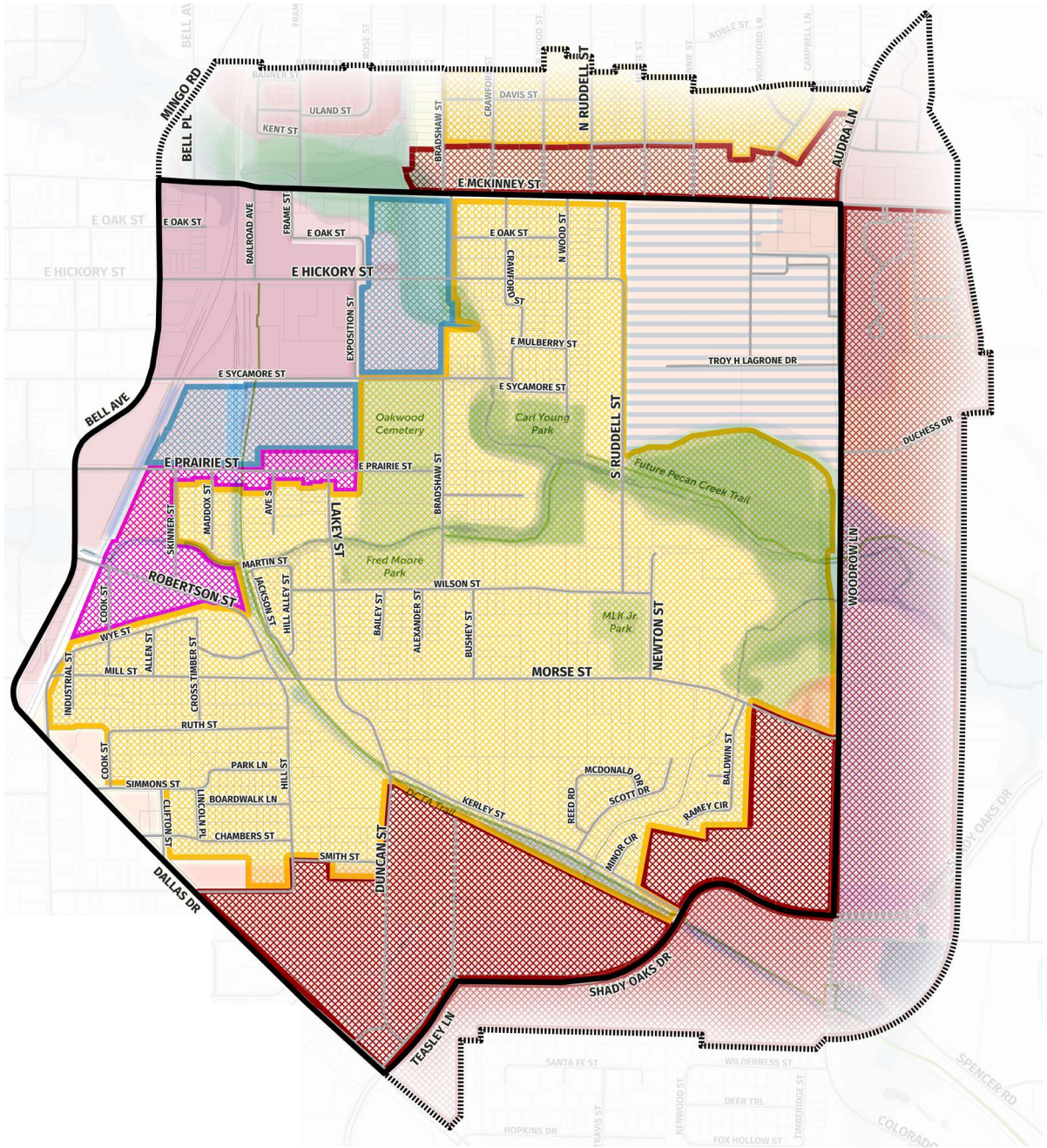
STRATEGY 4.1: ESTABLISH OVERLAY DISTRICTS TO PROTECT EXISTING NEIGHBORHOOD SCALE AND CHARACTER.

Overlay districts work in conjunction with the underlying zoning district to provide additional regulations in a designated area. These districts can limit height, allow additional uses, require a higher design standard, adjust parking regulations, or anything else normally regulated through zoning. Southeast Denton residents' welcome new development in the area if it respects the scale and feel of the existing neighborhood, such as moderately sized single-family homes, duplexes, triplexes, small apartment buildings, and pocket neighborhoods clustered around a central courtyard or green space. limit the scale, design, and urban pattern of developments/ redevelopments in Southeast Denton.

- **Action 4.1.1:** Create a residential overlay district as shown in Figure 32 to maintain the scale and character of the neighborhoods while fostering community investment to create livable and inclusive neighborhoods for all who want to call Southeast Denton home. Overlay standards may include, but are not limited to, limiting height to two stories, allowing infill on small lots, requiring enhanced front elevations such as larger windows and covered porches.
- **Action 4.1.2:** Create a commercial overlay district as shown in Figure 32 that focuses on walkable neighborhood design and uses, including, but not limited to, limiting building height, removing barriers to redevelop smaller infill lots, reducing parking and requiring it to be located behind buildings, requiring enhanced front elevations such as larger windows and pedestrian-scaled entrances, and ensuring larger tracts include a well-defined, walkable transportation network.
- **Action 4.1.3:** Create a live-work overlay district as shown in Figure 32 that focuses on allowing small mom and pop retail such as bookstore, toy shop, coffee shop, music store, barber shop, hair salon/spa, small incubator space, resale clothing etc. in a portion of a single family home with a portion being used as a residence simultaneously. Require design standards from the residential overlay in Action 4.1.1 to be applied in this live-work overlay also.

FIGURE 32. PROPOSED OVERLAYS

Source: HDR



STRATEGY 4.2: ADJUST THE PROPOSED FUTURE LAND USES IN THE DENTON 2040 COMPREHENSIVE PLAN FOR SOUTHEAST DENTON TO MATCH THE FUTURE LAND USES SHOWN IN FIGURE 33 AND IMPLEMENT THESE LAND USE RECOMMENDATIONS THROUGH REZONING.

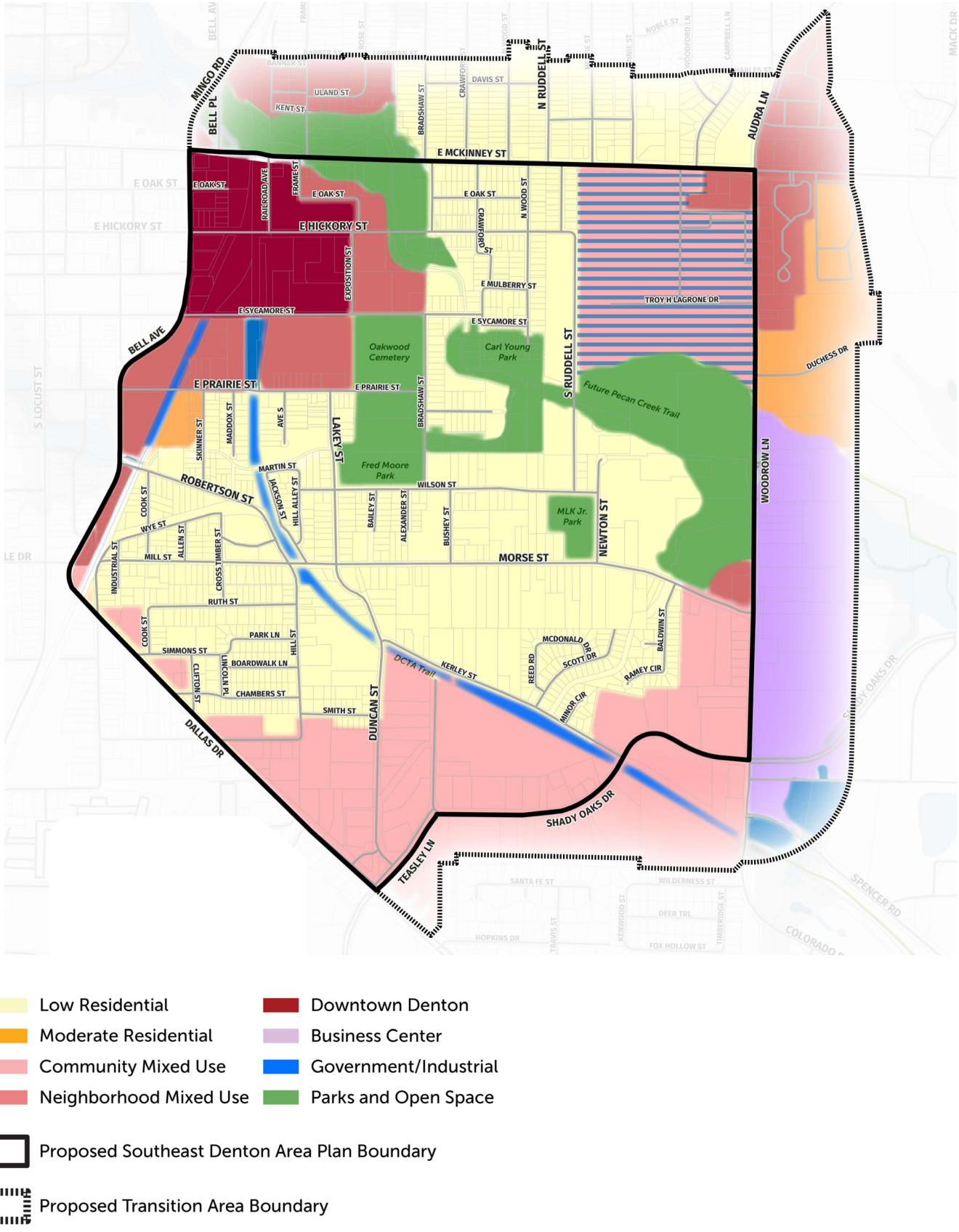
The purpose of small-area plans is to further refine the future land uses recommended in the citywide Denton 2040 Comprehensive Plan to a specific area to align future development/redevelopment with each community's specific needs. The actions below will ensure that in addition to allowing all people that wish to live in Southeast Denton can afford to do so, future developments will be compatible with the existing areas that the community wishes to preserve.

- **Action 4.2.1:** Rezone the existing Light Industrial zoned areas in the south portion and the existing Suburban Corridor zoned area in the northeast portion of the study area (See Figure 15) to be compatible with the community mixed use description in the Denton 2040 Comprehensive Plan.
- **Action 4.2.2:** Coordinate with Denton County on facility planning efforts to ensure land uses and design of the County property is compatible with surrounding neighborhoods.
- **Action 4.2.3:** Rezone a portion of the existing Mixed Use Neighborhood zoning east of the railroad to Moderate Residential zoning to allow transition to low density residential areas, and add a height overlay to the Mixed Use Neighborhood zoning as shown in Figure 32 to allow compatible transition between the Downtown Core zoning height requirement and the new residential/commercial overlay district height limits.
- **Action 4.2.4**: Rezone the Light Industrial zoned area at the northwest corner of the Morse Street and Woodrow Lane to Neighborhood Mixed Use zoning.



FIGURE 33. PROPOSED FUTURE LAND USE PLAN

Source: HDR



STRATEGY 4.3: ESTABLISH A NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) IN SOUTHEAST DENTON STUDY AREA.

NRSAs help ensure revitalization efforts (such as increased home ownership, home repair programs, economic development efforts, and additional investment in the NRSA) work together to benefit the existing low- and moderate-income residents of the NRSA. The key benefit of establishing a NSRA is that it offers significant additional flexibility in the federal Housing and Urban Development's (HUD's) otherwise stringent Community Development Block Grant (CDBG) regulations. They also allow cities to use CDBG grants to focus efforts in a geographically specific area. CDBG funds can be used for housing construction and rehabilitation, public facilities improvements, homeownership assistance, economic development assistance, and other similar uses.

- **Action 4.3.1:** Draft and submit an NRSA application to HUD and develop involvement from other organizations as part of the NRSA application leverage requirement.

STRATEGY 4.4: INCREASE ACCESS TO CAPITAL IN SOUTHEAST DENTON STUDY AREA BY CREATING A CONSORTIUM OF BANKS FOR MORTGAGE LENDING.

This is a market-based approach to improving lives in Southeast Denton and requires very little City financial investment. This would be a proactive effort to prevent predatory lenders and encourage investment in Southeast Denton study area that historically has not had equitable access to banks and finance. This strategy would signal that Denton has a culture of encouraging banks to increase access to the capital needed for Southeast Denton and its residents to thrive.

- **Action 4.4.1:** Establish a community investment committee that is responsible for working with bankers and lenders to establish equitable lending practices for housing and small businesses.

STRATEGY 4.5: COORDINATE WITH DENTON INTERDEPENDENT SCHOOL DISTRICT (DISD) TO ENSURE THE SOUTHEAST DENTON STUDY AREA SCHOOLS SERVE AS NEIGHBORHOOD SCHOOLS.

Neighborhood public schools have the potential to be the centers of their community, to be the driving force of a prosperous community, and serve as anchor institutions in their communities, by hosting various sporting events, theater performances, and community-directed events. The closer a student lives to their school, the more access the parents will have to the resources at that school. Families who currently don't have the time or resources to travel to their children's distant schools, will have the ability to participate in their education if they go to a school within the neighborhood. With increased access to the schools, parents will become more involved. Families will become interwoven through their strong neighborhood public schools. As the students begin to develop life-long relationships through their neighborhood schools, the parents will also develop strong relationships. The relationships developed in school will create stronger family ties within the neighborhood, ultimately leading to an environment of communal cohesion and trust.

- **Action 4.5.1:** Work with DISD to adjust the attendance zone boundary for Rivera Elementary School to include the entire Southeast Denton study area to ensure that Southeast Denton families have a neighborhood school allowing the residents to save time and strengthen community bonds.

GOAL 5: ELEVATE THE QUALITY OF PUBLIC AMENITIES AND INFRASTRUCTURE.

Public amenities and infrastructure are a crucial factor in determining the quality of life for residents in a community. Neighborhood scale built environment can contribute to health, well-being, and happiness of the residents. Therefore, public amenities and infrastructure such as parks, open, natural, and green spaces, design of roadways and buildings that is based on improving participation and engagement, access, identity, safety, and inclusion enhances social interactions, leisure, health and safety in a neighborhood. This ultimately leads to subjective well-being and a higher quality of life for the entire community.

STRATEGY 5.1: UPGRADE THE EXISTING PARKS IN SOUTHEAST DENTON TO HIGHER-QUALITY PARKS.

Incremental (short-, mid-, and long-term) improvements to existing parks and facilities can improve aesthetics of an area and create a welcoming environment. Together, these increase opportunities for the community to gather outside, recreate, and engage in fitness activities, and they signal that a place is well-loved and cared for. Southeast Denton has two parks, two recreation/ community centers, publicly owned open space, and creeks running through the neighborhood. The MLK, Jr. Center and the American Legion Hall Senior Center are well-used local hubs of programming and activity. These existing amenities offer opportunities for beautifying Southeast Denton and adding to the recreational green space. Improvements that: add accessibility, increase safety/comfort, provide a variety of activities and experiences that appeal to a variety of users, and use park design and programming reflecting the culture and interests of community members will lead to a higher-quality parks system in Southeast Denton.

- **Action 5.1.1:** Implement key recommendations and action items in the 2022 Parks, Recreation, and Trails System Master Plan, improve existing parks, senior center, and recreation center in Southeast Denton, and improve access to regional facilities to serve some of the program needs in Southeast Denton.

STRATEGY 5.2: ENHANCE THE PHYSICAL QUALITY OF PUBLIC INFRASTRUCTURE THROUGH STORMWATER MANAGEMENT SYSTEMS IN THE SOUTHEAST DENTON STUDY AREA.

Southeast Denton's abundant green space, trees, and creeks provide an opportunity for the city to improve stormwater management and add to the City's park space at the same time. Developing stormwater management infrastructure in the area using design elements that serve as both utility and amenity such as rain gardens, bio swales, culvert removal, reintroduction of native vegetation and animals and nature reconnection and restoration will ensure that development reduces rather than exacerbating existing flooding and drainage issues in the area.

- **Action 5.2.1:** Create a stormwater management plan for the Southeast Denton area to address erosion, ponding, and stream bank issues by identifying streets, parks, and open spaces with severe erosion or ponding issues.
- **Action 5.2.2:** Update the relevant design manuals and ordinances to require projects to incorporate smaller-scale green stormwater and bio-infrastructure and identify techniques to restore the natural function of the Pecan Creek.
- **Action 5.2.3:** Purchase additional property near Pecan Creek to add to the City's inventory of park space and protect the trees to help mitigate the impacts of stormwater.
- **Action 5.2.4:** Facilitate environmental education programs to raise awareness about water quality by conducting an annual or biannual cleanup day for parks and creeks.

STRATEGY 5.3: ENHANCE PROGRAMMING AND CITY-SPONSORED EVENTS IN EXISTING PARKS AND RECREATION CENTERS IN SOUTHEAST DENTON.

Park programming is a way to increase the functionality of a park by making the space more effective and increasing usage by providing memorable experiences for everyone. In addition to improvements like interactive playgrounds, inclusive play structures, splash pads, outdoor fitness, etc. community events bring a community together for holidays or celebrations and create an avenue for a collaborative and inclusive interaction among the diverse populations and cultures. In addition to providing access to interim entertainment for the residents, hosting events and festivals in Southeast Denton would lead to capture of labor spend, increase in temporary labor hours, and increase in sales tax receipts. All these benefits can also help repair the perceptions in and around the study area both within Southeast Denton and the region.

- **Action 5.3.1:** Enhance existing gazebo/amphitheater and/or install a stage at Fred Moore Park and/or the MLK Jr. Recreation Center to show films from the Denton Black Film Festival and collaborate with the Storytelling, Blues, and Arts & Jazz Festivals to be hosted in Southeast Denton Parks as neighborhood events.
- **Action 5.3.2:** Improve collaboration between the Juneteenth Festival organizers and the Southeast Denton community to add oral history and storytelling at the Juneteenth events to ensure that keepers of local history have an opportunity to share that history before it is lost.
- **Action 5.3.3:** Offer small community grants to community leaders and organizers to host block parties and markets within the Southeast Denton community. These events could be around a season (i.e. Spring Fest or Fall Carnival) or they can be held around specific holidays and celebrations (i.e. MLK Day Festival, Cinco de Mayo, Hispanic Heritage Month, Earth Day Festival, Black History Month Kick Off, etc.)

GOAL 6: CREATE A SAFE AND CONNECTED, MULTI-MODAL TRAVEL SYSTEM

Transportation facilities provided within the street shape mobility and travel decisions, directly and indirectly impacting environmental quality, public health and safety, and quality of life. The type of travel system in an area can help create community wealth, foster inclusive growth, and maintain a character and culture, where people feel connected. The strategies for this goal focus on providing a more robust, connected roadway network in Southeast Denton that will differentiate between streets through adjacent land uses, and roads which are multimodal facilities that consider the context of the place and the function of the road, whether this be sidewalks, bicycle facilities, or transit integration.

STRATEGY 6.1: IMPROVE STREET NETWORK TO PRIORITIZE CONNECTIVITY AND MULTI-MODAL CONNECTIONS.

An improved street network would allow residents to choose from various modes of transportation, make navigation across Southeast Denton safer for people, especially children and people with disabilities, reduce carbon emissions by encouraging active modes of transportation (walking, biking, public transit), beautify the community, and help to spark economic growth by giving context to commercial developments next to the roadways.

- **Action 6.1.1:** Evaluate changing the existing street cross sections for Hickory Street, Morse Street, Duncan Street, Lakey Street, and Roberston Street. Also evaluate improvements along Bell Avenue, Woodrow Lane, and Sycamore Street at least through Southeast Denton area to more pedestrian and bike friendly multimodal corridors (See sample cross-sections in Figure 35).
- **Action 6.1.2:** Conduct public outreach, education, and coordination with residents as part of any roadway design and improvement program to ensure final street sections meet the needs of those who are most impacted.
- **Action 6.1.3:** Undertake a pilot program on Morse Street, and/or Lakey Street, and/or areas of Duncan Street as an intermediate solution and to test appropriate safety interventions with tactical urbanism approaches that use low-cost materials to experiment and gather input on potential street design changes such as reduced travel lanes, larger sidewalks, trees, medians, and bike lanes as shown in the recommended cross sections in Figure 35.
- **Action 6.1.4:** Fill in the sidewalk gaps along Morse Street, Roberston Street Prairie Street, Duncan Street, and Bell Avenue.
- **Action 6.1.5:** Require public streets that increase connectivity in the street network through Southeast Denton as a part of future development/redevelopment on 5 acres or more in size in the Southeast Denton study area.

STRATEGY 6.2: ENHANCE PEDESTRIAN AND BICYCLE SAFETY AT INTERSECTIONS.

Currently, most of Southeast Denton's main roads have sufficient rights-of-way to re-purpose them in several different configurations to include on-street improvements such as traffic safety measures and pedestrian and bicycle facilities to enhance connectivity and safety on the roadways. This could include either on- or off-street separated bicycle paths, wider sidewalks, street plantings, upgrading existing street lighting, as well as adequate travel lanes.

Some ways of improving safety on roadways is to use traffic calming measures to reduce speeding that could include on-street parking lanes, vibrant crosswalks, speed tables at crossing points, vertical bollards between general purpose lane and on- street bike lane, planting street trees to create a visual perception of narrow streets, enforcing site triangles and so on.

- **Action 6.2.1:** Improve safety by installing ADA compliant pedestrian crossing signals, stop signs, and colorful crosswalk designs at the following intersections - Bell Avenue at Robertson Street, Prairie Street, and Sycamore Street, McKinney Street at Frame Street, Crawford Street and Woodrow Lane, and add a traffic signal at Woodrow Lane and Morse Street based on the recently conducted warrant study.
- **Action 6.2.2:** Improve safety for all users at the intersection of Smith Street and Duncan Streets. An example would be to enforce the sight triangle which would ensure clear visibility for turning vehicles at this intersection.



FIGURE 34. PROPOSED IMPROVEMENTS

Source: HDR

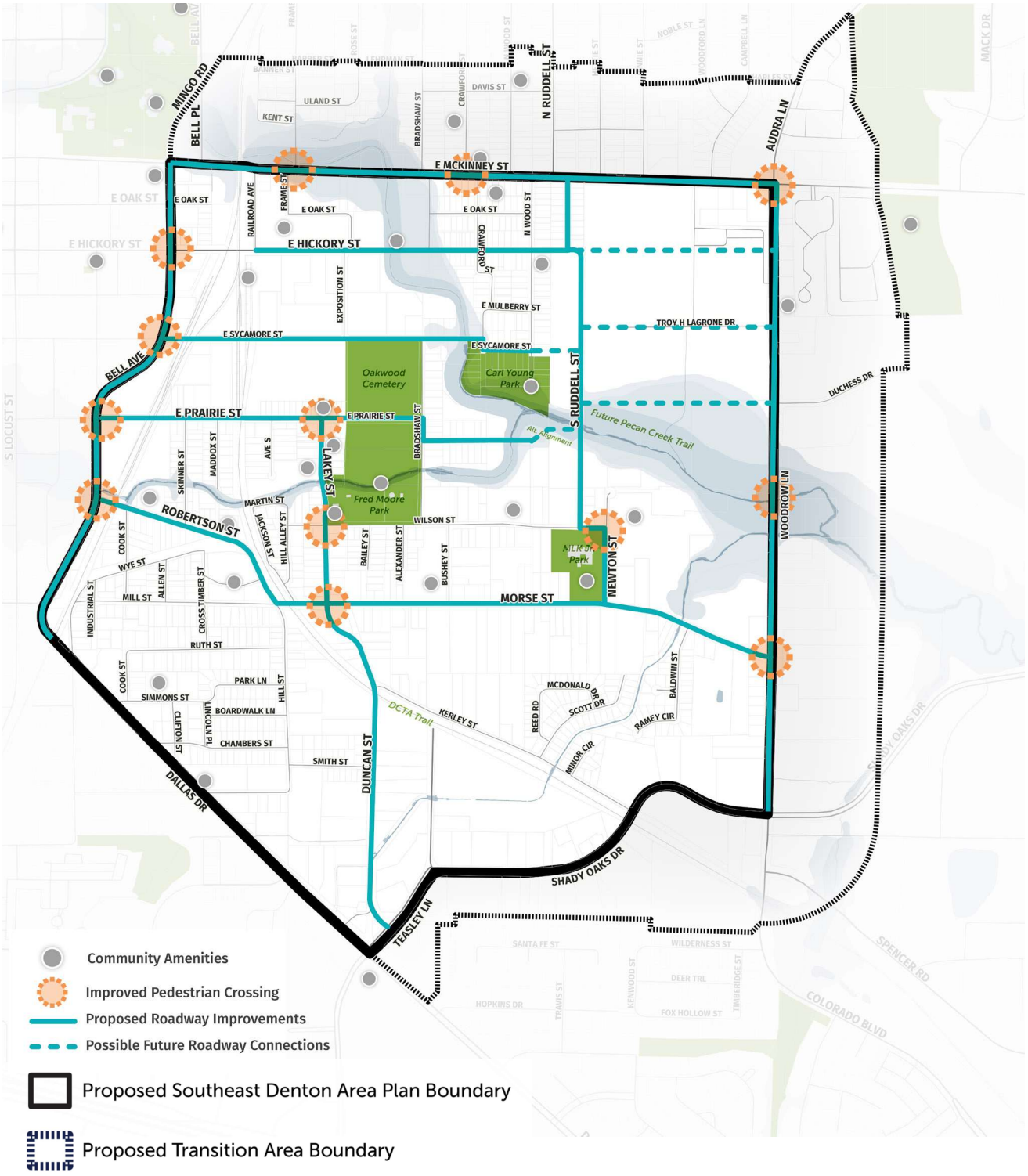
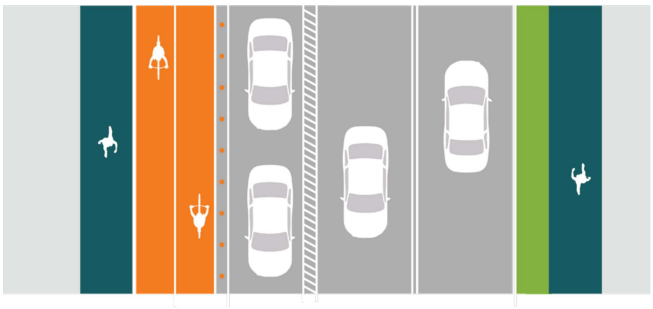
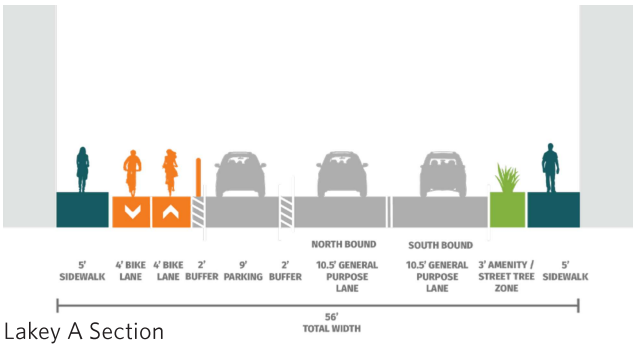


FIGURE 35. PROPOSED CROSS SECTIONS

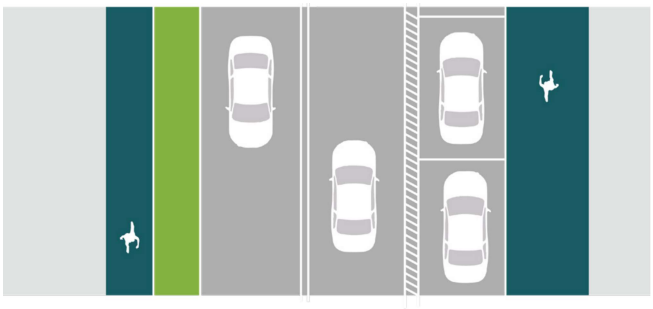
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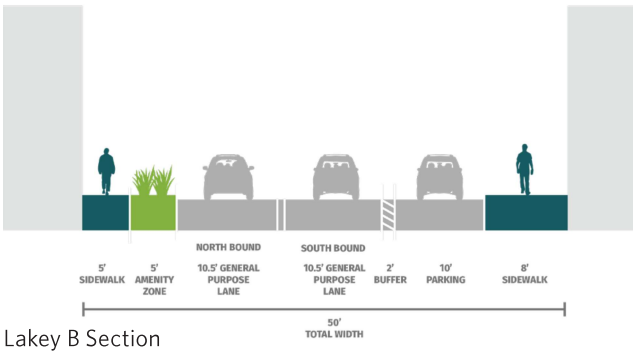
Lakey A Plan



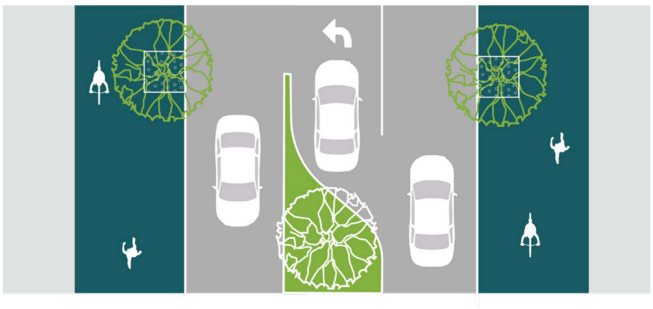
Lakey A Section



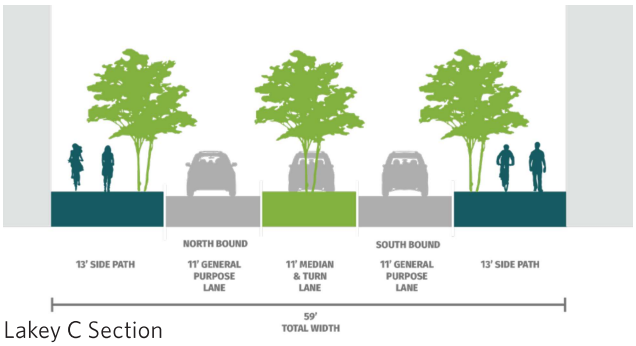
Lakey B Plan



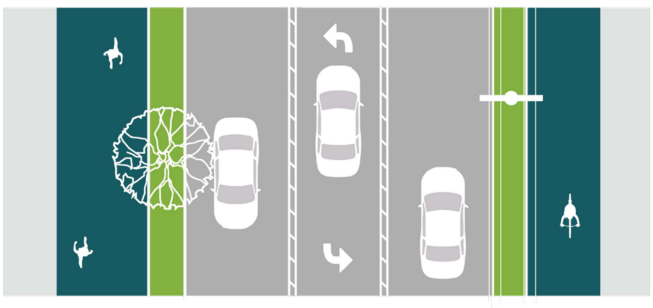
Lakey B Section



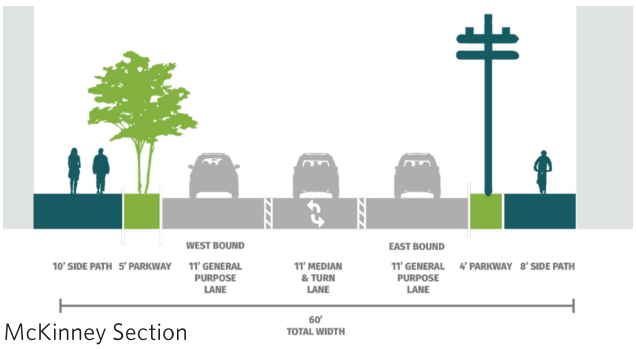
Lakey C Plan



Lakey C Section



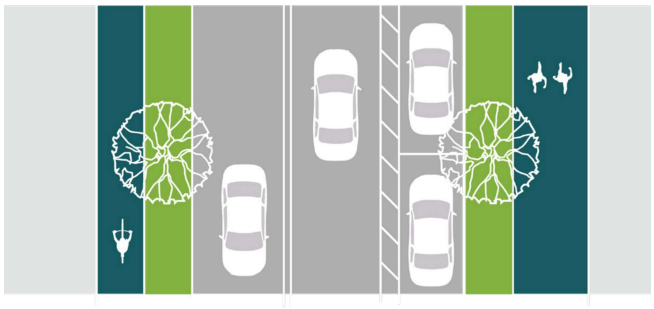
McKinney Plan



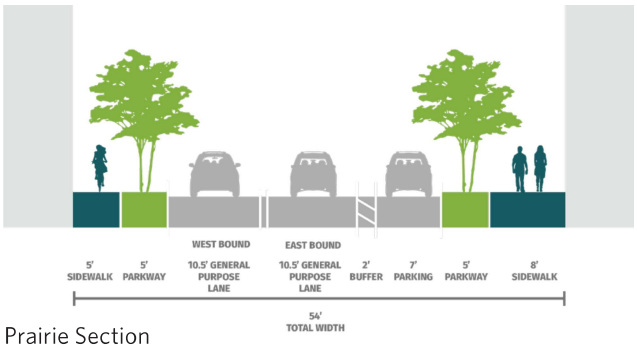
McKinney Section

FIGURE 35. PROPOSED CROSS SECTIONS

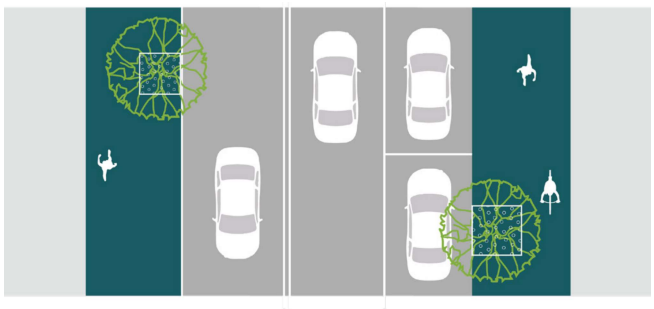
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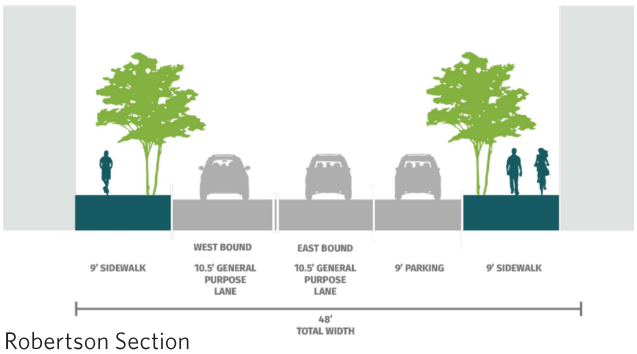
Prairie Plan



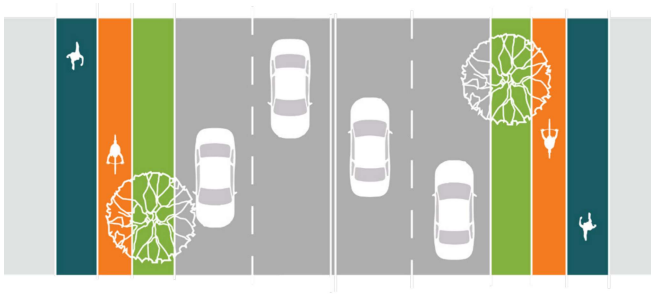
Prairie Section



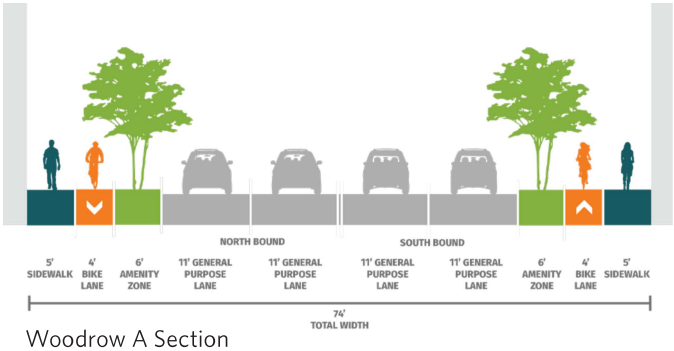
Robertson Plan



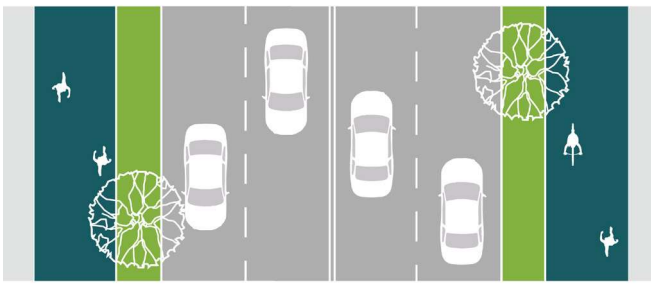
Robertson Section



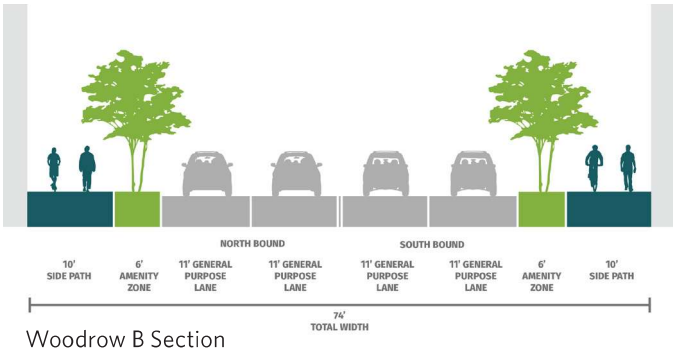
Woodrow A Plan



Woodrow A Section



Woodrow B Plan



Woodrow B Section

STRATEGY 6.3: DEVELOP A NETWORK OF TRAILS THROUGH THE EXISTING OPEN SPACES AND DRAINAGE EASEMENTS TO CONNECT RESIDENTIAL, COMMERCIAL, AND PUBLIC PLACES (PARKS, SCHOOLS, ETC.) TO FORM AN ACTIVE TRANSPORTATION NETWORK BOTH WITHIN AND OUTSIDE SOUTHEAST DENTON.

Off-street trails are safe, convenient, enjoyable places where residents can walk, bike, and connect with neighbors. Off-street trails complement roadway infrastructure to offer a safe, well-connected system for pedestrians and bikes. The publicly owned lands around drainage areas and creeks, existing parks, and wide rights of way together provide an opportunity to develop off-street trails and linear parks and create a safer system for walking and biking in Southeast Denton.

These trails would connect people and places in the community, provide a social infrastructure to maintain the strong neighborhood bonds, encourage healthy lifestyle by providing residents with easy access to a linear park and walk/bike paths, protect the environment, increase the value of nearby properties, and increase social equity by providing an affordable mobility option.

- **Action 6.3.1:** Add a separate initiative in the future bond program to develop a well-connected system of off-street trails using existing easements, parks and open spaces, and land along creeks and natural drainage systems that provides regional trail system connectivity, prioritizes side path projects that connect to key destinations such as parks and schools, and enhances pedestrian connectivity within the Southeast Denton study area.
- **Action 6.3.2:** Add funding in the future bond program for construction of ADA compliant trail heads at key points along the trail network to provide parking, bike parking, drinking water fountains, etc.
- **Action 6.3.3:** Amend the Parks, Recreation, and Trails System Master Plan and the Pecan Creek Regional Trail Master Plan to extend the Future Pecan Creek Trail north past Carl Young Park to the south side of McKinney Street.

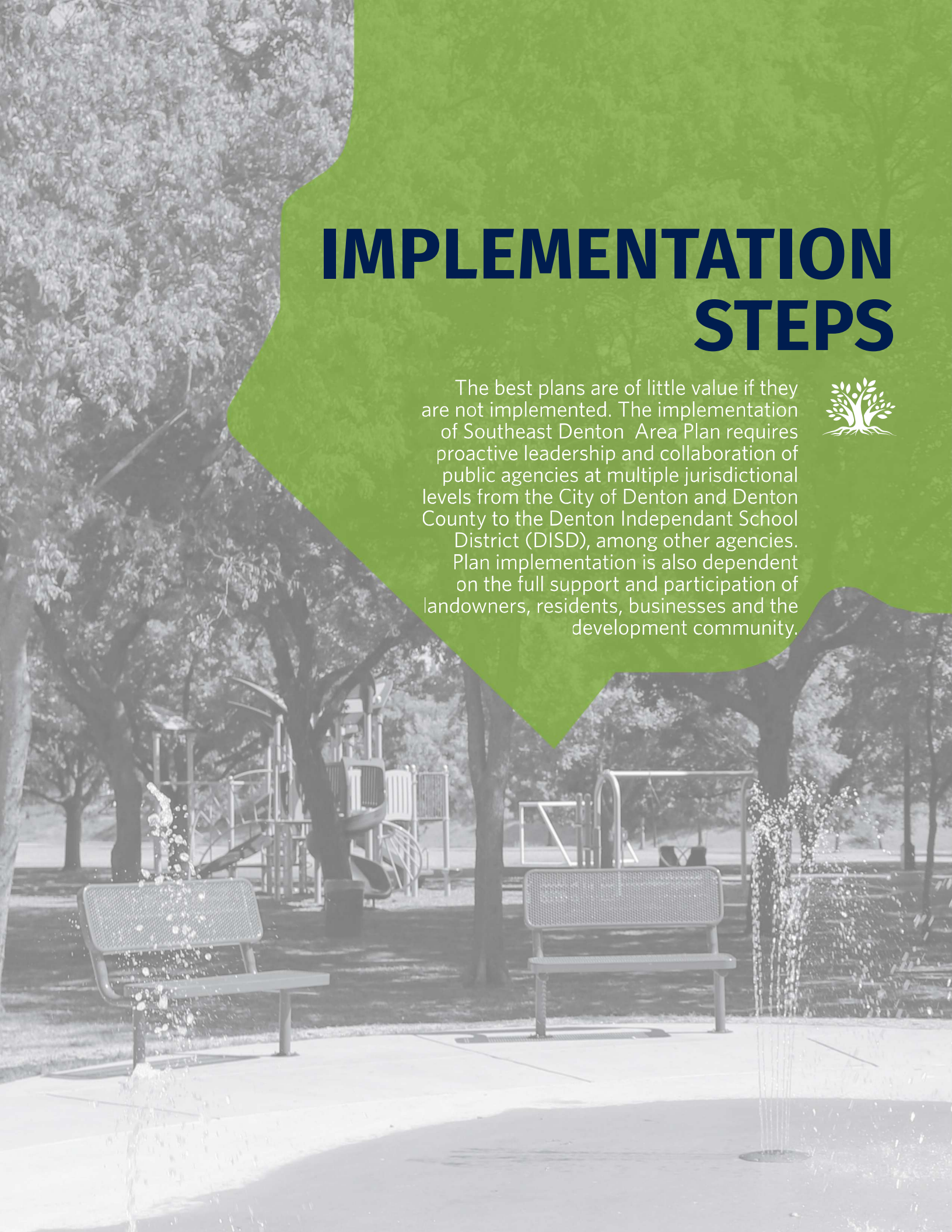
STRATEGY 6.4: STRENGTHEN THE CONNECTIONS TO DOWNTOWN AND SURROUNDING NEIGHBORHOODS FOR ALL MODES OF TRANSPORTATION.

Downtown Denton draws citywide and regional crowds by offering a place for restaurants and entertainment, is located close to regional transportation through the rail system and is an economic hub for employers. Connecting the Southeast Denton to the downtown core would allow Southeast Denton residents easy access to the amenities and opportunities in Downtown Denton while bringing in the desired economic activity due to Southeast Denton study area's proximity to the downtown core.

- **Action 6.4.1:** Align intersections across Bell Avenue at Hickory Street, Sycamore Street, Prairie Street, and Robertson Street with the Downtown Area Plan cross section recommendations to ensure continuity and an easier pedestrian and bicycle connectivity for residents of Southeast Denton to downtown.
- **Action 6.4.2:** Work with the Denton County Transportation Agency to fill the gaps within the current bus system and recommend additional routes, especially connecting to and through Downtown Denton.
- **Action 6.4.3:** Create trail connections from downtown to the Pecan Creek Regional Trail & DCTA Katy Trail.

IMPLEMENTATION STEPS

The best plans are of little value if they are not implemented. The implementation of Southeast Denton Area Plan requires proactive leadership and collaboration of public agencies at multiple jurisdictional levels from the City of Denton and Denton County to the Denton Independant School District (DISD), among other agencies. Plan implementation is also dependent on the full support and participation of landowners, residents, businesses and the development community.



ACTION PLAN MATRIX

This chapter informs about the roles of various agencies responsible for adoption of regulations, administration of regulatory tools, community engagement, and financing policies that can guide and encourage private development alongside public investment. The following action matrix takes the strategies and actions established in the Recommendations chapter one step further by assigning time frames and responsible parties to each action. It will function as a tool to monitor progress of the recommended strategies.

AGENCY ACRONYMS

INTERNAL CITY DEPARTMENTS	ACRONYM
City Attorney's Office	CAO
City Manager's Office	CMO
Facilities Management	FM
Finance	F
Media Contacts / Marketing & Communications	MCMC
Community Services	CS
Environmental Services	ENV. SER.
Keep Denton Beautiful	KDB
Health and Food Safety	HFS
Parks and Recreation	PR
Development Services	DS
Economic Development	ED
Engineering Services	ENGI. SER.
Streets	ST
Transportation Services	TS
Real Estate	RE

AGENCY ACRONYMS

EXTERNAL PARTNERS	ACRONYM
Denton County Appraisal District	DCAD
Denton Independent School District	DISD
University of North Texas	UNT
Texas Women's University	TWU
North Central Texas College	NCTC
North Central Texas Council of Governments	NCTCOG
Trust for Public Land	TPL
Workforce Solutions of North Texas	WSNT
Denton County istorical Commision	DCHC
Texas Commission on the Arts	TCA

TIME FRAMES

TERMS	DESCRIPTION
Short-Term	One to Two Years
Mid-Term	Three to Five Years
Long-Term	Six to Ten Years

ACTION TYPE

TERMS	DESCRIPTION
Development Regulations	Zoning, codes, ordinance-related; site planning and development
Study / Plan	Studies, plans, evaluations, research into options, inventories, demonstration projects
Coordination / Outreach	Convening and coordinating; educating, promoting, marketing
Systems / Support	Adjustments to or expansion of current core systems; continuing support to systems currently in place; implementation of pre-existing plans/programs; improvements to infrastructure, community facilities
Program / Organization	Programmatic changes/additions; development of new tools, processes, and programs; creation of new institutions
Financial	Issues of funding and financing



ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
GOAL 1 - BUILD TRUST WITHIN THE COMMUNITY AND WITH THE CITY AS A WHOLE					
STRATEGY 1.1: DEVELOP AND IMPLEMENT AN ANTI-DISPLACEMENT ACTION PLAN SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA TO SUPPORT HOUSING STABILITY FOR BOTH RENTERS AND HOMEOWNERS.					
Action 1.1.1	Budget funds to help support the tenant-based eviction prevention program with legal representation to forestall eviction.	CS, CAO, F External Partners - UWD, LANWT	Mid-Term	Financial	N
Action 1.1.2	Develop a series of pre- approved Accessory Dwelling Unit (ADU) designs for common lot sizes and existing ADU requirements to help homeowners speed development review and construction process.	DS	Short-Term	Study/ Plan	N
Action 1.1.3	Increase home repair and modification loans/grants to low-income homeowners in Southeast Denton to help homeowners address code violations, reduce energy costs, and create safe and age-friendly homes.	CS, MCMC	Short-Term	Coordination/ Outreach	N
Action 1.1.4	Amend the Denton Development Code to remove minimum parking requirements for Accessory Dwelling Units.	DS	Short-Term	Development Regulations	N
Action 1.1.5	Collaborate with the Denton Central Appraisal District (Denton CAD) to ensure equitable appraisal methodologies provide market value based on the age and condition of individual homes and by raising the homestead, disabled person, and over age 65 exemption rates to the state limit for municipalities.	DS, CMO, DCAD	Mid-Term	Financial	N
STRATEGY 1.2: CREATE AND IMPLEMENT A CITY COMMUNICATION STRATEGY SPECIFIC TO SOUTHEAST DENTON STUDY AREA.					
Action 1.2.1	Create a consistent city-wide communication strategy for all departments to follow that will be tailored for Southeast Denton.	MCMC, All Internal Agencies	Short-Term	Coordination/ Outreach	N
Action 1.2.2	Develop communications materials that include visual descriptions in addition to concise writeups and is distributed through validators, ambassadors, and influencers that have the trust of the community.	MCMC, All Internal Agencies	Short-Term	Coordination/ Outreach	N
STRATEGY 1.3: DEVELOP A PROGRAM TO RECRUIT MORE PARTICIPANTS FOR DENTON 360 PROGRAM FROM SOUTHEAST DENTON STUDY AREA.					
Action 1.3.1	Identify barriers to Southeast Denton resident participation in Denton 360 and implement a redesigned program, specially targeted towards younger generations (Millennials and Gen Z).	CMO, All internal Departments	Short-Term	Program/ Organization	N

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
GOAL 2 - HONOR THE CULTURE AND HERITAGE OF SOUTHEAST DENTON					
STRATEGY 2.1: USE HISTORIC PRESERVATION TOOLS AND PROGRAMS, ESPECIALLY CONSERVATION DISTRICTS TO RECOGNIZE THE BUILT ENVIRONMENT AND THE FAMILIES WHO CREATED IT.					
Action 2.1.1	Conduct a historic resource survey of historic assets that are not yet locally designated, particularly the long-standing churches and original homes.	DS	Short-Term	Study/ Plan	N
Action 2.1.2	Hold workshops to educate residents on the benefits of historic landmark designation and conservation district designations as well as help property owners pursue historic landmark status on their property.	DS, MCMC	Short-Term	Coordination/ Outreach	N
Action 2.1.3	Apply for state and federal funding opportunities for churches, homes, and commercial properties, including Certified Local Government grants and African American Cultural Heritage Action Fund provided through the National Trust for Historic Preservation.	DS	Ongoing	Coordination/ Outreach	N
STRATEGY 2.2: DEVELOP AND IMPLEMENT A SOUTHEAST DENTON HISTORY AND CULTURAL ROOTS PRESERVATION PROGRAM TO RECOGNIZE THE CULTURE AND THE FAMILIES WHO CREATED IT.					
Action 2.2.1	Review, amend, and implement the Original Denton Cultural District boundaries to reflect the Southeast Denton Study Area and the Downtown Area separately.	PR, ED External Partner - TCA	Mid-Term	Program/ Organization	N
Action 2.2.2	Create Southeast Denton Cultural District that acknowledges the community's cultural roots by preserving, restoring, and developing physical and culturally significant elements of the area.	PR, ED External Partner - DCHC	Short-Term	Program/ Organization	N
Action 2.2.3	Activate the new Southeast Denton Cultural District through various activities such as a Heritage Walk, a cultural map, special signage, crosswalks with mural designs at intersections in the District, an archival event with the community to gather and document oral histories and displaying these at the American Legion Hall and/or MLK Jr. Recreation Center.	PR, ED	Short-Term	Program/ Organization	N

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
GOAL 3 - INVEST IN ECONOMIC PROSPERITY					
STRATEGY 3.1: DEVELOP AND IMPLEMENT PEOPLE-BASED ECONOMIC DEVELOPMENT SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA.					
Action 3.1.1	Amend regulatory barriers for home-based businesses, for example, by removing the Specific Use Permit (SUP) requirement for small Family Home Day Cares in residential districts.	DS	Short-Term	Development Regulations	N
Action 3.1.2	Provide financial assistance to reduce membership costs for Stoke or similar coworking space that provides amenities and a supportive, resourceful community for startups, entrepreneurs, remote workers, freelancers, small businesses, and tech-enabled companies and provides programming and events to foster growth and collaboration and market this and other opportunities such as maker spaces, pop-up markets, and events available to entrepreneurs and small businesses to Southeast Denton residents.	ED, MCMC	Short-Term	Financial	N
STRATEGY 3.2: DEVELOP AND IMPLEMENT PLACE-BASED ECONOMIC DEVELOPMENT SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA.					
Action 3.2.1	Create economic development incentive packages, including Tax Increment Financing(TIF), Chapter 380 grants, and property tax abatement, to support these activities and to draw small, fresh-food stores or full-service grocery store chains to Southeast Denton.	ED	Mid-Term	Program/ Organization	Y
Action 3.2.2	Re-imagine underutilized light industrial space in Southeast Denton, especially along the southern border of the study area by amending the future land use plan to expand the Community Mixed Use land use and adding a commercial zoning overlay.	DS	Short-Term	Development Regulations	N
Action 3.2.3	Identify vacant commercial buildings or sites in Southeast Denton to repurpose the space to: establish a market using parking lots or park property to allow food trucks, craft vendors, small businesses, and kiosks to allow start-up businesses to foster a loyal client base before making larger investments; and/ or create off-site commercial kitchens in a re-imagined business incubator space to establish new restaurants, bakeries, or packaged food creators; and/or initiate a grocery co-op, community gardens, community kitchens, and/ or fresh food pantries by working with non-profits in the area.	ED, DS, MCMC External Partners - UNT, TWU, DISD	Short – Term to Mid-Term	Program/ Organization	N

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
Action 3.2.4	Amend the Downtown Tax Increment Finance (TIF) District (TIRZ #1) Financing Plan to include TIF funding for portions of Southeast Denton because the stability of Southeast Denton is vital to the success of the eastern portion of the Downtown TIF district. Such funding should include home repair and homebuyer assistance and additional pedestrian facilities to connect Southeast Denton to downtown, street trees, etc. (TIF funding may be used outside the TIF district for affordable housing and pedestrian linkages into the district).	ED	Short-Term	Program/ Organization	N
STRATEGY 3.3: ESTABLISH A NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) TO SPUR COMMUNITY INVESTMENT, REDUCE TAXES, AND INCREASE AFFORDABLE HOUSING AND ECONOMIC OPPORTUNITIES IN SOUTHEAST DENTON.					
Action 3.3.1	Create a NEZ program statement, including the purpose of the program, the benefits of the zone, participation requirements, and compliance criteria.	CS, CAO, ED, DS	Short-Term	Program/ Organization	N
Action 3.3.2	Designate a NEZ boundary and follow steps in Sec. 380.003 in Chapter 378 of the Texas Local Government code to establish a NEZ in Southeast Denton, including required public notice and hearings. Implement and market the NEZ by creating application materials, a procedure manual, and a guidebook for applicants and create outreach material to encourage participation in the program.	CS, CAO, ED, DS, MCMC	Mid-Term	Program/ Organization	N
GOAL 4 - STRENGTHEN NEIGHBORHOODS AND HOUSING AFFORDABILITY					
STRATEGY 4.1: ESTABLISH OVERLAY DISTRICTS TO PROTECT EXISTING NEIGHBORHOOD SCALE AND CHARACTER					
Action 4.1.1	Create a residential overlay district as shown in Figure 32 to maintain the scale and character of the neighborhoods while fostering community investment to create livable and inclusive neighborhoods for all who want to call Southeast Denton home. Overlay standards may include, but are not limited to, limiting height to two stories, allowing infill on small lots, requiring enhanced front elevations such as larger windows and covered porches.	DS	Short-Term	Development Regulations	N

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
Action 4.1.2	Create a commercial overlay district as shown in Figure 32 that focuses on walkable neighborhood design and uses, including, but not limited to, limiting building height, removing barriers to redevelop smaller infill lots, reducing parking and requiring it to be located behind buildings, requiring enhanced front elevations such as larger windows and pedestrian-scaled entrances, and ensuring larger tracts include a well-defined, walkable transportation network.	DS	Short-Term	Development Regulations	N
Action 4.1.3	Create a live-work overlay district as shown in Figure 32 that focuses on allowing small mom and pop retail such as bookstore, toy shop, coffee shop, music store, barber shop, hair salon/spa, small incubator space, resale clothing etc. in a portion of a single family home with a portion being used as a residence simultaneously. Require design standards from the residential overlay in Action 4.1.1 to be applied in this live-work overlay also.	DS	Short-Term	Development Regulations	N
STRATEGY 4.2: ADJUST THE PROPOSED FUTURE LAND USES IN THE DENTON 2040 COMPREHENSIVE PLAN FOR SOUTHEAST DENTON TO MATCH THE FUTURE LAND USES SHOWN IN FIGURE 33 AND IMPLEMENT THESE LAND USE RECOMMENDATIONS THROUGH REZONING.					
Action 4.2.1	Rezone the existing Light Industrial zoned areas in the south portion and maintain the existing Suburban Corridor zoned area in the northeast portion of the study area (See Figure 15) to be compatible with the community mixed use description in the Denton 2040 Comprehensive Plan.	DS	Long -Term	Development Regulations	N
Action 4.2.2	Coordinate with Denton County on facility planning efforts to ensure land uses and design of the County property is compatible with surrounding neighborhoods.	DS	Ongoing	Development Regulations	N
Action 4.2.3	Rezone a portion of the existing Mixed Use Neighborhood zoning east of the railroad to Moderate Residential zoning to allow transition to low density residential areas, and add a height overlay to the Mixed Use Neighborhood zoning as shown in Figure 32 to allow compatible transition between the Downtown Core zoning height requirement and the new residential/commercial overlay district height limits.	DS	Short-Term	Development Regulations	N
Action 4.2.4	Rezone the Light Industrial zoned area at the northwest corner of the Morse Street and Woodrow Lane to Neighborhood Mixed Use zoning.	DS	Long-Term	Development Regulations	N

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
STRATEGY 4.3: ESTABLISH A NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) IN SOUTHEAST DENTON STUDY AREA.					
Action 4.3.1	Draft and submit an NRSA application to HUD and develop involvement from other organizations as part of the NRSA application leverage requirement.	CS External Partners – Non-profit organizations	Long-Term	Program/ Organization	N
STRATEGY 4.4: INCREASE ACCESS TO CAPITAL IN SOUTHEAST DENTON STUDY AREA BY CREATING A CONSORTIUM OF BANKS FOR MORTGAGE LENDING.					
Action 4.4.1	Establish a community investment committee that is responsible for working with bankers and lenders to establish equitable lending practices for housing and small businesses.	CS, ED, DS, CMO	Mid-Term	Coordination/ Outreach	N
STRATEGY 4.5: COORDINATE WITH DENTON INTERDEPENDENT SCHOOL DISTRICT (DISD) TO ENSURE THE SOUTHEAST DENTON STUDY AREA SCHOOLS SERVE AS NEIGHBORHOOD SCHOOLS.					
Action 4.5.1	Work with DISD to adjust the attendance zone boundary for Rivera Elementary School to include the entire Southeast Denton study area to ensure that Southeast Denton families have a neighborhood school allowing the residents to save time and strengthen community bonds.	DS, CMO, CS External Partners - DISD	Mid-Term	Coordination/ Outreach	N
GOAL 5 - ELEVATE THE QUALITY OF PUBLIC AMENITIES AND INFRASTRUCTURE					
STRATEGY 5.1: UPGRADE THE EXISTING PARKS IN SOUTHEAST DENTON TO HIGHER-QUALITY PARKS.					
Action 5.1.1	Implement key recommendations and action items in the 2022 Parks, Recreation, and Trails System Master Plan, improve existing parks, senior center, and recreation center in Southeast Denton, and improve access to regional facilities to serve some of the program needs in Southeast Denton.	PR	Mid-Term to Long-Term	Systems/ Support	Y
STRATEGY 5.2: ENHANCE THE PHYSICAL QUALITY OF PUBLIC INFRASTRUCTURE THROUGH STORMWATER MANAGEMENT SYSTEMS IN THE SOUTHEAST DENTON STUDY AREA.					
Action 5.2.1	Create a stormwater management plan for the Southeast Denton area to address erosion, ponding, and stream bank issues by identifying streets, parks, and open spaces with severe erosion or ponding issues,	ES, PR	Mid-Term	Study/ Plan	N
Action 5.2.2	Update the relevant design manuals and ordinances to require projects to incorporate smaller-scale green stormwater and bio-infrastructure and identify techniques to restore the natural function of the Pecan Creek.	ES, DS	Mid-term	Development Regulations	N
Action 5.2.3	Purchase additional property near Pecan Creek to add to the City's inventory of park space and protect the trees to help mitigate the impacts of stormwater.	PR, RE, ES	Mid-Term	Systems/ Support	Y

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
Action 5.2.4	Facilitate environmental education programs to raise awareness about water quality by conducting an annual or biannual cleanup day for parks and creeks.	PR, ES, MCMC	Mid-Term	Program/ Organization	N
STRATEGY 5.3: ENHANCE PROGRAMMING AND CITY-SPONSORED EVENTS IN EXISTING PARKS AND RECREATION CENTERS IN SOUTHEAST DENTON.					
Action 5.3.1	Enhance existing gazebo/amphitheater and/ or install a stage at Fred Moore Park and/or the MLK Jr. Recreation Center to show films from the Denton Black Film Festival and collaborate with the Storytelling, Blues, and Arts & Jazz Festivals to be hosted in Southeast Denton Parks as neighborhood events.	PR	Short-Term to Mid-Term	Program/ Organization	N
Action 5.3.2	Improve collaboration between the Juneteenth Festival organizers and the Southeast Denton community to add oral history and storytelling at the Juneteenth events to ensure that keepers of local history have an opportunity to share that history before it is lost.	PR, MCMC	Short-Term	Program/ Organization	N
Action 5.3.3	Offer small community grants to community leaders and organizers to host block parties and markets within the Southeast Denton community. These events could be around a season (i.e. Spring Fest or Fall Carnival) or they can be held around specific holidays and celebrations (i.e. MLK Day Festival, Cinco de Mayo, Hispanic Heritage Month, Earth Day Festival, Black History Month Kick Off, etc.)	PR, ED	Short-Term	Financial	N
GOAL 6 - CREATE A SAFE AND CONNECTED, MULTI MODAL TRAVEL SYSTEM					
STRATEGY 6.1: IMPROVE STREET NETWORK TO PRIORITIZE CONNECTIVITY AND MULTI-MODAL CONNECTIONS.					
Action 6.1.1	Evaluate changing the existing street cross sections for Hickory Street, Morse Street, Duncan Street, Lakey Street, and Roberston Street. Also evaluate improvements along Bell Avenue, Woodrow Lane, and Sycamore Street at least through Southeast Denton area to more pedestrian and bike friendly multimodal corridors (See sample cross-sections in Figure 35).	TS	Mid-Term	Study/ Plan	N
Action 6.1.2	Conduct public outreach, education, and coordination with residents as part of any roadway design and improvement program to ensure final street sections meet the needs of those who are most impacted	TS, ST, MCMC	Short-Term	Coordination/ Outreach	N

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
Action 6.1.3	Undertake a pilot program on Morse Street, and/or Lakey Street, and/or areas of Duncan Street as an intermediate solution and to test appropriate safety interventions with tactical urbanism approaches that use low-cost materials to experiment and gather input on potential street design changes such as reduced travel lanes, larger sidewalks, trees, medians, and bike lanes as shown in the recommended cross sections in Figure 35.	TS, ST, DS, PR	Short-Term	Systems/ Support	N
Action 6.1.4	Fill in the sidewalk gaps along Morse Street, Roberston Street, Prairie Street, Duncan Street, and Bell Avenue.	ST, TS	Mid-Term	Systems/ Support	Y
Action 6.1.5	Require public streets that increase connectivity in the street network through Southeast Denton as a part of future development/redevelopment on 5 acres or more in size in the Southeast Denton study area.	DS, TS, ST	Mid-Term	Systems/ Support	Y
STRATEGY 6.2: ENHANCE PEDESTRIAN AND BICYCLE SAFETY AT INTERSECTIONS.					
Action 6.2.1	Improve safety by installing ADA compliant pedestrian crossing signals, stop signs, and colorful crosswalk designs at the following intersections - Bell Avenue at Robertson Street, Prairie Street, and Sycamore Street, McKinney Street at Frame Street, Crawford Street and Woodrow Lane, and add a traffic signal at Woodrow Lane and Morse Street based on the recently conducted warrant study.	TS	Mid-Term	Systems/ Support	Y
Action 6.2.2	Improve safety for all users at the intersection of Smith Street and Duncan Streets. An example would be to enforce the sight triangle which would ensure clear visibility for turning vehicles at this intersection.	TS	Short-Term	Systems/ Support	N
STRATEGY 6.3: DEVELOP A NETWORK OF TRAILS THROUGH THE EXISTING OPEN SPACES AND DRAINAGE EASEMENTS TO CONNECT RESIDENTIAL, COMMERCIAL, AND PUBLIC PLACES (PARKS, SCHOOLS, ETC.) TO FORM AN ACTIVE TRANSPORTATION NETWORK BOTH WITHIN AND OUTSIDE SOUTHEAST DENTON.					
Action 6.3.1	Add a separate initiative in the future bond program to develop a well-connected system of off-street trails using existing easements, parks and open spaces, and land along creeks and natural drainage systems that provides regional trail system connectivity, prioritizes side path projects that connect to key destinations such as parks and schools, and enhances pedestrian connectivity within the Southeast Denton study area.	PR, TS	Mid-Term	Systems/ Support	Y

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
Action 6.3.2	Add funding in the future bond program for construction of ADA compliant trail heads at key points along the trail network to provide parking, bike parking, drinking water fountains, etc.	PR, TS	Mid-Term	Systems/ Support	Y
Action 6.3.3	Amend the Parks, Recreation, and Trails System Master Plan and the Pecan Creek Regional Trail Master Plan to extend the Future Pecan Creek Trail north past Carl Young Park to the south side of McKinney Street.	PR	Short-Term	Study/ Plan	N
STRATEGY 6.4: STRENGTHEN THE CONNECTIONS TO DOWNTOWN AND SURROUNDING NEIGHBORHOODS FOR ALL MODES OF TRANSPORTATION.					
Action 6.4.1	Align intersections across Bell Avenue at Hickory Street, Sycamore Street, Prairie Street, and Robertson Street with the Downtown Area Plan cross section recommendations to ensure continuity and an easier pedestrian and bicycle connectivity for residents of Southeast Denton to downtown.	TS, DS	Mid-Term	Systems/ Support	Y
Action 6.4.2	Work with the Denton County Transportation Agency to fill the gaps within the current bus system and recommend additional routes, especially connecting to and through Downtown Denton.	DS, TS	Short-term	Coordination/ Outreach	N
Action 6.4.3	Create trail connections from downtown to the Pecan Creek Regional Trail & DCTA Katy Trail.	PR, TS	Mid-Term	Systems/ Support	Y

City of Denton

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AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

DCM: Cassey Ogden

DATE: May 28, 2025

SUBJECT

Receive a report, hold a discussion, and give Staff direction regarding the Southeast Denton Live/Work Overlay District, a recommendation of the Southeast Denton Area Plan, encompassing approximately 20 acres, including land along certain portions of East Prairie Street, Skinner Street, Robertson Street, and Cook Street. (PZ25-109, SED Live/Work Overlay, Mia Hines).

BACKGROUND

The purpose of this work session is to discuss and receive feedback from the Planning and Zoning Commission regarding potential land uses and development regulations associated with the proposed Southeast Denton Live/Work Overlay District.

During the Southeast Denton Area Plan (SEDAP) (the Plan) process, residents and community members expressed a desire for more neighborhood-scaled commercial opportunities within proximity to their established residential neighborhoods. Thus, the adopted Plan recommends Action 4.1.3: create a live-work overlay district, as shown on Exhibit 2, that focuses on allowing small mom and pop retail such as bookstore, toy shop, coffee shop, music store, barber shop, hair salon/spa, small incubator space, resale clothing etc. in a portion of a residence, with the remaining portion being used as a residence simultaneously. The Plan's recommendation for a Live/Work Overlay District was the compromise that would allow additional commercial opportunities while maintaining the residential character of the area with an understanding that further community engagement and analysis would be needed to determine appropriate nonresidential land uses and development regulations.

The proposed Live/Work Overlay District area, as recommended within the adopted Plan, encompasses approximately 20 acres and includes properties along East Prairie Street between the A-Train Railway and Oakwood Cemetery, properties along the west side of Skinner Street, all properties along Robertson Street, and all properties along Cook Street, north of Wye Street. Zoning in the area includes Residential-4 (R4), Residential-7 (R7), and Mixed-Use Neighborhood (MN). While the dominant land use within the proposed overlay area is single-family residential, there are also a few neighborhood-scaled commercial land uses, religious assembly facilities, and undeveloped properties with abutting industrial uses. This mix of existing conditions creates opportunities for both new and infill development and the adaptive re-use of existing structures.

Additional Public Engagement/Feedback:

Earlier this year, staff conducted additional land use surveys, asking residents which land uses they would like to see within this study area (see Exhibit 3). Additionally, staff held a Block Party in March 2025, to

confirm the community's land use preferences for the live/work overlay district and to receive any concerns they may have. Staff believed it was important to do additional targeted engagement as it relates to creating the live/work overlay district to affirm the initial results received during developing the Plan. As evidenced during the SEDAP planning process, residents were supportive of allowing additional nonresidential uses but expressed general concerns with increased traffic issues, business operations such as loud noises and adverse odors, and the incompatibility of land uses.

Issues for Consideration:

Subareas:
The total land area recommended by the Plan for this Overlay District (20 acres) maintains a variety of both existing land use conditions and Future Land Use designations; therefore, staff proposes to subdivide this Overlay District into three subareas and propose different regulations for each area. The subarea in focus for this work session, Section A, encompasses approximately 6 acres along East Prairie Street and has a mix of Neighborhood Mixed Use, Low Density Residential, and Moderate Residential Future Land Use Designations. Currently, the predominant zoning districts within this area are R4 and R7 but the land use pattern reflects single-family residences, neighboring religious assembly facilities, personal service establishments, vacant buildings, and a heavy industrial facility. With these components and the feedback from the residents confirming both the commercial land uses they would like to see within this area as well as the concerns they had with integrating neighborhood-scaled commercial into their residential neighborhoods, staff proposes atypical work/live land use and development considerations for this area as explained further below.

Section B encompasses approximately 4 acres and includes those undeveloped properties located west of Skinner Street with a Moderate Residential Future Land Use Designation. Section C encompasses approximately 10 acres and includes properties developed with single-family residences, neighboring undeveloped lots, one religious assembly facility, one restaurant, and one vacant building, but the Future Land Use Designation is Low Density Residential and this area is largely adjacent to single-family residential land uses. While Sections B and C of the proposed Overlay District have similarly existing mixed land use patterns as Section A, these properties abut less intense uses and they have more homogenous Future Land Use Designations that do not call for the type of commercial activity that may be appropriate along East Prairie Street per the Plan. Therefore, staff anticipates proposing considerations for those subareas of the proposed Overlay District in the future that are more consistent with typical work/live development within a residential neighborhood.

Overlay District within DDC:
Similar to other overlay zoning districts as provided for in the DDC, staff is recommending that a Southeast Denton Live/Work Overlay District be adopted within the DDC. This overlay district could then be further modified and/or expanded in the future to address the needs of the Southeast Denton community, including expanding the district to address Sections B and C discussed above.

DDC and Building Code/Fire Code Requirements:
Current DDC regulations include a defined Work/Live land use which is allowed in Residential 7 and the Mixed-Use Districts; however, the prescriptive nature of the associated Use-Specific Standards can create barriers to entry. The DDC defines a work/live dwelling unit as a dwelling unit containing an integrated living and working space in different areas of the unit. For these units, the DDC requires that the residential component have a minimum 400 square foot living space floor area, remain below 50% of the total gross floor area, and locate above or behind the nonresidential component. The DDC also states that a resident of the work/live dwelling must be the owner and operator of the nonresidential use. Additionally, this mix of uses within one structure often requires significant improvements to meet the International Building Code requirements for fire safety prior to allowing a nonresidential use. These standards neither allow for the type of nonresidential flexibility nor provide for a set of residential protections against the potential impacts

of nonresidential land uses. Therefore, staff recommends that the proposed Overlay District not require the typical work/live dwelling unit that includes both a nonresidential and residential use within the same structure and instead, allow for free-standing residential and nonresidential uses within this subarea of the district. However, if a property owner wanted to have the typical work/live unit, that is still an available option provided they comply with applicable building and fire codes.

Operational Mitigations:
In order to address potential operational impacts associated with the nonresidential uses and protect the residential integrity of existing nearby single-family neighborhoods, staff is proposing to limit the types of nonresidential uses within the Overlay District and include various operational restrictions. Proposed operational restrictions include but are not limited to: building size limitations; hours of operation; noise level restrictions; screening requirements between residential and nonresidential uses; and reduced parking ratios. While staff is supportive of the community's goal to restore the successful business district of yesteryears along East Prairie Street, staff is more concerned with protecting the nearby single-family neighborhoods' integrity that exists today, hence the recommended operational restrictions.

Proposal:

For the Southeast Denton Live/Work Overlay District, and specifically the area along East Prairie Street from the Railroad to Oakwood Cemetery (referenced as Section A above), staff proposes to: 1) rezone this area to a base zoning of Residential-7 (R7); and 2) include an Overlay District that includes the following set of land use provisions and development standards listed below. As discussed above, other subareas are proposed to be addressed at a future date.

Section A – Nonresidential Land Use Permissions

- Permitted – In addition to all nonresidential use permitted within R7, the following uses are proposed to be permitted within the Overlay District:
    - Restaurant
    - Small Retail (less than 10,000 square feet)
    - Personal Services
- Allows Consideration of SUP – In addition to all nonresidential uses that allow consideration of an SUP in R7, the following uses are proposed to be permitted within the Overlay District:
    - Business or Trade School
    - Mobile Food Court
    - Self-Service Laundry

Section A – General Operational Standards

- Nonresidential Hours of Operation:
    - Monday – Thursday: 8:00am-8:00pm
    - Friday – Sunday: 8:00am-10:00pm
- Nonresidential Noise
    - Established Ambient Noise Level – 85 dba
    - No new nonresidential use may cause an average area increase of more than 3 dba

Section A – General Development Standards

- Nonresidential parking
    - Minimum parking per use-specific standards
    - Minimum 4 bicycle spaces
    - Shared off-street parking may reduce the total minimum by 25%
- Landscaping and Screening

- Minimum 8-foot-tall double-faced solid wood fence between proposed nonresidential use and existing residential use
- Shaded outdoor dining/seating may reduce required tree canopy coverage to 10% minimum lot coverage

The proposed R7 base zoning district and additional land use allowances are proposed as a result of the additional community feedback received. The general operational and development standards are proposed to mitigate compatibility concerns of both staff and the community.

Staff is seeking the Planning and Zoning Commission's feedback regarding the proposed land uses and development regulations in particular the following:

1. Does the Commission concur with staff's recommendation to address the area along Prairie Street only as the first step for adopting the Southeast Denton Live/Work Overlay District?
2. Does the Commission concur with rezoning the area along Prairie Street to R7 as a base zoning district, and allowing the additional land uses as provided for in the proposed Overlay District?
3. Does the Commission concur with the proposed operational restrictions associated with nonresidential uses? Are there any areas that staff may have missed that should be considered?
4. Does the Commission believe there are any items that have not been addressed, consistent with the SEDAP recommendations as it relates to establishing this new Live/Work Overlay District?

EXHIBITS

1. Agenda Information Sheet
2. SEDAP Overlay Actions and Map
3. Nonresidential Land Use Survey Results

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/Planning Director

Prepared by:
Mia Hines, AICP
Senior Planner

City of Denton

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AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

DCM: Cassey Ogden

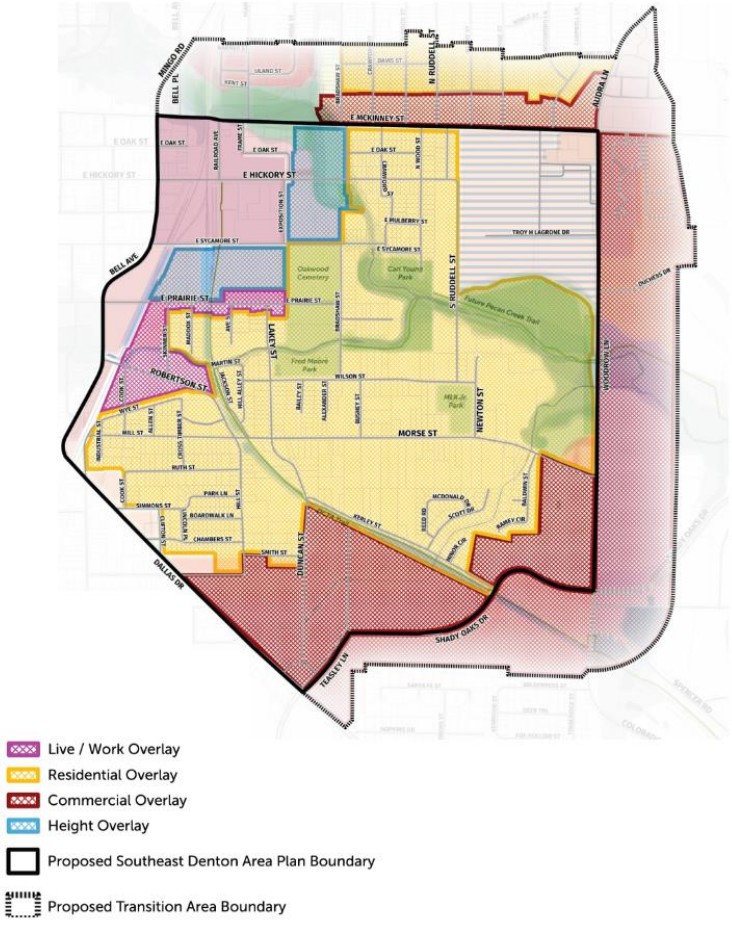
DATE: June 25, 2025

SUBJECT

Receive a report, hold a discussion, and give Staff direction regarding the Southeast Denton Residential and Height Overlay Districts, a recommendation of the Southeast Denton Area Plan, encompassing approximately 422 acres, generally located south of East McKinney Street, west of South Woodrow Street, North of Kerley Street and Smith Street, west of Dallas Drive and South Bell Street. (PZ25-138, SED Residential and Height Overlay Districts, Julie Wyatt).

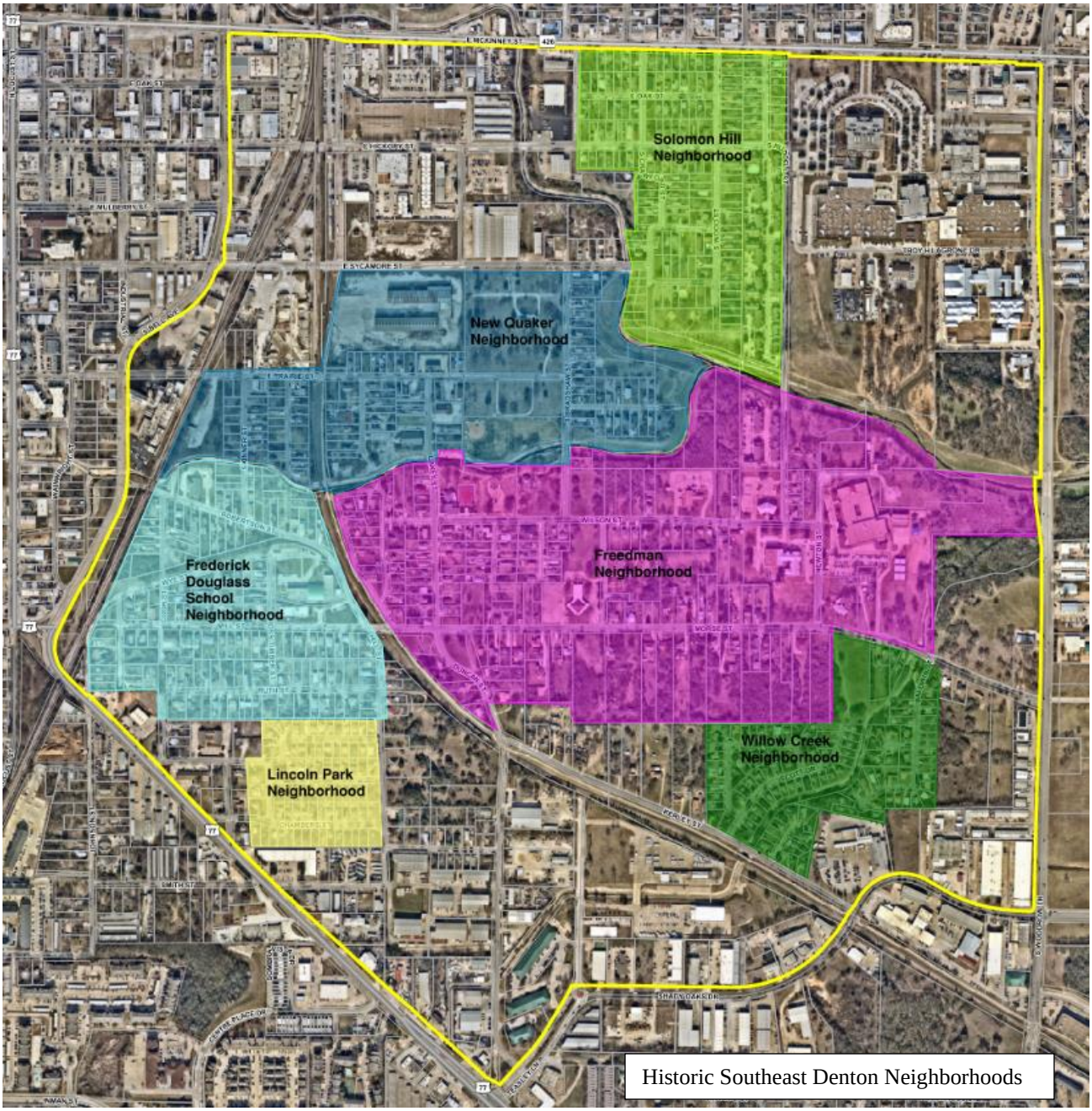
BACKGROUND

The purpose of this work session is to discuss and receive feedback from the Planning and Zoning Commission regarding potential development regulations associated with the proposed Southeast Denton Residential and Height Overlay Districts.



During the Southeast Denton Area Plan (SEDAP) (the Plan) process, residents communicated that preservation of the existing neighborhood character is very important to the community. Additional residential development is welcome in the community, provided that new development respects the scale, land use, and character of the established residential neighborhoods. Thus, Goal 4 of the adopted Plan recommends the following:

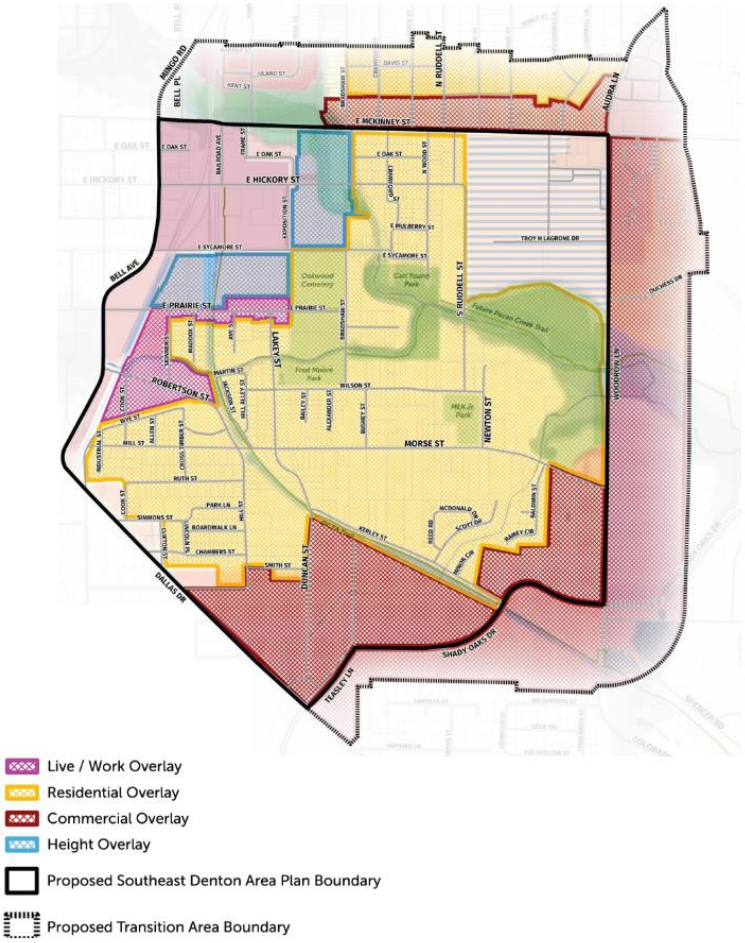
- **Action 4.1.1**: Create a **residential overlay district** as shown in Figure 32 (attached as Exhibit 2 and inset map to the left) to maintain the scale and character of the neighborhoods while fostering community investment to create livable and inclusive neighborhoods for all who want to call Southeast Denton home. Overlay standards may include, but are not limited to, limiting height to two stories, allowing infill on small lots, requiring enhanced front elevations such as larger windows and covered porches.



Historic Southeast Denton Neighborhoods

The proposed Residential Overlay District area, as recommended within the adopted Plan, encompasses approximately 422 acres and includes the historic neighborhoods within Southeast Denton (with additional areas): Solomon Hill, New Quaker, Freedman Town, and Fred Moore School (previously Frederick Douglass School) platted and built in the 1920s-1930s; Lincoln Park built in the 1960s; and Willow Creek built in the late 1960s to 1980s (see inset map). Homes in Southeast Denton were often constructed by the families who resided in them, resulting in a variety of architectural styles reflecting individual preferences and design trends in a given decade, including vernacular, bungalow, craftsman, and ranch. Zoning is primarily Residential-4 (R4) District; however, some Residential 3 (R3), Residential 7 (R7), Mixed Use Neighborhood (MN) and Planned Development (PD) Districts can be found within the Southeast area boundary. While the majority of the lots are developed with residential uses, some vacant properties and large lots (which could be subdivided) create an opportunity for infill development and redevelopment.

- Create a **Height Overlay District** (see Exhibit 2 and inset map, right) to limit the height of new construction in areas near the Denton County Transit Authority (DCTA) Transit Station to prevent the encroachment of downtown-style development in Southeast Denton.



  Unlike the Residential Overlay, this proposed Height Overlay District does not have a companion Action in the Plan, as it is straightforward and limited in scope. It is intended to create a buffer between the historic neighborhoods and properties near the DCTA. The Height Overlay will reduce the current permitted development scale and intensity, requiring more compatible heights to minimize their impacts. The proposed maximum height of 40 feet will generally limit buildings to 3-stories, encouraging a proportional, stair-step increase in heights from the east and south toward the west, thus protecting the neighborhoods while permitting a gentle increase in intensity. Comprising approximately 34 acres, zoning within the boundary includes Mixed Use Neighborhood (MN) and Public Facility (PF) Districts.

Additional Public Engagement/Feedback:

In March 2025, staff held a Block Party to conduct additional surveys to confirm the community's preferences for architectural features, building scale, and building placement (see Exhibit 3). Staff believed it was important to do this additional targeted engagement to affirm the initial results received during Plan development and to verify which residential characteristics were most desired.

Based on the feedback received at the Block Party and previous comments received during Plan development, staff drafted the Residential and Height Overlay Districts regulations. Staff will present the draft regulations to the community at the 2025 Juneteenth Celebration on Saturday, June 21, 2025 and at the June 23, 2025 Southeast Denton Neighborhood Association meeting. Comments received from the community will help to validate that the draft regulations adequately and accurately reflects the community's goals. Staff will provide a summary of the feedback received from the community on the draft regulations at the June 25, 2025, Planning and Zoning Commission meeting.

Issues for Consideration:

Balancing Objectives:
Action 4.1.1 in the SEDAP reveals several objectives which must be balanced to ensure the goal to strengthen neighborhoods and housing affordability is met. These objectives include maintaining scale and character, fostering community investment, and creating livable and inclusive neighborhoods. In drafting

the overlay conditions, staff weighed each one to determine the impact on each objective. Some of the questions staff considered were:

- Is the requirement too restrictive so that it deters property owners from renovating or maintaining their property?
- Is the requirement too restrictive so that it deters investment in infill development?
- Is the requirement too permissive so that it would allow incompatible residential forms?
- Does the requirement positively or negatively impact the architectural character?
- Does the requirement create dynamic neighborhood streets?
- Are the requirements straightforward and clear?

Current DDC Regulations Applicable to All Development

In answering the questions above, staff analyzed current regulations to determine which requirements are appropriate to further the community's goals and which should be enhanced or modified. The following is an outline of the relevant DDC Sections to allow comparison of the proposal. These include the applicable zoning district dimensional standards, maximum building heights, and design standards for residential development.

	R3	**R4**	**R7**	**MN**
Minimum Lot Area	10,000 square feet	7,000 square feet	4,000 square feet	2,500 square feet
Minimum Front Yard Setback	20 feet	20 feet	10 feet	10 feet
Maximum Building Height	40 feet	40 feet	40 feet	65 feet. Buildings between 41 and 65 feet, adjacent to a residential zoning district or adjacent to an existing Single-Family Detached Dwelling, Townhome, or Duplex use, shall require a Specific Use Permit (SUP

- **Design Standards** for Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex Dwellings
    - Transparency/Windows. Windows and doors must occupy at least 15% of the front façade.
    - Building Mass and Form. Buildings shall incorporate at least three of the following design features to provide visual relief along the front of the residence:
        - Dormers
        - Gables
        - Recessed entries, a minimum of three feet deep
        - Covered front porches
        - Cupolas
        - Architectural pillars or posts; and/or
        - Bay window with a minimum 24 inches projection

Overlay Districts within DDC:
Similar to other overlay zoning districts as provided for in the DDC, staff is recommending that the Southeast Denton Residential and Height Overlay Districts be adopted within Subchapter 4 of the DDC. The two overlay districts are intended to work together to accomplish the goals set forth in the SEDAP, in addition to respecting the feedback received from the community. Once established, the regulations could then be further modified and/or expanded in the future to address the changing needs of the Southeast Denton community.

Proposal:

- For the **Residential Overlay District**, staff proposes to maintain the existing zoning and add the following dimensional and design standards:
    - Applicability
        - Construction of a new primary or accessory structure.
        - Expansions of an existing structure that increase the gross floor area by up to and including 50 percent shall comply with maximum heights and permitted roof forms (as outlined below).
        - Expansions of an existing structure that increase the gross floor area by more than 50 percent shall comply with all overlay standards.
        - Repairs necessary to maintain existing structures are not subject to the overlay standards.
    - Dimensional Standards
        - For lots smaller than 7,000 square feet, the minimum front yard setback may be reduced to 10 feet.
        - Building height:
            - The maximum height for a primary structure is limited to 30 feet measured as the vertical distance above finished grade to the highest point of the roof.
            - The maximum height for an accessory structure is limited to 20 feet measured as the vertical distance above finished grade to the highest point of the roof.
    - Entries: Structures shall provide either an unenclosed front porch or stoop that extends forward from the front façade.
        - Front porch:
            - Minimum width: 25 percent of the ground floor front façade width.
            - Minimum depth: 4 feet. Columns shall be constructed as a decorative feature.
        - Stoop:
            - Minimum size: 24 square feet.
            - The stoop platform shall be elevated a minimum of 7 inches above finished grade.
    - Transparency/Windows:
        - Windows and doors shall occupy at least 25% of the front façade.
        - Decorative trim at least 3.5 inches wide is required for all windows and doors on the front façade.
    - Roof Form: Roofs shall be gabled, hipped, or a combination thereof. Flat, mansard, shed, or other similar roof forms would not be permitted.
    - Building Mass and Form: In addition to the items above, at least two of the following design features shall be provided along the front of the residence:
        - Dormers
        - Projection (bay, bump-out, or bow) window with a minimum 24 inches projection
        - Split garage doors where a column or post divides single-car garage doors

        - Balustrade, railing, or low wall enclosing the front porch or stoop
        - Multi-pane or mission-style windows

- For the **Height Overlay District**, staff proposes to maintain the existing zoning and add the following dimensional standard for all new construction and expansions over 50% of the gross floor area:
    - The maximum building height shall be limited to 40 feet, measured consistent with the DDC Section 9.2, *Definitions*, for **Height, Building or Structure**: Height shall be measured as the vertical distance above finished grade measured to the highest point of the roof of a flat roof or to the deck line of a mansard roof, or to the midpoint of the highest gable of a pitched or hipped roof.

Staff is seeking the Planning and Zoning Commission's feedback regarding the proposed development regulations in particular the following:

1. Does the Commission concur with staff's recommendation to require conformance with all elements of the Residential Overlay for expansions over 50% of the existing gross floor area?
2. Does the Commission concur with staff's recommendation to allow for reduced front setbacks for smaller lots?
3. Does the Commission concur with requiring minimum sizes on porches and stoops?
4. Does the Commission concur with the proposed enhanced design standards (i.e. dimensional standards, entries, transparency/windows, roof form, and building mass and form) which exceed the City's typical minimum standards?
5. Does the Commission concur with the proposed height limitations and measurement methods in both the Residential and Height Overlay Districts?
6. Are there any items that have not been addressed, consistent with the SEDAP recommendations as it relates to establishing the Residential and Height Overlay Districts?

EXHIBITS

1. Agenda Information Sheet
2. SEDAP Overlay Actions and Map
3. Residential Survey Results

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/Planning Director

Prepared by:
Julie Wyatt, AICP
Principal Planner

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

DCM: Cassey Ogden

DATE: October 8, 2025

SUBJECT

Receive a report, hold a discussion, and give Staff direction regarding the Southeast Denton Zoning Overlay Districts, Action Plan Tasks associated with Strategy 4.1 of the Southeast Denton Area Plan. The Southeast Denton Area Plan core boundary generally includes East McKinney Street to the north, South Bell Avenue to the west, Dallas Drive and Shady Oaks Drive to the south, and South Woodrow Lane to the east in the City of Denton, Denton County, Texas. (PZ25-194, SED Overlay Districts, Julie Wyatt and Mia Hines).

BACKGROUND

The purpose of this work session is to update the Planning and Zoning Commission on implementation progress for the **Southeast Denton Area Plan Strategy 4.1: *Establish Overlay Districts to Protect Existing Neighborhood Scale and Character***. The implementation tasks associated with the strategy are intended to provide additional zoning regulations in designated areas within Southeast Denton. These include Live/Work, Residential, and Height Overlay Districts.

As a continuation of previous Work Sessions with the Planning and Zoning Commission, the prior Agenda Information Sheets have been attached for reference: *Exhibit 2 - May 28, 2025, AIS for Proposed Live/Work Overlay* and *Exhibit 3 - June 25, 2025, AIS for proposed Residential Overlay and Height Overlay*. Background information regarding the Southeast Denton Area Plan (SEDAP) planning process, public engagement, and community goals is provided in both *Exhibits 2* and *3*. Specific use and buffer regulations proposed for the Live/Work Overlay are provided in *Exhibit 2*. A full listing of the proposed residential design standards and height limitations in the Residential Overlay and Height Overlay are provided in *Exhibit 3*. Summaries of these past discussions are provided below, and the map and survey exhibits included with the prior work sessions are included as Exhibits 4-6.

PREVIOUS PLANNING AND ZONING COMMISSION DISCUSSIONS

Earlier this year, the proposed regulations for each district were presented to the Planning and Zoning Commission for discussion and direction. As noted above, the technical content of each work session discussion is summarized in the respective Agenda Information Sheets for those work sessions, which are provided as Exhibits 2 and 3 to this report. The following is a summary of the questions posed by staff and feedback provided by the Commissioners:

- **Live/Work Overlay District**: At the May 28th Planning and Zoning Commission meeting, most of the Commission's discussion largely centered on the methods and results of the community engagement process thus far, recognizing that the number of respondents equates to a significantly small proportion of the community, and suggesting ways to obtain additional input.

- **Live/Work Dwelling Land Use.** The Commission pointed out that, as a land use, "live/work dwellings" have the potential to be more intense than the surrounding neighborhood because it requires that the residential "live" use be subordinate to the nonresidential "work" use. Additionally, it was noted that most of the nonresidential land uses that amassed significant support amongst respondents could be permitted contingent upon approval of an SUP within the R7 Zoning. Staff emphasized that the proposal to change the base zoning to R7 and allow certain businesses to stand alone acknowledges these two key factors and attempts to strike a balance between minimizing impacts on surrounding residences and alleviating barriers for new and small-scale businesses that might match the community's preferences but require significant building renovation to meet building safety standards for "live/work dwellings".
- **Differing Land Use Characteristics within the Overlay.** The Commission was generally in favor of Staff's approach to first consider addressing properties along East Prairie Street as the first step to adopting the Live/Work Overlay and bringing back standards for the remainder of the area at a future date.
- **Change of Zoning.** A question arose about how, in one area, changing the base zoning from MN to R7 could limit the development potential of a tract since properties used for access must be zoned to allow the land use that access serves. Staff clarified that the R7 District is a good transition in this case because the Future Land Use designation in this area is Moderate Residential, consistent with the development regulations and land use permissions of R7 Zoning. Otherwise, the Commission was generally in favor of the proposed base zoning change to R7.
- **Operational and Development Requirements.** The Commission generally agreed with the proposed requirements.
- **Other Items to Consider.** The Commission concluded with directing Staff to keep in mind issues of public safety components such as lighting and police presence, site design components such as drainage, streetscape and building scale, keeping the neighborhood involved throughout the process, and continued coordination with other City departments and services to promote.

- **Residential Overlay and Height Overlay Districts**: Generally, the Planning and Zoning Commission requested additional feedback from the community and stakeholders prior to moving forward with consideration of the overlay districts, particularly since the Residential Overlay would impact all homeowners within Southeast Denton.
  - **Residential Overlay Applicability**. Half of the Commissioners concurred that properties should conform with all elements of the Residential Overlay for expansions over 50% of the existing gross floor area. The remaining Commissioners requested additional public feedback.
  - **Reduced Front Yard Setbacks for Smaller Lots**. The Commission was generally not in favor of reducing the front yard setback, as it could result in homes out of scale with the surrounding neighborhood. Staff responded that both setbacks and building coverage limit the scale of building on a given lot; therefore, regardless of a smaller front yard setback, a building may not exceed the maximum building coverage within the base zoning district.
  - **Minimum Size of Porches and Stoops**. Half of the Commissioners agreed with the proposal, with the caveat that a property owner could opt for a stoop instead of a porch. Other Commissioners expressed reservations regarding the requirement, as this design feature would likely increase the cost of construction, impacting affordability.
  - **Enhanced Design Standards for Front Facades**. While the Commissioners were generally in favor of the proposed enhanced design standards, details regarding this regulation caused some concern. Specifically, the regulation's wording was confusing, increasing the required number of design elements may be appropriate, and additional community feedback is needed to determine how this proposal will impact property owners and affordability.
  - **Height Limitations in both the Residential and Height Overlay Districts**. There was agreement in limiting the structure heights as proposed. However, some discussion suggested modifying the regulation to refer to stories rather than feet in the Residential Overlay. Staff will

continue engaging with the community to ensure that the regulation is clear for both Staff and property owners to apply.

- **Any Items not Addressed**. The Commissioners emphasized that affordability and community buy-in were crucial to the process and consideration of the overlay districts.

Ultimately, the Planning and Zoning Commission directed staff to continue with additional public engagement to ensure the proposed overlay districts accurately capture the community's goals and vision. Additional community feedback will be provided to the Planning and Zoning Commission at the October 8th work session.

EXHIBITS

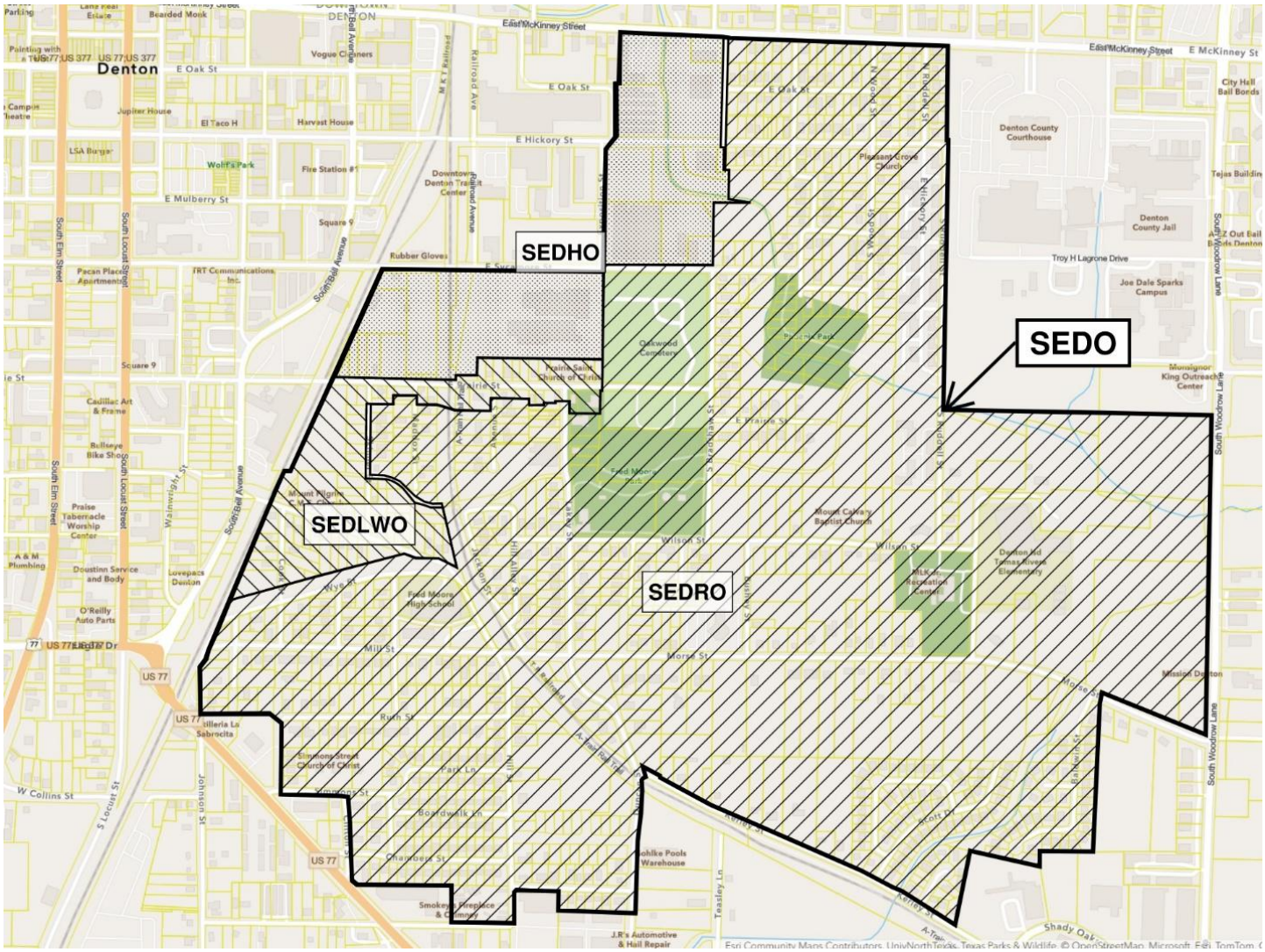
1. Agenda Information Sheet
2. May 28, 2025 AIS for Proposed Live/Work Overlay
3. June 25, 2025 AIS for Proposed Residential Overlay and Height Overlay
4. SEDAP Overlay Actions and Map
5. March 2025 Nonresidential Land Use Survey Results
6. March 2025 Residential Survey Results

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Julie Wyatt, AICP
Principal Planner

Mia Hines, AICP
Senior Planner

Proposed Southeast Denton Overlay Boundaries



Legend

- Southeast Denton Residential Overlay (SEDRO)
- Southeast Denton Height Overlay (SEDHO)
- Southeast Live/Work Overlay (SEDLWO)
- Southeast Denton Overlay Districts Boundary (SEDO)

Subchapter 4 Overlay and Historic Districts

4.1 Purpose

This subchapter establishes procedures and standards to allow the creation of Overlay and Historic Districts in Denton to protect and enhance specific lands and structures which, by virtue of their type or location, have characteristics which are distinct from lands and structures outside such special districts. The districts shall contain such reasonable and necessary requirements to ensure the protection and enhancement of said lands and structures.

4.2 Applicability of Underlying Zoning Districts

4.2.1 Land within an Overlay or Historic District shall remain part of the underlying zoning district designation established in Subchapter 3: Zoning Districts, and may, in addition, lie in one or more overlay districts in accordance with the designation of each.

4.2.2 Whenever any provision of the underlying zoning district is in conflict with the Overlay and/or Historic Districts, the provisions of the Overlay and/or Historic Districts shall govern.

4.3 Conflicts with Other Ordinances

4.3.1 To the extent the provisions of this section conflict with any other ordinances of the City of Denton, the provisions of this section shall govern. All other regulations and ordinances of the City of Denton not in conflict with this section shall remain in full force and effect.

4.3.2 Where the regulations of this section modify any provision of any other applicable ordinance, the words used in this section shall have the meaning defined in the provisions of the ordinance modified, unless the definition is otherwise provided in this section.

4.4 Creation and Amendments

4.4.1 Overlay Districts.

The creation and amendments to an Overlay District shall be made pursuant to Subsection 2.7.4: Zoning Text Amendment, and Subsection 2.7.2: Zoning Map Amendment.

4.4.2 General Standards.

Every recommendation to create or amend any Overlay or Historic District shall address the following, as applicable:

A. **Statement of Purpose.**

1. A statement of purpose specifying the nature of the special and substantial public interest and public welfare involved;

2. Objectives to be promoted by creation of the Overlay or Historic District; and

3. Imposition of the regulations and design standards proposed.

B. **Proposed Boundary.** Proposed district boundaries, depicted on one or more maps, including the Official Zoning Map of City, which shall include all other zoning regulations applicable to the property(s) proposed for inclusion in the district.

C. **Proposed Regulations.**

1. Regulations and/or design standards proposed to promote the special purposes of the Overlay or Historic District.

2. Regulations or design standards shall be designed to reasonably promote the purposes of the district, and may require or address any of the following, in addition to or in lieu of other regulations affecting property within the Overlay or Historic District:

a. Protection of features designated as being of special concern within the district;

b. Levels of permission for land use types within the district;

c. Special performance standards, use-specific standards, and development regulations;

d. Other matters as appropriate to promote the special public interests of the district.

4.11 Southeast Denton Overlay Districts

4.11.1 Purpose

The Southeast Denton Overlay Districts are intended to promote the Southeast Denton community's goals: honor the culture and heritage of Southeast Denton, strengthen neighborhoods and housing affordability, invest in economic prosperity, elevate the quality of public amenities and infrastructure, and create a safe and connected, multi-modal travel system. While Southeast Denton large area which includes approximately 675 acres generally bounded by East McKinney Street to the north, South Bell Avenue to the west, Dallas Drive and Shady Oaks Drive to the south, and South Woodrow Lane to the east, the overlay districts are more narrowly focused on those areas most impacted by proximity to Downtown and redevelopment pressure. The following overlay districts include regulations which ensure that infill development, new construction, land uses, and public infrastructure are designed in a manner consistent with the overall purpose.

4.11.2 Southeast Denton Overlay Districts Established

A. **Relation of the Southeast Denton Overlay Districts to Base Zoning Districts.** Properties located within the SEDO District shall follow the uses and development standards as provided for in the applicable base zoning district and Official Zoning Map established by Subsections 3.1.1 and 3.1.3 of the DDC, except as modified herein. Where modifications are not expressly authorized within the Overlay District Standards, all other requirements of the Denton Development Code, as amended, must be met. In the event of any conflict between the Overlay Districts' standards and other provisions of the Denton Development Code, the Overlay Districts' standards shall control. Any structure, lot, and associated site feature lawfully existing within the boundaries of the SEDHO Subdistrict on the effective date of this overlay district shall be deemed a lawful structure, lot, or site feature.

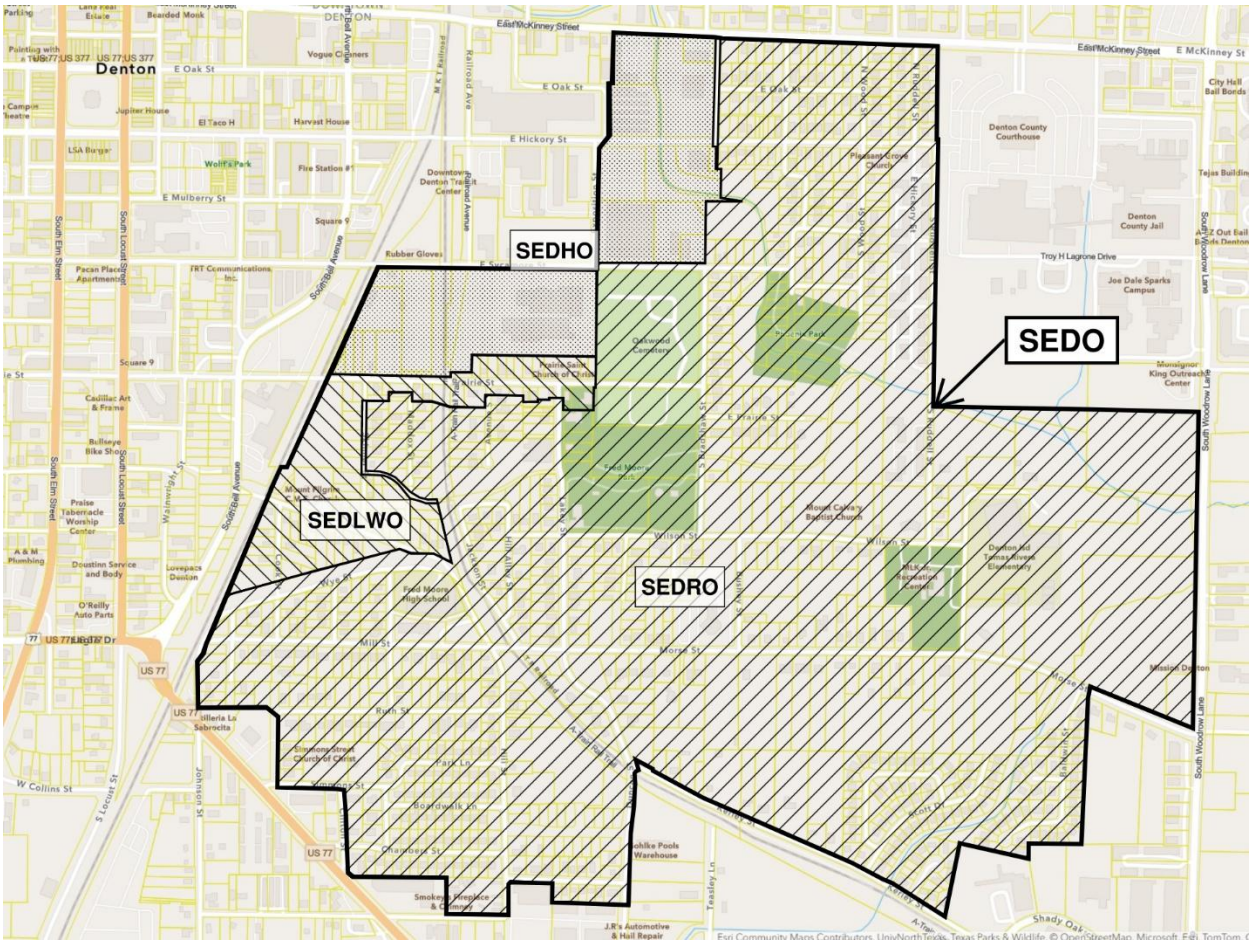
B. **Subdistricts Established.** The following districts are established with separate goals and standards. The location and boundary of these subdistricts is shown on Figure 4.11-2

1. **Southeast Denton Residential Overlay (SEDRO)**. The Southeast Denton Residential Overlay (SEDRO) Subdistrict regulations outlined in Subsection 4.11.3 establish standards to preserve the scale and design of existing residential neighborhoods. The regulations set forth in these development standards are for the SEDRO District which consists of approximately 375.94 total acres depicted in Figure 4.11-3.

2. **Southeast Denton Height Overlay (SEDHO)**. The Southeast Denton Height Overlay (SEDHO) Subdistrict regulations outlined in Subsection 4.11.4 establish height limitations within the boundary to encourage compatible scale for commercial development near existing residential neighborhoods. The regulations set forth in these development standards are for the SEDHO Subdistrict which consists of approximately 39.77 total acres depicted in Figure 4.11-4.

3. **Southeast Denton Live-Work Overlay (SEDLWO)**. The Southeast Denton Live-Work Overlay (SEDLWO) Subdistrict, as established in Subsection 4.11.5, establishes land use and site design standards to allow for neighborhood scaled commercial opportunities to occur in a manner that limits barriers for small business owners and minimizes adverse impacts on existing residences. The regulations set forth in these development standards are for the SEDLWO Subdistrict which consists of approximately 27.58 total acres depicted in Figure 4.11-5.

{Figure 4.11-2: Southeast Denton Overlay Subdistricts Map}



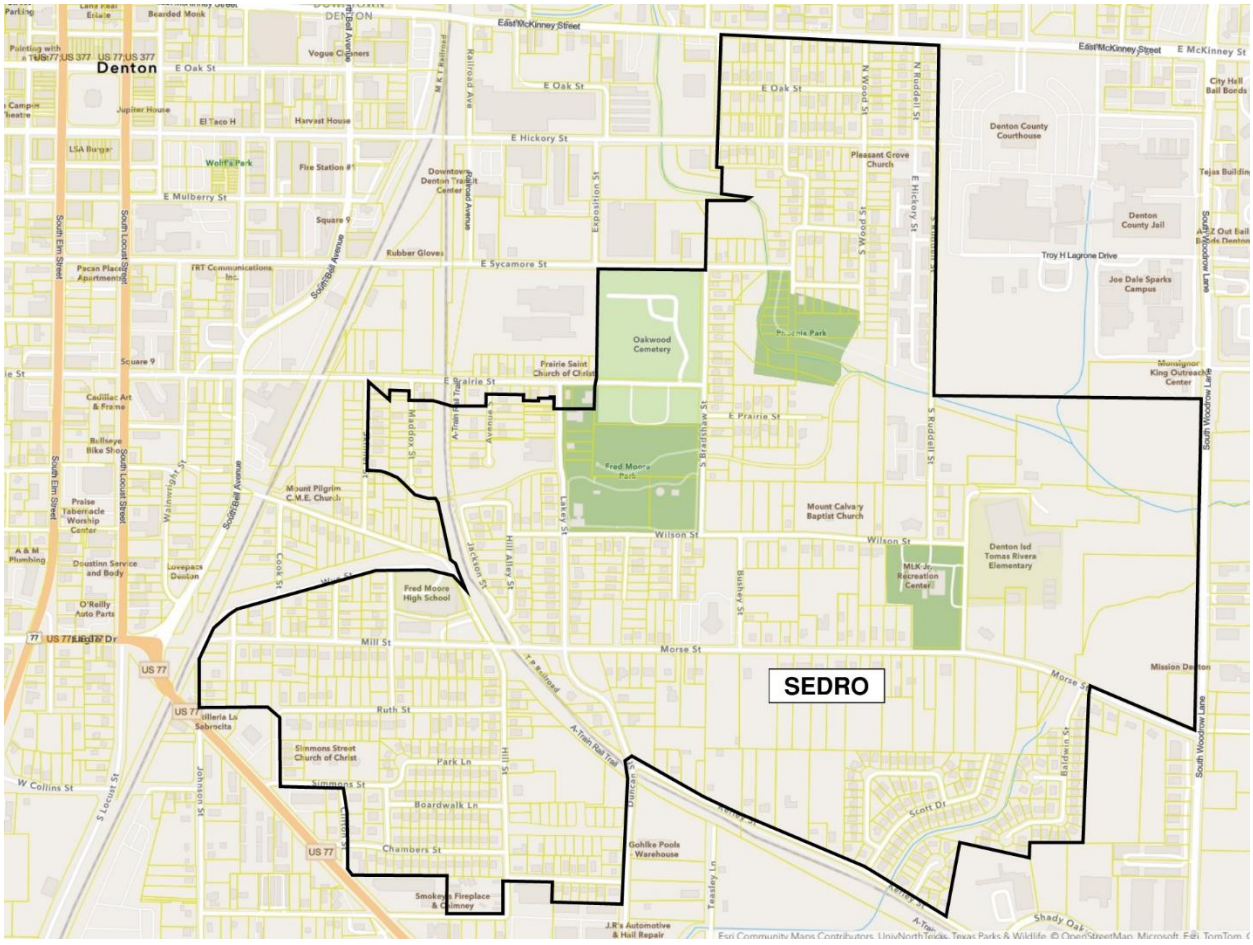
C. **Administration**. Any future amendment to a specific overlay subdistrict will only require notification to the applicable overlay subdistrict in accordance with Subsection 2.4.6.

4.11.3 SEDRO – Southeast Denton Residential Overlay

A **Purpose and intent**. Southeast Denton is a collection of culturally and historically significant residential neighborhoods constructed throughout the 20th Century. The Southeast Denton Residential Overlay (SEDRO) Subdistrict is intended to protect the character of these neighborhoods by encouraging compatible architectural design features and building scale for new and existing structures

B **Boundary.** The SEDRO Subdistrict is bounded by East McKinney Street to the north; North Bradshaw Street, East Prairie Street, and the MKT Railroad to the west; Smith Street, Kerly Street, and Morse Street to the south; and South Woodrow Lane to the east and consists of approximately 375.94 total acres as shown in Figure 4.11-3. And depicted on the Official Zoning Map of City.

{Figure 4.11-3: Southeast Denton Residential Overlay Subdistrict Map}



C Regulations.

1 **Applicability**. The following shall require compliance with the SEDRO Subdistrict regulations. Where modifications are not expressly established within the SEDRO Subdistrict, all other requirements of the Denton Development Code, as amended, must be met.

a Construction of a new primary or accessory structure on a Residentially zoned property shall comply with all SEDRO Subdistrict regulations. Construction of a new primary or accessory structure in all other zoning districts shall comply with Subsection 4.11.3C.2b and 4.11.3C.3d below.

b For expansions of an existing structure, the new/expanded portion of the structure shall only comply with Subsection 4.11.3C.2b and 4.11.3C.3d, below.

c Any structure, lot, and associated site feature lawfully existing within the boundaries of SEDRO Subdistrict on the effective date of this overlay subdistrict shall be deemed a lawful structure, lot, or site feature.

2 Zoning

a **Permitted Uses.** All properties located within the SEDRO Subdistricts are subject to a base zoning district which conforms to the Official Zoning Map established by DDC Subsection 3.1.3, as amended. Properties shall be developed and used only in accordance with the allowable primary and accessory uses in the applicable base zoning district.

b **Dimensional Standards.** All properties within the SEDRO Subdistrict shall comply with the dimensional standards associated with the applicable base zoning district except as modified herein.

i **Building Height (maximum)**.

(a) The maximum building height for a primary structure shall be limited to 30 feet.

(b) The maximum building height for accessory structures shall be limited to 20 feet.

ii **Building Height Measurement**.

(a) Height shall be measured as the vertical distance above finished grade to the highest point of the roof.

(b) Table 3.7-B: Authorized Exceptions to Height Standards are applicable in the SEDRO Subdistrict.

3 Site and Building Design. All properties within the SEDRO Subdistrict shall comply with the development standards listed in this Section below. Except as modified herein, all other requirements of the Denton Development Code applicable to a property's base zoning district and Building Design requirements in Subsections 7.10.3 and 7.10.5, as amended, shall apply.

i Building Mass and Form. In place of the required design features in DDC Section 7.10.3E, each single-family detached, duplex, townhome, triplex, and fourplex dwelling shall provide the following:

(a) **Front Entry**. All new primary structures shall provide either an unenclosed front porch or a stoop which extends forward from the face of the front façade or is in line with a plane of the front façade. Recessed front entries are not permitted.

(i) **Front Porch**. An unenclosed front porch is a covered exterior shelter built as an integral architectural element of a structure that is open on two or more sides and leads to the front entrance of the structure.

1. Minimum width: 25 percent of the ground floor front façade width.
2. Minimum depth: 4 feet measured from the outside of the support columns to the face of the front façade.
3. Porch roof support columns are required and shall be constructed as a decorative feature by incorporating designs that may include, but are not limited to, use of two or more contrasting materials on each support, box columns with a brick or stone base, or turned wood.

(ii) **Stoop**. A stoop is a smaller, covered or uncovered, raised exterior platform which extends forward from the face of the front façade and leads to the front entrance of the structure.

1. Minimum size: 24 square feet.
2. The stoop platform shall be elevated a minimum of 7 inches above finished front yard grade.

b **Design Features**. Primary residential buildings shall incorporate at least two of the following design features to provide visual relief along the front of the residence:

i Dormers;

ii Projected Window (bay, bump-out, or bow) with a minimum 24 inches projection;

iii Split garage doors where a column or post divides single-car garage doors;

iv Balustrade, railing, or low wall enclosing the front porch or stoop; and/or

v Multi-pane or mission-style windows for all front façade windows.

c Building Transparency/Windows.

i Within the front façade (front adjoining a public or private right-of-way where the entrance/address is located), windows and doors (excluding garage doors) shall comprise at least 25 percent of the wall area. Shutters, trims, or false windows/doors shall not count toward the minimum requirement.

ii Decorative trim is required for all windows and doors within the front facade and must be at least 3 ½ inches wide.

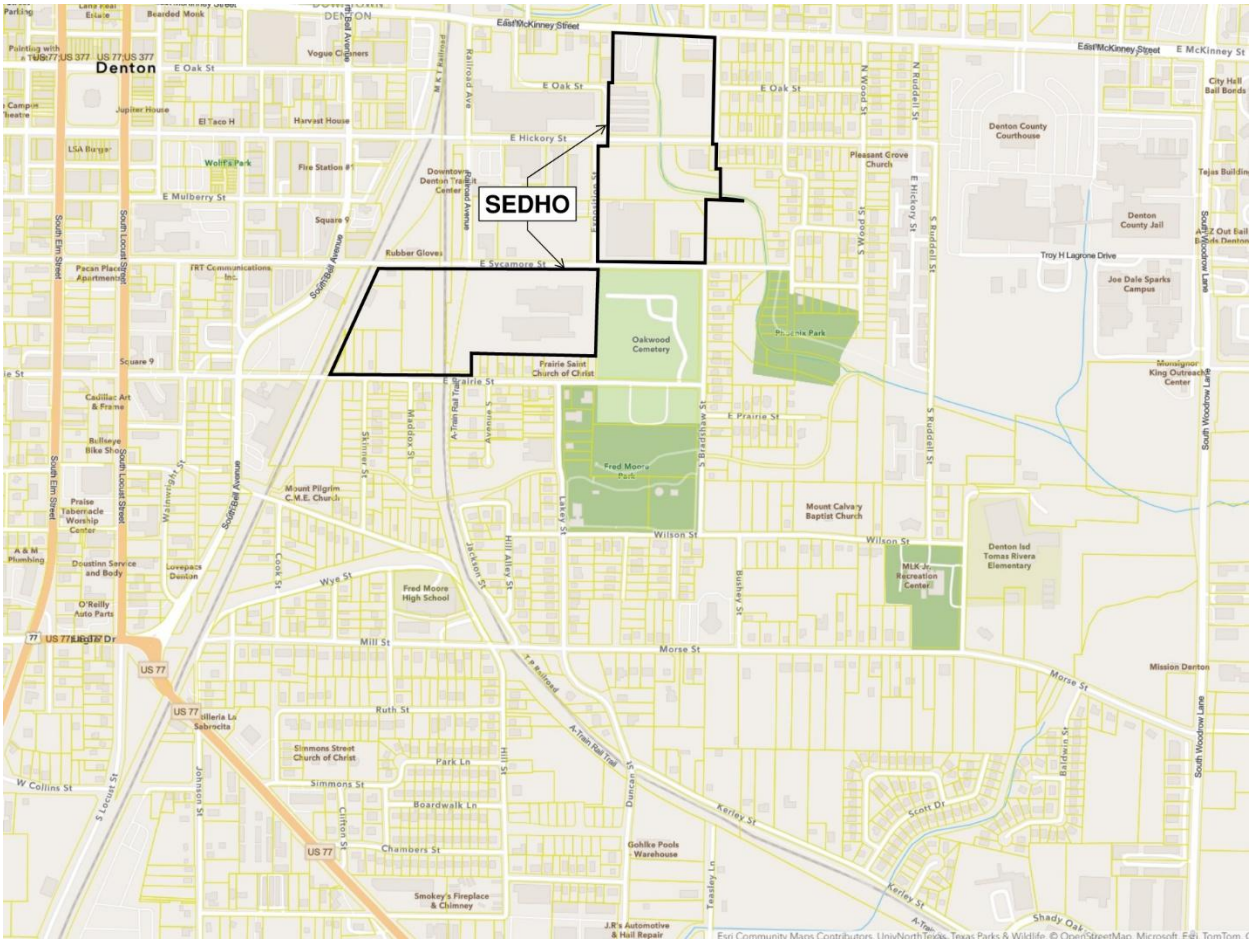
d **Roof Form**. Roofs visible from the street shall be gabled, hipped, or a combination thereof. Flat, mansard, shed, or other similar roof forms are not permitted. Awnings are permitted.

4.11.4 SEDHO – Southeast Denton Height Overlay

A. **Purpose and intent**. The Downtown Denton Transit Center sits within the Southeast Denton Area, creating a prime opportunity for increased residential density and transit-oriented development. The Southeast Denton Height Overlay (SEDHO) Subdistrict is intended to allow space for these opportunities while minimizing adverse visual impacts on the adjacent low-density residential neighborhoods.

B. **Subdistrict Established.** The Southeast Denton Height Overlay (SEDHO) Subdistrict is bounded by East McKinney Street to the north, Exposition Street to the west, East Sycamore Street to the south, and North Bradshaw Street to the east and consists of approximately 37.77 total acres as shown in Figure 4.11-4 and depicted on the Official Zoning Map of City.

{Figure 4.11-4: Southeast Denton Height Overlay Subdistrict Map}



C. **Regulations**.

1. **Applicability**. The following shall require compliance with SEDHO Subdistrict Proposed Regulations. Where modifications are not expressly established with the SEDHO Subdistrict, all other requirements of the Denton Development Code, as amended, must be met.

   a. Construction of a new primary or accessory structure.

   b. Expansions of an existing structure shall comply with the SEDHO Subdistrict regulations.

2. **Zoning**.

   a. **Permitted Uses.** All properties located within the SEDHO Subdistrict are subject to a base zoning district which conforms to the Official Zoning Map established by DDC Subsection 3.1.3, as amended. Properties shall be developed and used only in accordance with the permitted primary and accessory uses allowed in the applicable base zoning district.

b. **Dimensional Standards.** All properties within SEDHO Subdistrict shall comply with the dimensional standards associated with the applicable base zoning district except as modified herein.

i. **Building Height**. The maximum building height shall not exceed 40 feet.

ii. DDC Table Note 3.3-A [1] and 3.3-A [2] shall not apply in SEDHO Subdistrict.

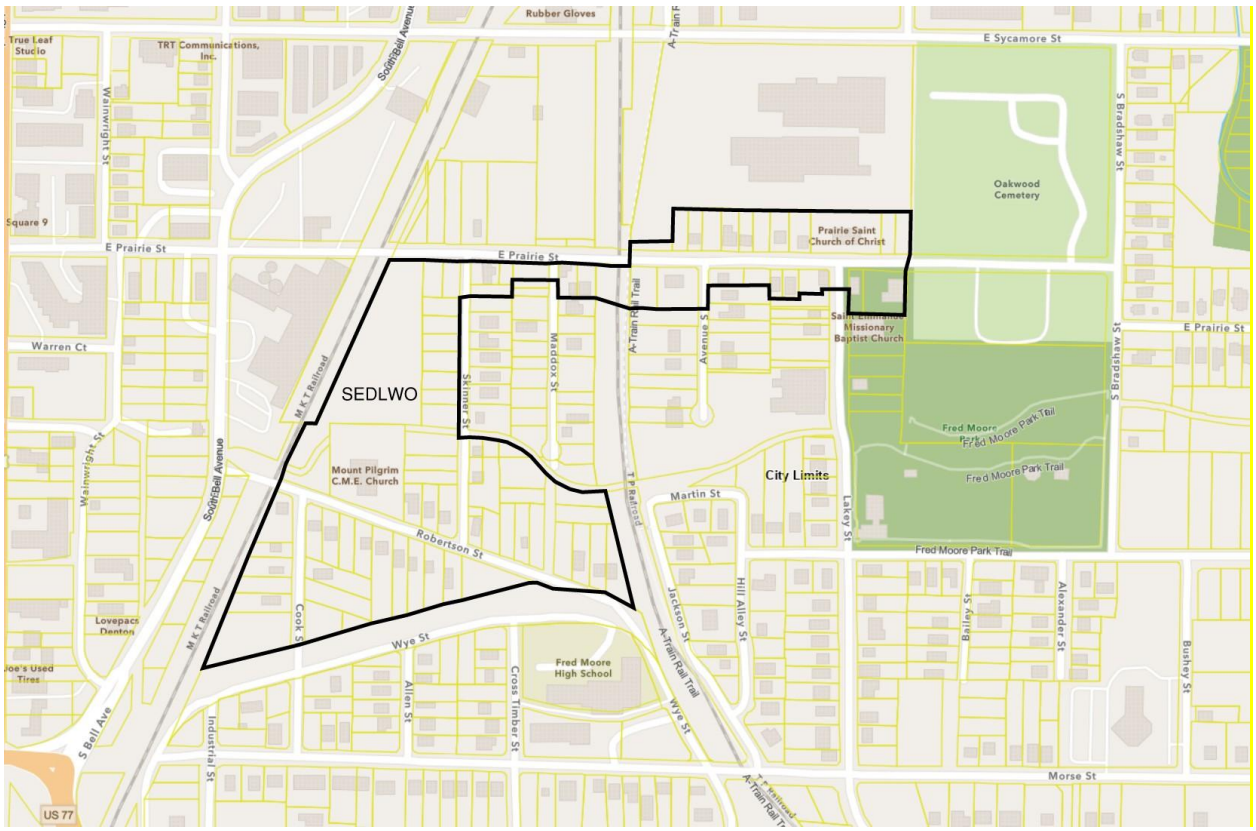
iii. Table 3.7-B: Authorized Exceptions to Height Standards are applicable in SEDHO Subdistrict.

4.11.5 SEDLWO – Southeast Denton Live-Work Overlay

A **Purpose and Intent**. The Southeast Denton Live-Work Overlay (SEDLWO) Subdistrict encompasses an area historically known for neighborhood scaled nonresidential activities. The Subdistrict is intended to allow for a variety of appropriate residential and nonresidential land uses while mitigating adverse impacts of increased nonresidential activity on adjacent residential neighborhoods.

B **Subdistricts Established.** The Southeast Denton Live-Work Overlay (SEDLWO) Subdistrict generally includes properties along the north and south side of East Prairie Street between Oakwood Cemetery and the MKT Railroad, properties along the west side of Skinner Street, properties along the north and south sides of Robertson Street situated between Wye Street and the Stream PEC 4 drainage channel, and properties along the east and west sides of Cook Street north of Wye Street and consists of approximately 27.58 total acres as shown in Figure 4.11-5 and depicted on the Official Zoning Map of City.

{Figure 4.11-5: Southeast Denton Live/Work Overlay Subdistrict Map}



The SEDLWO Subdistrict includes three Sections:

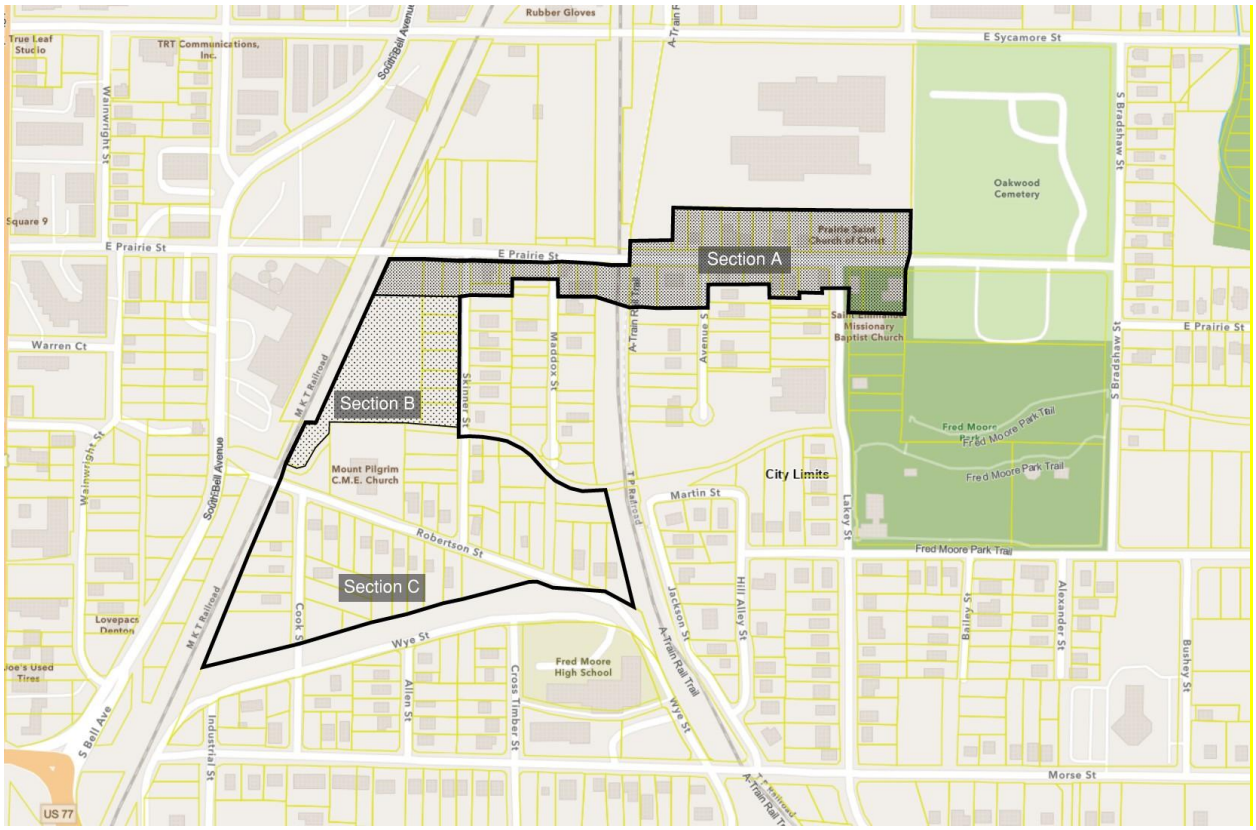
Section A – including properties along the north and south side of East Prairie Street, between Oakwood Cemetery and the MKT Railroad

Section B – including properties along the west side of Skinner Street, between East Prairie Street and the Stream PEC 4 drainage channel

Section C – including properties along the west and east side of Skinner, south of the Stream PEC 4 drainage channel, properties along the north and south sides of Robertson Street, between the MKT Railroad and TP Railroad, and properties along the east and west sides of Cook Street, between Robertson Street and Wye Street

The locations of these Sections are shown on Figure 4.11-6: Southeast Denton Live-Work Overlay Sections Map and depicted on the Official Zoning Map of City.

{Figure 4.11-6: Southeast Denton Live-Work Overlay Sections Map}



C Proposed Regulations.

1 **Applicability.** Unless otherwise stated herein, the standards of this section shall apply to all new development located within the SEDLWO area and for the following development activities:

a An existing principal structure is relocated on a lot;

b Expansions, alterations, or modifications that increase the gross floor area of an existing structure by the lesser of 1,000 square feet or 25%; or

c Properties and existing structures seeking a Certificate of Occupancy or Certificate of Land Use for any new non-residential land use and/or change of non-residential land use.

2 Zoning.

a **Section A: Permitted Uses and Operational Standards.** This section is intended to allow opportunities for new neighborhood-scale non-residential uses within proximity to existing residential neighborhoods.

i All properties located within the SEDLWO District Section B are subject to the property's applicable base zoning district which conforms to the Official Zoning Map established by DDC Subsection 3.1.3, as amended, except as modified herein. Properties shall be developed and used only in accordance with the permitted primary and accessory uses allowed in the applicable base zoning district except as otherwise stated herein.

ii In addition to those land uses permitted within a property's underlying zoning district as established by Table 5.2-A, the land uses listed in Table 4.11-B may be permitted subject to the associated Building Design Standards, Operational Standards, and Land Use Standards established within this Section. New residential and nonresidential development shall comply with the Use Specific Standards provided in Section 5.3. Where there is conflict between the Use Specific Standards of Section 5.3 and the Land Use Standards provided within this section, the Land Use Standards provided within this section shall govern.

Table 4.11-A: Southeast Denton Live-Work Table of Allowed Uses *Section A*

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

		Land Use Standards
Administrative Office	P+	4.11.6D.2.a.iv(a)
Business or Trade School	S+	4.11.6D.2.a.iv(b)
Day Care, Child	P+	4.11.6D.2.a.iv(c)
Dwelling, Work/Live	P+	4.11.6D.2.a.iv(d)
Mobile Food Court	S+	4.11.6D.2.a.iv(e)
Personal Service, General	P+	4.11.6D.2.a.iv(f)
Restaurant	P+	4.11.6D.2.a.iv(g)
General Retail	P+	4.11.6D.2.a.iv(h)
Self-Service Laundry	S+	4.11.6D.2.a.iv(i)

iii **Operational Standards for Nonresidential Uses**. To minimize impacts on the existing residences, operations for all new nonresidential uses within this Overlay District shall adhere to the following standards:

(a) Hours of Operation – Excluding day-care centers, permitted hours of operation for all new nonresidential uses shall be limited to 8:00 a.m. to 8:00 p.m. Monday to Thursday, and 8:00 a.m. to 10:00 p.m. Friday to Sunday.

(b) Noise – Noise levels shall comply with the Code of Ordinances.

iv **Building Design Standards.** New residential and nonresidential land uses shall comply with the design standards of the Southeast Denton Residential Overlay as established in Section 4.11.3 above.

v **Land Use Standards.** New nonresidential land uses proposed within Section A shall be subject to the land use standards of this subsection in addition to the Use Specific Standards of Section 5.3. Where there is conflict between the Use Specific Standards of Section 5.3 and the Land Use Standards provided within this section, the Land Use Standards provided within this section shall govern. Additionally, any minimum parking standards noted herein shall replace those prescribed in Table 7.9-I.

(a) Administrative Offices

(i) This use shall not exceed 5,000 square feet gross floor area per lot

(ii) Minimum vehicular parking required: 4 spaces

(b) Business or Trade School

(i) Practical or "hands-on" training related to welding, auto repair and engineering, obtaining a Commercial Driver's License, and similar training requiring significant welding and mechanical work or the use of large commercial vehicles on-site shall be prohibited. Classroom space for instruction related to these training categories may be permitted.

(ii) This use shall not exceed 5,000 square feet gross floor area per lot

(iii) Minimum vehicular parking required: one space per 2 students design capacity plus 1 space per employee on the largest shift, but no less than four spaces

(c) Day Care, Child

(i) Permitted hours of operation shall be limited to 6:00 a.m. to 8:00 p.m. daily.

(ii) Minimum vehicular parking required: one space per 5 children, but no less than four spaces

(d) Dwelling, Work/Live

(i) There shall be no minimum or maximum proportional gross floor area requirement for the residential or nonresidential component, but the structure shall comply with all building code requirements applicable to the proposed proportions.

(ii) The nonresidential use does not have to be operated by a resident of the work/live dwelling, but the nonresidential use and residential unit shall maintain the same ownership.

(iii) The nonresidential use shall be limited to those nonresidential uses and associated use specific standards permitted applicable to the underlying Zoning District as well as the additional uses listed within Table 4.11-A .

(iv) Minimum vehicular parking required: 4 spaces

(e) Mobile Food Court

(i) Mobile food courts shall comply with the Use Specific Standards of Subsection 5.3.5G, as amended

(ii) Mobile food courts shall not exceed 5,000 square feet per lot

(f) Personal Service, General

(i) This use shall not exceed 5,000 square feet gross floor area per lot

(ii) Minimum vehicular parking required: 4 spaces

(g) Restaurant

(i) Restaurants shall not exceed 5,000 square feet gross floor area

(ii) Walk-up pick-up windows may be allowed, but drive-through facilities shall not be permitted

(iii) The storage of raw and/or spent materials associated with crafting of alcoholic beverages shall be prohibited

(iv) Minimum vehicular parking required: one space per 4 design occupancy-load per Building Code, but no less than 4 spaces

(h) General Retail

(i) If Retail sales is the only land use, the structure may not exceed 5,000 square feet

(ii) Retail sales between 5,000 square feet and 15,000 square feet shall only be permitted as part of a mixed-use building that contains a minimum of 5 residential units

(iii) Retail sales exceeding 15,000 square feet shall be prohibited

(iv) Minimum vehicular parking required: one space per 350 square feet gross floor area, but no less than four spaces

(i) Self-Service Laundry

(i) If self-service laundry is the only land use, the structure may not exceed 2,500 square feet gross floor area

(ii) A self-service laundry facility may be between 2,500 square feet and 5,000 square feet only as part of a mixed-use building that contains a minimum of 5 residential units

(iii) A self-service laundry facility may not exceed 5,000 square feet

b **Section B: Permitted Uses and Use-Specific Standards**. This section is intended to allow opportunities for additional missing middle housing within the area. This section encourages the vertical mix of uses for new neighborhood-scale commercial and new residential development of moderate density within proximity of existing residential neighborhoods.

i All properties located within the SEDLWO District Section B are subject to the property's applicable base zoning district which conforms to the Official Zoning Map established by DDC Subsection 3.1.3, as amended, except as modified herein. Properties shall be developed and used only in accordance with the permitted primary and accessory uses allowed in the applicable base zoning district except as otherwise stated herein.

ii In addition to those land uses permitted within a property's underlying zoning district as established by Table 5.2-A, the land uses listed in Table 4.11-B may be permitted subject to the associated Building Design Standards, Operational Standards, and Land Use Standards established within this Section. New residential and nonresidential development shall comply with the Use Specific Standards provided in Section 5.3. Where there is conflict between the Use Specific Standards of Section 5.3 and the Land Use Standards provided within this section, the Land Use Standards provided within this section shall govern.

Table 4.11-B: Southeast Denton Live-Work Table of Allowed Uses *Section B*		
P = permitted S = specific use permit required Blank cell = use prohibited + = use specific standards apply		
		Land Use Standards
Day Care, Child	P+	4.11.6D.2.b.iv(a)
Dwelling, Duplex	P+	
Dwelling, Fourplex	P+	
Dwelling, Triplex	P+	
Dwelling, Townhome	P+	
Dwelling, Work/Live	P+	4.11.6D.2.b.iv(b)

iii **Operational Standards for Nonresidential Uses.**

(a) Hours of Operation - Excluding day-care centers, permitted hours of operation for all new nonresidential uses shall be limited to 8:00 a.m. to 8:00 p.m. Monday to Thursday, and 8:00 a.m. to 10:00 p.m. Friday to Sunday.

(b) Noise – Noise levels shall comply with the Code of Ordinances.

iv **Building Design Standards.** New residential and nonresidential land uses shall comply with the design standards of the Southeast Denton Residential Overlay as established in Section 4.11.3 above.

v **Land Use Standards**. New nonresidential land uses proposed within Section A shall be subject to the land use standards of this subsection in addition to the Use Specific Standards of Section 5.3. Where there is conflict between the Use Specific Standards of Section 5.3 and the Land Use Standards provided within this section, the Land Use Standards provided within this section shall govern. Additionally, any minimum parking standards noted herein shall replace those prescribed in Table 7.9-I.

(a) Child-Care Center

(i) Permitted hours of operation shall be limited to 6:00 a.m. to 8:00 p.m. daily.

(ii) Minimum vehicular parking required: one space per 5 children, but no less than four spaces

(b) Dwelling, Work/Live:

(i) There shall be no minimum or maximum proportional requirement for the residential or nonresidential component, but the structure shall comply with building code requirements applicable to the proposed proportions.

(ii) The nonresidential use does not have to be operated by a resident of the work/live dwelling, but the nonresidential use and residential unit shall maintain the same ownership.

(iii) The nonresidential use shall be limited to those nonresidential uses and associated use specific standards permitted within the applicable base zoning district as well as the additional uses listed within this Subsection.

c **Section C:** This section is intended to exist as a flexible transition between the neighborhood-scale nonresidential and missing middle housing types encouraged within the remainder of the SEDLWO and the established single-family residential neighborhoods outside of the SEDLWO. This section allows for the continuance of legally existing land uses and zoning designations while requiring designs compatible with the surrounding neighborhood character for all new development.

i All properties located within the SEDLWO Subdistrict Section C are subject to the base zoning district which conforms to the Official Zoning Map established by DDC Subsection 3.1.3, as amended, except as modified herein. Properties shall be developed and used only in accordance with the permitted primary and accessory uses allowed in the applicable base zoning district.

ii In addition to those land uses permitted within a property's underlying zoning district as established by Table 5.2-A, "Dwelling, Work/Live" shall also be permitted subject to the Building Design Standards, Operational Standards, and Land Use Standards established within this Section. New residential and nonresidential development shall comply with the Use Specific Standards provided in Section 5.3. Where there is conflict between the Use Specific Standards of Section 5.3 and the Land Use Standards provided within this section, the Land Use Standards provided within this section shall govern.

iii **Land Use Standards.** New nonresidential land uses proposed within Section A shall be subject to the land use standards of this subsection in addition to the Use Specific Standards of Section 5.3. Where there is conflict between the Use Specific Standards of Section 5.3 and the Land Use Standards provided within this section, the Land Use Standards provided within this section shall govern.

(a) Dwelling, Work/Live:

(i) There shall be no minimum or maximum proportional requirement for the residential or nonresidential component, but the structure shall comply with building code requirements applicable to the proposed proportions.

(ii) The nonresidential use does not have to be operated by a resident of the work/live dwelling, but the nonresidential use and residential unit shall maintain the same ownership.

ii **Operational Standards for Nonresidential Uses.**

(a) Hours of Operation – Excluding day-care centers, permitted hours of operation for all new nonresidential uses shall be limited to 8:00 a.m. to 8:00 p.m. Monday to Thursday, and 8:00 a.m. to 10:00 p.m. Friday to Sunday.

(b) Noise – Noise levels shall comply with the Code of Ordinances.

iii **Building Design Standards.** New residential and nonresidential land uses shall comply with the design standards of the Southeast Denton Residential Overlay as established in Section 4.11.3 above.

2 **Landscaping and Screening**

a Compatibility Landscape Buffer Requirements – The following standards shall apply to all new nonresidential land uses adjacent to a single-family residential land use in lieu of the Compatibility Landscape Buffer Requirements established in Subsection 7.7.6

i Where a nonresidential use is proposed adjacent to an existing single-family residential use, a minimum 8-foot-tall double-faced solid wood fence shall be constructed along the entire length of the shared property line.

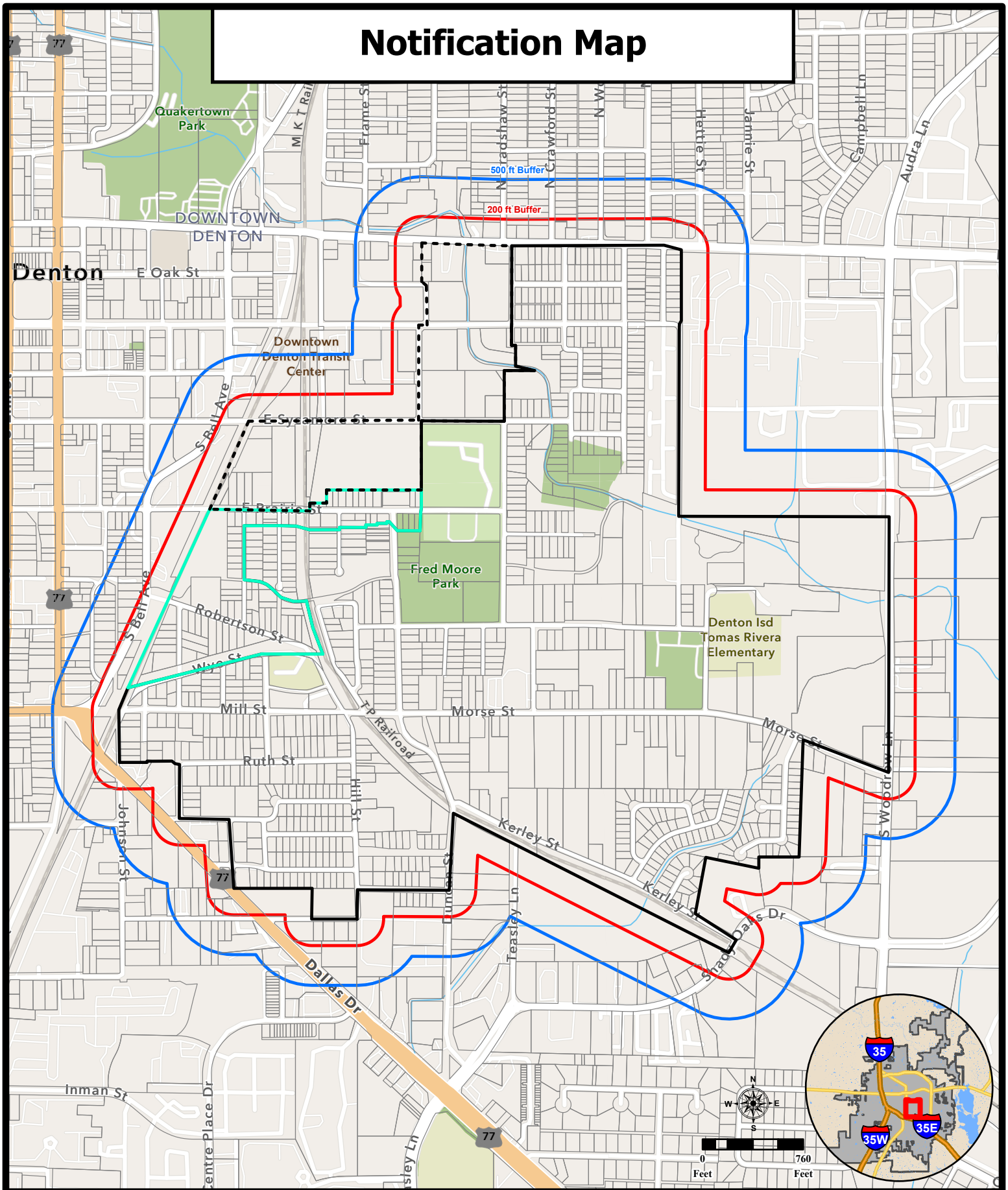
ii Where landscaping or trees exist in an area where a fence is required, the existing landscaping may be preserved in lieu of the 8-foot-tall fence if the Director determines that the height and planting locations of the existing landscaping provides equivalent screening

iii Where a nonresidential use is proposed adjacent to an existing single-family residential use, a minimum 15-foot-wide landscape buffer shall be maintained along the entire length of the shared property line.

b For all new residential and nonresidential land uses, the property must comply with the minimum Landscape and Tree Canopy Requirements of Subsection 7.7.5 as applicable to the property's underlying zoning district.

c For all fences constructed on shared property lines intended to satisfy the compatibility landscape and screening requirements of this section, proper fence maintenance shall be the responsibility of the nonresidential property owner.

Notification Map



Legend

- Height Restriction Overlay
- Residential Overay
- 200 FT Buffer
- Live Work Overlay
- Parcels
- 500 FT Buffer

Spatial Reference: *NAD 1983 StatePlane Texas North Central FIPS 4202 Feet*
Author: *Development Services GIS - 2930105*
Date: *3/31/2026 8:24 AM*

This information is solely for general reference and is not to be relied upon for legal, engineering, or surveying purposes. It does not replace an on-site survey and provides only an approximate location of property boundaries. While every effort has been made to ensure accuracy, no guarantee is implied. The use of this map indicates acknowledgment that the data may not be entirely accurate.

CITY OF DENTON
Inclusion • Collaboration • Quality Service
Strategic Focus • Fiscal Responsibility

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

Response Form

Project Number DCA26-0002
Southeast Denton Overlay Districts

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

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

You may also email to julie.wyatt@cityofdenton.com or call (940) 349-8585. Please note any responses are subject to public information requests including the information provided below.

Project Number: DCA26-0002

Meeting Date: April 8, 2026

Please circle one:

□ In favor of request ? □ Opposed to request

Comments: What impact will this project have on the current Resident citizens. The number of locations that are proposed to have all of → (OVER)

Signature: Willie Sellers

Printed Name: WILLIE SELLERS

Street Address:

City, State and Zip Code: DENTON, TEXAS, 76210 & 76205

Phone Number: 214 893-9491

Email Address: res1funk@verizon.net

Physical Address of Property within 200 Feet: 930 & 926 Scott Drive

overlayes. The Southeast area boundery
East McKenney to encompass the greatest
portion to South Woodrow Lane, that
will effect the greatest area in a
Historical Black Community?

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

Response Form

Project Number DCA26-0002
Southeast Denton Overlay Districts

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

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

You may also email to julie.wyatt@cityofdenton.com or call (940) 349-8585. Please note any responses are subject to public information requests including the information provided below.

Project Number: DCA26-0002

Meeting Date: April 8, 2026

Please circle one:

□ In favor of request ☒ Opposed to request

Comments:

Signature: Cheryl Yarrington

Printed Name: Cheryl Yarrington

Street Address: 1029 Ramey Circle

City, State and Zip Code: Denton, Tx 76205

Phone Number: 940.600.2688

Email Address:

Physical Address of Property within 200 Feet: 1029 Ramey Circle Denton, Texas 76205

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS REGARDING PROPOSED REVISIONS TO THE DENTON DEVELOPMENT CODE; SPECIFICALLY BE AMENDING SUBCHAPTER 4 – OVERLAY AND HISTORIC DISTRICTS, TO ESTABLISH SECTION 4.11, SOUTHEAST DENTON AREA PLAN OVERLAY DISTRICTS, INCLUDING THE SOUTHEAST DENTON RESIDENTIAL OVERLAY (SEDRO), THE SOUTHEAST DENTON HEIGHT OVERLAY DISTRICT (SEDHO), AND THE SOUTHEAST DENTON LIVE/WORK OVERLAY DISTRICT (SEDLWO), AND PROVIDING APPLICABILITY, DIMENSIONAL STANDARDS, DESIGN STANDARDS, ALLOWED USES, AND/OR USE-SPECIFIC STANDARDS FOR EACH DISTRICT. THE SOUTHEAST DENTON RESIDENTIAL OVERLAY INCLUDES 375.94 ACRES GENERALLY BOUNDED BY EAST MCKINNEY STREET TO THE NORTH; NORTH BRADSHAW STREET, EAST PRAIRIE STREETM AND THE MKT RAILROAD TO THE WEST; SMITH STREET, KERLY STREET, AND MORSE STREET TO THE SOUTH; AND SOUTH WOODROW LANE TO THE EAST; THE SOUTHEAST DENTON HEIGHT OVERLAY DISTRICT INCLUDES 39.77 ACRES GENERALLY BOUNDED BY EAST MCKINNEY STREET TO THE NORTH, EXPOSITION STREET TO THE WEST, EAST SYCAMORE STREET TO THE SOUTH, AND NORTH BRADWHAW STREET TO THE EAST; AND THE SOUTHEAST DENTON LIVE/WORK OVERLAY DISTRICT ENCOMPASSES 27.58 ACRES AND GENERALLY INCLUDES PROPERTIES ALONG THE NORTH AND SOUTH SIDES OF EAST PRAIRIE STREET BETWEEN OAKWOOD CEMETERY AND THE MKT RAILROAD, PROPERTIES ALONG THE WEST SIDE OF SKINNER STREET, PROPERTIES ALONG THE NORTH AND SOUTH SIDE OF ROBERTSON STREET SITUATED BETWEEN WYE STREET AND THE STREAM PEC 4 DRAINAGE CHANNEL, AND PROPERTIES ALONG THE EAST AND WEST SIDES OF COOK STREET NORTH OF WYE STREET IN THE CITY OF DENTON, DENTON COUNTY, TEXAS. (DCA26-0002)

WHEREAS, pursuant to Ordinance No. DCA18-0009q, the City Council of the City of Denton adopted the revised 2019 Denton Development Code, the ("DDC"); and

WHEREAS, the Southeast Denton Area Plan was adopted on July 23, 2024, following sixteen months of community engagement, with recommendations to establish overlay districts to protect existing neighborhood scale and character and achieve the goal to strengthen neighborhoods and housing affordability for the properties and areas legally described in "Exhibit A" attached hereto; and

WHEREAS, additional community engagement in Spring of 2025 provided staff with further direction on proposed amendments related to Southeast Denton Overlay Districts; and

WHEREAS, the City desires to amend the DDC to establish the Southeast Denton Overlay Districts to provide regulatory support for maintaining a consistent neighborhood scale and character; and

WHEREAS, the amendment to Subchapter 4 is consistent with the 2040 Comprehensive Plan's goal to achieve re-investment, revitalization, and redevelopment of key growth centers while also promoting development which enhances community character and functionality; and

WHEREAS, the amendments include the following:

1. Subchapter 4: Overlay and Historic Districts – to establish Section 4.11, creating a new Overlay District and providing applicability, dimensional standards, design standards, allowed uses, and/or use-specific standards for each subdistrict

WHEREAS, on April 8, 2026, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, gave the requisite notices by publication, held due hearings and recommended _____ [#-#] of the amendment to the Denton Development Code; and

WHEREAS, on _____, the City Council likewise conducted a public hearing in accordance with local and state law and the City Council hereby finds that the Code amendments are consistent with the City's comprehensive plan, and the federal, state, and local law are in the best interests of the City of Denton; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

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

SECTION 2. Subchapter 4 of the DDC is amended as set forth in "Exhibit B" which is attached and fully incorporated herein by reference.

SECTION 3. 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 a 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 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. That an offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Denton Development Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

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.

DRAFT

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

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

PASSED AND APPROVED this the _____ day of _____, 2025.

_____
GERARD HUDSPETH, MAYOR

ATTEST:
INGRID REX, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

DRAFT

Exhibit A
(insert legal descriptions)

DRAFT

Exhibit B
(attach DDC Subchapter 4)

DRAFT

2026

Planning and Zoning Commission Requests for Information
Meeting Dates

	Request		Request Dat	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	Mobility Plan discussion regarding neighborhoods along east McKinney Street and trail connectivity to neighboring parks.	Pruett	10/9/2024	Update tentatively scheduled for April 2026.
3	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.
4	Further discussion regarding the annexation and zoning processes.	Dyer	12/17/2025	Work Session scheduled for 4.8.2026
5	Requested a west 380 study.	Riggs	12/17/2025	To be scheduled for future work session
6	Requested a continued discussion regarding Senate Bill 840 from this previous session and what the current status is, how these bracketed bills operate and what is coming. Note: 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
7	Requested a discussion of what compatible development is for neighborhood character.	Ketchersid	2/11/2026	To be scheduled for future work session
8	Requested a discussion regarding rules, regulations and guidelines for Data Centers in the City of Denton.	McDuff	3/18/2026	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.