



City of Denton

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

Meeting Agenda Zoning Board of Adjustment

Monday, December 15, 2025

5:30 PM

Development Service Center

REGISTRATION GUIDELINES FOR ADDRESSING THE ZONING BOARD OF ADJUSTMENT

Citizens will also be able to participate in the following way (NOTE: Other than public hearings, citizens are only able to comment one time per agenda item; citizens cannot use both methods to comment on a single agenda item. Public comments are not held for work session reports.):

- eComment – On December 9, 2025, the agenda was 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. Within eComment, citizens may indicate support or opposition and submit a brief comment about a specific agenda item. Comments may be submitted up until the start of the meeting at which time the ability to make an eComment will be closed. Similar to when a citizen submits a white card to indicate their position on an item, the eComments will be sent directly to members of the Zoning Board of Adjustment and recorded by the Secretary.

Members review comments received in advance of the meeting and take that public input into consideration prior to voting on an agenda item. The Chair will announce the number of Comment Cards submitted in support or opposition to an item during the public comment period. Comments will not be read during the meeting. The Secretary will reflect the number of comments submitted in favor/opposition to an item, the registrant's name, address, and (summary of) comments within the Minutes of the Meeting, as applicable.

After determining that a quorum is present, the Zoning Board of Adjustment of the City of Denton, Texas will convene in a Regular Meeting on Monday, December 15, 2025 at 5:30 p.m. in Training Rooms 3, 4, and 5 at Development Service Center, 401 N. Elm Street, Denton, Texas at which 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. ITEMS FOR CONSIDERATION

- A. [ZBA25-018](#) Consider the approval of the June 23, 2025 minutes.

Attachments: [June 23, 2025](#)

- B. [ZBA25-017](#) Consider the approval of the November 17, 2025 minutes.

Attachments: [November 17, 2025](#)

3. PUBLIC HEARINGS

- A. [V25-0063](#) Hold a public hearing and consider approval of a variance from Chapter 33 Signs and Advertising Devices of the Code of Ordinances, specifically Section 33.14.2(b) as it relates to the maximum effective area of a ground sign, to allow for a sign with an effective sign area of approximately 451 square feet for an existing fuel station and restaurant use, located on an approximately 17.20-acre property on the southwest corner of the intersection of Barthold Road and North IH-35. (V25-0063, Love's Travel Stop Sign, Mia Hines)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Existing Site Plan and Sign Location](#)
 [Exhibit 5 - Property Plat & Recorded Easement](#)
 [Exhibit 6 - Proposed Sign Elevation](#)
 [Exhibit 7 - Applicant Project Narrative](#)
 [Exhibit 8 - Sign Code Excerpt](#)

4. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Zoning Board of Adjustment 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 Zoning Board of Adjustment reserves the right to adjourn into a Closed Meeting on any item on its Open Meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

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 December 9, 2025, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

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

MINUTES
ZONING BOARD OF ADJUSTMENT
June 23, 2025

After determining that a quorum is present, the Zoning Board of Adjustment of the City of Denton, Texas will convene in a Regular Meeting on Monday, June 23, 2025, at 5:30 p.m. in Training Rooms 3, 4, and 5, at the Development Service Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

PRESENT: Chair: Jennifer Lane, Vice-Chair: Connor Hall, and Members: Kate Lynass, Kristine Bray, Kevin Blair, Liam Gaume-Wakefield, James Price, and Byron Woods

ABSENT: None

REGULAR MEETING

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

2. ITEMS FOR INDIVIDUAL CONSIDERATION

A. ZBA25-009: Consider the approval of the January 27, 2025, minutes.

Member Woods moved to approve the minutes as presented. Motion seconded by Member Wakefield. Motion carried.

AYES (7): Chair: Jennifer Lane, Vice-Chair Connor Hall, and Members: Julie Remski, Kate Lynass, Kevin Blair, Liam Gaume-Wakefield, and Byron Woods

NAYS (0): None

ABSENT FOR VOTE (1): James Price

James Price joined the meeting at 5:33pm.

3. Public Hearing

A. V25-0051a: Consider a variance request from the Heavy Industrial (HI) District Dimensional Standards, specifically Denton Development Code Table 3.5-C as it relates to the minimum lot depth of 200 feet. The subject property is generally located on the west side of Dakota Lane approximately 195 ft south of Airport Road in the City of Denton, Denton County, Texas. (V25-0051a, Dakota Lane C-Store, Matt Bodine)

Chair Lane opened the public hearing at 5:35 pm.

Matt Bodine presented the item.

Discussion between the board occurred.

With no member of the public speaking on the matter Chair Lane closed the public hearing at 5:52 pm.

Member Wakefield made a motion to approve the variance. Motion seconded by Vice-Chair Hall. Motion carried.

AYES (8): Chair: Jennifer Lane, Vice-Chair Connor Hall, and Members: Kate Lynass, Julie Remski, Kevin Blair, Liam Gaume-Wakefield, James Price, and Byron Woods

NAYS (0): None

4. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 5:54 p.m.

X

Jennifer Lane
Zoning Board of Adjustments Chair

X

Carly Blondin
Administrative Assistant

Minutes approved on: _____

MINUTES
ZONING BOARD OF ADJUSTMENT
November 17, 2025

After determining that a quorum is present, the Zoning Board of Adjustment of the City of Denton, Texas will convene in a Regular Meeting on Monday, November 17, 2025, at 5:30 p.m. in Training Rooms 3, 4, and 5, at the Development Service Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

PRESENT: Chair: Jennifer Lane and Members: Kate Lynass, Liam Gaume-Wakefield, Scout Register, Julie Remski, and Byron Woods

ABSENT:

REGULAR MEETING

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

2. ITEMS FOR INDIVIDUAL CONSIDERATION

A. ZBA25-015: Consider the approval of the June 23, 2025, minutes.

This item was not voted on and will be brought back at the December meeting for approval.

B. ZBA25-011: Consider approval of the 2026 Zoning Board of Adjustment meeting calendar.

Member Wakefield moved to approve the minutes as presented. Motion seconded by Member Lynass. Motion carried.

AYES (6): Chair: Jennifer Lane and Members: Kate Lynass, Liam Gaume-Wakefield, Scout Register, Julie Remski, and Byron Woods

NAYS (0): None

ABSENT FOR VOTE:

B. WORK SESSION

A. ZBA25-013: Receive a report and hold a discussion regarding the Zoning Board of Adjustment composition, procedures, powers, and duties.

This item was not presented.

C. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 5:39 p.m.

X

Jennifer Lane
Zoning Board of Adjustments Chair

X

Carly Blondin
Administrative Assistant

Minutes approved on: _____



City of Denton

City Hall
215 E. McKinney Street
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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: December 15, 2025

SUBJECT

Hold a public hearing and consider approval of a variance from Chapter 33 *Signs and Advertising Devices* of the Code of Ordinances, specifically Section 33.14.2(b) as it relates to the maximum effective area of a ground sign, to allow for a sign with an effective sign area of approximately 451 square feet for an existing fuel station and restaurant use, located on an approximately 17.20-acre property on the southwest corner of the intersection of Barthold Road and North IH-35. (V25-0063, Love's Travel Stop Sign, Mia Hines)

BACKGROUND

The applicant is requesting a variance from Chapter 33 *Signs and Advertising Devices* of the Code of Ordinances, specifically Section 33.14.2(b) as it relates to the maximum effective area of a ground sign along IH-35 (See Exhibit 8 Sign Code Excerpt).

The 17.20-acre subject property has frontages and direct drive access on both Barthold Road and the southbound service road of North IH-35. The subject property is currently developed with three restaurants, a store, automotive repair services, and canopies for automotive fuel sales. The property currently contains one ground sign with an effective sign area of approximately 249.94 square feet located just west of the IH-35 driveway (see Exhibit 4). The applicant has requested to add 202 square feet to display gas prices. Code of Ordinances Section 33.14.2(b) allows for a maximum effective sign area of 250 square feet for nonresidential properties with street frontage on IH-35. The proposed sign has a total effective sign area of approximately 451 square feet (see Exhibit 6), exceeding the maximum permitted size by 201 square feet. Therefore, the proposed sign is not permitted.

In order to be permitted to install the proposed sign with an effective sign area of 451 square feet, the applicant must obtain a variance from the Zoning Board of Adjustment in accordance with Section 33.6(b) of the Code of Ordinances.

A full Staff Analysis based upon the criteria for approval for a sign variance is provided in Exhibit 2.

OPTIONS

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

RECOMMENDATION

Staff recommends conditional approval of the request as the request meets the criteria for approval in Section 33.6(b)(3) of the Code of Ordinances. As a condition, the site shall not be permitted to install or construct any additional ground signs that might otherwise be permitted by the Code of Ordinances.

Should the Zoning Board of Adjustment find that the request meets the criteria for approval, then the granted variance with the recommended condition would allow for an increase in the maximum effective sign area to 451 square feet and limit the number of ground signs to one (1) sign for the subject property. Per Subsection 2.8.1.C.6.b of the 2019 Denton Development Code, if the property owner has not obtained the required permits to carry out the approved variance within 24 months of the variance approval, the variance shall automatically expire.

PUBLIC OUTREACH:

Public outreach is not required for this variance request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

No prior action/review.

DEVELOPER ENGAGEMENT

No developer contact and/or meeting disclosures have been provided to staff as of the issuance of this report.

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Existing Site Plan and Sign Location
5. Property Plat
6. Proposed Sign Elevation
7. Applicant Project Narrative
8. Sign Code Excerpt

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Mia Hines, AICP
Senior Planner

Planning Staff Analysis

V25-0036 / Love's Travel Stop Sign

City Council District #3

REQUEST:

Hold a public hearing and consider approval of a variance from Chapter 33 Signs and Advertising Devices of the Code of Ordinances, specifically Section 33.14.2(b) as it relates to the maximum effective area of a ground sign, to allow for a sign with an effective sign area of approximately 451 square feet for an existing fuel station, convenient store, and restaurants, located on an approximately 17.20-acre property on the southwest corner of the intersection of Barthold Road and North IH-35. (V25-0036, Love's Travel Stop Sign, Mia Hines)

STAFF RECOMMENDATION

Staff recommends approval of the request for a variance to install a ground sign with a maximum effective sign area of 451 square feet with the condition that the subject property be limited to one ground sign. The request meets the criteria for approval in Section 33.6(b)(3) of the Code of Ordinances.

Should the Zoning Board of Adjustment find that the request meets the criteria for approval, then the granted variance with the recommended condition would allow for an increase in the maximum effective sign area to 451 square feet and limit the number of ground signs to one (1) sign for the subject property. Per Subsection 2.8.1.C.6.b of the 2019 Denton Development Code (DDC), if the property owner has not obtained the required permits to carry out the approved variance within 24 months of the variance approval, the variance shall automatically expire.

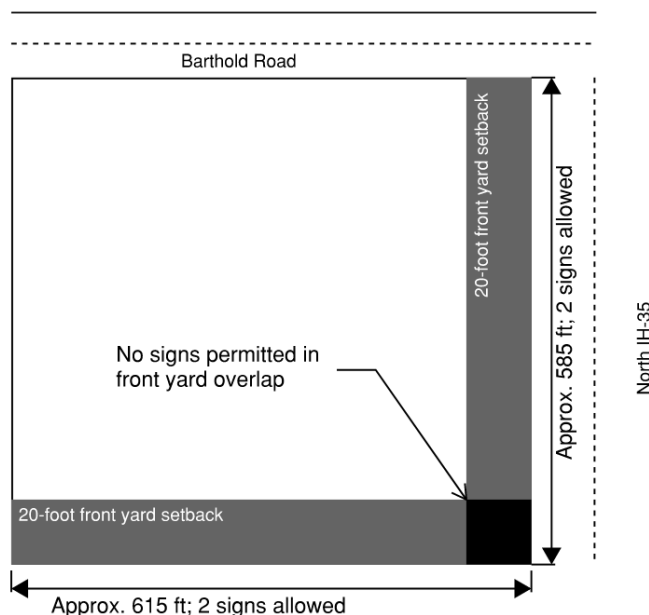
SITE DATA:

The 17.20-acre subject property is located on the north side of the City, in an area that, while some development has occurred in recent years, remains largely undeveloped. The site has frontages and direct drive access on both Barthold Road and the southbound service road of North IH-35. The subject property is currently zoned Highway Commercial (HC) District and developed with three restaurants, a convenience store, automotive repair services, and canopies with automotive fuel sales. Development of the subject site began in 2017. At that time, the intersection of Barthold Road and the North IH-35 frontage road was located approximately 130 feet north of its current location, but the City, in coordination with TxDOT, planned for Barthold Road to be moved south to connect to Highway 77. The right-of-way to realign Barthold Road was acquired in 2017 with the initial plat for Love's Travel Stop. In 2022, the site was once again impacted by improvements to the adjacent roadways. TxDOT acquired additional right-of-way along the site's east property boundary, triggering site modifications, easement requirements, and a replat. As shown on Exhibit 5, the property is encumbered by a 20-foot-wide public utility easement along the north and east property lines, adjacent to Barthold Road and North IH-35, respectively. The existing property lines and easement alignments are the result of a succession of surrounding right-of-way dedications and acquisition Barthold Road and widening of North IH-35, currently under construction within this corridor.

Prior to TxDOT's acquisition, the property contained one ground sign near the northeast corner of the property and one ground sign along North IH-35, each sign meeting the City's requirements with regard to type, size, and location. With the widening of North IH-35, both signs were removed, but only one sign has been reinstalled adjacent to North IH-35, just north of the drive approach. Much of the subject property adjacent to these easements currently contains pavement for fire lanes, thereby limiting the placement of an additional sign. The new ground sign has an effective sign area of approximately 247.94 square feet located just west of the IH-35 driveway. The applicant has requested to add 202 square feet to include the same content that was displayed on the sign that was removed and not relocated. The Code of Ordinances Section 33.14.2(b) allows for a maximum effective sign area of 250 square feet per sign for nonresidential properties with street frontage on IH-35. The proposed sign has a total effective sign area of approximately 451 square feet (see Exhibit 4), exceeding the maximum permitted size by 201 square feet. Therefore, the proposed sign is not permitted.

CONSIDERATIONS:

Per the Denton Code of Ordinances Section 33.14.2, a ground sign may be permitted on a property with nonresidential zoning and frontage along North IH-35 provided the maximum effective area does not exceed 250 square feet. With regard to the permitted number of signs, the Code of Ordinance states that "any premise which has street frontage on more than one freeway, arterial or collector street may locate one on-premise ground sign in the defined front yard of each arterial or collector street, provided that neither sign is located within that area that includes overlapping front yards of both streets." Additionally, any premise which has more than 500 feet of street frontage on a freeway, arterial, or collector street may make use of one additional on-premise ground sign for each additional 500 feet of frontage, or fraction thereof, if each additional sign permitted is located more than 60 feet from another permitted ground sign on the same premise. In other words, corner lots may install more than one sign, provided that the number of signs does not exceed one per 500 linear feet of frontage. The inset image illustrates a simple depiction of the permitted number (4 total) and location of ground signs for the subject property given the required front yard setback and the existing frontage along North IH-35 and Barthold Road.



Per Subsection 33.6.b of the DDC, the board of adjustment is authorized to hear all appeals, variances, and special exceptions in accordance with powers, rules and procedures applicable as outlined in the DDC. Per Subsection 2.8.1B of the DDC, any property owner seeking relief from

Chapter 33 of the Code of Ordinances may request a variance when the strict application of the standards would meet the approval criteria listed in Subsection 2.8.1D of the DDC. In reviewing a variance application, the Zoning Board of Adjustment shall find that all of the following exist:

1. *Special circumstances or conditions apply to the parcel for which the variance is sought, which circumstances or conditions are peculiar to such parcel and do not apply generally to other parcels in the same district or neighborhood and that said circumstances or conditions are such that the strict application of the provisions of this DDC would deprive the applicant of the reasonable use of such parcel;*

As discussed above, the property was developed concurrently with the realignment of Barthold Road, but prior to TxDOT's acquisition of land along North IH-35 and subsequent commencement of the North IH-35 widening project adjacent to the subject property. The site's location at the intersection of two expanding and realigning roadways is unusual and does not generally apply to other parcels, even along North IH-35. Additionally, the required location of easements and the fact that the property was developed prior to TxDOT's acquisition is atypical within this region as most of the properties within this area have been or will be developed after TxDOT's acquisition. While public utility easements will similarly abut street frontage on other properties within this region, these properties will more accurately reflect the ultimate right-of-way conditions, and therefore, will be expected to design future developments in accordance with the Code of Ordinance Sign Standards regarding sign size and location with respect to these easements.

2. *The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the district or neighborhood in which the parcel is located;*

The current sign meets all height and setback standards, and likewise, the proposed additional 202 square feet, will be installed on the existing sign pole, 40 feet above the main North IH-35 main lanes. Therefore, the location and height of this additional sign area will be consistent with the City's regulations and is not anticipated to obstruct visibility. The general location of the sign is compliant with the required setbacks from public sidewalks and right-of-way and minimum clearances from public utilities.

3. *The variance granted is the minimum variance that will accomplish this purpose;*

Per the Code of Ordinances Section 33.14.2, the subject property is permitted one ground sign with a maximum effective area of 60 square feet along Barthold Road and up to two ground signs with a maximum effective area of 250 square feet per sign along North IH-35 (for a possible total of 500 feet of effective area). Prior to TxDOT's acquisition of property for the widening of North IH-35, the subject property contained two ground signs meeting these standards. Following the acquisition, the applicant has reinstalled one ground sign, but the modified property boundaries, new easements, and existing improvements limit the placement of additional ground signs. Therefore, the applicant is asking for an increase in effective sign area to allow for their one sign to have an effective sign area of 451 square feet, 201 square feet larger than the permitted 250 square foot maximum for

one sign, but 49 square feet less than the total effective sign area that could otherwise be permitted along North IH-35. According to the applicant, this additional area is intended to provide an aerial display of only the content that was previously displayed on the second ground sign.

4. *The literal enforcement and strict application of the provisions of the DDC will result in an unnecessary hardship inconsistent with the general provisions and intent of this DDC and that in granting such variance the spirit of the DDC will be preserved and substantial justice done;*

The City's standards related to signs and advertising are held in Chapter 33 of the Code of Ordinances. By adopting this chapter, the city council intends to balance several important and competing interests, including the constitutional right to free speech and the public interests in safety and esthetics, including controlling visual clutter. It is the purpose of this chapter to regulate the construction, reconstruction, erection, installation, placement, relocation, maintenance, display, use, modification, alteration and removal of private signs within the city, in a manner that does not favor commercial speech over noncommercial speech and does not regulate noncommercial speech by content.

As discussed above, the applicant is not proposing an effective sign area greater than the total effective area that could otherwise be permitted on the subject property. Existing improvements and new easements limit the amount of space available to install an additional sign. The applicant seeks this variance to install an additional 72 square feet to the existing sign to provide an aerial display of only the content that was previously displayed on the second ground sign.

5. *The granting of a variance is not solely for the purpose of mitigating a financial hardship; and*

As discussed herein, existing improvements and new easements limit the applicant's ability to install additional ground signs elsewhere on the property. While allowing for the additional sign area may serve to mitigate financial hardships when compared to the costs associated with installing a completely new sign, the applicant's stated purpose for requesting this variance is not solely for the mitigating a financial hardship.

6. *The condition or feature that creates the need for the variance did not result from the owner's actions.*

As discussed above and illustrated in Exhibits 4 and 5, the subject property has limited area appropriate for installing new signs. This is a result of TxDOT's acquiring approximately 1.37 acres along North IH-35. Alongside this acquisition came the establishment of new easements, limiting the amount of areas appropriate for the installation of new signs. Since the property was developed prior to this acquisition, these limitations are not a result of the property owner's actions, but rather the result of the North IH-35 widening project.

The board may grant a variance from a requirement of this chapter if it finds all the following exist:

1. *Due to some unique condition or feature of the property which is not generally common to other properties, literal compliance with the sign regulation would cause unnecessary hardship;*

As discussed herein, the property was developed prior to the establishment of new property lines and easements. The subject property is unable to take advantage of the Code of Ordinances' permitted number of signs due to these conditions. Generally, properties proposed for development are expected to design sign locations and sizes in accordance with the requirement of Chapter 33.

2. *The granting of the variance will not violate the spirit or the intent of the ordinance; and*

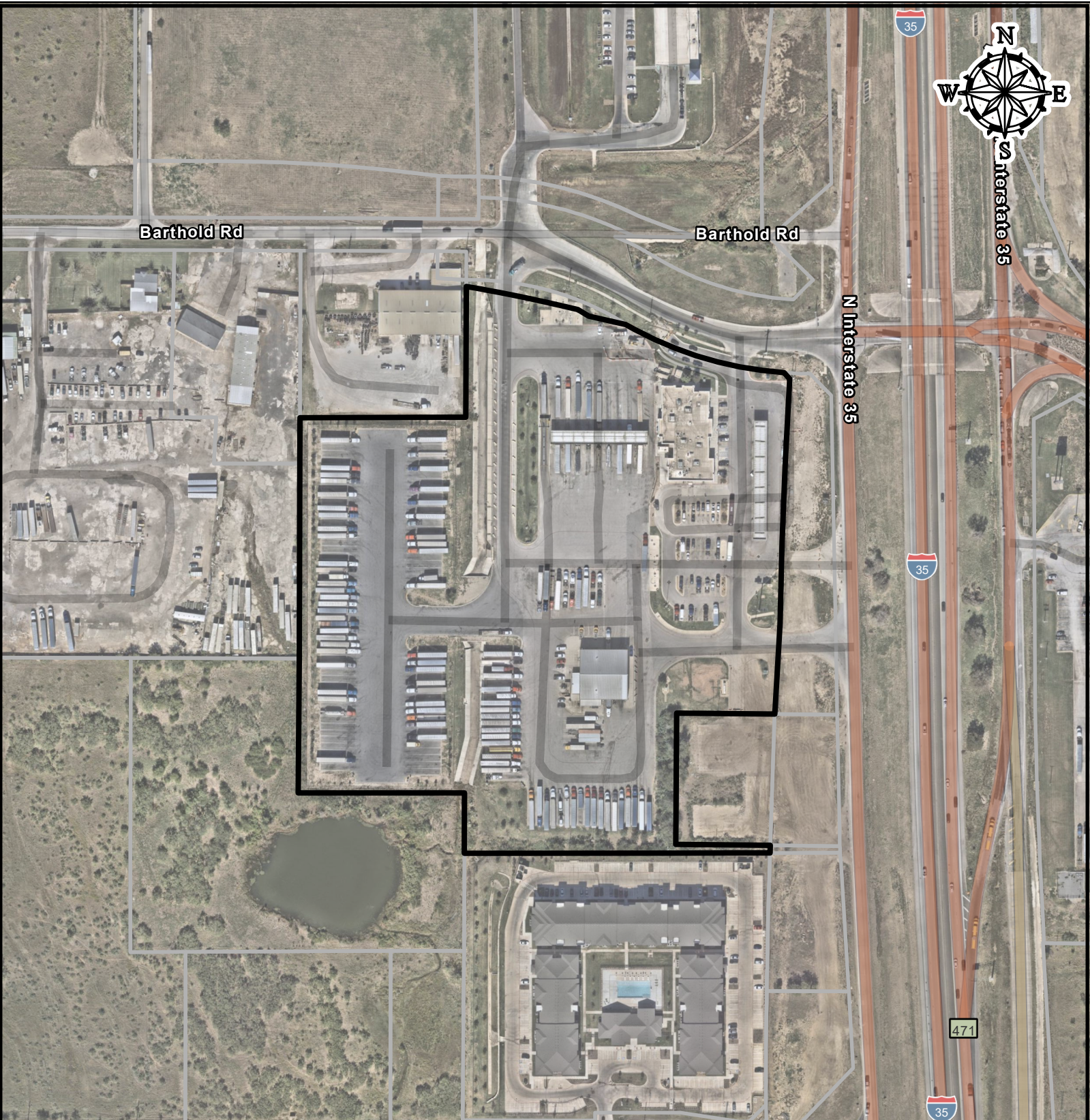
As discussed in the Criteria above, the granting of the variance is not anticipated to violate the spirit or intent of the ordinance.

3. *The condition or feature, which creates the need for the variance, did not result from the property owners' acts.*

As discussed in the Criteria above, the conditions which create the need for this variance did not result from the property owner's acts, rather the changes to the signs have been the result of TxDOT's expansion of North IH-35.

V25-0063

Aerial Site Location



COD

ETJ

ETJ 2

NAA 8/1/20

NAA 8/1/40

0

70

140

280

Feet

Development Services • GIS

Date: 11/12/2025

"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."

SITE DATA TABLE		
Item	Required	Provided
General Site Data		
Lot Area (square feet & acres)	10,000 sf - 0.23 ac	808,084 sf - 18.55 ac
Building Footprint Area (square feet)	N/A	13,667 sf
Total Building Area (square feet)	N/A	22,033 sf
Building Height (feet)	100 ft	55 ft
Building Coverage (% of lot area)	80%	0.03%
Development Impact Area (square feet)	N/A	369,952 sf
Parking		
Parking Ratio (from DDC)	1 space/350 sf floor area	N/A
Total Parking Spaces	63	64
Accessible Parking Spaces	3	4
Parking in Excess of 125% of required parking	N/A	0
Landscape Area		
Landscaped Area (square feet & % of impact area)	110,986 sf - 30%	200,373 sf - 54.2%
Tree Canopy (square feet & % of impact area)	110,986 sf - 30%	114,634 sf - 31.0%
Permeable Area		
Permeable Area (square feet)		258,115 sf
Other Permeable Area not including landscaping		57,293 sf
Impervious Area		
Building Footprint Area (square feet)		22,033 sf
Area of Sidewalks, Pavement & other Impervious Flatwork		527,936 sf
Total Impervious Area		549,969 sf

Date of Preparation	September 20, 2022
Project Name	Love's Travel Stop
City Assigned Project Number	CEP22-0037
Plan Preparer	Jeremy Reese
	Chipola Engineering Group 4420 Jackson Street Marianna, FL 32448 (850)633-2302
Owner/Developer	Love's Travel Stops & Country Stores 10601 N. Pennsylvania Avenue Oklahoma City, OK 73120 (405)749-1744
Subdivision Info	Love's Travel Stop Addition Block A, Lot 1 Unplatted Lot 726395
Existing Zoning	HC
Proposed Land Use	Travel Plaza

LEGEND

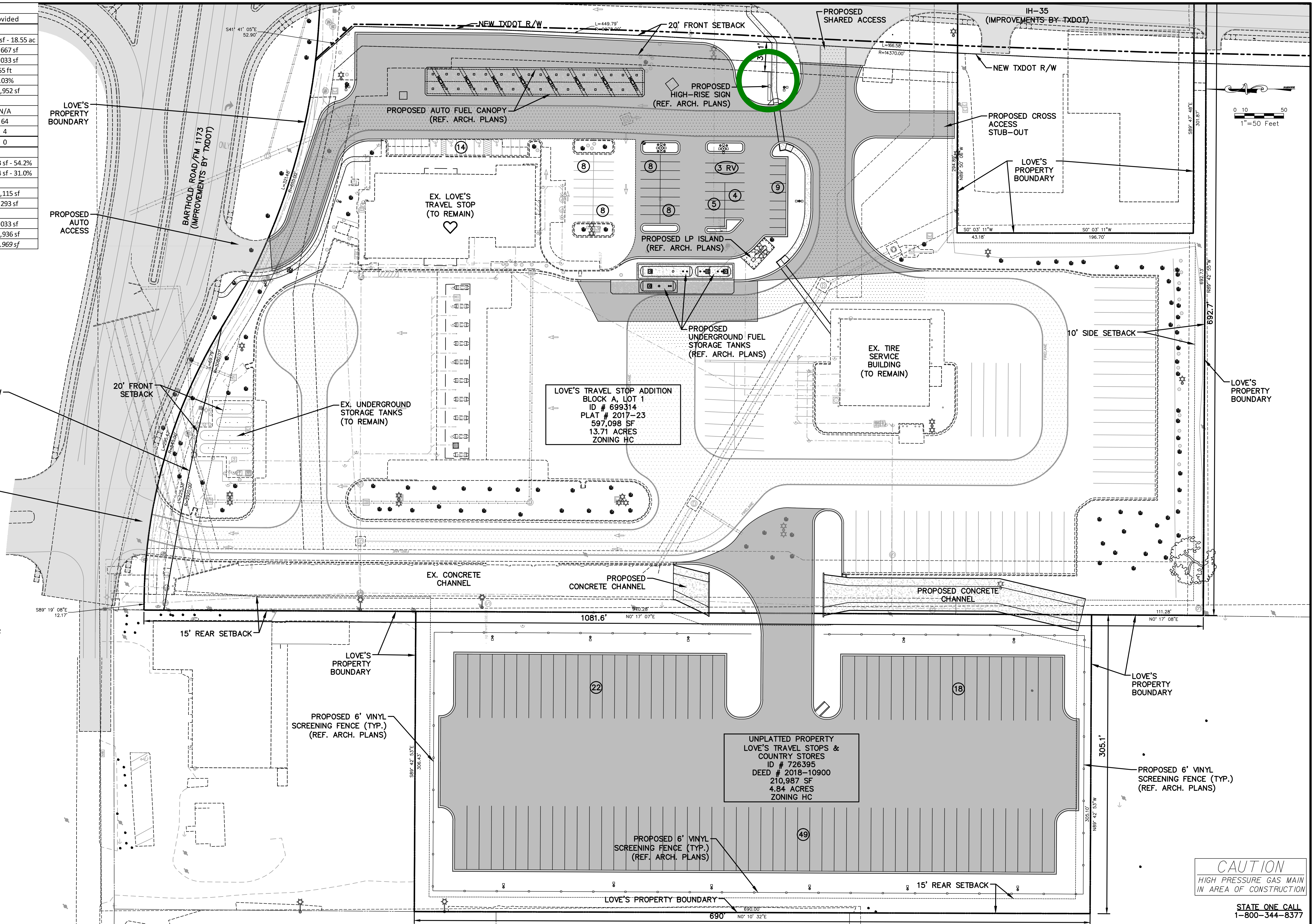
	PROPOSED LOVE'S PAVEMENT CONSTRUCTION
	PROPOSED TXDOT ROADWAY CONSTRUCTION
	EXISTING FIRE LANE
	PROPOSED FIRE LANE

SITE PLAN NOTES:

- DIMENSIONS ARE EDGE OF PAVEMENT AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
- WHERE CURB ENDS IN GRASS AREA WITHIN THE PROPERTY BOUNDARY, SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH UNLESS OTHERWISE NOTED ON PLANS.
- SITE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLAN FOR WIRING AND CIRCUITRY FOR SITE LIGHTING.
- CONTRACTOR SHALL REMOVE PAVEMENT IN ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- ALL STRIPING & SIGNAGE SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THERE IS NO 100-YR FLOODPLAIN LOCATED WITHIN THE PROJECT SITE, REFERENCE FEMA MAP 481210022006, DATED APRIL 18, 2011.
- THIS SITE PLAN COMPLIES WITH THE REQUIREMENTS OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
- THE FIRE LANE PAVEMENT STRIPING SHALL BE 6" WIDE STRIPE IN ACCORDANCE WITH THE CITY OF DENTON STANDARDS.
- PER TXDOT PLANS DATED JULY 2007 & AUGUST 2009 FUTURE RIGHT-OF-WAY AND RAMP LOCATIONS DO NOT CHANGE. HOWEVER, CONTROL OF ACCESS WILL BE ADDED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AS SHOWN ON PLAN.

LEGEND

	EXISTING GROUND CONTOUR (INTERMEDIATE)
	EXISTING GROUND CONTOUR (INDEX)
	EXISTING EDGE OF PAVEMENT
	EXISTING DRAINAGE PIPE
	EXISTING OVERHEAD POWER
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING FIBER OPTIC LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING FENCE
	UTILITY POLE W/ GUY WIRE
	UTILITY POLE W/O GUY WIRE
	EXISTING MANHOLE



CIVIL ENGINEERING, DESIGN, PLANNING,
ENVIRONMENTAL PERMITTING, &
CONSTRUCTION SERVICES

4420 JACKSON STREET, MARIANNA, FL 32448
PHONE (850) 372-4045
CERTIFICATE OF AUTHORIZATION NO. : 30579
FIRM REGISTRATION NO. 15896

DRAWN BY : JDR	DATE : 4/28/22
CHECKED BY : HDW	DATE : 4/28/22
DESIGNED BY : JDR	CAD NAME : 2012017.01-CP
SCALE : 1"=50'	PLOT DATE : 8/15/23

REVISIONS		
DESCRIPTION	INT.	DATE

CLIENT : LOVE'S TRAVEL STOPS & COUNTRY STORES

PROJECT : DENTON, TX

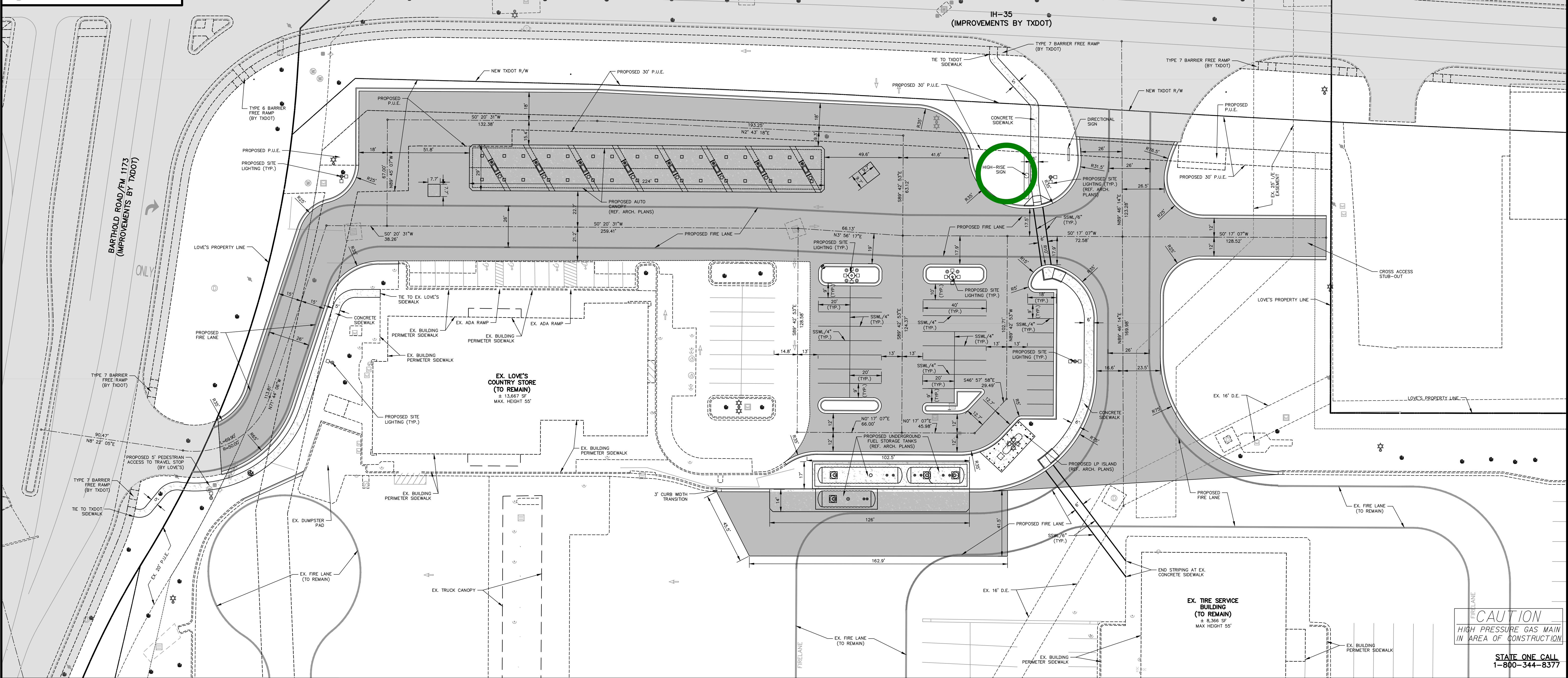
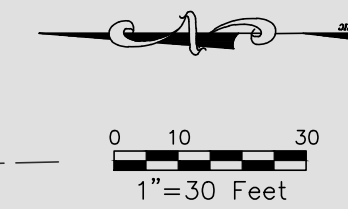
SHEET TITLE : OVERALL SITE PLAN

PROJ. NO. : 2012017.00

SHEET NO. : C3.0

LEGEND

- PROPOSED LOVE'S PAVEMENT CONSTRUCTION
- PROPOSED TXDOT ROADWAY CONSTRUCTION
- EXISTING GROUND CONTOUR (INTERMEDIATE)
- EXISTING GROUND CONTOUR (INDEX)
- EXISTING EDGE OF PAVEMENT
- EXISTING DRAINAGE PIPE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FENCE
- UTILITY POLE W/ GUY WIRE
- UTILITY POLE W/O GUY WIRE
- EXISTING MANHOLE



Chipola Engineering Group, Inc.

CIVIL ENGINEERING, DESIGN, PLANNING, ENVIRONMENTAL PERMITTING, & CONSTRUCTION SERVICES

4420 JACKSON STREET, MARIANNA, FL 32448
PHONE (850) 372-4045
CERTIFICATE OF AUTHORIZATION NO. : 30579
FIRM REGISTRATION NO. 15896

DRAWN BY :	JDR	DATE :	4/28/22
CHECKED BY :	HDW	DATE :	4/28/22
DESIGNED BY :	JDR	CAD NAME :	2012017.01-CF
SCALE :	1"=30'	PLOT DATE :	8/15/23

REVISIONS		
DESCRIPTION	INT.	DATE

CLIENT :

LOVE'S TRAVEL STOPS & COUNTRY STORES

PROJECT :

DENTON, TX

SHEET TITLE :

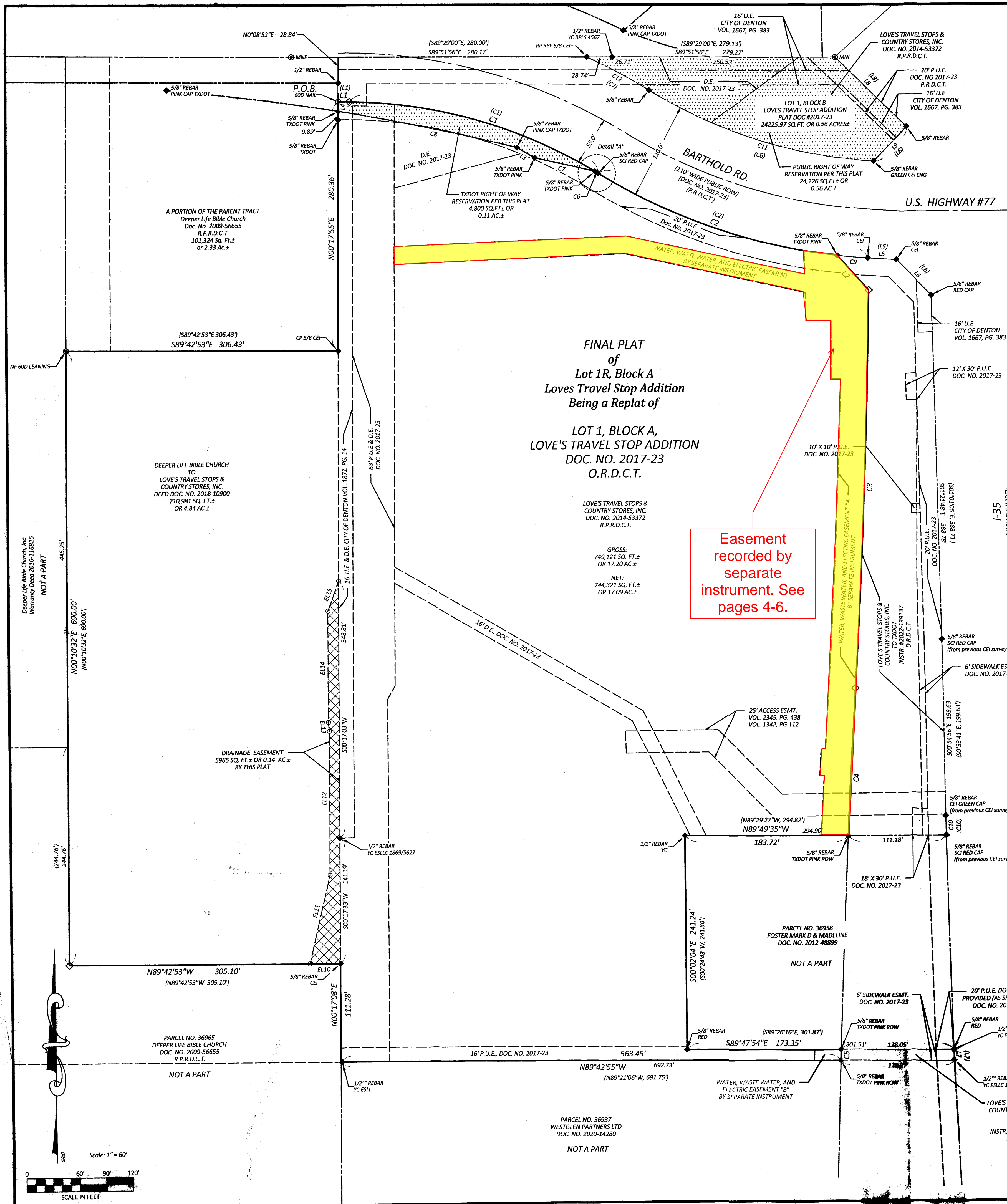
DETAIL SITE PLAN – EAST

PROJ. NO. :
2012017.00

SHEET NO. :
C5.0

CAUTION
HIGH PRESSURE GAS MAIN
IN AREA OF CONSTRUCTION

STATE ONE CALL
1-800-344-8377



Measured - Property Line Table		
Line #	Direction	Length
L1	S88°41'23"E	12.29'
L2	S41°41'16"E	52.91'

Measured - Lot Line Table		
Line #	Direction	Length
L3	S59°10'13"E	23.13'
L4	N00°17'55"E	10.62'
L5	S86°20'41"E	32.58'
L6	S44°10'08"E	55.98'
L7	S03°00'39"E	12.60'
L8	S45°44'31"E	112.85'
L9	S44°08'45"W	54.17'

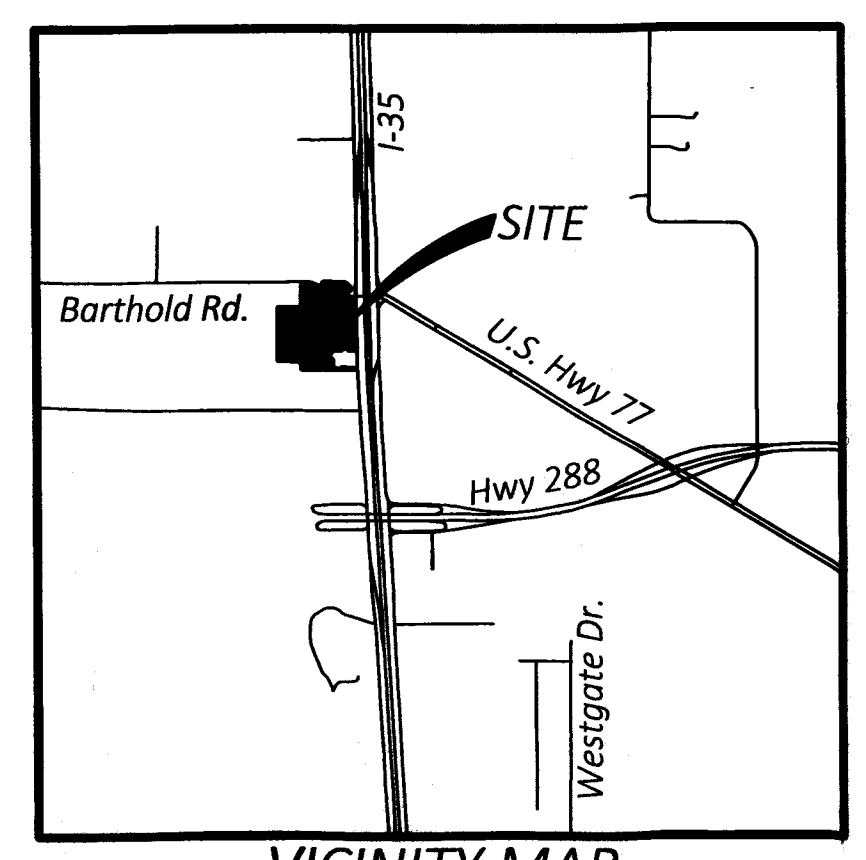
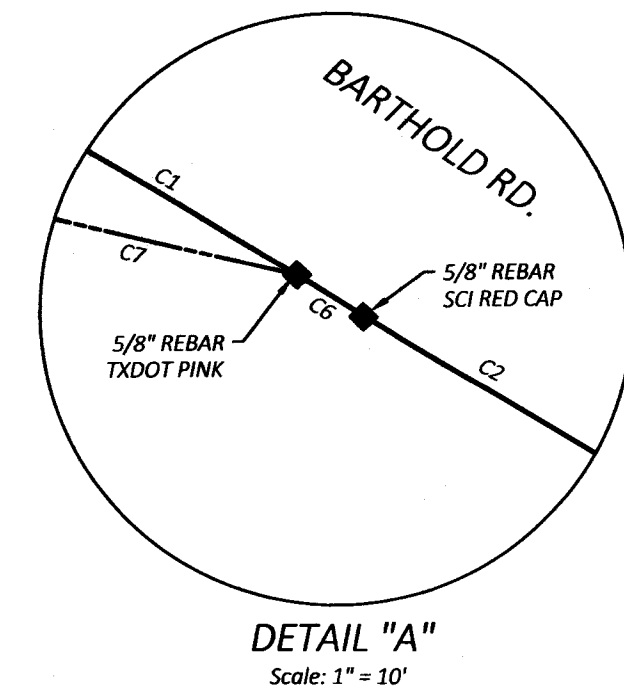
(Record Plat Doc. No. 2017-23)		
Line #	Direction	Length
(L1)	S88°57'36"E	12.17'
(L2)	S41°41'16"E	52.91'
(L3)	S59°10'13"E	23.13'
(L4)	N00°17'55"E	10.62'
(L5)	S86°20'41"E	32.58'
(L6)	S44°10'08"E	55.98'
(L7)	S03°00'39"E	12.60'
(L8)	S45°44'31"E	112.85'
(L9)	S44°08'45"W	53.84'

Measured - Property Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing
C1	545.00'	295.43'	31°03'29"	S73°45'52"E
C2	655.00'	286.56'	25°03'59"	S70°46'07"E
C3	9978.00'	449.79'	2°34'58"	S2°16'42"W
C4	12311.07'	166.61'	0°46'31"	S3°16'33"W
C5	14370.00'	12.40'	0°02'58"	S1°55'39"W

Measured - Lot Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing
C6	545.00'	4.06'	0°25'36"	S58°26'56"E
C7	3080.00'	69.60'	1°17'41"	N77°12'42"W
C8	2935.00'	205.68'	4°00'55"	N78°15'09"W
C9	655.00'	34.79'	3°02'35"	S84°49'24"E
C10	12037.39'	21.94'	0°06'16"	S0°58'01"E
C11	545.00'	267.38'	28°06'33"	N72°17'25"W
C12	655.00'	79.77'	6°58'39"	N61°43'28"W

(Record Plat Doc. No. 2017-23)				
Curve #	Radius	Length	Delta	Chord Bearing
(C1)	545.00'	295.47'	31°03'44"	N73°25'44"W
(C2)	655.00'	321.47'	28°07'14"	N71°57'29"W
(C10)	12037.39'	12.94'	0°06'16"	S0°58'01"E
(C11)	545.00'	267.48'	28°07'14"	N71°57'29"W
(C12)	655.00'	79.58'	06°57'40"	N61°22'42"W

Easement Line Table		
LINE	BEARING	DISTANCE
EL10	N89°42'53"W	34.31'
EL11	N13°16'38"E	102.24'
EL12	N00°19'09"E	161.87'
EL13	N05°26'52"W	10.34'
EL14	N00°17'06"E	124.97'
EL15	N20°05'17"E	36.22'



Owner / Owners
Parcel Number #699314
Loves Travel Stops & Country Stores, Inc.
6421 N 155
Denton, Texas, 76207
Phone: 405-749-1744
Contact: Greg Love, Owner

Engineers/Surveyors:
CEI Engineering Associates, Inc.
3030 LBJ Freeway, suite 100
Dallas, Texas 75234
Phone: (972) 488-3737
Fax: (972) 488-6732
Surveyor: James G Temple



Legend	
	Boundary Line
	Adjoining Boundary Line
	Right-of-Way Line
	Easement Line
	Found 5/8" Rebar Found
	Set 5/8" Rebar Set with CEI Cap
	Found 60D Nail Found
D.E.	Drainage Easement
D.O.C.	Document
D.R.D.C.T.	Deed Record Denton County, Texas
P.G.	Page
P.R.D.C.T.	Plat Records Denton County, Texas
P.R.D.C.T.	Plat Records Denton County, Texas
P.R.P.D.C.T.	Real Property Records Denton County, Texas
T.X.D.O.T.	Texas Department of Transportation
T.X.D.O.T.	Texas Department of Transportation
U.E.	Utility Easement
VOL.	Volume
C or C	Measured Bearing and Distance
(CX)	Record Bearing and Distance
(XXXX)	Record Bearing and Distances (Doc. No. 2017-23)
(XXXXX)	Record Bearing and Distances (Deed. No. 2018-10900)
	ROW Reservation Per this Plat
	Drainage Easement per this Plat

REVISION		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	09/23/2022
2	CITY COMMENTS	10/11/2022
3	CHANGE R/W	11/08/2022
4	CITY COMMENT	11/15/2022
5	REV. PER NEW DOCS	11/21/2022
6	CITY COMMENTS	12/01/2022
7	REV. OWNERS NAME	12/22/2022

FINAL PLAT OF LOVES TRAVEL STOP ADDITION LOT 1R, BLOCK A

BEING A REPLAT OF
LOT 1, BLOCK A
LOVES TRAVEL STOP ADDITION
DOC. NO. 2017-23
O.R.D.C.T.

AND PART OF TRACT 1 OF THE B.B.B & C.R.R.
COMPANY SURVEY ABSTRACT NO. 141
LOVE'S TRAVEL STOPS &
COUNTRY STORES, INC.
DEED DOC. NO. 2018-10900
210,981 SQ. FT.±
OR 4.84 AC.±

FOR A TOTAL OF
17.09 ACRES OR 744,321 SQ FT±
CITY OF DENTON
DENTON COUNTY, TEXAS 76207
NOVEMBER 21, 2022

Filed for Record in the Official Records of:
Denton County
On: 3/10/2023 3:25:47 PM
In the PLAT Records
LOVES TRAVEL STOP ADDN
Doc Number: 2023-68
Number of Pages: 2
Amount: 100.00
Order#: 20230308000583
By: CB

NOTES:

1. 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.
2.
 - a. There is a total of 56 inches 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 required tree protection measures per Section 7.7.4.D of the Development Code of the City of Denton are in place.
 - b. Preserved trees are located on:
Lot 1R, Block A – 56 inches
3. Streams and drainage ways may be retained as a part of a nonresidential lot, and it shall be the property owner responsibility to maintain this area as set forth by easement, except as otherwise provided. A maintenance easement shall be granted to the city and shall grant the right but not the obligation to maintain and construct drainage facilities if the stream or drainage way is not being properly maintained. The maintenance entity's by-laws and covenants filed of record shall provide for ongoing maintenance. The easement shall authorize a lien against individual abutting lots in favor of the city to secure the payment to the city for any expenses incurred by the city in the event of default or to secure payment for any expenses incurred if the maintenance entity is not properly maintaining the stream or drainage way. (DDC7.5.3.1.2.a)

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON, THEREAS WE, Love's Travel Stops and Country Stores, Inc. are the owners of that certain 17.20 acre tract of land out of the B.B.B. & C.R.R. Company Survey, Abstract No. 141, Denton County, Texas comprised of a 4.84 acre tract of land conveyed by deed from Deeper Life Bible Church to Love's Travel Stops & Country Stores, Inc. recorded under Document Number 2018-10900 of the Official Records of Denton County, Texas (O.R.D.C.T.) and being all that certain tract of land conveyed by deed from Anjum Investment, LP to Love's Travel Stops and Country Stores, Inc. recorded under Document Number 2014-53372 Real Property Records, Denton County, Texas, and being all that certain tract of land conveyed by deed from Kelsae Tractor Company, Inc. to Love's Travel Stops and Country Stores, Inc. recorded under Document Number 2015-14134, Real Property Records, Denton County, Texas, and being all that certain tract of land conveyed by deed from Kelsae Tractor Company, Inc. to Love's Travel Stops and Country Stores, Inc. recorded under Document Number 2015-58347, Real Property Records, Denton County, Texas and being all that certain tract of land conveyed by deed from Ronnie Riley to Love's Travel Stops and Country Stores, Inc. recorded under Document Number 2014-51286, Real Property Records, Denton County, Texas, and being a part of Lot 1, Block A, Love's Travel Stop Addition, an addition to the City of Denton, Texas as recorded in Document Number 2017-23 of the O.R.D.C.T., LESS AND EXCEPT a 0.038 acre tract and 1.299 acre tract conveyed by deed from Love's Travel Stops & Country Stores, Inc. to the State of Texas, acting by and through the Texas Transportation Commission recorded under Document Number 139137 having a Receipt Number of 20220928000678 of the O.R.D.C.T., the resulting tract being more particularly described by metes and bounds as follows:

BEGINNING at a 600 nail found at the northwest corner of said Lot 1, Block A, Loves Travel Stop Addition, said point being on the southerly right-of-way line of Barthold Road (110' wide ROW);

THENCE along the south right-of-way line of said Barthold Road, South 88°41'23" East, 12.29 feet to a 5/8-inch rebar with cap stamped "CEI" set at the beginning of a curve;

THENCE continuing along said right-of-way line, easterly 295.43 feet along a non-tangent curve the right, having a radius of 545.00 feet, through a central angle of 31°03'29", having a chord bearing and distance of South 73°45'52" East, 291.82 feet to a 5/8-inch rebar with a red "SCI" cap found at a point of reverse curvature;

THENCE continuing along said south right-of-way line southeasterly 286.56 feet along a reverse curve to the left, having a radius of 655.00 feet, through a central angle of 25°03'59", having a chord bearing and distance of South 70°46'07" East, 284.28 feet to a 5/8-inch rebar with a pink cap stamped "TXDOT" found at the intersection of the south line of Barthold Road and the existing northwesterly line of Interstate 35W (I-35W);

THENCE along said northwesterly line, South 41°41'16" East, 52.91 feet to a 5/8-inch rebar with cap stamped "CEI" set at the beginning of a curve;

THENCE continuing along the westerly line of Interstate 35W (I-35W), southerly 449.79 feet along the arc of curve to the right, having a radius of 9,978.00 feet, through a central angle of 02°34'58", having a chord bearing and distance of South 02°16'42" West, 449.75 feet to a 5/8-inch rebar with cap stamped "CEI" set at the beginning of a nontangent curve;

THENCE southerly along the arc of a curve to the left 166.61 feet, having a radius of 12,311.07 feet, through a central angle of 00°46'31", having a chord bearing and distance of South 03°16'33" West, 166.60 feet to a found 5/8-inch rebar with pink TXDOT cap;

THENCE leaving said westerly right-of-way line, along a line common to said Lot 1, Block A and a tract of land conveyed to Mark D & Madeline Foster, Document Number 2012-48899 Real Property Records, Denton County, Texas (R.P.R.D.C.T.), North 89°49'35" West, 183.72 feet to a 1/2-inch rebar with yellow cap found at the northwest corner of said Foster Tract;

THENCE continuing along said common line, South 00°02'04" East, 241.24 feet to a 5/8-inch rebar with red cap, found at the southwest corner of said Foster Tract;

THENCE continuing along said common line, South 89°47'54" East, 173.35 feet to a 5/8-inch rebar with pink TXDOT cap found on the aforementioned westerly right-of-way line of I-35W;

THENCE along said westerly right-of-way line of I-35W, southerly along the arc of a curve to the left 12.40 feet, having a radius of 14,370.00 feet, through a central angle of 00°02'58", having a chord bearing and distance of South 01°55'39" West, 12.40 feet to a found 5/8-inch rebar with pink TXDOT cap;

THENCE leaving said west right-of-way line, along a line common to said Lot 1, Block A and a tract of land conveyed to Westglen Partners LTD, Document Number 2020-14280, R.P.R.D.C.T., North 89°42'55" West, 563.45 feet to a 1/2-rebar with yellow cap stamped "ESLL" found at the southwest corner of said Lot 1, Block A and the northwest corner of said Westglen Partners LTD Tract, also being a point on the east line of a tract of land conveyed to Deeper Life Bible Church (DLBC), Document Number 2009-56655, R.P.R.D.C.T.;

THENCE along a line common to said Lot 1, Block A and said DLBC Tract, North 00°17'08" East, 111.28 feet to a 5/8-inch rebar with green cap stamped "CEI" found at the southeast corner of a 4.84-acre tract of land conveyed to Love's Travel Stops & Country Stores, Inc. by Deed Document Number 2018-10900 (O.R.D.C.T.);

THENCE along the south line of said 4.84-acre tract, North 89°42'53" West, 305.10 feet to a 5/8-inch rebar with green cap stamped "CEI ENG ASSOC INC" found at the southwest corner of said 4.84-acre tract;

THENCE along the west line of said 4.84-acre tract, North 00°10'32" East, 690.00 feet to a 600 nail leaning;

THENCE along the north line of said 4.84-acre tract, South 89°42'53" East, 306.43 feet to a 5/8-inch rebar with green cap stamped "CEI ENG ASSOC INC" found at the northeast corner of said 4.84-acre Tract, also being a point on the west boundary line of said Lot 1, Block A;

THENCE along a line common to said Lot 1, Block A and said DLBC Tract, North 00°17'55" East, 280.36 feet to the POINT OF BEGINNING containing 749,121 square feet or 17.20 acres, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT We, the aforesaid do hereby adopt this plat designating the herein above tract as LOT 1R, BLOCK A LOVE'S TRAVEL STOP ADDITION, an addition to the City of Denton, Texas, and do hereby dedicate to the public use forever all utility easements, drainage easements, water, wastewater, electrical easements and streets as shown hereon. All and any public utilities 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.

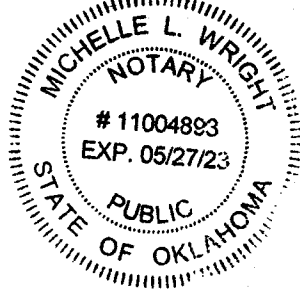
WITNESS MY HAND this 9th day of January, 2023

Brick Shuffield VP
Love's Travel Stops & Country Stores, Inc.

STATE OF TEXAS
COUNTY OF DENTON:

This instrument was acknowledged before me on January 9th 2023 by *Brick Shuffield*

Michelle L. Wright
NOTARY PUBLIC
STATE OF TEXAS
My commission expires 05/01/23



CERTIFICATE OF APPROVAL
Approved this 14th day of December A. D. 2022
By the Planning and Zoning Commission, City of Denton

Chairperson
Chairperson, Planning and Zoning Commission

ATTESTED
City Secretary
City Secretary

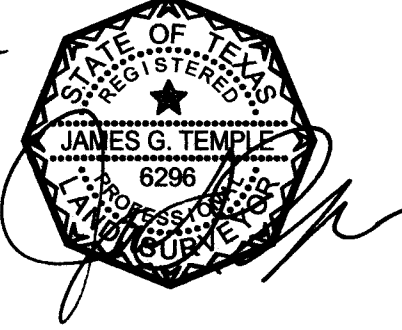


CERTIFICATE OF SURVEYOR:

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

James G. Temple
James G. Temple, Texas RLS #6296

12/27/2022
Date



FINAL PLAT
OF
LOVES TRAVEL STOP ADDITION
LOT 1R, BLOCK A
BEING A REPLAT OF
LOT 1, BLOCK A
LOVES TRAVEL STOP ADDITION
DOC. NO. 2017-23
O.R.D.C.T.

PART OF TRACT 1 OF THE B.B.B & C.R.R.
COMPANY SURVEY ABSTRACT NO. 141
LOVE'S TRAVEL STOPS &
COUNTRY STORES, INC.
DEED DOC. NO. 2018-10900
210,981 SQ. FT.±
OR 4.84 AC.±

17.09 ACRES OR 744,321 SQ FT±
CITY OF DENTON
DENTON COUNTY, TEXAS 76207
NOVEMBER 21, 2022

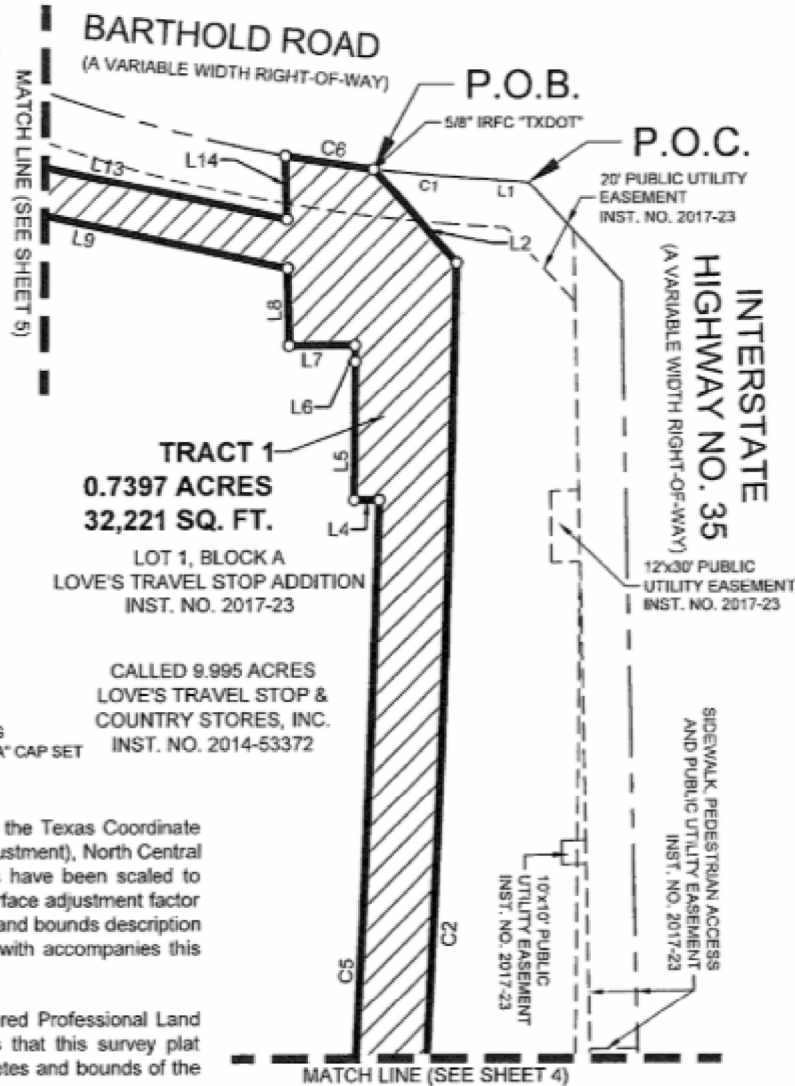
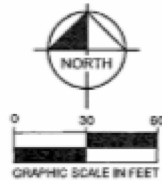
Filed for Record
in the Official Records Of:
Denton County
On: 3/8/2023 3:25:47 PM
In the PLAT Records
LOVES TRAVEL STOP ADDN
Doc Number: 2023-68
Number of Pages: 2
Amount: 100.00
Order#: 20230308000583
By: CB

Engineers/Surveyors:
CEI Engineering Associates, Inc.
3030 LBJ Freeway, suite 100
Dallas, Texas 75234
Phone: (972) 488-3737
Fax: (972) 488-6732
Surveyor: James G Temple

Owner / Owners
Parcel Number #699314.0000000000000000
Love's Travel Stops & Country Stores INC
6421 W 85
Denton, Texas, 76207



EXHIBIT B
PARCEL 087-38 WWEE



LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

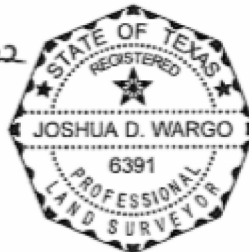
CALLED 9.995 ACRES
LOVE'S TRAVEL STOP &
COUNTRY STORES, INC.
INST. NO. 2014-53372

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). Coordinates have been scaled to surface values using a surface adjustment factor of 1.000150630. A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tract.

[Signature] 1/21/22
JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
josh.wargo@kimley-horn.com

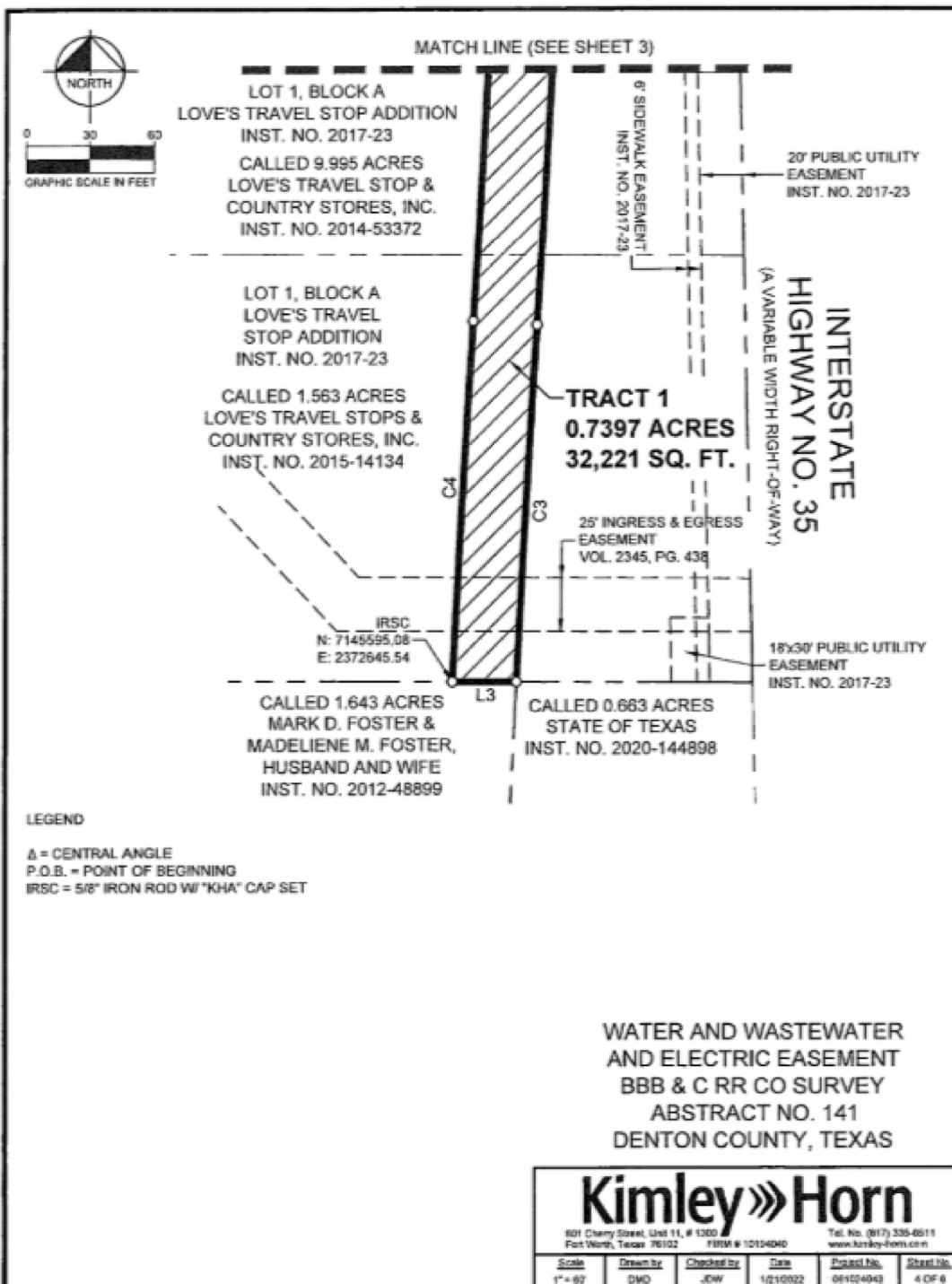


**WATER AND WASTEWATER
AND ELECTRIC EASEMENT
BBB & C RR CO SURVEY
ABSTRACT NO. 141
DENTON COUNTY, TEXAS**

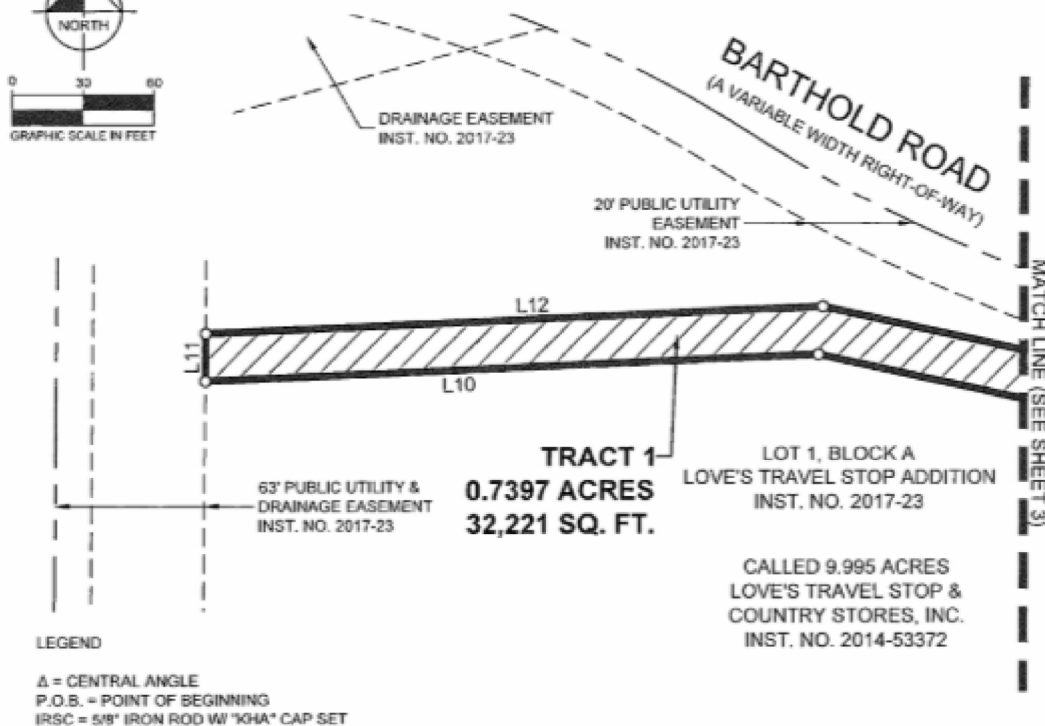
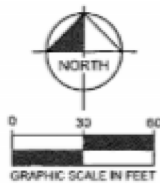
Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	DMD	JDW	1/21/2022	061024043	2 OF 8



DRUMMOND, DASHAWAN 1/21/2022 8:23 AM K:\P\TW_SURVEY\061024043-DENTON I-35 UTILITY RELOCATE\DWG\EASEMENTS\061024043-DENTON I-35 UTILITY RELOCATE_VWW 47-38.DWG



LINE TABLE		
NO.	BEARING	LENGTH
L1	N85°51'46"W	32.16'
L2	S41°41'18"E	52.90'
L3	N89°42'52"W	30.03'
L4	N89°51'22"W	10.48'
L5	N00°15'42"E	58.50'
L6	N01°22'31"W	6.81'
L7	N89°56'44"W	28.07'
L8	N01°20'51"W	32.11'
L9	N77°41'55"W	207.48'
L10	S87°35'47"W	259.78'
L11	N00°15'34"E	20.02'
L12	N87°35'47"E	261.43'
L13	S77°41'59"E	205.32'
L14	N01°35'28"W	26.95'

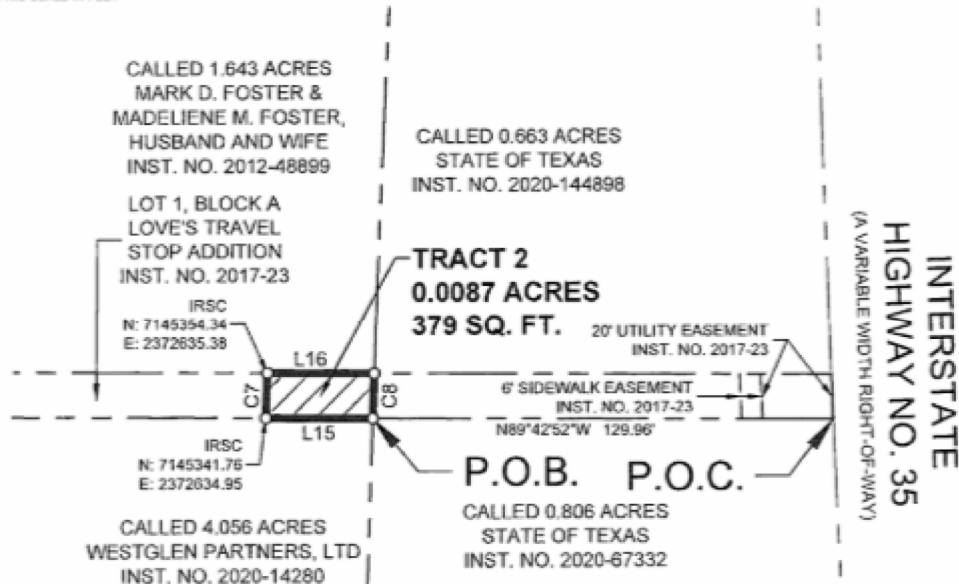
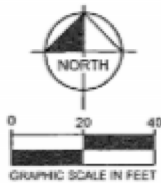
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°53'52"	655.00'	33.13'	N84°24'50"W	33.12'
C2	2°34'58"	9978.00'	449.79'	S02°16'40"W	449.75'
C3	0°39'59"	14370.00'	167.12'	S03°14'09"W	167.12'
C4	0°40'18"	14400.00'	168.84'	N03°13'59"E	168.84'
C5	2°00'26"	9937.65'	348.15'	N02°33'58"E	348.13'
C6	3°18'24"	655.00'	37.80'	S81°18'42"E	37.80'

WATER AND WASTEWATER
AND ELECTRIC EASEMENT
BBB & C RR CO SURVEY
ABSTRACT NO. 141
DENTON COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
Tel. No. (817) 335-4511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DWD	JDW	1/21/2022	061024043	5 OF 6



LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C7	0°03'01"	14400.00'	12.63'	N01°54'49"E	12.63'
C8	0°03'01"	14370.00'	12.63'	S01°55'01"W	12.63'

LINE TABLE

NO.	BEARING	LENGTH
L15	N89°42'52"W	30.01'
L16	S89°42'52"E	30.01'

WATER AND WASTEWATER
AND ELECTRIC EASEMENT
BBB & C RR CO SURVEY
ABSTRACT NO. 141
DENTON COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1320
Fort Worth, Texas 76102 P.O. Box # 10154040 Tel. No. (817) 335-6511
www.kimley-horn.com

Scale 1" = 40'	Drawn by DMD	Checked by JDW	Date 10/10/22	Project No. 001024043	Sheet No. 6 OF 6
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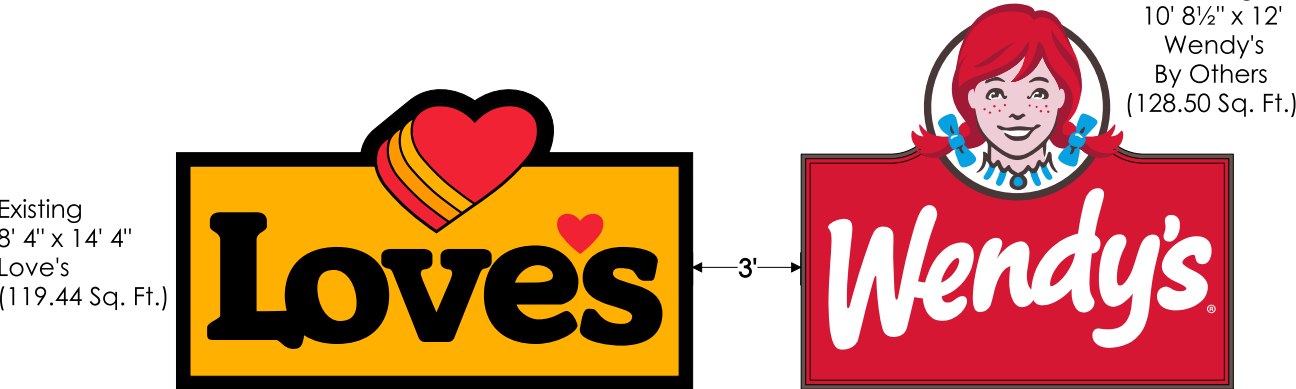
Overall Height: 63'
Total Sqare Ft: 450.44

Existing Sq. Ft.: 247.94
Additional Sq. Ft.: 202.50

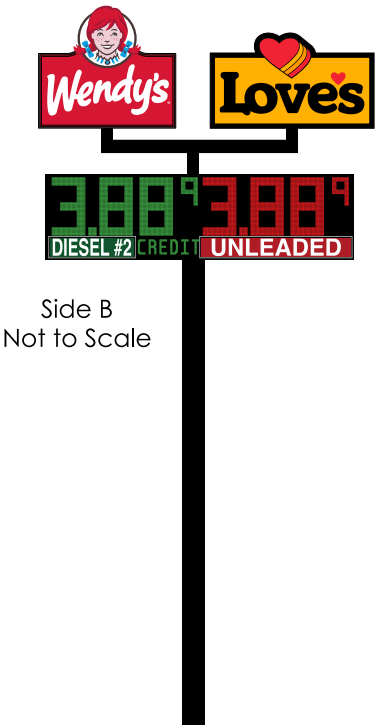
Love's Hi Rise

effective
images
, Inc.
Phone: 605.753.9700

Client:	Love's
Location:	Denton, TX
Drawing #:	28750
Date:	10/6/25
Revision:	.
Drawn By:	TB
Scale:	3/16" = 1'
Sales Order #:	.



43' 2" From Bottom of Price Frame to Grade



Love's Installed Toward Interstate/Highway

APPROVAL: _____ **Date:** _____

Computer generated colors in this artwork are not an exact match to the finished sign colors. Material samples are available upon request. This drawing is the property of Effective Images. Any reproduction is prohibited.



10601 North Pennsylvania Avenue, Oklahoma City, OK 73120
www.loves.com

Re: Variance Request — Additional Sign Area
Love's Travel Stops & Country Stores, Inc.

To: City of Denton Staff, Honorable Planning & Zoning Commission, and City Council Members

Dear Commissioners and Council Members,

Love's Travel Stops & Country Stores, Inc. respectfully submits this request for a variance to allow additional overall area to an existing sign structure located along IH-35. We believe this request aligns with the intent and spirit of the City of Denton's sign code and serves to restore signage that was previously removed as part of a TXDOT/City of Denton infrastructure project completed in 2022.

Background and Code Reference

Per Section 33.14.2 of the Denton Sign Ordinance, the maximum effective sign area permitted for a structure along IH-35 is **250 square feet**, and signs must maintain a **minimum 60-foot separation**. Our existing sign structure currently measures **247.94 square feet**.

While code would allow a separate, additional sign up to 250 square feet in area (placed at least 60 feet away), site restrictions—particularly **utility easements and right-of-way constraints**—limit our ability to place a compliant secondary sign along either the IH-35 or Barthold Road frontage.

Variance Request

We respectfully request approval to **add 202.5 square feet** to the existing structure to incorporate fuel price units, resulting in a **total sign area of 450.44 square feet**.

This request effectively represents a **reduction in the overall potential on-site signage area** of 49.56 square feet, leaving **51.66 square feet of unused, allowed signage area** under current code.

Justification

Granting this variance upholds the purpose of the ordinance by:

- **Reducing visual clutter** through consolidation of functions into a single structure.
- **Maintaining code compliance in spirit**, as the total potential signage remains under what is otherwise allowable.
- **Restoring the site's original visual condition** prior to the 2022 TXDOT/City project impacts.

This approach offers a **cleaner, more cohesive signage presentation** while remaining sensitive to the City's aesthetic and regulatory objectives.

Request for Consideration

We kindly ask for your review and approval of this variance request. We believe the proposed modification achieves a balanced outcome—enhancing visibility and functionality for travelers while minimizing overall signage impact.

Thank you for your time and consideration.

Kind regards,

Barbara Peck

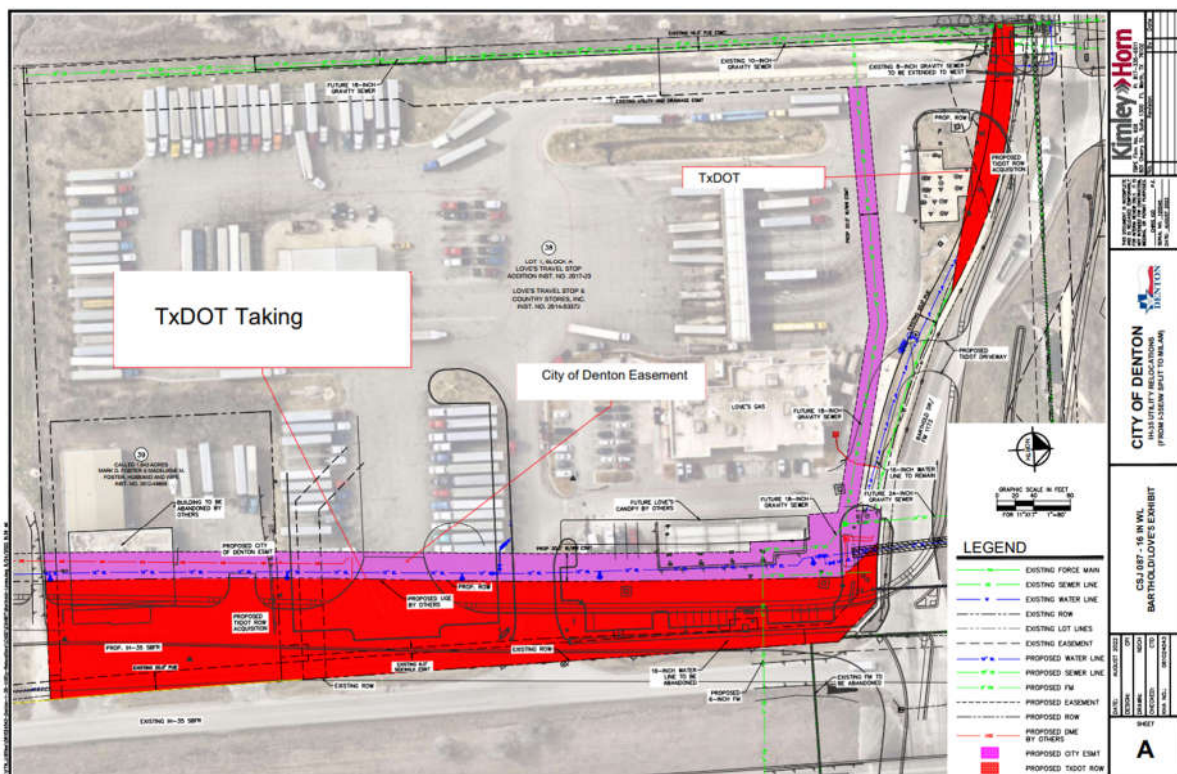
Barbara Peck
Real Estate Project Manager
405.302.6774 Office

Love's Travel Stops Opening Year Photo 2018

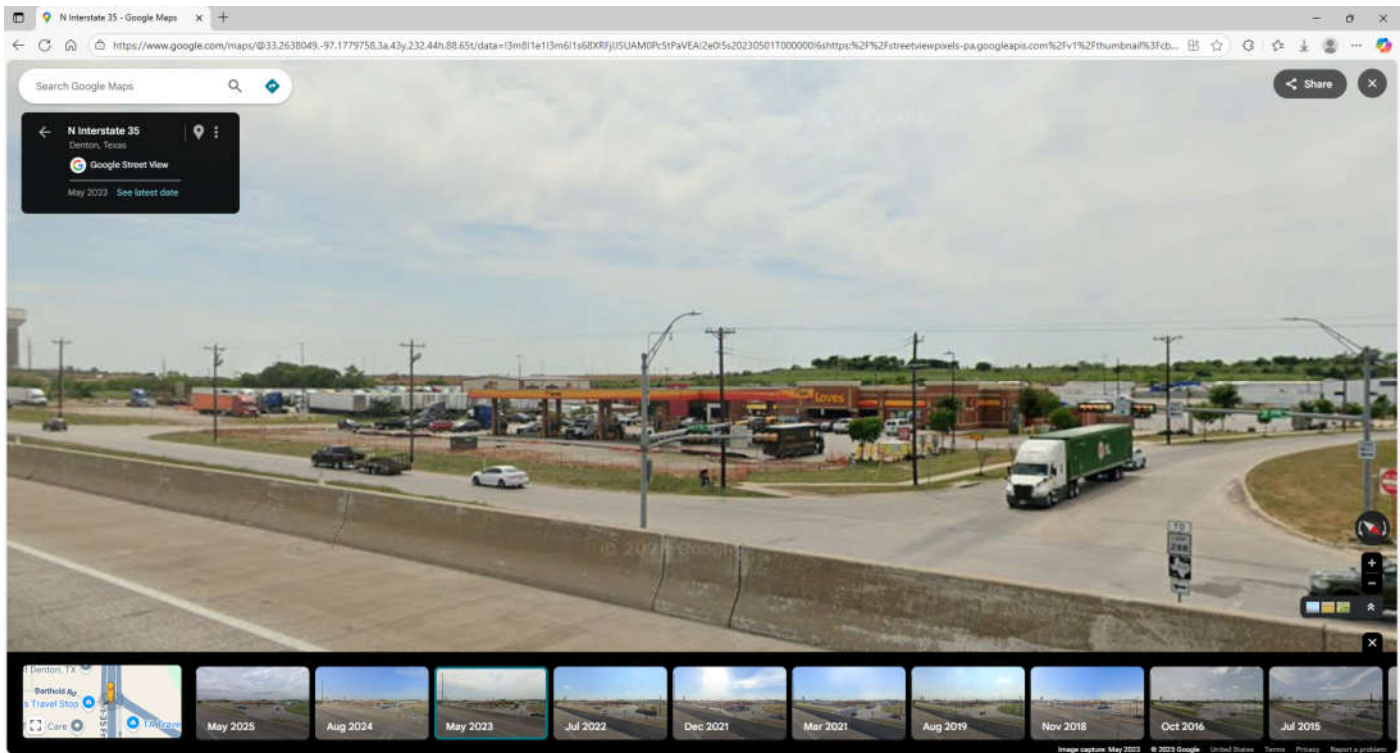
Note the placement of the high rise sign and the existence of the monument street sign with Pricer at the corner in the image below..



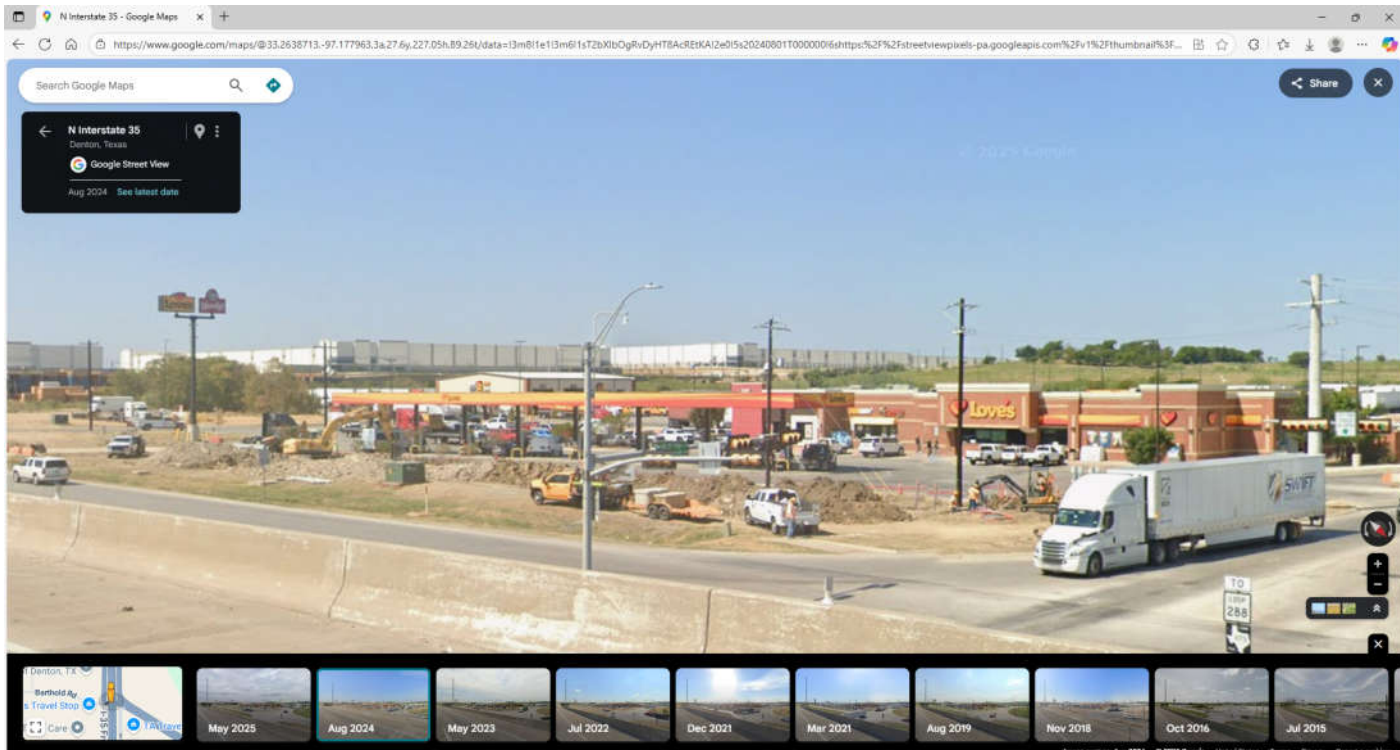
About 4 years later, the City of Denton, TXDOT and Love's worked together on a project related to TXDOT taking for right of way that led to the city needing to move some utility infrastructure as well. Below is how that impacted our property and shows the easement Love's granted to the city. Notice that there is no place for signage along Barthold Rd or the I-35 frontage even though we are allowed additional square footage by current city code.



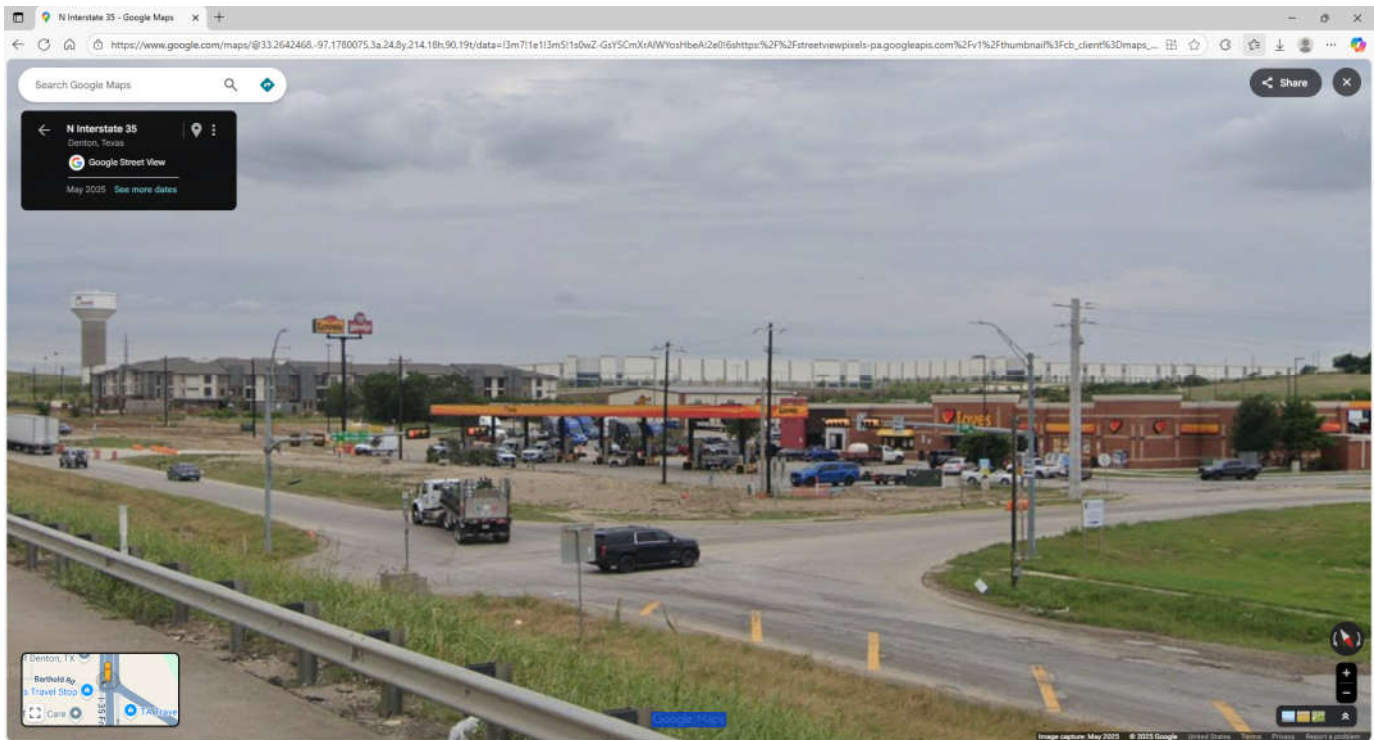
May 2023 – photo reflects monument sign and hi-rise signs were removed per DOT requirements



August 2024 – photo reflects new hi-rise has been installed; city or DOT crews actively working @ monument sign location.



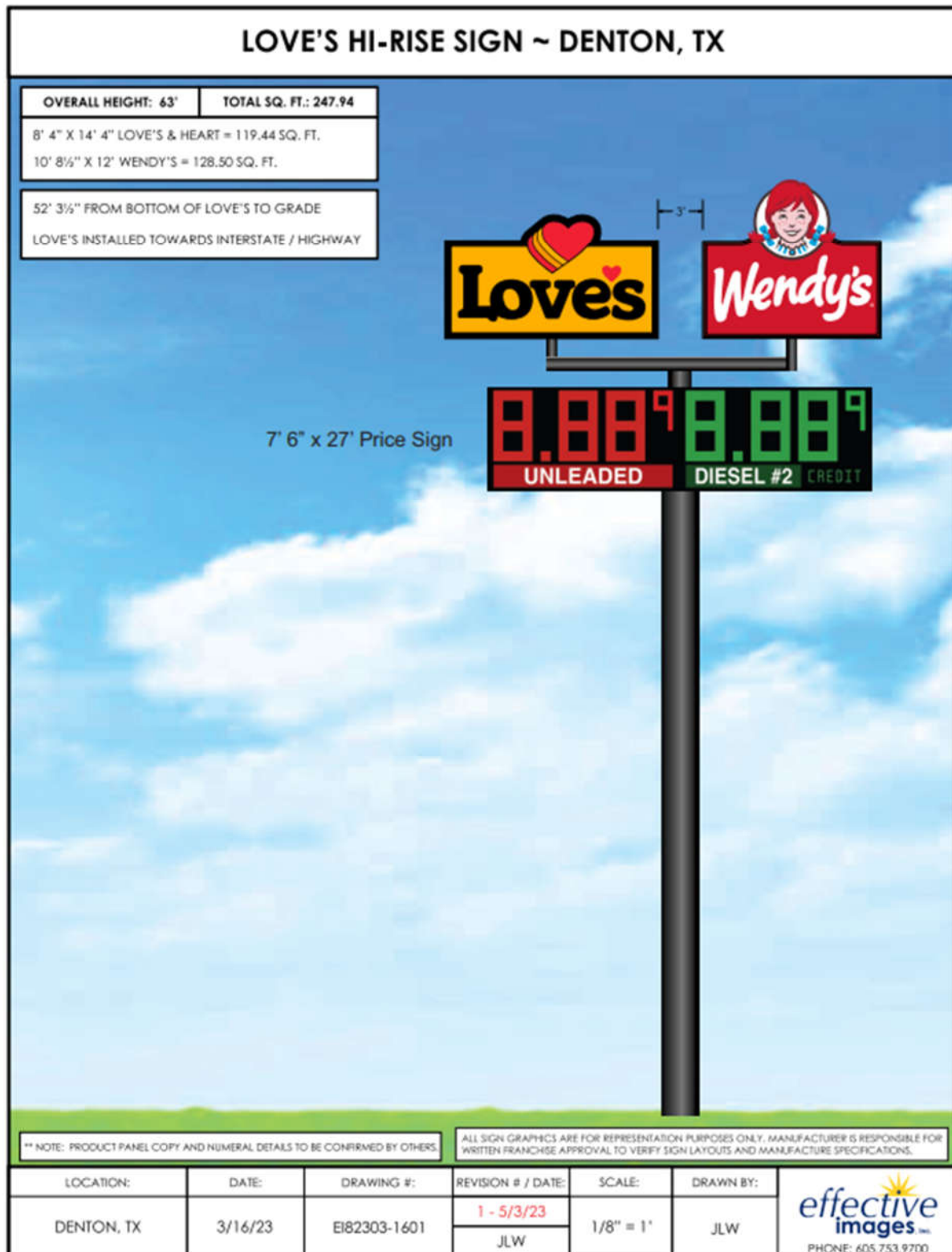
May 2025 – photo reflects DOT work completed; site remains without monument sign/fuel price sign.



Another View showing work completed.



Rendering of the sign we are requesting in this variance:



Depiction of other options we could do for this to work together for a positive outcome / approval



LOVE'S HI-RISE SIGN ~ DENTON, TX

OVERALL HEIGHT: 63' TOTAL SQ. FT.: 247.94

8' 4" X 14' 4" LOVE'S & HEART = 119.44 SQ. FT.

10' 8 1/2" X 12' WENDY'S = 128.50 SQ. FT.

52' 3 1/2" FROM BOTTOM OF LOVE'S TO GRADE

LOVE'S INSTALLED TOWARDS INTERSTATE / HIGHWAY



7' 8" x 13' 4" DUAL
ALTERNATING
61" NUMERALS


3.88⁹
DIESEL #2 CREDIT

3.88⁹
UNLEADED

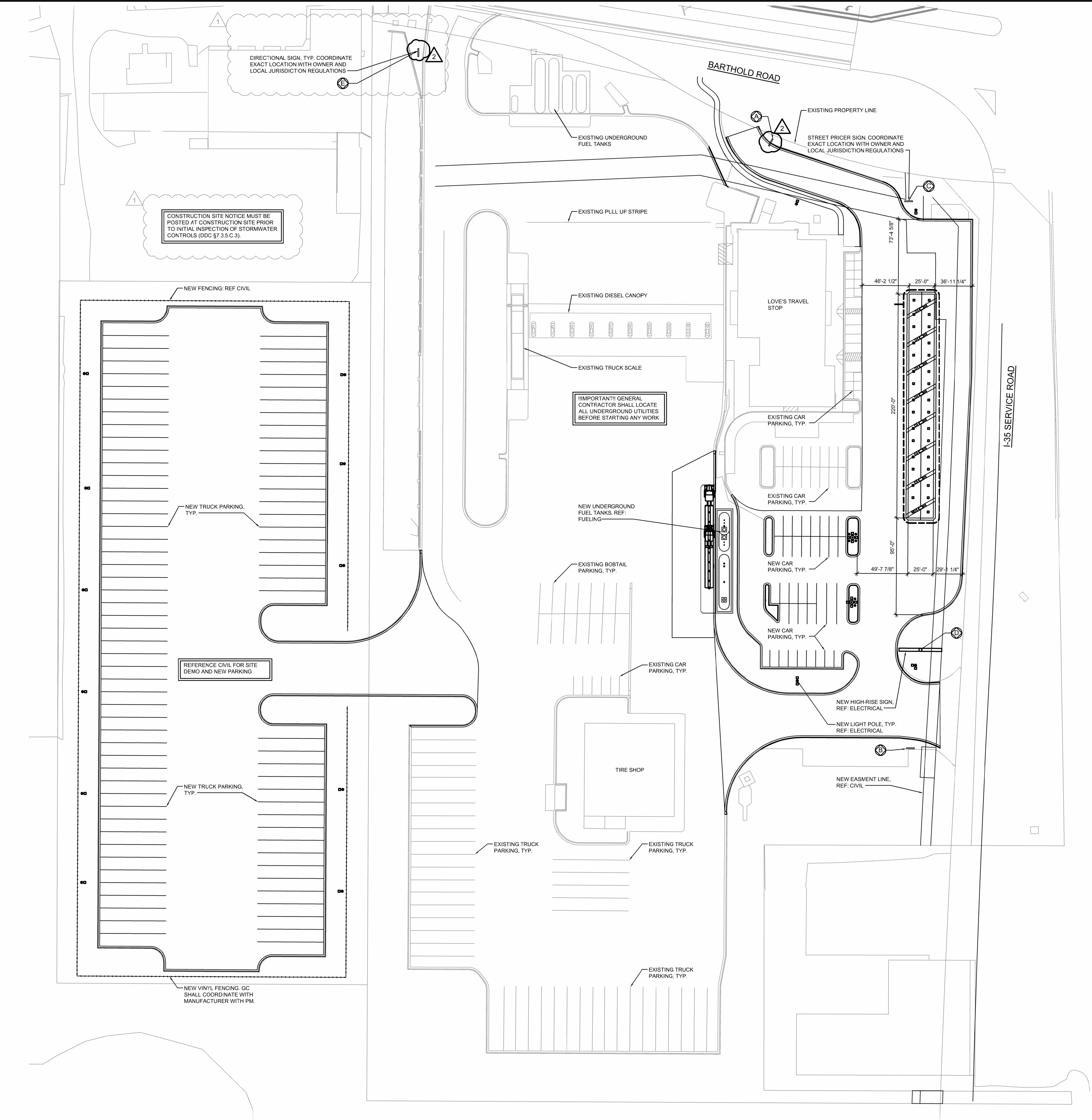
ALTERNATE VIEW

** NOTE: PRODUCT PANEL COPY AND NUMERAL DETAILS TO BE CONFIRMED BY OTHERS.

ALL SIGN GRAPHICS ARE FOR REPRESENTATION PURPOSES ONLY. MANUFACTURER IS RESPONSIBLE FOR WRITTEN FRANCHISE APPROVAL TO VERIFY SIGN LAYOUTS AND MANUFACTURE SPECIFICATIONS.

LOCATION:	DATE:	DRAWING #:	REVISION # / DATE:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
DENTON, TX OPTION 3	3/16/23	EI82303-1601C	1 - 5/3/23 JLW	1/8" = 1'	JLW	

Dec04, 2023-3:27pm - User: liv.booney
E:\0303-21-10609 Loves - Denton, TX 69906-CD\AutoCAD\Sheets\ARCH\110 SP1 SITE PLAN - 609.dwg



1 SITE PLAN
SCALE: 1" = 40'-0"



PLAN LEGEND

EXISTING TO REMAIN
NEW

AUTO/TRUCK
PARKING SPACES:

TRUCK PARKING SPACES (NON-HANDICAP) = 135
HANDICAP = 0
AUTO PARKING SPACES (NON-HANDICAP) = 64
HANDICAP = 6
BOBTAIL PARKING SPACES = 14
RV PARKING SPACES = 3
TOTAL PARKING SPACES = 222

SIGNAGE LEGEND:

- 2-2"x4'-4" DIRECTIONAL
WEST SIDE
AUTOS
- 2-2"x4'-4" DIRECTIONAL
NORTH SIDE
ENTER
- STREET SIGN
- HI-RISE SIGN
- 2-2"x4'-4" DIRECTIONAL
EAST SIDE
TRUCKS
AUTOS
WEST SIDE
AUTOS
TRUCKS

- NOTES:
- THE OWNERS SIGN CONTRACTOR WILL INSTALL THE FOLLOWING SIGNS AND FOUNDATIONS: HI RISE SIGN, LOVE'S DIRECTIONAL SIGNS, AND BUILDING WALL MOUNTED SIGNS. THE ELECTRICAL CONNECTIONS ARE BY THE G.C.
 - REFER TO CIVIL DRAWINGS FOR PAVING TYPES.
 - G.C. & SIGN CONTRACTOR TO FIELD VERIFY LOCATIONS & ORIENTATIONS OF FREE-STANDING SITE SIGNS WITH OWNER PRIOR TO INSTALLATION.
 - PARKING LOT STRIPING COLOR SHALL BE YELLOW UNLESS NOTED OTHERWISE.
 - ALL PAINTED PARKING LOT SIGNAGE/STRIPING SHALL BE VERIFIED WITH LOVE'S FIELD CONSTRUCTION MANAGER PRIOR TO INSTALLATION.

HFA
Creative Solutions
Meaningful Places

HARRISON FRENCH
& ASSOCIATES, L.T.D.

1705 S. Walton Blvd, Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

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REMODEL

STORE NUMBER: 609
6421 N. I-35
DENTON, TX 76207

JOB NUMBER: 03-21-10609

ISSUE BLOCK		
1	06/20/22	ADD 1
2	12/06/23	ADD 2

CHECKED BY: NJME
DRAWN BY: LHB
DOCUMENT DATE: 04/29/22



2023.12.04 15:26:24-06'00'

OVERALL
SITE PLAN

SHEET:
SP1

Non-illuminated	100 feet
Internally illuminated	200 feet
Externally illuminated	500 feet

The setback shall be measured in a straight line from the district boundary line or residential property line to the nearest portion of the sign or its supporting structure. A sign shall be considered visible from a residential property or district if the sign can be seen from six (6) feet above ground level from any point on the property or within the district. The setback shall not apply between a sign and a single-family residence located on the same premise.

33.14.2. Nonresidential districts. The following regulations shall apply to signs in any zoning district not designated in section 33.14.1:

(a) *Type.* Ground, wall, roof, temporary, wind device and projecting signs are allowed, subject to a sign permit, in nonresidential districts.

(b) *Effective area and height.*

(1) Ground signs shall have a maximum effective area and maximum height based on the street frontage of the property where located, as follows:

Street Frontage	Maximum Effective Area	Maximum Height	Monument Sign Effective Area
IH 35N, 35E, or 35W	250 sq. ft.	40 ft.	300 sq. ft.
Loop 288	150 sq. ft.	30 ft.	200 sq. ft.
Other primary arterials	60 sq. ft.	20 ft.*	N/A
All Other Streets	60 sq. ft.	6 ft.	N/A

*Except for the Central Business districts.

(2)