



# City of Denton

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

## Meeting Agenda

### Planning and Zoning Commission

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Wednesday, February 25, 2026

5:00 PM

Council Work Session Room  
&  
Council Chambers

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**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.

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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, February 25, 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. [PZ26-034](#) Receive a report and hold a discussion regarding the role of various City departments and how the City's fiscal impact tool is applied in the development review process.

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

- B. [PZ26-035](#) Receive a report and hold a discussion regarding the housing memo provided to the Commission in January, including the methodology for the accompanying GIS analysis.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - January Housing Memo](#)

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.

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## **REGULAR MEETING**

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, February 25, 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. [PZ26-032](#) Consider approval of the February 11, 2026, Planning and Zoning meeting minutes.

Attachments: [February 11, 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. [PP25-0005e](#) Consider a request by Corwin Engineering, Inc., on behalf of Roselawn Meadows Land, LLC, for approval of a Preliminary Plat of Roselawn Meadows. The approximately 6.494-acre site is generally located north of Roselawn Drive just East of existing S. Bonnie Brae Street and west of future South Bonnie Brae Street in the City of Denton, Denton County, Texas. (PP25-0005e, Roselawn Meadows, Sean Jacobson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Preliminary Plat](#)  
[Exhibit 5 - LLC Members List](#)

## 4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FP26-0002](#) 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. (FP26-0002, 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](#)

- B. [FP26-0003](#) 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. (FP26-0003, 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](#)

## 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.    [S25-0001a](#)    Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for an Automotive Fuel Sales use on approximately 2.46 acres of land, approximately located on the southeastern corner of Glenngary Way and East McKinney Street in the City of Denton, Denton County, Texas. (S25-0001, Bryce Van Arsdale)

- Attachments:**      [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - Staff Analysis](#)  
[Exhibit 3 - Site Location Map](#)  
[Exhibit 4 - Future Land Use Map](#)  
[Exhibit 5 - Zoning Map](#)  
[Exhibit 6 - Site Plan](#)  
[Exhibit 7 - Landscape Plan](#)  
[Exhibit 8 - Notification Map](#)  
[Exhibit 9 - Draft Ordinance](#)  
[Exhibit 10 - Fiscal Impact Analysis](#)  
[Exhibit 11 - LLC Members List](#)

- B.    [Z25-0025a](#)    Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams to rezone approximately 5.36 acres of land from Rural Residential (RR) District to General Office (GO) District. The subject property is generally located on the north side of Barthold Road, approximately 2,580 feet west of N. Interstate 35 in the City of Denton, Denton County, Texas.; adopting an amendment to the City's official zoning map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. (Z25-0025a, Arkamima, Matt Bodine)

- Attachments:**
- [Exhibit 1 - Agenda Information Sheet](#)
  - [Exhibit 2 - Staff Analysis](#)
  - [Exhibit 3 - Site Location Map](#)
  - [Exhibit 4 - Project Narrative](#)
  - [Exhibit 5 - Current Zoning Map](#)
  - [Exhibit 6 - Proposed Zoning Map](#)
  - [Exhibit 7 - Future Land Use Map](#)
  - [Exhibit 8 - Table of Allowed Uses](#)
  - [Exhibit 9 - Notification Map & Sign Affidavit](#)
  - [Exhibit 10 - Fiscal Impact Summary](#)
  - [Exhibit 11 - Draft Ordinance](#)

## 6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ26-033](#) 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 February 19, 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.



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** February 25, 2026

### **SUBJECT**

Receive a report and hold a discussion regarding the role of various City departments and how the City's fiscal impact tool is applied in the development review process.

### **BACKGROUND**

In response to recent requests by the Planning and Zoning Commission, Staff is presenting a work session regarding the roles of various departments in the development review process and how the City's fiscal impact tool is applied. This work session is intended to address line items 10 and 11 on the Planning and Zoning Commission Matrix. Topics will include, but are not limited to the following:

- Which departments participate in the development review process, a brief overview of their roles in the process, and the departments that typically participate in Planning and Zoning Commission meetings.
- An overview of the City's fiscal impact tool and how it is applied to development projects that come before the Planning and Zoning Commission and City Council.

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 prepared and submitted by:  
Hayley Zagurski, AICP  
Planning Director



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** February 25, 2026

### **SUBJECT**

Receive a report and hold a discussion regarding the housing memo provided to the Commission in January, including the methodology for the accompanying GIS analysis.

### **BACKGROUND**

In response to recent requests by the Planning and Zoning Commission, Staff is presenting this work session in follow up to a memo provided in January (included as Exhibit 2) that included data related to the City's housing stock and undeveloped land area available in each zoning district. This work session is intended to address line items 13 and 14 on the Planning and Zoning Commission Matrix. This work session will include, but is not limited to, the following:

- An overview of the methodology applied in the GIS analysis of undeveloped land area, specifically what determined whether land was considered developed versus undeveloped.
- Staff will be available to answer questions the Commission may have about the content of the housing data memo.

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
2. January Housing Memo

Respectfully prepared and submitted by:  
Hayley Zagurski, AICP  
Planning Director

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## **Planning and Zoning Commission Matrix Request Follow-Up**

### **MATRIX REQUEST:**

Resend the housing data presentation from January to Commission and include information on the total acreage zoned for multi-family and single-family use that is undeveloped. Include occupancy data if available.

### **BACKGROUND:**

On Wednesday, October 8, 2025, during the Planning and Zoning Commission's matrix discussion, Chair Pruett and Commissioner McDuff requested the following information be provided to the Commission:

1. Recirculate the housing data presentation that was given to the Commission earlier in 2025;
2. Provide any recent housing occupancy data that is available; and
3. Provide estimates of the amount of undeveloped land area that is zoned for residential use.

Each component of this request is addressed below. Should the Commission have additional questions upon reviewing this information, a subsequent item could be added to the matrix for follow-up.

### **February 2025 Housing Data Presentation**

The presentation slides from the February 12, 2025, work session are provided as Attachment 3, and the video recording of the presentation can be found here: [Feb 12, 2025 Planning and Zoning Commission on 2025-02-12 5:00 PM - Denton, TX](#). The Agenda Information Sheet that accompanied this presentation is provided as Attachment 4.

### **Housing Occupancy Data**

Regarding housing occupancy, Staff was unable to find a source for housing occupancy data specific to single-family dwellings. However, Staff found the following estimates for total housing units and multifamily units specifically:

- Total estimated vacancy of all housing units in 2024: 7.10% (Source: US Census Bureau American Community Survey)
- Multifamily unit vacancy rate for the City of Denton in October 2025: 15.4% (Source: CoStar Realty Information Inc.)

For comparison purposes, CoStar reports a multifamily vacancy rate of 16.5% for the broader Denton submarket area (which includes much of the northern and western parts of Denton County such as Justin, Ponder, Krum, Sanger, Pilot Point, and Cross Roads) and an average 11.7% vacancy rate for the entire Dallas-Fort Worth market area. The 16.5% Denton submarket vacancy rate is down 0.3% from its peak at 16.8% during the second quarter of 2025, but this is significantly higher than the area's historical average multifamily unit vacancy rate of 8.3%. CoStar correlates the current higher multifamily unit vacancy rate with a decrease in the annual average rent growth by 3.8% over the last year.

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### Land Zoned for Single-Family and Multifamily Uses

Based upon the City's available GIS data, an analysis was done to determine how much undeveloped land area is available in each zoning district that permits residential uses. This information is summarized in the table attached as Attachment 1, which is organized based upon the permissions assigned to single-family dwellings and multifamily dwellings in each district.

For districts that permit single-family detached dwellings, Staff used the generally applicable assumption that 20% of the undeveloped land area would be needed for rights-of-way and infrastructure and then estimated the maximum number of potential single-family lots that could be developed if the lots were to be developed at the minimum size permitted for the applicable zoning district.

For Master Planned Communities (Landmark, Cole Ranch and The Hills of Denton) and large Planned Developments (Robson Ranch and Craver Ranch), Staff used the maximum allowable single-family residences specified by each project to assist in new single-family lot projections.

### **ATTACHMENTS:**

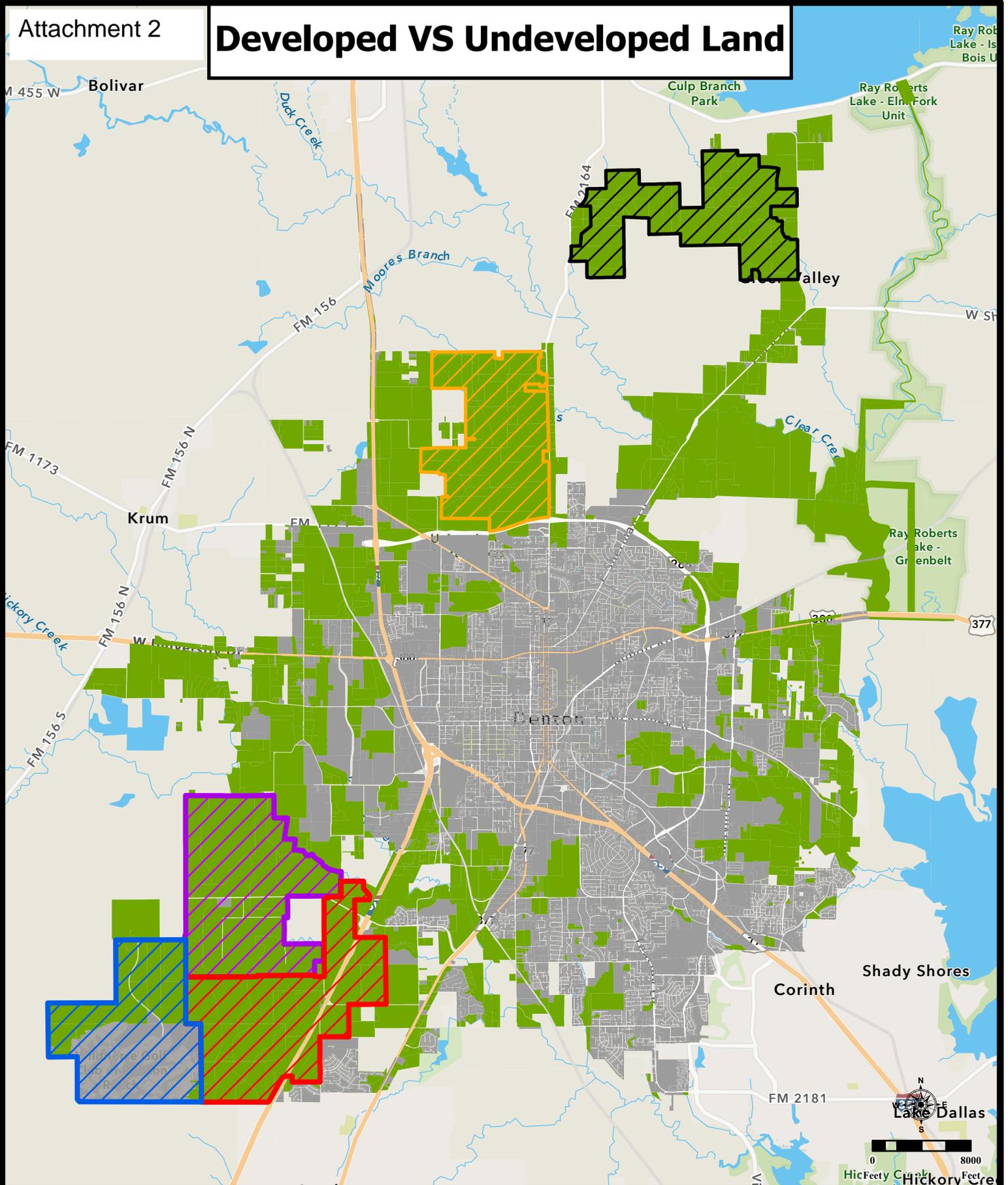
1. Land Zoned for Single-Family and Multifamily Uses
2. Developed vs Undeveloped Land Area Map
3. February 12, 2025 Housing Data P&Z Presentation
4. February 12, 2025 Housing Data AIS

## Land Zoned for Single-Family and Multifamily Uses

Use Permissions	Zoning District	Acres Developed	Acres Undeveloped (Inside Floodplain)	Acres Undeveloped (Outside Floodplain)	Potential Single Family Detached Lots
Single-Family Dwelling - Permitted by Right	Rural Residential (RR)	957.83	4754.02	7122.46	1140
	Residential 1 (R1)	413.18	269.27	99.97	109
	Residential 2 (R2)	1995.64	1686.74	1410.01	3071
	Residential 3 (R3)	2883.32	26.48	48.46	169
Multifamily Dwelling - Not Permitted	Residential 4 (R4)	2631.21	180.72	1077.76	5365
	Residential 6 (R6)	728.11	144.74	409.19	2377
<b>Total</b>		<b>9609.29</b>		<b>10167.85</b>	
Single-Family Dwelling - Permitted by Right	Residential 7 (R7)	734.96	63.03	222.81	1941
Multifamily Dwelling - Permitted with Specific Use Permit (SUP)					
<b>Total</b>		<b>603.74</b>		<b>222.81</b>	
Single-Family Dwelling and Multifamily Dwelling - Permitted by Right	<b>Mixed-Use Neighborhood (MN)</b>	1626.29	38.51	278.5	3882
<b>Total</b>		<b>1356.91</b>		<b>278.5</b>	
Single-Family Dwelling - Not Permitted	Mixed-Use Downtown (MD)	97.77	0	0	
	Multifamily Dwelling - Permitted by Right	Mixed-Use Regional (MR)	1114.38	17.96	50.88
<b>Total</b>		<b>1212.15</b>		<b>50.88</b>	
Single-Family Dwelling - Not Permitted	Suburban Corridor (SC)	871.44	107.94	231.3	
	Highway Corridor (HC)	329.96	20.86	25.75	
Multifamily Dwelling - Permitted with SUP	General Office (GO)	608.71	102.75	508.62	
<b>Total</b>		<b>1810.11</b>		<b>765.67</b>	
Mixture of Use Permission	Planned Development (PD)**	3397.15	737.79	1399.77	9,091
	Master Planned Community** (MPC)	261.41	2367.02	7382.41	19,792
	<b>Total</b>	<b>3658.56</b>		<b>8782.18</b>	
<b>City-Wide Totals</b>		<b>18250.76</b>		<b>20267.89</b>	<b>46,936</b>

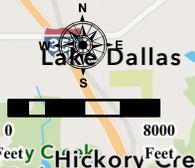
\*The Craver Ranch Planned Development is accounted for in the Planned Development Zoning District category. \*\* The Master Planned Community (MPC) category includes the City's three MPCs: Cole Ranch, Landmark, and the Hills of Denton.

# Developed VS Undeveloped Land



Legend		Status
	Craver Ranch	Developed Undeveloped
	Hills of Denton	
	Robson Ranch	
	Landmark	
	Cole Ranch	

*Spatial Reference: NAD 1983 StatePlane Texas North Central FIPS 4202 Feet*  
 Author: Development Services GIS - 2930105  
 Date: 1/14/2026 10:37 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.

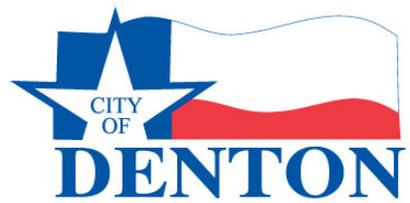


# PZ25-053 Multifamily & Single-Family Housing Data

Hayley Zagurski

Original Planning & Zoning Commission Presentation Date: December 11, 2024  
(Agenda ID: PZ24-234)

Updated: February 12, 2025



# Agenda

1. What's Changed
2. City population growth
3. Housing composition
4. Multifamily projects and demand
5. Single-family projects and demand
6. Comparison of current growth and demand
7. Conclusions

# What's Changed

- The 2020 Multifamily unit count used as the basis for the growth and demand calculations in the December presentation was found to be incorrect (4,550 vs. 17,449 units).
- The unit count originally cited was based on pairing the City's permit data with DCAD's certified totals.
  - Apartment complexes that didn't match between the data sets were inadvertently removed from the count, resulting in a much lower number than should have been reported.
  - Since discovering the error, staff has identified a different source to obtain annual multifamily unit counts from (Costar, a commercial real estate data source) and has rerun the calculations.
- No other data presented was affected by this error. This change affects only the following slides:
  - Slides 11 and 12 – Annual multifamily unit count and percent change
  - Slide 15 – 2020 multifamily unit total and percent change
  - Slide 21 – Percent of needs

# Request

- August 28, 2024: P&Z request for written update regarding the number of multifamily projects currently in development.
- September 17, 2024: In preparation for the City Council meeting, Council members inquired about:
  - How close the City is to the anticipated multifamily need called for by 2040 Plan
  - How the City's current rental housing estimates are expected to change in the future

## Notes on the data...

- City permit and project data is fluid and can change weekly as projects are submitted, permits are issued and finalized, etc.
- Population and housing estimates can vary by source – typically rely on Denton County Appraisal District (DCAD) & American Community Survey (US Census ACS).
  - Comprehensive Plan relies on US Census ACS
- Land uses are not tracked the same way by different sources
  - Example:
    - DDC defines multifamily as 5 or more units
    - Permit data considers everything 3 units of more as multifamily (same with DCAD & US Census ACS)

# City Population Growth



# Denton Plan 2040 Growth and Demand

**Table 1.2** Population and Housing Growth

Population	Housing Growth
2020 Population (1)	139,869
2020 Household Size (2)	2.41
2020 Total Housing Units (3)	58,085
2040 Population Projection (4)	229,192
2020 – 2040 Population Change (5)	89,323
2040 Housing Demand (6)	37,094
Total Projected 2040 Housing Units (7)	95,179

Source: (1) 2020 US Census, (2) 2020 Population/2020 Total Housing Units, (3) 2020 US Census – Total Housing Units, (4) 2021 City of Denton estimate, (5) 2040 Population Projection – 2020 Population, (6) 2020 – 2040 Population Change/Household Size, (7) 2040 Housing Demand + 2019 Housing Units.

- Comp Plan projections assume a **3.19%** annual growth rate.
- US Census ACS Data:
  - 2023 Population estimate: **158,361**
  - 18,492 person increase (13.2%)
  - Annual growth rate since 2020: **4.41%**
  - Projected 2040 Population at 4.4% growth: **331,369**
    - **73% change** in anticipated 2040 population compared to Comp Plan estimate

# Denton Plan 2040 Growth and Demand

Table 1.3 Residential Demand by Type

	2020 Units (1)	% of 2019 Units (2)	Existing Dev. Residential Area (Ac) (3)	Existing Density (4)	Acres Per Unit (5)	2040 New Units (6)	New Residential Area (Ac) (7)
1 Unit Detached (Residential Single-Family)	31,017	53.4%	15,204	2.04	0.49	19,808	12,137
1 Unit Attached, 2-4 Units, Other (Residential Other)	9,468	16.3%	1,667	5.68	0.18	6,046	1,331
5+ Units (Residential Multi-Family)	17,600	30.3%	1,152	15.28	0.07	11,239	920
<b>Total</b>	58,085	-	18,023	-	-	37,094	14,387

Source: (1) 2020 Total Housing units – 2019 American Community Survey 1 Year Estimates, (2) 2019 American Community Survey 1 Year Estimates, (3) City of Denton GIS, (4) 2020 Units/Existing Dev. Residential Acres, (5) 2040 Population Projection – 2020 Population, (6) 2020 – 2040 Population Change/Household Size, (7) Acres Per Unit x New Units + 25% of Land Area for Roads and Infrastructure.

If we assume continued growth at the current 4.4% rate, these projected needs would increase:

Single Family (detached): **34,278**

Townhome – Fourplex: 10,463

Multifamily: **19,449**

# Growth of Denton's Colleges/Universities

School	2019	2020	2021	2022	2023	4-Year Growth Rate
UNT	39,330	40,796	42,372	44,532	46,940	19%
TWU	13,402	13,800	13,667	12,790	12,679	-5%
NCTC (Denton)	461.00	590	440	458	626	36%
<b>Total</b>	<b>53,193</b>	<b>54,655</b>	<b>56,479</b>	<b>57,780</b>	<b>60,245</b>	<b>13%</b>

# Current Housing Composition



# Housing Totals

	2020		2021		2022		2023	
Housing Type	Units (Total)	Percentage (of total stock)						
SFR*	30,943	62.83%	31,461	59.73%	32,298	58.87%	34,090	58.73%
Duplex*	857	1.74%	1,836	3.49%	1,864	3.40%	1,930	3.33%
Multifamily**	17,449	35.43%	19,375	36.78%	20,703	37.73%	22,022	37.94%
Total	36,350	100%	38,537	100%	39,881	100%	42,274	100.00%

Sources:

\*SFR and Duplex: DCAD Annual certified housing data

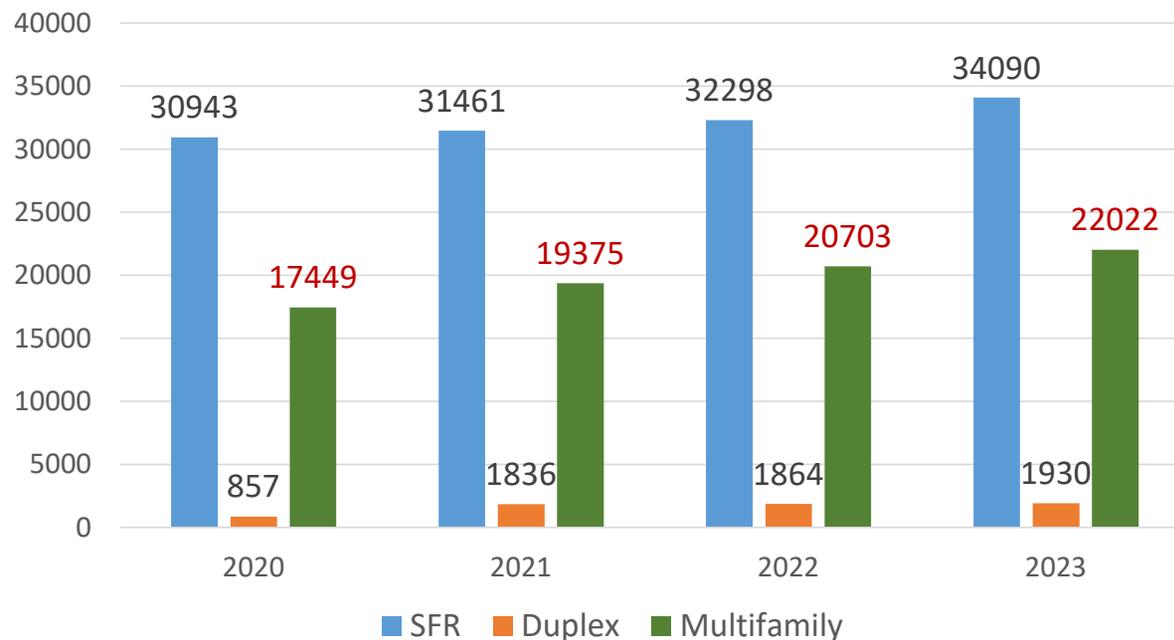
\*\*Multifamily: Costar



# Housing Totals

Increases from 2020 to 2023		
Type	Percent	Units
SFR	10.17%	3147
Duplex	125.20%	1073
Multifamily	26.21%	4573

Total Housing Units by Type 2020 - 2023



Sources: DCAD Annual certified housing data and Costar



# Overall Rental Data

## Annual Comparison for Denton

Year	Renter Occupied Housing Units
2023	52%
2018	53%
2013	52%
2010*	54%

Source: American Community Survey

\*2010 is the earliest this ACS dataset is published

## 2023 Comparison of College Towns

City (TX)	Renter Occupied Housing Units
San Marcos (TX State)	71%
College Station (TX A&M)	65%
Nacogdoches (Stephen F Austin)	63%
Stephenville (Tarleton State)	54%
Bryan (TX A&M)	53%
<b>Denton (UNT &amp; TWU)</b>	<b>52%</b>
Lubbock (TX Tech)	51%
Waco (Baylor)	49%



# Multifamily Projects and Demands

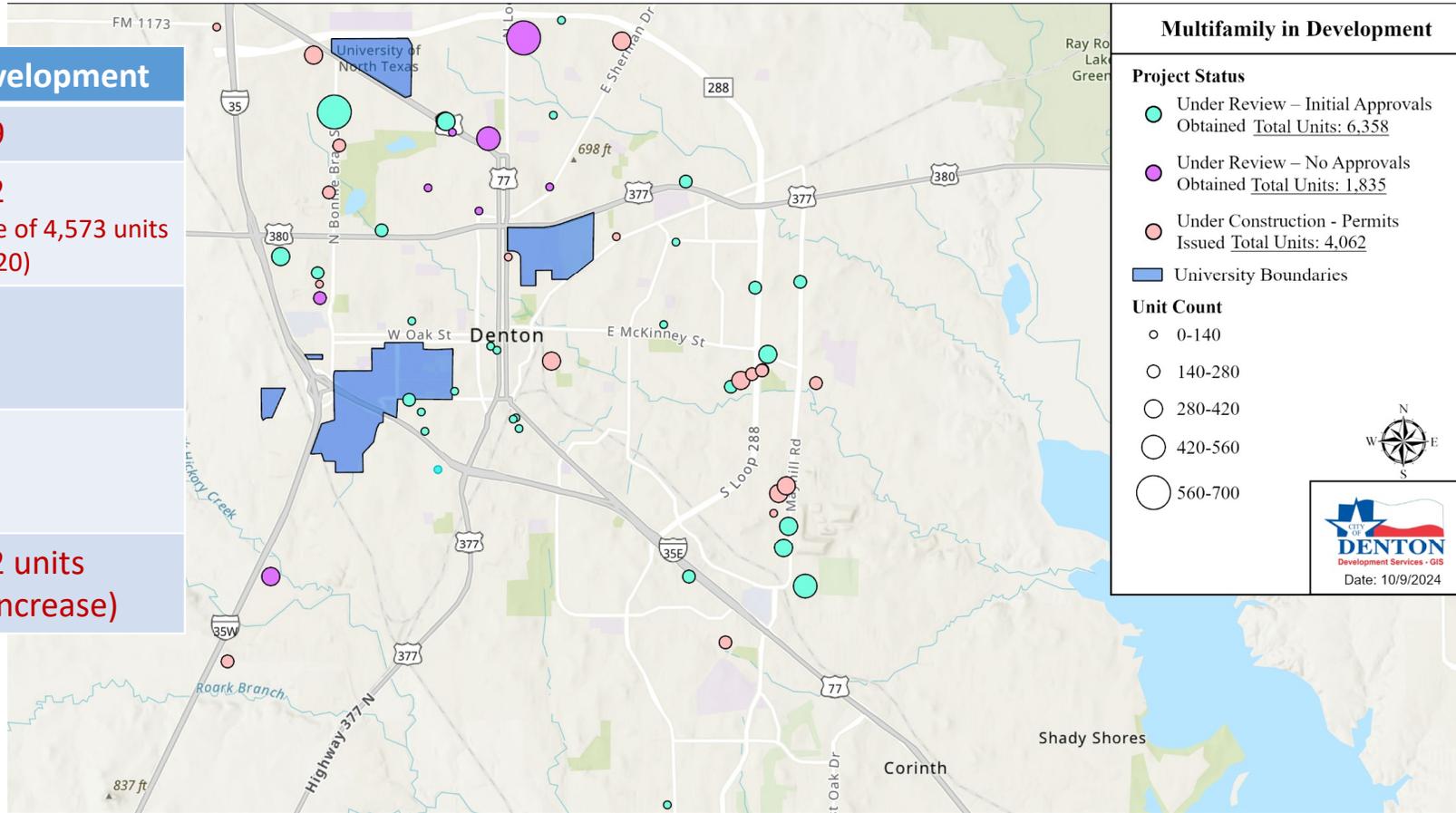


# Multifamily Projects in Development

## Multifamily Units\* in Development

2020 Unit Total**	<b>17,449</b>
2023 Unit Total**	<b>22,022</b> (increase of 4,573 units from 2020)
Units in construction*** (19 projects as of 10/9/24)	<b>4,062</b>
Units in review*** (40 projects as of 10/9/24)	<b>8,037</b>
Total Increase since 2020	<b>16,672 units</b> (96% Increase)

\*\* Costar Data (slides 10-11)  
 \*\*\* City Permit Data, includes triplexes and fourplexes



# Multifamily Demand Projections

## Estimated Units Needed by 2040

	Based on 3% Growth (Comp Plan)	Based on 4.4% Growth (ACS current rate)
Multifamily (5 or more units/lot)	11,239	<b>19,449</b>
Multifamily, Triplex, & Fourplex *	14,262	<b>24,680</b>

\*Table 1.3 Residential Demand by Type

	2020 Units (1)	% of 2019 Units (2)	Existing Dev. Residential Area (Ac) (3)	Existing Density (4)	Acres Per Unit (5)	2040 New Units (6)	New Residential Area (Ac) (7)
1 Unit Detached (Residential Single-Family)	31,017	53.4%	15,204	2.04	0.49	19,808	12,137
1 Unit Attached, 2-4 Units, Other (Residential Other)	9,468	16.3%	1,667	5.68	0.18	6,046	1,331
5+ Units (Residential Multi-Family)	17,600	30.3%	1,152	15.28	0.07	11,239	920
<b>Total</b>	<b>58,085</b>	-	<b>18,023</b>	-	-	<b>37,094</b>	<b>14,387</b>

Source: (1) 2020 Total Housing Units - 2019 American Community Survey 1 Year Estimates, (2) 2019 American Community Survey 1 Year Estimates, (3) City of Denton GIS, (4) 2020 Units/Existing Dev. Residential Acres, (5) 2040 Population Projection - 2020 Population, (6) 2020 - 2040 Population Change/Household Size, (7) Acres Per Unit x New Units + 25% of Land Area for Roads and Infrastructure.

## 2021 Affordable Housing Needs and Market Value Analysis of City Rental Units

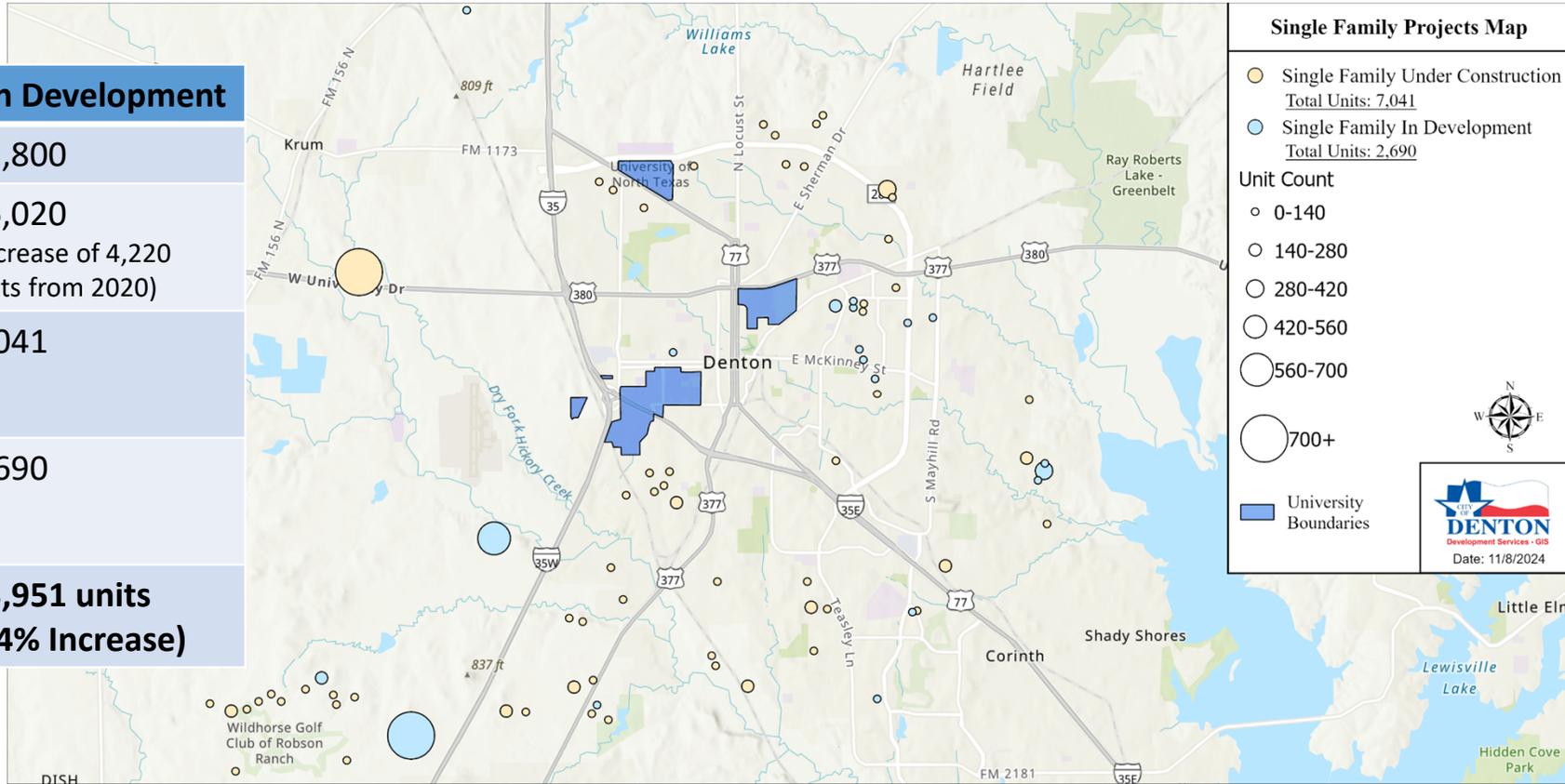
Estimated additional rental units the City can support between 2025 and 2040 (any type of unit)	20,838
Estimated Rental Housing Demand 2021-2026 - moderate growth	4,100
Estimated Rental Housing Demand 2021-2026 - high growth	4,479
<b>Total</b>	<b>24,938 – 25,317</b>

\*Triplex and Fourplex units estimated based on assumption that equal percentages of each unit type (townhome, duplex, triplex, and fourplex) make up the townhome – fourplex category in the Comp Plan



# Single-family Projects and Demands

# Single-Family Projects in Development



Single-Family Units* in Development	
2020 Unit Total**	31,800
2023 Unit Total**	36,020 (increase of 4,220 units from 2020)
Units (lots) in construction*** (62 projects as of 11/8/24)	7,041
Units (lots) in review*** (19 projects as of 11/8/24)	2,690
<b>Total Increase since 2020</b>	<b>13,951 units (44% Increase)</b>

\*\* DCAD Data (slides 10-11)  
 \*\*\* City Permit Data, includes townhomes and duplexes



# Single-Family Demand Projections

## Estimated Units Needed by 2040

	Based on 3% Growth (Comp Plan)	Based on 4.4% Growth (ACS current rate)
Single-Family Detached	19,808	<b>34,278</b>
Single-Family Detached, Townhomes, & Duplexes*	22,831	<b>39,509</b>

2021 Affordable Housing Needs and Market Value Analysis of City of Denton Ownership Units	
Estimated additional homes for ownership the City can support between 2025 and 2040	45,523
Estimated Demand for Homeowner Units 2021-2026 - moderate growth	3,661
Estimated Demand for Homeowner Units 2021-2026 - high growth	5,015
<b>Total</b>	<b>49,184 – 50,538</b>

\*Townhome and Duplex units estimated based on assumption that equal percentages of each unit type (townhome, duplex, triplex, and fourplex) make up the townhome – fourplex category in the Comp Plan



# Comparison of Current Growth and Demands



# How are these demands being met?

## Multifamily (includes triplex and fourplex)

<b>New MF units since 2020</b>	<b>16,672</b>
Percent of need met so far at 3% growth (Comp Plan)	117% (of 14,262 units)
Percent of need met so far at 4% growth (ACS current rate)	68% (of 24,680 units)
Percent of rental housing need met so far (2021 Housing Needs Assessment)	66% (of 25,317 units)

## Single-Family (includes townhome and duplex)

<b>New SF units since 2020</b>	<b>13,951</b>
Percent of need met so far at 3% growth (Comp Plan)	61% (of 22,831 units)
Percent of need met so far at 4% growth (ACS current rate)	41% (of 39,509 units)
Percent of demand for ownership units met so far (2021 Housing Needs Assessment)	28% (of 50,538 units)

# What conclusions can we draw from this?

- Denton is growing and the student population of the City's colleges is growing.
  - The student population growth will continue to have an affect on the City's housing.
- The City's rental housing rate is comparable with other TX cities that have major universities.
- Growth rate projections vary widely depending on source, and the reality is likely be different from any of them.
- There is a demand for more housing, although the estimated amount needed by 2040 varies by source.
- Based on the Comp. Plan, the 2021 Housing Needs Assessment, and current development project trends, the City is on track to meet or exceed the units needed.
  - However, current rental rates and growth of university populations indicate we may struggle to provide sufficient units for owner occupancy compared to rental.

# Given the uncertainties, what can we do?

- Continue to be thoughtful in our consideration of housing development projects to ensure the City is developing a diverse housing stock to meet the needs of current and future residents.
- When new MF zoning entitlements are requested, consider whether:
  - the location is consistent with the adopted Denton 2040 plan; and
  - the location is conducive to allowing additional housing in proximity to further neighborhood growth.
- Continue to monitor the City's growth trends and housing availability, especially in comparison to the 2021 Housing Needs Assessment.
  - Update Housing Needs Assessment and Comp Plan within next 5 years
- Incentivize and remove barriers to infill development to reduce impacts to the City's environmental assets as we grow.
  - Policy and code changes will be needed (Comp Plan, DDC, impact fees, economic tools)
- Encourage increased housing near the universities – increasing rental opportunities there can make ownership opportunities available elsewhere.

# Questions?





## City of Denton

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### AGENDA INFORMATION SHEET

**DEPARTMENT:** Development Services

**DCM:** Cassey Ogden

**DATE:** February 12, 2025

#### **SUBJECT**

Receive a report and hold a discussion regarding updates to the residential development and rental housing data presented at the December 11, 2024 work session.

#### **BACKGROUND**

Following the December 11, 2024 presentation to the Planning and Zoning Commission, staff received a question from a Commissioner that caused further investigation into one of the data points, which was found to be incorrect. The unit counts for multifamily dwellings from 2020 to 2023, which were calculated from data from the Denton County Appraisal District, have been determined to be incorrect. Therefore, staff has rerun the calculations and revised the presentation slides based upon a different data source which staff believes provides a greater level of accuracy particularly related to the existing number of multi-family units during 2020-2023. Given that the starting point for the multifamily projections was significantly different than what was originally presented, the percent increase between 2020 and today is much less dramatic than what was in the December slide deck (a 96% increase versus a 303% increase). Although the 2020-2023 unit counts for multifamily dwellings were not correct, the other data presented in December regarding single-family units, rental rates, current development trends, and projected unit needs are accurate.

The December work session transpired as a result of two inquiries in the fall of 2024. At the August 28, 2024 Planning and Zoning Commission meeting, the Commission requested a written update be shared with them regarding how many multifamily projects are currently in the development process. Following this request, in preparation for the September 17, 2024 meeting, questions were also raised by members of the City Council regarding how the volume of multifamily units in development relates to the anticipated units needed within the City by 2040 per the Denton 2040 Comprehensive Plan, as well as consideration of how the City's ratio of rental housing compared to owned housing units would be projected to change.

As was noted with the original presentation, the following important information must also be kept in mind when reviewing the data and information:

- The City's permitting and project data is fluid and changes weekly as permits and certificates of occupancy are issued and project applications are submitted, approved, and/or withdrawn. Therefore, while the data presented offers a good estimate of current development conditions, it is subject to change at any time.
- The Denton 2040 Comprehensive Plan's population and housing projections and staff's analysis in the work session are based on population data from the American Community Survey (ACS). The

ACS is an ongoing survey conducted by the U.S. Census Bureau that is updated annually with estimates related to demographics, cultural composition, housing, household composition, education, and employment data. The ACS is one of many sources offering population and housing projections, and it is important to note that data can vary greatly between sources. Additionally, it can be difficult to compare data between sources simply because land uses are defined and categorized differently, such as some sources grouping triplexes and fourplexes as multifamily while other sources include these in a catch-all category with townhomes, duplexes, and other housing products that are not strictly single-family detached or traditional multi-family apartments.

### **EXHIBITS**

1. Agenda Information Sheet
2. Updated Housing Data Presentation

Respectfully submitted:  
Tina Firgens, AICP  
Deputy Director of Development Services/Planning  
Director

Prepared by:  
Hayley Zagurski, AICP  
Assistant Planning Director

MINUTES  
PLANNING AND ZONING COMMISSION  
February 11, 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, February 11, 2026, at 5:04 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, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

**WORK SESSION**

**1. Clarification of agenda items listed on the agenda for this meeting.**

The following items were not presented, and no discussion was had:

3.A (FP25-0028e), 3.B (FP25-0040), 3.D (FP25-0038a), and 4.A (PZ26-007)

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

4.D (FP26-0001)

The following items were presented, and discussion was had:

3.C (FR25-0019a), 4.B(ZCP25-0038a), 4.C (PP25-0005d), and 5.B (S25-0014)

The following item was postponed:

5.A (Z25-0025)

The following item was pulled for Individual Items for Consideration:

3.C (FR25-0019a)

**2. Work Session Reports**

- A. PZ26-0022 Receive a report and hold a discussion regarding the implementation of the Denton 2040 Comprehensive Plan (Julie Wyatt).

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.

Chair Pruett called a recess at 5:56 p.m. Chair Pruett reconvened the Work Session at 6:04 p.m.

- B. PZ26-024 Receive a report and hold a discussion regarding how various Denton Development Code regulations and procedures impact development projects. (Julie Wyatt and Sean Jacobson)

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 6:28 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, February 11, 2026, at 6:37 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, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

**1. PLEDGE OF ALLEGIANCE**

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

**2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES**

- A. PZ26-008 Consider approval of the January 14, 2026, Planning and Zoning meeting minutes.

Commissioner Dyer moved to approve the January 14, 2026, Planning and Zoning meeting minutes. Motion seconded by Commissioner Garland. Motion carried.

AYES (7): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, Mary Ann McDuff

NAYS (0): None

### **ITEM PULLED FOR INDIVIDUAL CONSIDERATION**

- C. FR25-0019a Consider a request by Baird, Hampton & Brown on behalf of H-E-B, L.P. for a Final Replat of the North Lakes Shopping Center Addition. The 15.843-acre site is generally located on the east side of Bonnie Brae Street, approximately 214 feet north of US 380, in City of Denton, Denton County, Texas. (FR25-0019a, North Lakes Shopping Center Addition, Cameron Robertson).

## **Consent Agenda**

- A. FP25-0028e Consider a request by Manhard Consulting on behalf of the property owner, Canna Capital, for a Final Plat of the Reserve at Brush Creek. The approximately 15.437-acre site is generally located on the north side of Brush Creek Road and approximately 392 feet east of US 377 in the City of Denton, Denton County, Texas. (FP25-0028e, Reserve at Brush Creek, Angie Manglaris)
  
- B. FP25-0019a Consider a request by Kimley Horn, on behalf of the property owner, Marker Stone Realty Partners IV, LLC, for a Final Plat of Green Valley Way, Phase 1. The approximately 79.5-acre site is generally located on the east side of FM 2153 approximately 350 feet north of Somerset Lane in the City of Denton ETJ Division 1, Denton County, Texas. (FP25-0040, Green Valley Way Ph 1, Ashley Ekstedt)
  
- D. FP25-0038 Consider a request by Double R. Devco, LLC and for a Final Plat of Hickory Grove Multifamily Addition. The 41.391-acre site is generally located just north of West University Drive (US 380) and approximately 2,800 feet west of Golden Hoof Drive, partially in the City of Denton's ETJ Division 1 and partially in the City of Denton, Denton County, Texas. (FP25-0038, Hickory Grove Multifamily Addition, Mia Hines).

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

AYES (7): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, Mary Ann McDuff  
NAYS (0): None

City staff presented the item. No discussion followed.

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

AYES (7): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, Mary Ann McDuff  
NAYS (0): None

## **4. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. PZ26-007 Elect a Chair and Vice-Chair to the Planning and Zoning Commission.

Commissioner Riggs moved to nominate Commissioner Pruett as Chair. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (7): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, Mary Ann McDuff

NAYS (0): None

Commissioner McDuff moved to nominate Commissioner Riggs as Vice-Chair. Motion seconded by Commissioner Dyer. Motion carried.

AYES (7): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, Mary Ann McDuff

NAYS (0): None

- B.** ZCP25-0038 Consider a request by Food Street Denton, LLC for approval of a Site Plan for an indoor/outdoor recreation facility within the Rayzor Ranch Overlay District, South Campus - South Commercial District (SCD) subarea, located on Lot 1, Block F of Rayzor Ranch East. The approximately 3.872-acre subject property is generally located between Heritage Trail and Eastpark Boulevard, approximately 400 feet south of West University Drive (US 380) in the City of Denton, Denton County, Texas. (ZCP25-0038, Crunch Fitness, Mia Hines).

City staff presented the item. Discussion followed.

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

AYES (7): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, Mary Ann McDuff

NAYS (0): None

- C.** PP25-0005d Consider a request by Corwin Engineering, Inc., on behalf of Roselawn Meadows Land, LLC, for approval of a Preliminary Plat of Roselawn Meadows. The approximately 6.494-acre site is generally located north of Roselawn Drive just East of existing S. Bonnie Brae Street and west of future South Bonnie Brae Street in the City of Denton, Denton County, Texas. (PP25-0005d, Roselawn Meadows, Sean Jacobson)

City staff presented the item. Discussion followed.

Commissioner Dyer moved to approve the extension of the item to a date certain of February 25, 2026. Motion seconded by Commissioner Garland. Motion carried.

AYES (7): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, Mary Ann McDuff

NAYS (0): None

- D.** FP26-0001 Consider a request by Allison Engineering Group, on behalf of Denton & North Texas Railroad LLC, for approval of a final plat of Lot 1, Block 1 Ganzer Railroad Addition. The 119.653-acre tract is generally located on the north side of Ganzer Road, and approximately 380 feet west of Rector Road in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (FP26-0001, DNT Interchange Development, Matt Bodine)

City staff presented the item. No discussion followed.

Vice-Chair Riggs moved to approve the extension of the item to a date certain of February 25, 2026. Motion seconded by Commissioner McDuff. Motion carried.

AYES (7): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, Mary Ann McDuff

NAYS (0): None

## **5. PUBLIC HEARINGS**

- A. Z25-0025 Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams to rezone approximately 5.36 acres of land from Rural Residential (RR) District to General Office (GO) District. The subject site is generally located on the north side of Barthold Road, approximately 2,580 feet west of North Interstate 35 in the City of Denton, Denton County, Texas.; adopting an amendment to the City's official zoning map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. (Z25-0025, Arkamima, Matt Bodine) THE APPLICANT IS REQUESTING THIS ITEM BE POSTPONED TO THE FEBRUARY 25, 2026 MEETING.

Chair Pruett opened the public hearing.

This item was not presented, and no discussion followed.

Vice-Chair Riggs moved to postpone the item to a date certain of February 25, 2026. Motion seconded by Commissioner Garland. Motion carried.

AYES (7): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, Mary Ann McDuff

NAYS (0): None

- B. S25-0014 Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for an Outdoor Storage use on approximately 4.95 acres of land, approximately located on the west side of Interstate Highway 35 West, 287 feet north of Metro Street in the City of Denton, Denton County, Texas. (S25-0014, Bryce Van Arsdale)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Chair Pruett closed the public hearing.

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

AYES (7): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, Mary Ann McDuff  
NAYS (0): None

**6. PLANNING & ZONING COMMISSION PROJECT MATRIX**

- A. PZ26-021: Staff provided updates regarding the matrix and City Council items. The following items were added to the matrix:
1. Commissioner Dyer requested a summary of the information that was provided in the PZ Housing Data Matrix.
  2. Chair Pruett requested staff to provide at which stage of development project the GIS Analysis assumed Mixed Use Neighborhood (MN) zoned property flipped from undeveloped to developed future project.
  3. Commissioner Ketchersid requested if staff could provide what compatible development is for neighborhood character.

**7. CONCLUDING ITEMS**

With no further business, the Regular Meeting was adjourned at 7:10 p.m.

X \_\_\_\_\_  
Eric Pruett, Planning and Zoning Commission Chair Date

X \_\_\_\_\_  
Cathy Welborn, Administrative Assistant Date

Minutes approved on: \_\_\_\_\_



# City of Denton

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** February 25, 2026

### **SUBJECT**

Consider a request by Corwin Engineering, Inc., on behalf of Roselawn Meadows Land, LLC, for approval of a Preliminary Plat of Roselawn Meadows. The approximately 6.494-acre site is generally located north of Roselawn Drive just East of existing S. Bonnie Brae Street and west of future South Bonnie Brae Street in the City of Denton, Denton County, Texas. (PP25-0005e, Roselawn Meadows, Sean Jacobson)

### **BACKGROUND**

The purpose of this Preliminary Plat is to facilitate the development of 23 single-family residential lots and one Homeowner's Association (HOA) lot on approximately 6.494 acres. The subject property is presently undeveloped and zoned Residential 4 (R4). The subject site is situated between existing S. Bonnie Brae and the future realignment of S. Bonnie Brae, per the adopted Mobility Plan.

Date Application Filed:	October 21, 2025
Planning & Zoning Commission Meeting:	November 19, 2025
Days in Review:	29 Days
Extension Approved:	November 19, 2025
Planning & Zoning Commission:	December 17, 2025
Days in Review:	28 Days
Extension Approved:	December 17, 2025
Planning & Zoning Commission:	January 14, 2025
Days in Review:	29 Days
Extension Approved:	January 14, 2025
Planning & Zoning Committee:	February 11, 2026
Days in Review:	29 Days
Extension Approved:	February 11, 2026
Planning & Zoning Committee:	February 25, 2026
Days in Review:	14 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 recommends approval of this plat as it meets the established criteria for approval. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
November 19, 2002	City Council	Specific Use Permit for a gas well development	Approved
November 19, 2025	Planning & Zoning Commission	Plat extension request	Approved
December 17, 2025	Planning & Zoning Commission	Plat extension request	Approved
January 14, 2026	Planning & Zoning Commission	Plat extension request	Approved
February 11, 2026	Planning & Zoning Commission	Plat extension request	Approved

**PUBLIC OUTREACH**

No public outreach is required for preliminary 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. Preliminary Plat
5. LLC Members List

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Sean Jacobson  
Associate Planner

# Planning Staff Analysis

PP25-0005e / Roselawn Meadows

Planning & Zoning Commission

**REQUEST:**

Preliminary Plat for an approximately 6.494-acre site

**APPLICANT:**

Corwin Engineering, Inc., on behalf of Roselawn Meadows Land, LLC

**RECOMMENDATION:**

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

## Preliminary Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>1. Generally</b>			
<p>a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;">                     The Preliminary Plat meets all review criteria, as detailed herein.                 </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;">                     The Preliminary Plat meets the specific review criteria in the DDC for this application type.                 </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.</p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px; width: fit-content;">                     There is no conflict.                 </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. Prior Approvals</b>			
<p>a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>Findings:</b></p> <p>The proposed development has been determined to be consistent with the terms and conditions of prior land use approvals, plans, development agreements, and/or plat approvals in effect and not proposed to be changed.</p>			
<p><b>3. Consistent with Comprehensive Plan and Other Applicable Plans</b>  <b>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</b>  <b>Findings:</b></p> <p>The Denton 2040 Comprehensive Plan Future Land Use Map designates the subject property as Moderate Residential. The proposed uses are consistent with the designation.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</b>  <b>Findings:</b></p> <p>There are no competing plan goals, policies, and strategies for this site.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>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.</b>  <b>Findings:</b></p> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>4. Compliance with this DDC</b></p>			
<p><b>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</b>  <b>Findings:</b></p> <p>The proposed development complies with all applicable standards in the DDC.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

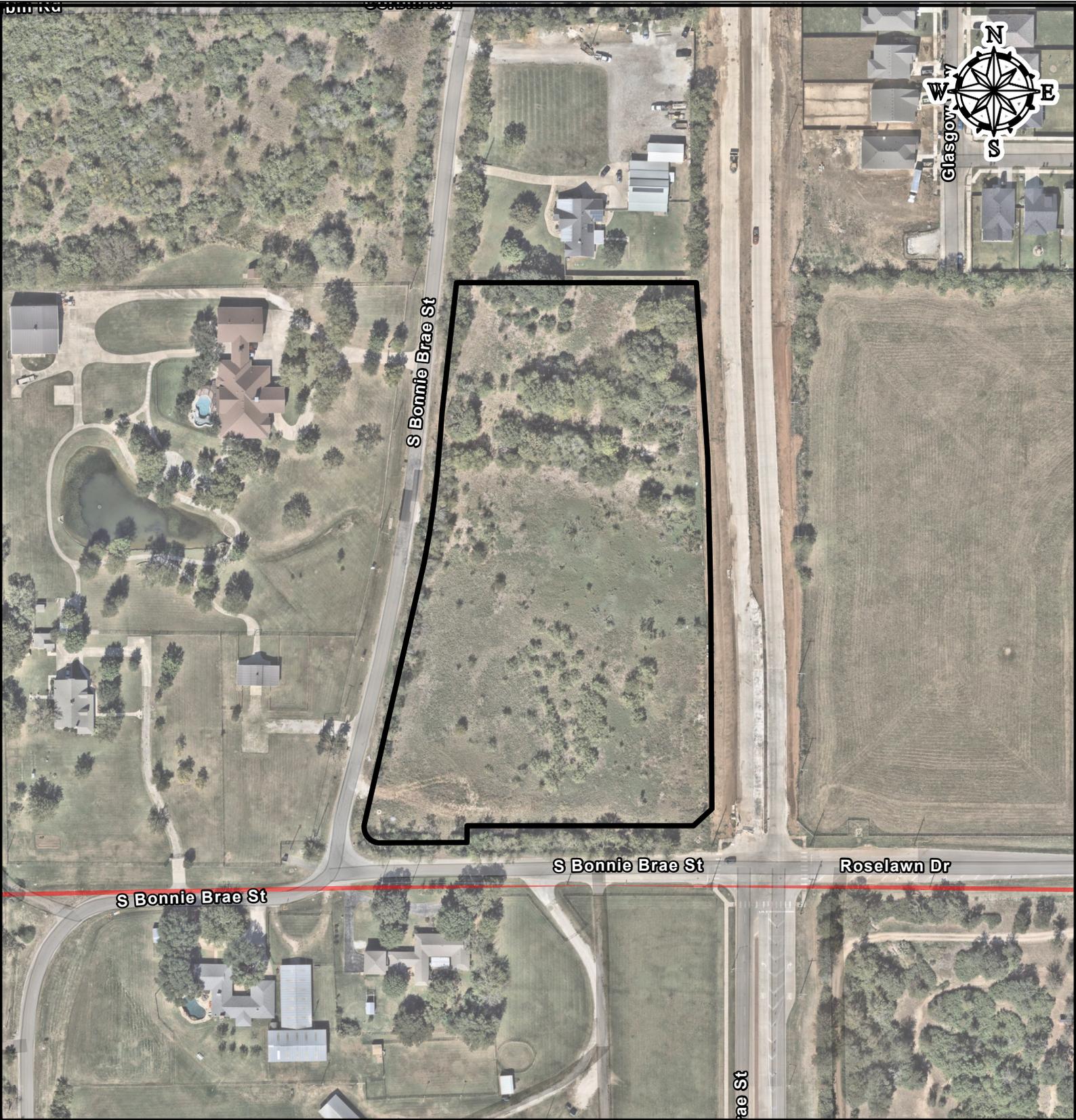
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</b>  <b>Findings:</b></p> <div data-bbox="253 300 1052 489" style="border: 1px solid black; padding: 5px;"> <p>Submittal was reviewed at the level of detail required for a Preliminary Plat, and this level of detail has been met for this project.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. Compliance with Other Applicable Regulations</b>			
<p><b>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.</b>  <b>Findings:</b></p> <div data-bbox="253 766 1117 1024" style="border: 1px solid black; padding: 5px;"> <p>The proposed development complies all other city regulations and with applicable federal and state government standards.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6. Consistent with Interlocal and Development Agreements</b>			
<p><b>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.</b>  <b>Findings:</b></p> <div data-bbox="253 1266 1117 1356" style="border: 1px solid black; padding: 5px;"> <p>There are no interlocal or development agreements associated with this plat.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>7. Minimizes Adverse Environmental Impacts</b>			
<p><b>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.</b>  <b>Findings:</b></p> <div data-bbox="253 1650 1117 1749" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>8. Minimizes Adverse Impacts on Surrounding Property</b>			
<p><b>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.</b>  <b>Findings:</b></p> <div data-bbox="253 369 1117 464" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9. Minimizes Adverse Fiscal Impacts</b>			
<p><b>a. The proposed development should not result in significant adverse fiscal impacts on the city.</b>  <b>Findings:</b></p> <div data-bbox="253 638 1117 732" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10. Compliance with Utility, Service, and Improvement Standards</b>			
<p><b>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.</b>  <b>Findings:</b></p> <div data-bbox="253 1024 1133 1352" style="border: 1px solid black; padding: 5px;"> <p>The designs shown on the proposed Preliminary Plat comply with applicable regulatory standards for public infrastructure, to the extent that such designs are shown and reviewed at the Preliminary Plat stage.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11. Provides Adequate Road Systems</b>			
<p><b>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.</b>  <b>Findings:</b></p> <div data-bbox="253 1629 1117 1766" style="border: 1px solid black; padding: 5px;"> <p>Adequate road capacity exists to serve the subdivision, and the design has been determined to be adequate, to the extent it can be reviewed at this stage, to ensure safe ingress and egress.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. Provides Adequate Public Services and Facilities</b>			
<p><b>a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or</b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

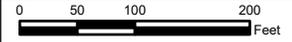
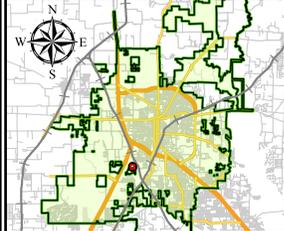
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 401 1102 527" style="border: 1px solid black; padding: 5px;"> Adequate public service and facility capacity appears to exist to accommodate the proposed uses while maintaining adequate levels of service for existing development. </div>			
<b>13. Rational Phasing Plan</b>			
<p>a. <b>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></p> <p><b>Findings:</b></p> <div data-bbox="253 768 1102 844" style="border: 1px solid black; padding: 5px;"> No phasing plan is proposed for this plat. </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Preliminary Plat Review Approval Criteria (DDC Section 2.6.3)	Applicability		
	Met	Not Met	N/A
<p><b>14. Provides a layout of lots, roads, driveways, utilities, drainage, and other public facilities and services designed to minimize the amount of disturbance to sensitive natural areas or other community resources.</b></p> <p><b>Findings:</b></p> <div data-bbox="204 1184 1079 1239" style="border: 1px solid black; padding: 5px;"> The Preliminary Plat meets the above approval criteria. </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15. Provides evidence of public water and sewer system connections.</b></p> <p><b>Findings:</b></p> <div data-bbox="204 1346 1066 1457" style="border: 1px solid black; padding: 5px;"> This development will be served by City of Denton Water and Wastewater. </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16. Identifies and adequately mitigates known natural hazard areas.</b></p> <p><b>Findings:</b></p> <div data-bbox="204 1560 1063 1656" style="border: 1px solid black; padding: 5px;"> The proposed development must comply with all applicable standards and specifications adopted by the City. </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>17. Proposes reasonable project phasing in terms of infrastructure capacity.</b></p> <p><b>Findings:</b></p> <div data-bbox="196 1766 1057 1841" style="border: 1px solid black; padding: 5px;"> No phasing plan is proposed for this plat. </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

# PP25-0005 Aerial Site Location



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



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

0 25 50 100  
SCALE: 1" = 50'

DKJ-RK PROPERTIES, LLC.  
DOC. NO. 2022-38861

CITY OF DENTON  
DOC. NO. 2013-150940

COURTS OF BONNIE BRAE  
DOC. NO. 2018-230

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 56°47'45" E	14.14'
2.	N 33°12'15" W	14.14'
3.	N 45°06'43" W	14.15'
4.	N 39°03'40" W	12.89'
5.	N 45°04'54" E	21.21'

LEGAL DESCRIPTION

WHEREAS, ROSELAWN MEADOWS LAND, LLC., is the owner of a tract of land situated in the J. Edmonson Survey, Abstract No. 400, being all of a 6.494 acre tract, as described in Doc. No. 2024-66844 in said Deed Records of Denton County, Texas and being more particularly described as follows:

BEGINNING, at a wood post found at the southwest corner of said 6.494 acre tract and being the northeast intersection of Roselawn Drive (Variable R.O.W.) and S. Bonnie Brae Street (Variable R.O.W.);

THENCE, North 11°47'45" East, along the west line of said 6.494 acre tract and the east line of said S. Bonnie Brae Street, for a distance of 510.58 feet, to a wood post found;

THENCE, North 05°47'35" East, continuing along said east and west lines, for a distance of 238.20 feet, to a 1/2 inch iron rod found at the northwest corner of said 6.494 acre tract;

THENCE, South 89°51'28" East, departing the east line of said S. Bonnie Brae Street and along the north line of said 6.494 acre tract, for a distance of 320.96 feet, to a 5/8 inch iron rod found at the northeast corner of 6.494 acre tract;

THENCE, South 00°04'54" West, along the east line of said 6.494 acre tract, for a distance of 7.89 feet, to a 5/8 inch iron rod found at the point of curvature of a curve to the left, having a radius of 2547.50 feet, a central angle of 02°34'14";

THENCE, continuing along said east line and with said curve to the left for an arc distance of 114.29 feet (Chord Bearing South 01°12'13" East - 114.28 feet), to a 5/8 inch iron rod found at the point of tangency;

THENCE, South 02°29'20" East, continuing along said east line, for a distance of 333.77 feet, to a 5/8 inch iron rod found at the point of curvature of a curve to the right, having a radius of 2452.50 feet, a central angle of 02°34'14";

THENCE, continuing along said east line and with said curve to the right for an arc distance of 110.03 feet (Chord Bearing South 01°12'13" East - 110.02 feet), to a 5/8 inch iron rod found at the point of tangency;

THENCE, South 00°04'54" West, continuing along said east line, for a distance of 147.00 feet, to a 5/8 inch iron rod found;

THENCE, South 45°04'54" West, continuing along said east line, for a distance of 21.90 feet, to a 5/8 inch iron rod found in the north line of said Roselawn Drive and being the most southerly southeast corner of said 6.494 acre tract;

THENCE, North 89°55'06" West, along the south line of said 6.494 acre tract and the north line of said Roselawn Drive, for a distance of 337.15 feet, to a 1/2 inch iron rod found;

THENCE, South 00°04'54" West, continuing along said north and south lines, for a distance of 8.49 feet, to a 1/2 inch iron rod found;

THENCE, North 89°57'33" West, continuing along said lines, for a distance of 115.70 feet, to the POINT OF BEGINNING and containing 6.494 acres or 2,822,888 square feet of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Denton, Texas.

WARREN L. CORWIN  
R.P.L.S. No. 4621

THE 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 WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

NOTARY PUBLIC, STATE OF TEXAS

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 PORTION OF BLOCK H, LOT 19, SHOWN ON THE PLAT, IS CALLED "DRAINAGE AND DETENTION EASEMENT." 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 HOA AND 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 DRAINAGE EASEMENT, OR FOR THE CONTROL OF EROSION, NO OBSTRUCTION TO THE NATURAL STORM SEWER 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 AND 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 AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE BY THE HOA AND 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 OBSTRUCTIONS TO THE FLOW OF WATER, AFTER GIVING THE HOA AND OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND HOA AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION, THE CITY OF DENTON SHALL BE REIMBURSED BY THE HOA AND OWNERS 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 NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT OR OTHERWISE.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2026 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS

PLANNING & ZONING COMMISSION CHAIRMAN

CITY SECRETARY

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROSELAWN MEADOWS LAND, LLC., does hereby adopt this plat designating the herein described property as ROSELAWN MEADOWS, in the City of Denton County, Texas, and do hereby dedicate to the public use forever the street rights of way and public easements shown hereon. The utility easements as shown are reserved for garbage collections and all public utilities desiring to use the same. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the utility easement as shown. Said utility easements being here reserved for the mutual use and accommodation of all public utilities desiring to use or using the same, all and any public utilities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right to ingress and egress to or from and upon the said utilities easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

ROSELAWN MEADOWS LAND, LLC.

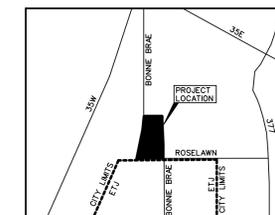
BY: \_\_\_\_\_

THE 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 \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

NOTARY PUBLIC, STATE OF TEXAS



PRELIMINARY PLAT  
OF

ROSELAWN MEADOWS

LOTS 1-23, BLOCK A

LOTS 1X-3X BLOCK A

TOTAL RESIDENTIAL LOTS 23

TOTAL OPEN SPACE 3

TOTAL LOTS 26

TOTAL ACRES 6.494

TOTAL SQUARE FOOTAGE 282,288.13

ZONED R-4

OUT OF THE

J. EDMONSON SURVEY, ABSTRACT NO. 400

IN THE

CITY OF DENTON

DENTON COUNTY, TEXAS

OWNER

ROSELAWN MEADOWS LAND, LLC.

200 SWISHER ROAD, BLDG B  
LAKE DALLAS, TEXAS 75065

CORWIN ENGINEERING, INC.

TBPE FIRM NO. 5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013

WARREN L. CORWIN (972) 396-1200

JANUARY 2026 SCALE: 1"=50'

PP25-0005

NOTES

- Bearings are referenced to a 6.494 acre tract, as recorded in Doc. No. 2024-66844, in the Deed Records of Denton County, Texas.
- All lot lines are radial/perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- LEGEND  
IRF - Iron Rod Found  
W.E. - Water Easement  
C.M. - Controlling Monument  
P.U.E. - Public Utility Easement  
- - - - - Boundary line  
- - - - - Building line  
- - - - - Overhead powerline  
- - - - - Centerline  
- - - - - Contour line  
- - - - - Power Pole  
⊙ - Block letter
- 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.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	11°42'51"	250.00'	51.11	51.02	S84°03'40"E
2.	148°22'42"	61.00'	225.30	117.38	N39°16'07"E
3.	55°50'33"	61.00'	326.22	55.00	S89°51'28"E

- Bearings are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.
- No floodplain exists on site according FEMA Map No. 48121C0370G, Dated 4-18-2011
- Water and Wastewater service will be provided by the City of Denton.
- Discharge from any detention pond/outfall or storm drain may require an offsite drainage easement to accommodate the flow. If an offsite drainage easement is required, a study shall be made of the off-site property to determine the size of the drainage easement to accommodate the flow.
- Acceptance of the drainage feature identified on the Preliminary Plat are subject to change during the final plat process and do not constitute subsequent approval of same. The City reserves the right to require additional data or studies to ensure compliance with City of Denton Subdivision and Land Regulations, Stormwater Design Criteria Manual and Comprehensive Master Drainage Plan.
- Temporary entry for city staff shall be permitted.
- A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4. must be met prior to the release of any permits.

**TEXAS SECRETARY of STATE**  
**JANE NELSON**

**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

**Filing Number:** 805515107      **Entity Type:** Domestic Limited Liability Company (LLC)  
**Original Date of Filing:** April 19, 2024      **Entity Status:** In existence  
**Formation Date:** N/A  
**Tax ID:** 32094714196      **FEIN:**  
**Duration:** Perpetual  
  
**Name:** Roselawn Meadows Land Limited Liability Company  
**Address:** 200 SWISHER RD BLDG B  
LAKE DALLAS, TX 75065-2324 USA

<a href="#">REGISTERED AGENT</a>	<a href="#">FILING HISTORY</a>	<a href="#">NAMES</a>	<a href="#">MANAGEMENT</a>	<a href="#">ASSUMED NAMES</a>	<a href="#">ASSOCIATED ENTITIES</a>	<a href="#">INITIAL ADDRESS</a>
<b>Name</b>			<b>Address</b>			<b>Inactive Date</b>
Capitol Corporate Services, Inc.			1501 S Mopac, Ste 220 Austin, TX 78746 USA			

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

**DCM:** Cassey Ogden

**DATE:** February 25, 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. (FP26-0002, 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 owed 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

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 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 one-time 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 March 18, 2026.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
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

**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

FP26-0002 / 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 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 March 18, 2026.

## Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>1. Generally</b>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>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:</p> <ol style="list-style-type: none"> <li>1. Include the city assigned project number “FP25-00018” in the title block. Update the date of preparation. (FPC 2.2)</li> <li>2. Label point of beginning tied to abstract corner if not previously platted or subdivision corner if platted with coordinates in decimal degrees. Indicate on graphic and in legal description. (FPC 2.9)</li> <li>3. Provide a legend for all abbreviations, graphic symbols, and line types used. (FPC 2.12)</li> <li>4. Label the roadway classification for Jackson Road and Thomas J Egan Road. (FPC 3.1)</li> <li>5. Provide instrument number of abandoned easements and clarify areas to be abandoned. (FPC 3.6)</li> <li>6. Show floodplain limits. Note current effective Flood Insurance Rate Map and any map changes (Letters of Map Amendment, Conditional Letters of Map Revisions, etc.). Show, label, and dimension drainage and floodway easements. (FPC 3.11)</li> <li>7. Label minimum finish floor elevation for each pad site on any lot encumbered by floodplain or within the 200’ floodplain buffer. (FPC 3.14)</li> </ol> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
	<p>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:</p> <ul style="list-style-type: none"> <li>8. Provide right-of-way dedication on the subject property as required. (FPC 4.1)</li> <li>9. Provide a copy of the computer-generated closure report for the metes and bounds description. (FPC 5.2)</li> </ul>			
	<p><b>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.</b>  <b>Findings:</b></p> <p>The Final Plat does not meet the review criteria of DDC Section 2.6.4D as described herein.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<p><b>c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.</b>  <b>Findings:</b></p> <p>There is no conflict.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. Prior Approvals</b>				
	<p><b>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.</b>  <b>Findings:</b></p> <p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. Consistent with Comprehensive Plan and Other Applicable Plans</b>				
	<p><b>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</b>  <b>Findings:</b></p> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<p><b>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>There are no competing plan goals, policies, and strategies for this site.</p> </div>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The overall goals of the Comprehensive Plan are met with the proposed Final Plat.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
<p><b>4. Compliance with this DDC</b></p>			
<p><b>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>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 does not comply with the following applicable DDC requirements:</p> <ol style="list-style-type: none"> <li>1. The proposed Lot 57X, Block T should be owned and maintained by the HOA so labels should be updated to reflect this. Note 47 should be updated to reference this lot. (DDC 7.6.7C &amp; DDC 7.5.31.2.a)</li> </ol> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat was submitted at an adequate level of detail.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5. Compliance with Other Applicable Regulations</b></p>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat complies with all other applicable city regulations.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>6. Consistent with Interlocal and Development Agreements</b>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 436 1117 636" style="border: 1px solid black; padding: 5px;"> <p>The proposed development is not fully compliant with the development agreement adopted for this Municipal Utility District. As described herein, the Final Plat does not comply with all applicable DDC standards as required by the agreement.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>7. Minimizes Adverse Environmental Impacts</b>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 909 1117 1050" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8. Minimizes Adverse Impacts on Surrounding Property</b>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1255 1117 1381" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9. Minimizes Adverse Fiscal Impacts</b>			
<p><b>a. The proposed development should not result in significant adverse fiscal impacts on the city.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1560 1117 1675" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10. Compliance with Utility, Service, and Improvement Standards</b>			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p>a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.</p> <p><b>Findings:</b></p> <div data-bbox="253 436 1133 667" style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Plat is not fully compliant with the Design Criteria Manual. A drainage easement near the proposed Lot 1X HOA, Block OO is required to account for an area inlet, storm line, and the two channels leading up to the inlet. The drainage easement must give the City the right, but not the obligation, to access and maintain (DCM 4.12.2B, DCM 4.12.1A).</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>11. Provides Adequate Road Systems</b>			
<p>a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.</p> <p><b>Findings:</b></p> <div data-bbox="253 947 1117 1031" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat is compliant with this criterion.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. Provides Adequate Public Services and Facilities</b>			
<p>a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.</p> <p><b>Findings:</b></p> <div data-bbox="253 1371 1101 1518" style="border: 1px solid black; padding: 5px;"> <p>There are adequate facilities to serve the development. Civil engineering plans are under review to ensure adequate infrastructure improvements and extensions.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13. Rational Phasing Plan</b>			
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

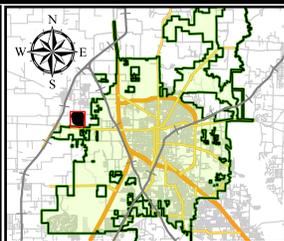
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>Findings:</b></p> <div data-bbox="253 233 1102 365" style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Plat is consistent with the revised phasing plan approved following the Preliminary Plat.</p> </div>			

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p><b>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</b></p> <p><b>Findings:</b></p> <div data-bbox="204 642 1037 814" style="border: 1px solid black; padding: 5px;"> <p>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.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15. Whether the development will substantially comply with all requirements of this DDC.</b></p> <p><b>Findings:</b></p> <div data-bbox="204 953 1037 1062" style="border: 1px solid black; padding: 5px;"> <p>As discussed herein, the Final Plat does not comply with all applicable requirements of the Denton Development Code.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.</b></p> <p><b>Findings:</b></p> <div data-bbox="204 1247 1037 1346" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat complies with the applicable technical standards and specifications adopted by the City.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# FP26-0002 Aerial Site Location



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



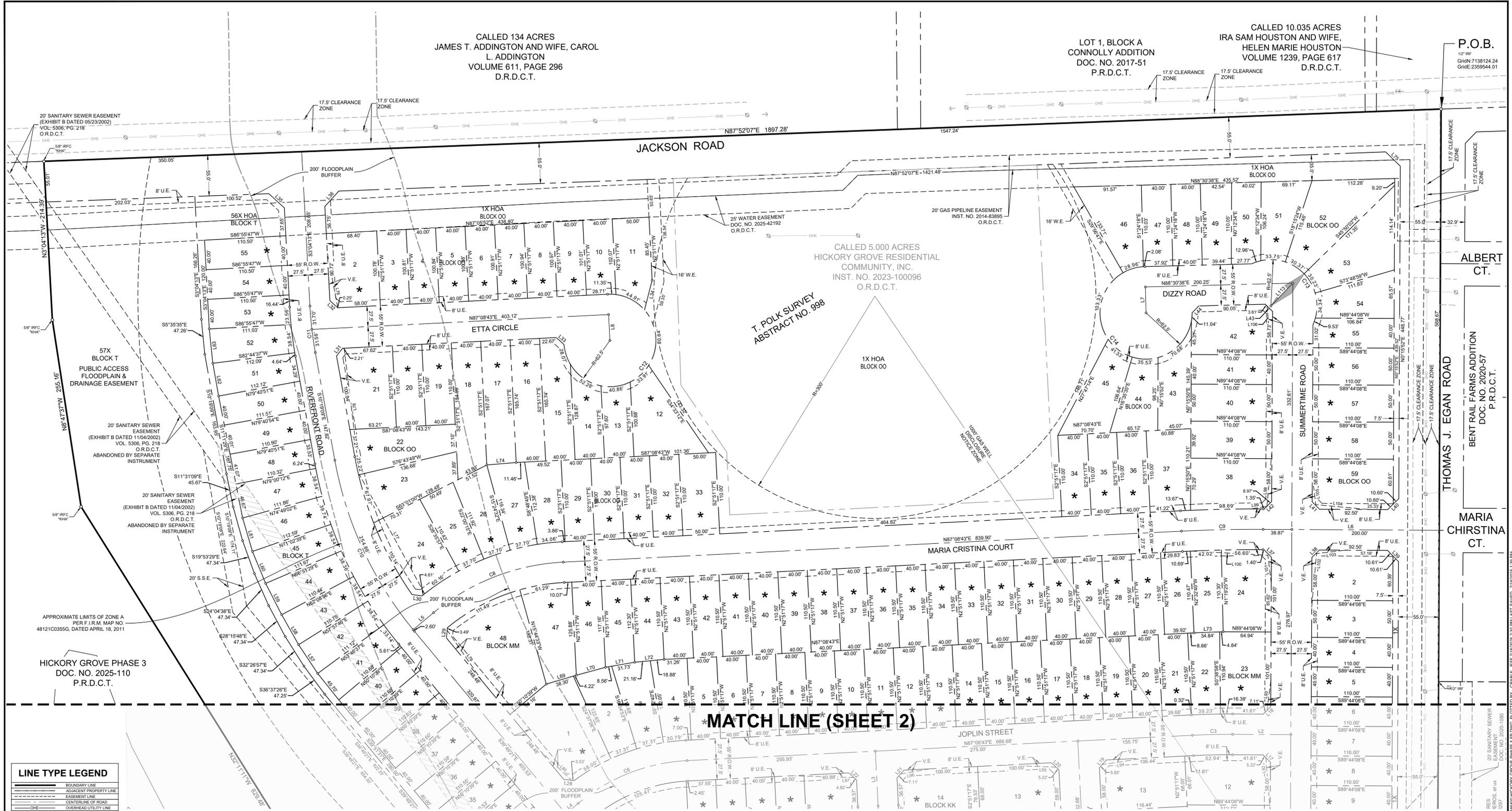
\*This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure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

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.  
 12' REF  
 Grid N 7138124.24  
 Grid E 2359544.01



APPROXIMATE LIMITS OF ZONE A  
 PER F.I.R.M. MAP NO.  
 48121C03955G, DATED APRIL 18, 2011

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

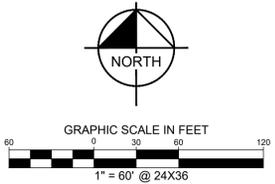
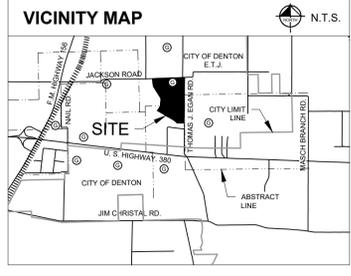
MATCH LINE (SHEET 2)

**LINE TYPE LEGEND**

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	CENTRELINE OF ROAD
---	OVERHEAD UTILITY LINE
---	CENTRELINE OF CREEK
---	ABSTRACT LINE
---	LOT LINE
---	FLOODPLAIN LINE

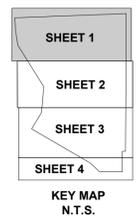
**LEGEND**

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRP	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
PKG.	PACKAGE
INST.	INSTRUMENT
P.R.D.C.T.	PLAT RECORDS
DENTON COUNTY, TEXAS	DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS
D.A.D.C.T.	DENTON COUNTY, TEXAS
DENTON COUNTY, TEXAS	DENTON COUNTY, TEXAS
STREET NAME CHANGE	STREET NAME CHANGE
U.E.	UTILITY EASEMENT
S.W.E.	SEWYAK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.E.	VEGETATION EASEMENT
GUY ANCHOR	GUY ANCHOR
UTILITY POLE	UTILITY POLE
PROXIMITY CORNER SYMBOL	PROXIMITY CORNER SYMBOL
R.O.W.	RIGHT-OF-WAY
GAS WELL DRILLING & PRODUCTION SITE	GAS WELL DRILLING & PRODUCTION SITE
SEE GENERAL NOTE #12	SEE GENERAL NOTE #12



SEE SHEET 5 FOR MASTER NOTES & LOT AREA TABLE

SEE SHEET 4 FOR LINE & CURVE TABLES



**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  
 6 HOA LOTS

**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 #FP25-  
 JULY 2025

**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	JULY 2025	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: KCPH\_SURVEY\2025\LEGENDS.RANCPH-DENTON\DWG\FINAL\PLAT\PHASE 5\HICKORY GROVE PHASE 5.FPDWG PLOTTED BY: CRIBBLE\_EFF 7/16/2025 2:35 PM LAST SAVED: 7/16/2025 1:38 PM

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

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

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

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

57X  
BLOCK T  
PUBLIC ACCESS  
FLOODPLAIN &  
DRAINAGE EASEMENT

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

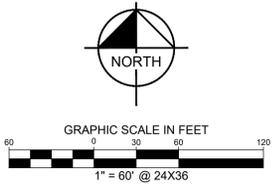
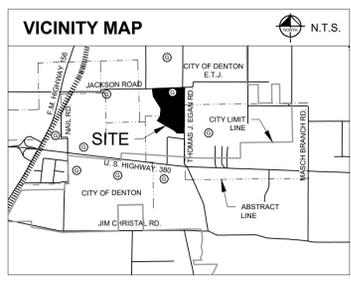
20' SANITARY SEWER  
EASEMENT  
(EXHIBIT B DATED 11/04/2002)  
VOL. 5306, PG. 218  
O.R.D.C.T.  
ABANDONED BY SEPARATE  
INSTRUMENT

MATCH LINE (SHEET 1)

MATCH LINE (SHEET 3)

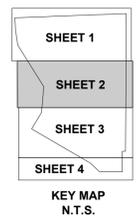
LINE TYPE LEGEND	
	BOUNDARY LINE
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	OVERHEAD UTILITY LINE
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LEGEND	
	IRSC 5/8" IRON ROD W/ "KHA" CAP SET
	IRFC IRON ROD WITH CAP FOUND
	IRP IRON ROD FOUND
	P.O.C. POINT OF COMMENCING
	P.O.B. POINT OF BEGINNING
	D.E. DRAINAGE EASEMENT
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	VOL. VOLUME
	PKS PACE
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	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
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	GUY ANCHOR
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	PROXIMITY CORNER SYMBOL
	R.O.W. RIGHT-OF-WAY
	GAS WELL DRILLING & PRODUCTION SITE
	SEE GENERAL NOTE #12



SEE SHEET 5 FOR MASTER  
NOTES & LOT AREA  
TABLE

SEE SHEET 4 FOR LINE &  
CURVE TABLES



### FINAL PLAT HICKORY GROVE, PHASE 5

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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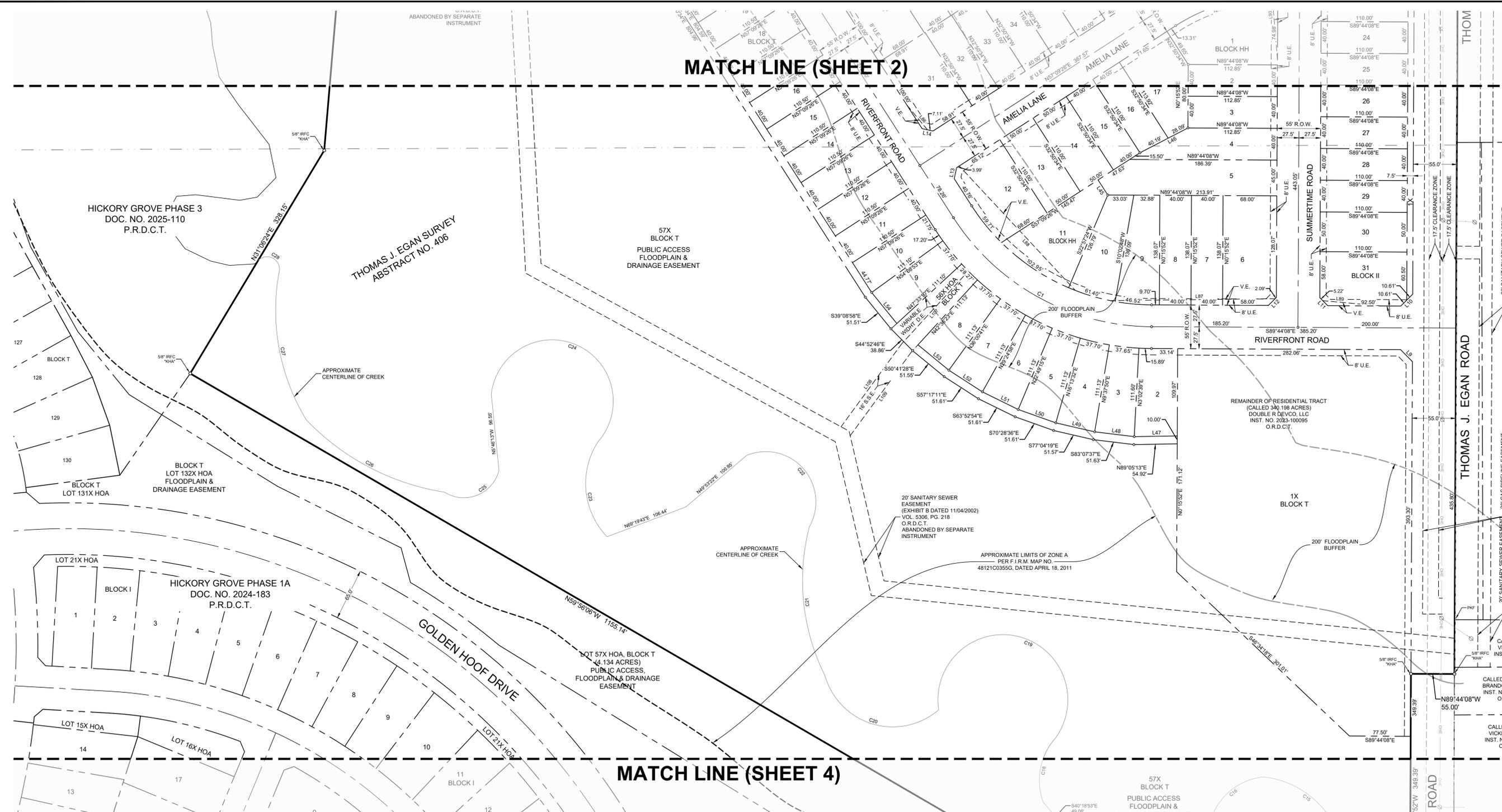
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**APPLICANT:**  
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Ph: (469) 576-1056  
Contact: Thomas L. Fletcher, P.E.

**SURVEYOR:**  
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Frisco, TX 75034  
Ph: (972) 335-3580  
Contact: Michael Marx, RPLS

MATCH LINE (SHEET 2)

MATCH LINE (SHEET 4)

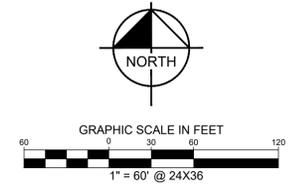
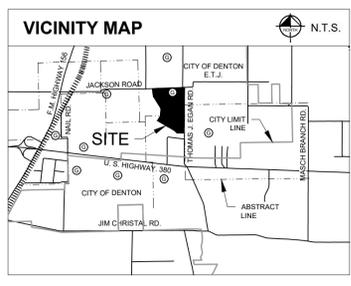


**LINE TYPE LEGEND**

---	BOUNDARY LINE
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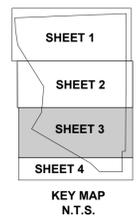
**LEGEND**

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P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
PKS	PAVE
INST.	INSTRUMENT
P.R.D.C.T.	PLAT RECORDS
D.C.T.	DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS
D.A.D.C.T.	DENTON COUNTY, TEXAS
U.E.	UTILITY EASEMENT
S.W.E.	SEWER EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.E.	VISIBILITY EASEMENT
GA	GUY ANCHOR
U.P.	UTILITY POLE
PC	PROPERTY CORNER SYMBOL
R.O.W.	RIGHT-OF-WAY
GW	GAS WELL DRILLING & PRODUCTION SITE
*	SEE GENERAL NOTE #12



SEE SHEET 5 FOR MASTER NOTES & LOT AREA TABLE

SEE SHEET 4 FOR LINE & CURVE TABLES



**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 1 & 2-59; BLOCK T, LOTS 1X, 2-55, 56X & 57X

278 RESIDENTIAL LOTS  
6 HOA LOTS

**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 #P25-  
JULY 2025

**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	JULY 2025	068517166	3 OF 6

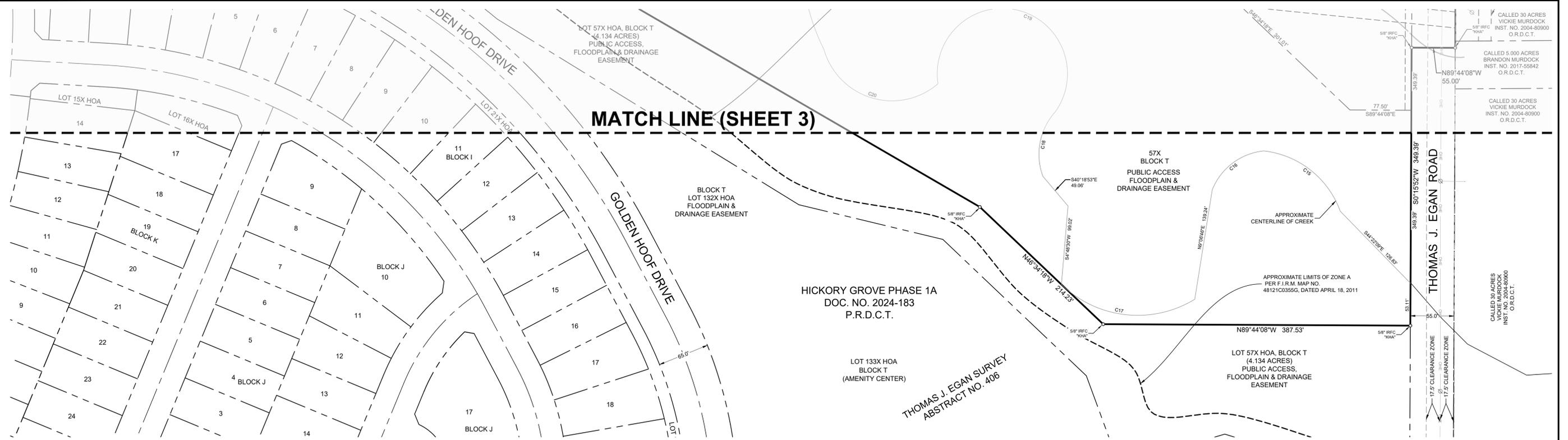
**OWNER:**  
Double R. Devco, LLC  
1501 Alta Drive, Fort Worth, Texas 76107

**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.

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

DWG NAME: K:\P\FINAL SURVEY\303264600\LEGENDS RANCH - DENTON\DWG\FINAL PLAT\PHASE 5\HICKORY GROVE PHASE 5.FPDWG PLOTTED BY: GRABELE,JEFF 7/16/2025 2:35 PM LAST SAVED: 7/16/2025 1:38 PM



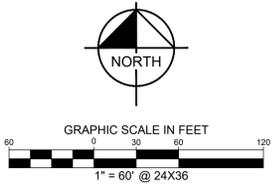
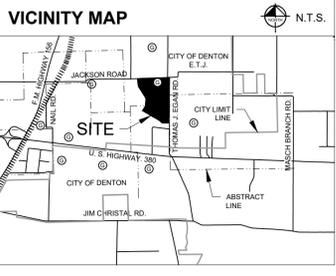
LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°44'08"E	34.79'	L24	N77°50'34"W	14.14'	L47	N89°05'13"E	54.45'	L70	N74°50'44"E	40.94'	L93	S07°19'35"W	40.43'
L2	S89°44'08"E	79.11'	L25	N12°09'26"E	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	14.41'	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	27.89'	L98	S05°11'57"W	73.77'
L7	N01°28'22"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	13.19'	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	14.18'	L55	S34°50'58"E	39.29'	L78	N06°58'19"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	46.00'
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	N39°49'21"W	20.00'
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	46.00'
L21	N42°08'43"E	14.14'	L44	S44°23'15"E	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'			
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'			

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'	200.48'	S62°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'	N59°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
	CENTRELINE OF ROAD
	OVERHEAD UTILITY LINE
	CENTRELINE OF CREEK
	ABSTRACT LINE
	LOT LINE
	FLOODPLAIN LINE

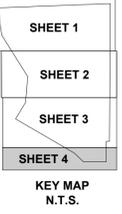
  

LEGEND	
	5/8" IRON ROD W/ "KHA" CAP SET
	IRON ROD WITH CAP FOUND
	IRON ROD FOUND
	POINT OF COMMENCING
	POINT OF BEGINNING
	DRAINAGE EASEMENT
	HOMEOWNER'S ASSOCIATION
	VOLUME
	PACKAGE
	INSTRUMENT
	PLAT RECORDS
	DENTON COUNTY, TEXAS
	OFFICIAL RECORDS
	DENTON COUNTY, TEXAS
	DENTON COUNTY, TEXAS
	STREET NAME CHANGE
	UTILITY EASEMENT
	SIDEWALK EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	VISIBILITY EASEMENT
	GUY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
	RIGHT-OF-WAY
	GAS WELL DRILLING & PRODUCTION SITE
	SEE GENERAL NOTE #12



SEE SHEET 5 FOR MASTER NOTES & LOT AREA TABLE

SEE SHEET 4 FOR LINE & CURVE TABLES



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  
 6 HOA LOTS

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 #FP25-  
 JULY 2025

**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	JULY 2025	068517166	4 OF 6

**OWNER:**  
 Double R. Devo, 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:\P\2025\06\06\LEGENDS\HICKORY GROVE PHASE 5.FPDWG PLOTTED BY: GRABELE, JEFF 7/16/2025 2:35 PM LAST SAVED: 7/16/2025 1:39 PM



**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. 22020-57 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 \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025.

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

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.

**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

\_\_\_\_\_  
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

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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
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 \_\_\_\_\_ 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 \_\_\_\_, 2025.

**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  
6 HOA LOTS

**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 #FP25-\_\_\_\_\_  
JULY 2025

**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	JULY 2025	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

**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

<a href="#">REGISTERED AGENT</a>	<a href="#">FILING HISTORY</a>	<a href="#">NAMES</a>	<a href="#">MANAGEMENT</a>	<a href="#">ASSUMED NAMES</a>	<a href="#">ASSOCIATED ENTITIES</a>	<a href="#">INITIAL ADDRESS</a>
<b>Name</b>		<b>Address</b>			<b>Inactive Date</b>	
DOUGLAS REAGAN HORTON		1501 Alta Dr Fort Worth, TX 76107-1569 USA				



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

**DCM:** Cassey Ogden

**DATE:** February 25, 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. (FP26-0003, 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 owed 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

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 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 one-time 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 March 18, 2026.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
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

**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

FP26-0003 / 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 March 18, 2026.

## Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>1. Generally</b>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>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:</p> <ol style="list-style-type: none"> <li>1. Include the city assigned project number “FP25-00018” in the title block. Update the date of preparation. (FPC 2.2)</li> <li>2. Verify number of plat pages. For multiple page plats, indicate the sheet number for each page of the plat. (FPC 2.20).</li> <li>3. Include proposed layout of lots, streets, easements, and right-of-way (ROW). (FPC 3.1)</li> <li>4. Label minimum finish floor elevation for each pad site on any lot encumbered by floodplain or within the 200’ floodplain buffer. (FPC 3.14)</li> <li>5. Label all easements, including existing or proposed. Proposed offsite easements by separate instrument should be labeled as such. If existing, provide recording information. (FPC 4.3)</li> <li>6. Use City of Denton Standard Plat Notes to clarify plat notes, owner’s dedication blocks, and signature blocks. (FPC 5.8)</li> </ol> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>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.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p><b>Findings:</b></p> <p>The Final Plat does not meet the review criteria of DDC Section 2.6.4D as described herein.</p>			
<p><b>c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.</b></p> <p><b>Findings:</b></p> <p>There is no conflict.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. Prior Approvals</b>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <p>The final plat is not consistent with the Preliminary Plat. Since the approval of the Preliminary Plat, the applicant has submitted a revised phasing plan. Per the approved Preliminary Plat, the proposed Lot 163X, Block A is further subdivided to include a "Director's Lot but this lot is not currently shown on the proposed plat. Clarification is needed.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>3. Consistent with Comprehensive Plan and Other Applicable Plans</b></p> <p><b>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</b></p> <p><b>Findings:</b></p> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</b></p> <p><b>Findings:</b></p> <p>There are no competing plan goals, policies, and strategies for this site.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>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.</b></p> <p><b>Findings:</b></p> <p>The overall goals of the Comprehensive Plan are met with the proposed Final Plat.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)</b>	<b>Compliance</b>		
<b>4. Compliance with this DDC</b>			
<p><b>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</b>  <b>Findings:</b></p> <div data-bbox="253 405 1149 821" style="border: 1px solid black; padding: 5px;"> <p>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 does not comply with the following applicable DDC requirements:</p> <ol style="list-style-type: none"> <li>1. Include property, business or homeowner's association covenants as they relate to the maintenance of open space, common areas and facilities. (DDC 8.3.2D &amp; DDC 7.10.4C.2)</li> </ol> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</b>  <b>Findings:</b></p> <div data-bbox="253 961 1149 1031" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat was submitted at an adequate level of detail.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. Compliance with Other Applicable Regulations</b>			
<p><b>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.</b>  <b>Findings:</b></p> <div data-bbox="253 1331 1117 1476" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat complies with all other applicable city regulations.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6. Consistent with Interlocal and Development Agreements</b>			
<p><b>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.</b>  <b>Findings:</b></p> <div data-bbox="253 1713 1117 1913" style="border: 1px solid black; padding: 5px;"> <p>The proposed development is not fully compliant with the development agreement adopted for this Municipal Utility District. As described herein, the Final Plat does not comply with all applicable DDC standards as required by the agreement.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<b>7. Minimizes Adverse Environmental Impacts</b>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 470 1117 611" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8. Minimizes Adverse Impacts on Surrounding Property</b>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 816 1117 957" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9. Minimizes Adverse Fiscal Impacts</b>			
<p><b>a. The proposed development should not result in significant adverse fiscal impacts on the city.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1119 1117 1239" style="border: 1px solid black; padding: 5px;"> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10. Compliance with Utility, Service, and Improvement Standards</b>			
<p><b>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.</b></p> <p><b>Findings:</b></p> <div data-bbox="253 1539 1133 1608" style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Plat is compliant with all applicable regulations.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11. Provides Adequate Road Systems</b>			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
<p>a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.</p> <p><b>Findings:</b></p> <div data-bbox="253 401 1117 485" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat is compliant with this criterion.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. Provides Adequate Public Services and Facilities</b>			
<p>a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.</p> <p><b>Findings:</b></p> <div data-bbox="253 827 1104 972" style="border: 1px solid black; padding: 5px;"> <p>There are adequate facilities to serve the development. Civil engineering plans are under review to ensure adequate infrastructure improvements and extensions.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13. Rational Phasing Plan</b>			
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p><b>Findings:</b></p> <div data-bbox="253 1278 1104 1409" style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Plat is consistent with the revised phasing plan approved following the Preliminary Plat.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

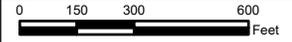
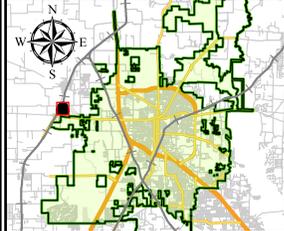
Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p><b>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</b></p> <p><b>Findings:</b></p> <div data-bbox="204 1686 1040 1860" style="border: 1px solid black; padding: 5px;"> <p>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.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
<p><b>15. Whether the development will substantially comply with all requirements of this DDC.</b>  <b>Findings:</b></p> <div data-bbox="204 300 1039 407" style="border: 1px solid black; padding: 5px;"> <p>As discussed herein, the Final Plat does not comply with the applicable requirements of the Denton Development Code.</p> </div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.</b>  <b>Findings:</b></p> <div data-bbox="204 588 1039 695" style="border: 1px solid black; padding: 5px;"> <p>The Final Plat complies with the applicable technical standards and specifications adopted by the City.</p> </div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

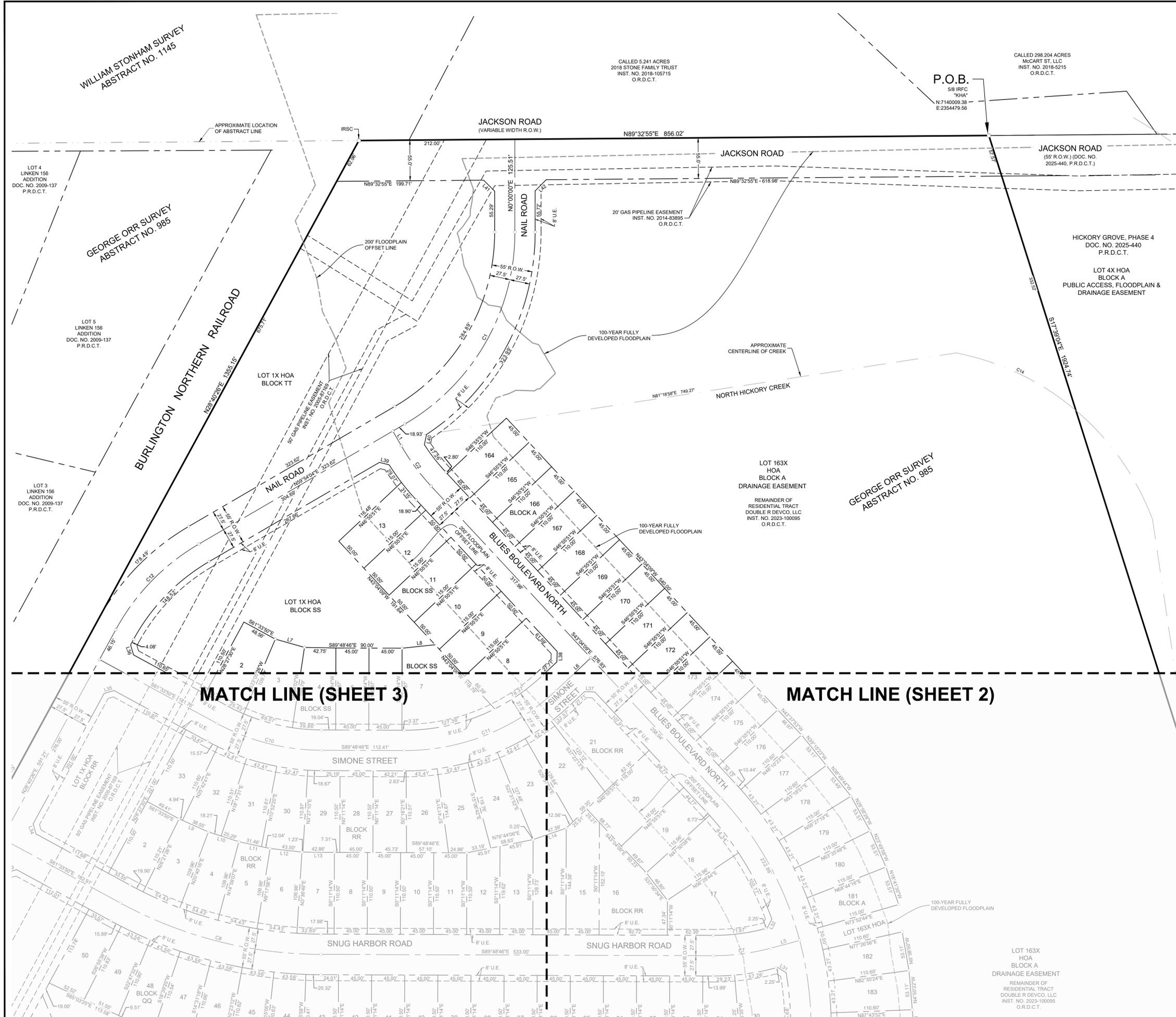
# FP26-0003 Aerial Site Location



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



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

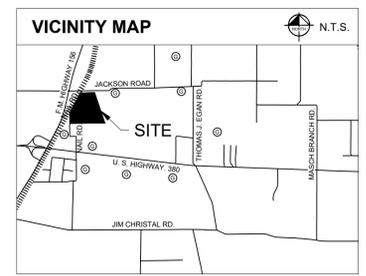


**LINE TYPE LEGEND**

---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	CENTERLINE OF ROAD
---	OVERHEAD UTILITY LINE
---	CENTERLINE OF CREEK
---	ABSTRACT LINE
---	LOT LINE

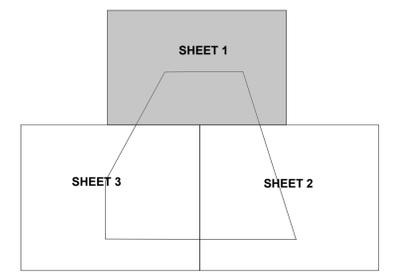
**LEGEND**

IRSC	8" IRON ROD WITH 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	HOMEOWNERS 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
---	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.E.	VISIBILITY EASEMENT
---	GLY ANCHOR
---	UTILITY POLE
---	PROPERTY CORNER SYMBOL
R.O.W.	RIGHT-OF-WAY
---	GAS WELL DRILLING & PRODUCTION SITE
---	SEE GENERAL NOTE #32



SEE SHEET 4 FOR GENERAL NOTES

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



KEY MAP N.T.S.

**FINAL PLAT  
HICKORY GROVE, PHASE 6**

BLOCK A, LOTS 163X & 164-215; 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

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 #FP25-  
DECEMBER 2025

**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	DEC. 2025	068517166	1 OF 7

**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 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

LOT 163X  
HOA  
BLOCK A  
DRAINAGE EASEMENT  
REMAINDER OF  
RESIDENTIAL TRACT  
DOUBLE R DEVCO, LLC  
INST. NO. 2023-100095  
O.R.D.C.T.

MATCH LINE (SHEET 3)

MATCH LINE (SHEET 2)

LOT 4  
LINKEN 156  
ADDITION  
DOC. NO. 2009-137  
P.R.D.C.T.

GEORGE ORR SURVEY  
ABSTRACT NO. 985

LOT 5  
LINKEN 156  
ADDITION  
DOC. NO. 2009-137  
P.R.D.C.T.

LOT 3  
LINKEN 156  
ADDITION  
DOC. NO. 2009-137  
P.R.D.C.T.

CALLED 5.241 ACRES  
2018 STONE FAMILY TRUST  
INST. NO. 2018-105715  
O.R.D.C.T.

P.O.B.  
5/8 IRFC  
KHA  
N7140009.38  
E2354479.56

CALLED 288.204 ACRES  
McCART ST. LLC  
INST. NO. 2018-5215  
O.R.D.C.T.

JACKSON ROAD  
(55' R.O.W.) (DOC. NO.  
2025-440, P.R.D.C.T.)

HICKORY GROVE, PHASE 4  
DOC. NO. 2025-440  
P.R.D.C.T.

LOT 4X HOA  
PUBLIC ACCESS, FLOODPLAIN &  
DRAINAGE EASEMENT

LOT 163X  
BLOCK A  
DRAINAGE EASEMENT  
REMAINDER OF  
RESIDENTIAL TRACT  
DOUBLE R DEVCO, LLC  
INST. NO. 2023-100095  
O.R.D.C.T.

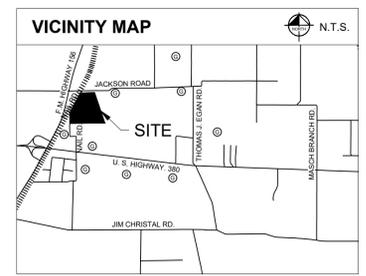
MATCH LINE (SHEET 1)

**LINE TYPE LEGEND**

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	CENTERLINE OF ROAD
---	OVERHEAD UTILITY LINE
---	CENTERLINE OF CREEK
---	ABSTRACT LINE
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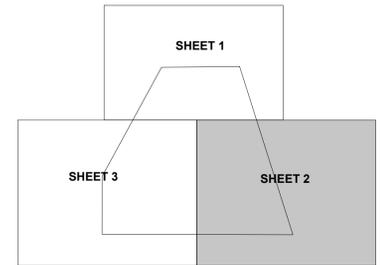
**LEGEND**

IRSC	8" IRON ROD W/ "X" 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	HOMEOWNERS 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
---	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.E.	VISIBILITY EASEMENT
---	GLY ANCHOR
---	UTILITY POLE
---	PROPERTY CORNER SYMBOL
---	RIGHT-OF-WAY
---	GAS WELL DRILLING & PRODUCTION SITE
---	SEE GENERAL NOTE #32



SEE SHEET 4 FOR GENERAL NOTES

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



KEY MAP  
N.T.S.

**FINAL PLAT  
HICKORY GROVE, PHASE 6**

BLOCK A, LOTS 163X & 164-215; 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

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 #FP25-  
DECEMBER 2025

**Kimley»Horn**

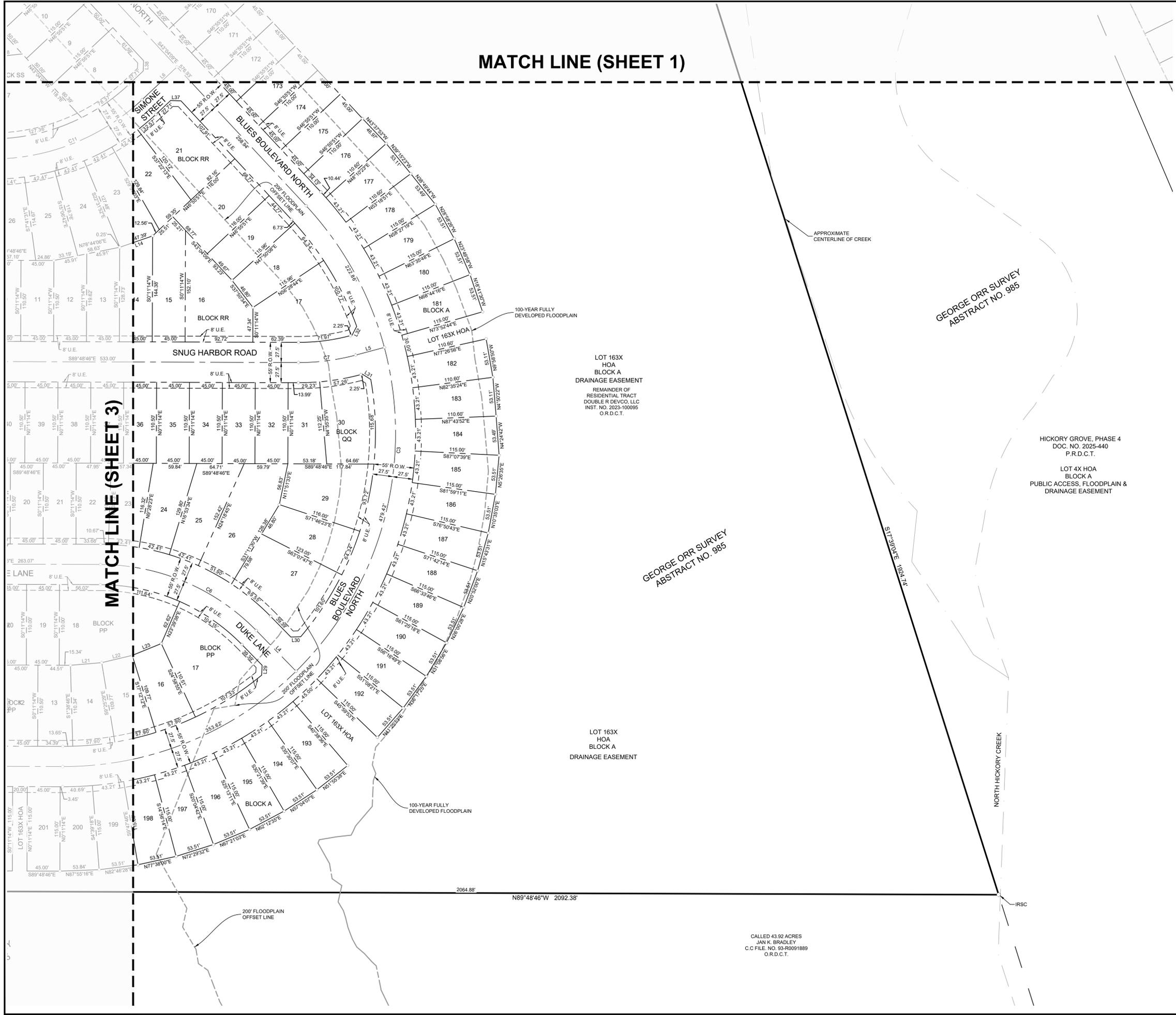
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	DEC. 2025	068517166	2 OF 7

**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 L. Fletcher, P.E.

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



LOT 163X  
HOA  
BLOCK A  
DRAINAGE EASEMENT  
REMAINDER OF  
RESIDENTIAL TRACT  
DOUBLE R DEVCO, LLC  
INST. NO. 2023-100095  
O.R.D.C.T.

GEORGE ORR SURVEY  
ABSTRACT NO. 985

GEORGE ORR SURVEY  
ABSTRACT NO. 985

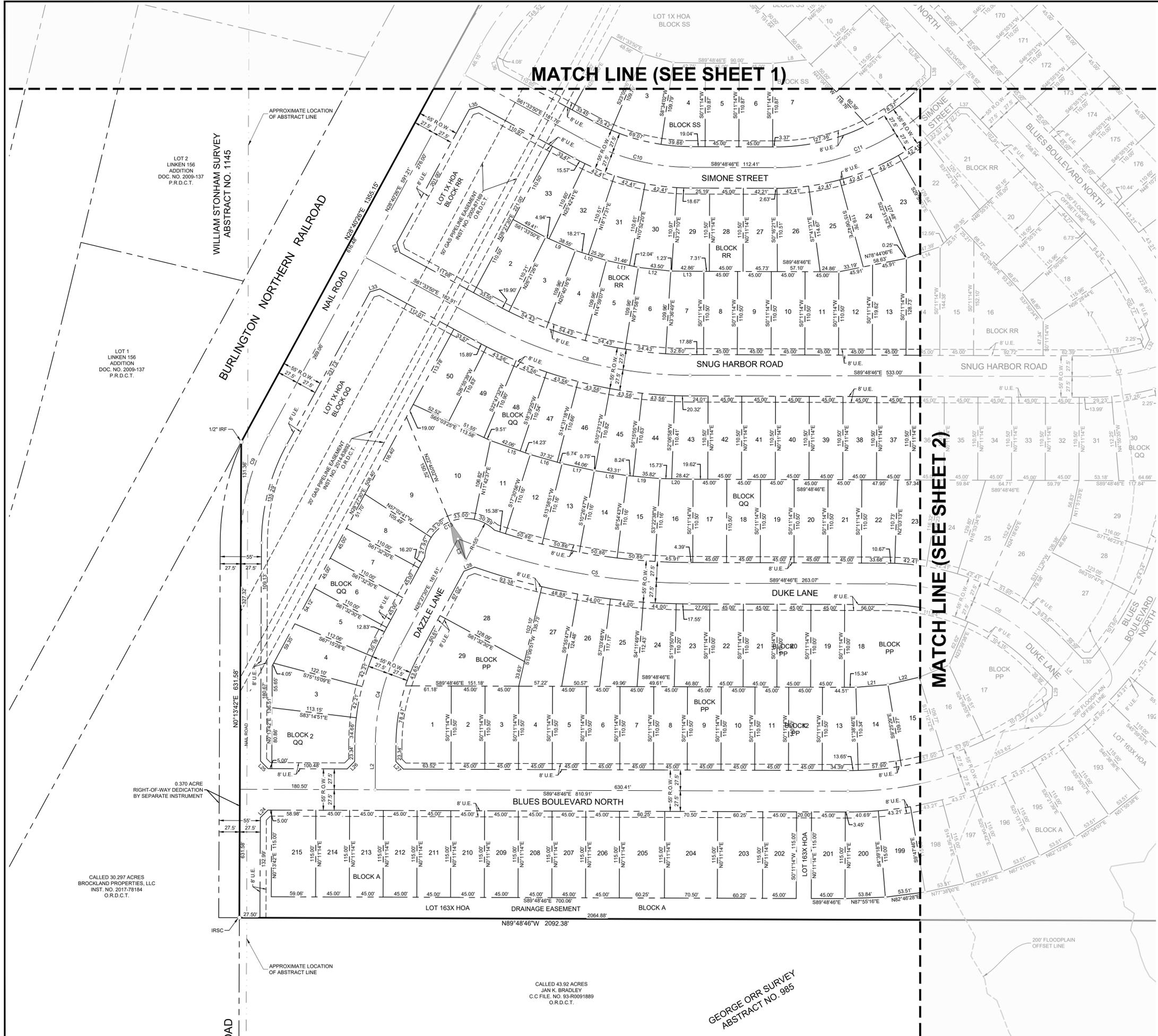
LOT 163X  
HOA  
BLOCK A  
DRAINAGE EASEMENT

CALLED 43.92 ACRES  
JAN K. BRADLEY  
C.C FILE NO. 93-R0091889  
O.R.D.C.T.

MATCH LINE (SHEET 3)

7  
26  
11  
10  
30  
40  
30  
40  
4  
3

DWG NAME: K:\P\FW\_SURVEY\2025\6600-LEGENDS RANCH- DENTON\DWG\FINAL\PHASE 6\HICKORY GROVE PHASE 6.FPDWG PLOTTED BY: CRIBBLE\_EBF 12/10/2025 7:49 AM LAST SAVED 12/10/2025 4:48 PM

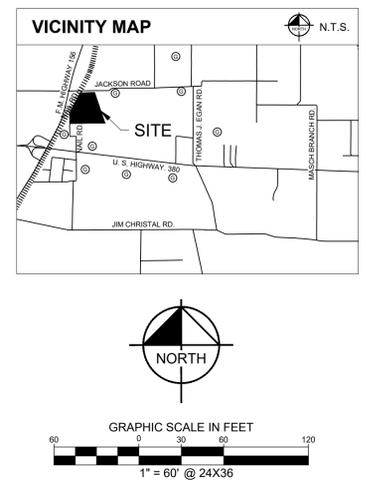


**LINE TYPE LEGEND**

---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	CENTERLINE OF ROAD
---	OVERHEAD UTILITY LINE
---	CENTERLINE OF CREEK
---	ABSTRACT LINE
---	LOT LINE

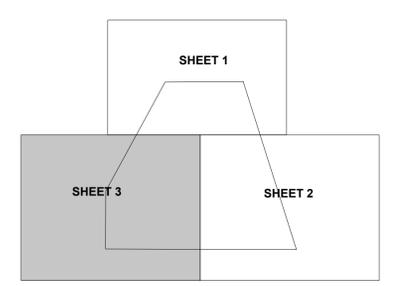
**LEGEND**

IRSC	5/8" IRON ROD WITH 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	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
PS	PAGE
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---	STREET NAME CHANGE
---	UTILITY EASEMENT
S.W.E.	SEWER EASEMENT
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---	RIGHT-OF-WAY
---	GAS WELL DRILLING & PRODUCTION SITE
---	SEE GENERAL NOTE #32



SEE SHEET 4 FOR GENERAL NOTES

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



**FINAL PLAT  
HICKORY GROVE, PHASE 6**

BLOCK A, LOTS 163X & 164-215; 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

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 #FP25-  
DECEMBER 2025

**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" = ##'	JCC	KHA	DEC. 2025	068517166	3 OF 7

**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 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, RLS

WILLIAM STONHAM SURVEY  
ABSTRACT NO. 1145

LOT 2  
LINKEN 156  
ADDITION  
DOC. NO. 2009-137  
P.R.D.C.T.

LOT 1  
LINKEN 156  
ADDITION  
DOC. NO. 2009-137  
P.R.D.C.T.

0.370 ACRE  
RIGHT-OF-WAY DEDICATION  
BY SEPARATE INSTRUMENT

CALLED 30.297 ACRES  
BROCKLAND PROPERTIES, LLC  
INST. NO. 2017-78184  
O.R.D.C.T.

**MATCH LINE (SEE SHEET 1)**

**MATCH LINE (SEE SHEET 2)**

CALLED 43.92 ACRES  
JAN K. BRADLEY  
C.C. FILE NO. 93-R0091889  
O.R.D.C.T.

GEORGE ORR SURVEY  
ABSTRACT NO. 985

DWG NAME: K:\P\FW\_SURVEY\2025\6600-LEGENDS RANCH- DENTON\DWG\FINAL\PHASE\HICKORY GROVE PHASE 6 PP.DWG PLOTTED BY: CRIBBLE\_EFF\_12/1/2025 7:49 AM LAST SAVED: 12/1/2025 4:48 PM

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 163X HOA	27.394	1,193,291
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 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	53,548
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
BLOCK QQ LOT 18	0.114	4,972

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
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
BLOCK RR LOT 18	0.149	6,474

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK RR LOT 19	0.135	5,888
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	86.521	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°28'26"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'

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°28'36"W	180.33'

**GENERAL NOTES:**

- The purpose of this plat is create 174 residential lots and 5 HOA lots and dedicate easements and rights-of-way.
- 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.
- 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. 2330303COM, effective date March 29, 2023. The surveyor has not abstracted the above property.
- This plat lies wholly within the ETJ of the City of Denton, and Denton County.
- 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.
- 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.
- All gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown.
- 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.
- 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:
  - 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.
- Encroachment of private improvements into public easements shall not be permitted.
- Wastewater utility service will be provided by the City of Denton.
- Water utility service will be provided by the City of Denton.
- All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
- 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 AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

- 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.
- Lots within 200' of FEMA floodplain require minimum finish floor elevations as shown on plat.
- This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions 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.
- 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.
- Street trees located within the right-of-way shall not be planted within 10 feet of either side of lot line.
- Master Note N/A
- 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.
- 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.
- All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.

- 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)
- 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.
- All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted

**FINAL PLAT  
HICKORY GROVE, PHASE 6**

BLOCK A, LOTS 163X & 164-215; 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

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 #FP25-\_\_\_\_\_  
DECEMBER 2025

<h1>Kimley»Horn</h1>					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034			FIRM # 10193822		

**OWNERS' CERTIFICATE**

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

WHEREAS **DOUBLE R. DEVCO, LLC**, is the sole owner 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, 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 and along the southerly line of said Residential 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., does hereby adopt this plat designating the herein described property as HICKORY GROVE, PHASE 6, an addition in Denton County, 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: **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\_\_.

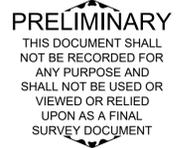
\_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

**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



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 \_\_\_\_\_ 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; 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

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 #FP25-\_\_\_\_\_  
DECEMBER 2025

**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	DEC. 2025	068517166	7 OF 7

**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 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

**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

<a href="#">REGISTERED AGENT</a>	<a href="#">FILING HISTORY</a>	<a href="#">NAMES</a>	<a href="#">MANAGEMENT</a>	<a href="#">ASSUMED NAMES</a>	<a href="#">ASSOCIATED ENTITIES</a>	<a href="#">INITIAL ADDRESS</a>
<b>Name</b>		<b>Address</b>			<b>Inactive Date</b>	
DOUGLAS REAGAN HORTON		1501 Alta Dr Fort Worth, TX 76107-1569 USA				



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

**DCM:** Cassey Ogden

**DATE:** February 25, 2026

### **SUBJECT**

Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for an Automotive Fuel Sales use on approximately 2.46 acres of land, approximately located on the southeastern corner of Glenngary Way and East McKinney Street in the City of Denton, Denton County, Texas. (S25-0001a, Bryce Van Arsdale)

### **BACKGROUND**

This item was originally noticed for the January 28, 2026 meeting, which was cancelled due to inclement weather. No revisions have been proposed since this item was first noticed for Public Hearing, and new notices were sent for the February 25, 2026 Public Hearing.

The applicant, Margine Biswas of Archiphy Architects, on behalf of the property owner, GAJ Holdings LLC, has submitted a request for a Specific Use Permit (SUP) to allow for an Automotive Fuel Sales use on approximately 2.46 acres of land within the Mixed-Use Neighborhood (MN) zoning district.

Automotive Fuel Sales as a principal use is defined in the Denton Development Code (DDC) as follows: "An establishment where fuel, motor oil, automobile lubricants, travel aids and other supplies are sold to the motoring public."

The proposed development, M&G Crossing, will consist of Automotive Fuel Sales as the primary use, with supporting retail and restaurant uses within the main building to be constructed. In addition to the primary structure, a single-bay automated car wash will be located on-site as an accessory use.

The subject property is currently undeveloped. Areas to the south and west of the subject property are comprised of Single-Family Residences, and a retail use is also located to the west across Glenngary Way. Immediately north of the subject property are Billy Ryan High School and a manufactured housing development, which are separated from the subject lot by East McKinney Street. To the east of the subject property lies an approximately 105-acre lot owned by Atmos Energy Corporation

A full analysis of this request is provided as Exhibit 2.

### **OPTIONS**

1. Recommend approval as submitted
2. Recommend approval subject to conditions
3. Recommend denial
4. Postpone consideration

**RECOMMENDATION**

Staff recommends **approval** of the SUP request, with the following conditions:

1. Development of the site shall substantially comply with the attached Site Plan and Landscape Plan. Administrative approval of changes that do not increase the size and number of the Automotive Fuel Sales buildings and equipment, increase the size of the accessory car wash or move its location any nearer to the adjacent single-family residences, change the number of parking spaces, decrease the buffer and screening requirements, or result in a decrease of more than 5 percent in the landscape area for the whole site may be administratively approved, if such changes are permissible per the Denton Development Code. All other changes shall require a Specific Use Permit amendment in accordance with the Denton Development Code.
2. The City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached site plan, and the attached landscape plan. The attached site plan and landscape plan are incorporated as requirements of the SUP.
3. The accessory car wash use shall not operate between the hours of 8pm and 8am.
4. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
1983	City Council	Annexation	Approved
1986	City Council	Transition to Planned Development	Approved
1987	City Council	Planned Development amended	Approved
1994	City Council	Rezoning from Planned Development to One-Family Dwelling (SF-7)	Approved
2002	City Council	City Wide rezoning to Neighborhood Residential Mixed Used (NRMU)	Approved
2019	City Council	City wide rezoning to Mixed-Use Neighborhood (MN)	Approved

**PUBLIC OUTREACH:**

To comply with the public hearing notice requirements, the following were completed:

- On January 6, 2026 and February 3, 2026, twenty-nine (29) notices were sent to property owners within 200 feet of the subject property. As of the writing of this report, staff has received three responses in opposition; specifically citing concerns with additional traffic. This response totals to 2.90% of the surrounding 200-foot buffer area. Copies of these responses are provided in Exhibit 8.
- On January 6, 2026 and February 3, 2026, one hundred twenty-two (122) courtesy notices were sent to physical addresses within 500 feet of the subject property.
- A notice was published on the City’s website on January 7, 2026 and February 4, 2026.

- A notice was published in the Denton Record Chronicle on January 10, 2026 and February 7, 2026.
- Two neighborhood meetings were held by the applicant on March 8, 2025 and May 2, 2025. Three (3) residents attended, requesting clarification regarding the potential use of the site as well as site layout.
- Two signs were posted on the property on January 16, 2026.

### **DEVELOPER ENGAGEMENT DISCLOSURES**

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. Future Land Use Map
5. Zoning Map
6. Site Plan
7. Landscape Plan
8. Notification Map
9. Draft Ordinance
10. Fiscal Analysis
11. LLC Members List

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Bryce Van Arsdale  
Assistant Planner

# Planning Staff Analysis

S25-0001a / M&G Crossing

City Council District 1

## REQUEST:

Specific Use Permit (SUP) to allow for an Automotive Fuel Sales use on approximately 2.46 acres of land, approximately located on the southeastern corner of Glenngary Way and East McKinney Street in the City of Denton, Denton County, Texas. (S25-0001a, Bryce Van Arsdale)

## APPLICANT:

Margine Biswas of Archiphy Architects

## STAFF RECOMMENDATION:

Staff recommends **approval** of the SUP with the following conditions:

1. Development of the site shall substantially comply with the attached Site Plan and Landscape Plan. Administrative approval of changes that do not increase the size and number of the Automotive Fuel Sales buildings and equipment, increase the size of the accessory car wash or move its location any nearer to the adjacent single-family residences change the number of parking spaces, decrease the buffer and screening requirements, or result in a decrease of more than 5 percent in the landscape area for the whole site may be administratively approved, if such changes are permissible per the Denton Development Code. All other changes shall require a Specific Use Permit amendment in accordance with the Denton Development Code.
2. The City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached site plan, and the attached landscape plan. The attached site plan and landscape plan are incorporated as requirements of the SUP.
3. The accessory car wash use shall not operate between the hours of 8pm and 8am.
4. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.

*(Continued on next page)*

**SITE DATA:**

The subject property is located on the southeastern corner of Glenngary Way and East McKinney Street and is currently undeveloped. The subject property is immediately west of a 105-acre parcel owned by Atmos Energy Corporation and abuts a single-family residential neighborhood to the south and west.

The subject property will provide two access points, one from East McKinney Street and one from Glenngary Way. The developer will construct a right-turn lane in order to provide access from East McKinney Street while mitigating impacts to the right-of-way.

There is no FEMA floodplain, floodway, or Environmentally Sensitive Area (ESA) on site.



The subject property is zoned Mixed-Use Neighborhood (MN) District (see Exhibit 5). The area surrounding the subject property is predominantly made up of residential zoning districts. These surrounding lots are zoned as Residential-2 (R2) to the north and east, and Residential-3 (R3) to the south and west. A commercial retail land use exists to the northwest of the subject property, on the opposite corner of Glenngary way and East McKinney Streets. Additionally, Billy Ryan High School, directly to the north of the subject property, is zoned Public Facilities (PF) as further described in the table below.

**SURROUNDING ZONING AND LAND USES:**

<p><b>Northwest:</b> Glenngary Way right-of-way (ROW)</p> <ul style="list-style-type: none"> <li>• Zoning: Mixed-Use Neighborhood (MN)</li> <li>• Use: Retail</li> </ul>	<p><b>North:</b> East McKinney Street ROW</p> <ul style="list-style-type: none"> <li>• Zoning: Public Facilities (PF)</li> <li>• Use: High School</li> </ul>	<p><b>Northeast:</b></p> <ul style="list-style-type: none"> <li>• Zoning: Residential-2 (R2)</li> <li>• Use: Manufactured Home Park</li> </ul>
<p><b>West:</b> Glenngary Way ROW</p> <ul style="list-style-type: none"> <li>• Zoning: Residential-3 (R3)</li> <li>• Use: Single-Family Residences</li> </ul>	<p><b>SUBJECT PROPERTY</b></p>	<p><b>East:</b></p> <ul style="list-style-type: none"> <li>• Zoning: Residential-2 (R2)</li> <li>• Use: Undeveloped</li> </ul>
<p><b>Southwest:</b> Glenngary Way ROW</p> <ul style="list-style-type: none"> <li>• Zoning: Residential-3 (R3)</li> <li>• Use: Single-Family Residences</li> </ul>	<p><b>South:</b></p> <ul style="list-style-type: none"> <li>• Zoning: Residential-3 (R3)</li> <li>• Use: Single-Family Residences</li> </ul>	<p><b>Southeast:</b></p> <ul style="list-style-type: none"> <li>• Zoning: Rural Residential (RR)</li> <li>• Use: Undeveloped</li> </ul>

## CONSIDERATIONS:

A. Section 2.4.5E of the Denton Development Code (DDC) provides approval criteria applicable to all applications.

1. *General Criteria*

a. *Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.*

The general criteria have been applied.

b. *The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.*

Section 2.5.2D of the DDC applies to Specific Use Permit (SUP) requests. An analysis of this request per those criteria can be found below in Consideration B.

c. *If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5 through 2.9 controls.*

There are no conflicts between the general criteria and the criteria specific for Specific Use Permit requests.

2. *Prior Approvals*

The request does not conflict with any prior approvals related to the subject property.

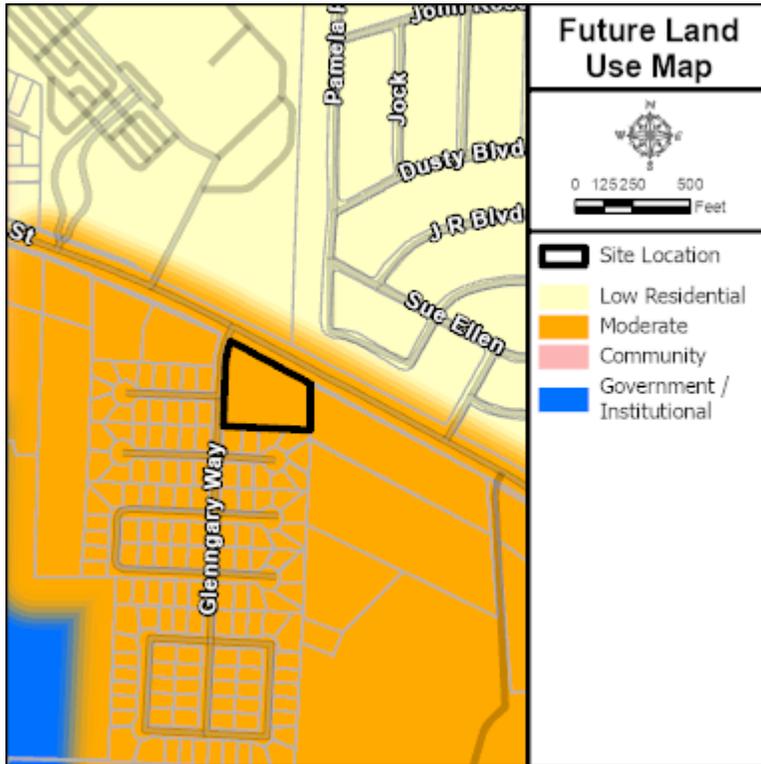
3. *Consistent with the Comprehensive Plan and Other Applicable Plans*

*The decision-making authority:*

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

There are no competing goals, policies nor strategies associated with the proposed request. As noted below, the request conforms to the Future Land Use Map and is designed to minimize adverse impacts to the maximum extent possible.

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



The use and scale of the proposed Automotive Fuel Sale use conforms to the Future Land Use element of the Denton 2040 Comprehensive Plan. Per the Future Land Use Map in the Denton 2040 Comprehensive Plan, the subject property and surrounding area is designated as Moderate Residential (see inset map and provided as Exhibit 4). The FLUM designates the area to the north of East McKinney Street as Low Residential. While the Moderate Residential designation applies to areas where the predominant uses include

single-family housing on compact lots, the Comprehensive Plan also indicates that appropriately scaled supporting uses such as neighborhood-scaled retail or other commercial uses at arterial and collector street corners is appropriate in these areas of the City.

The subject property is appropriately located along a Secondary Arterial, and adequately spaced and buffered from adjacent single-family uses per Denton Development Code buffering requirements. Additionally, the nearest automotive fuel sale use is located more than one half mile to the west of the subject site. Automotive Fuel sales is a compatible use with the surrounding area, the site has been designed intentionally to minimize light and noise impacts and is in line with the Moderate Residential FLUM designation.

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.*

The attached site plan and landscape plan (Exhibits 6 and 7, respectively) reflect an intent to comply with the DDC requirements for setbacks, parking, minimum landscape and tree canopy coverage, buffering, and screening.

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

The review associated with an SUP submittal requires a detailed staff analysis of the proposal to ensure compliance with the development standards specific to the zoning district and non-residential development standards, including lot dimensions parking, landscaping, site design, and the use-specific standards for Automotive Fuel Sales. Staff have reviewed the proposal for conformance with applicable design standards for public facilities and safety.

Pending approval of this SUP, additional review for full compliance with the DDC as well as applicable criteria manuals and building codes will also take place at submittal of the plat, civil engineering plans, and building permit applications.

5. *Compliance with Other Applicable Regulations*

This proposed request complies with all other applicable regulations.

6. *Consistent with Interlocal and Development Agreements*

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

7. *Minimizes Adverse Environmental Impacts*

The proposed Automotive Fuel Sales site is designed to minimize potential adverse environmental impacts in so far as it complies with applicable standards for drainage and tree preservation. Beyond the City's standards, the Texas Commission on Environmental Quality manages permitting for Automotive Fuel Sales uses and will review the submitted plan in accordance with their standards for environmental protection related to fuel storage.

8. *Minimizes Adverse Impacts on Surrounding Property*

The proposed use is not expected to have any adverse impact on surrounding property. Landscape and buffering elements have been intentionally designed in a manner which minimizes light and noise impacts to surrounding properties. As described in Criteria B3, the site complies with the use-specific standards required for Automotive Fuel Sales and is designed to minimize adverse impacts on surrounding properties.

In addition, the following criteria will help to minimize adverse impacts and ensure compatibility as surrounding properties continue to develop.

- **Building height:** The proposed building height, 28 feet 6 inches, is substantially under the allowable building height within the MN zoning district and is within the typical range of height for single-family residential structures. Additionally, this development complies with DDC 7.10.6: Building Height in Transition Areas, as the proposed height is less than what is allowed in the Residential 3 (R3) zoning district.
- **Landscape Buffer:** When developing adjacent to single-family development, commercial uses are required to provide a compatibility landscape buffer that is minimum of 15 feet in width and contains 30 points from Table 7.G Buffer Points. The proposed landscape plan provides 20-foot-wide landscape buffers along both the western and southern property lines, each consisting of 30 buffer points.

- **Lighting:** A photometric plan shall be required at the Civil Engineering Plan stage of this development. The Denton Development Code requires that light spillover to adjacent properties is no more than one foot-candle at the property line.
- **Overall minimum tree and landscape coverage:** The minimum required landscape coverage for the MN zoning district is 20% and the minimum required tree canopy coverage is 40%. This proposal provides 25% landscape coverage and 45% tree canopy coverage.
- **Site Design:** This project has been designed intentionally to mitigate light, noise, and other impacts to surrounding properties. In addition to thoughtful landscape design, the primary building has been placed as far away from adjacent residential properties as is possible based on the geographic makeup of the subject property. The accessory car wash shall be limited to operating hours between 8am and 8pm.

9. *Minimizes Adverse Fiscal Impacts*

The proposed use is not expected to generate adverse fiscal impacts. A total of \$2,926,900 is expected to be added to the general fund over the 40-year Fiscal Analysis time period (Exhibit 10).

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

The proposed use does not require any changes to utilities existing on site.

11. *Provides Adequate Road Systems*

The subject property has approximately 278 feet of frontage along Glenngary Way and 397 feet of frontage along East McKinney Street. The site will take access via curb cuts on Glenngary Way and East McKinney Street. A right turn lane from East McKinney Street will be provided in order to reduce on-street traffic.

12. *Provides Adequate Public Services and Facilities*

The proposed Automotive Fuel Sales use will not affect public services and facilities within the area.

13. *Rational Phasing Plan*

The Automotive Fuel Sales use does not have a phasing plan. The remainder of the subject property will be developed independently at a future date.

B. Section 2.5.2D of the DDC states that in reviewing a proposed SUP, the Planning and Zoning Commission and City Council shall consider the general approval criteria in Subsection 2.4.5E and whether:

1. *The specific use proposed is compatible with the surrounding area;*

The proposed Automotive Fuel Sales use is compatible with the surrounding area containing: single-family residences, neighborhood scale retail, manufactured homes, and a high school. The subject property's location along East McKinney Street and more than one-half mile from the nearest similar use, ensures that this is a logical location for this use.

2. *The specific use proposed has negative impacts on future development of the area; and*

The proposed Automotive Fuel Sales use is not anticipated to have negative impacts on future development of the area. The area immediately surrounding the property has largely been developed with uses that are compatible with the proposed Automotive Fuel Sales use. The subject property's zoning designation of Mixed-Use Neighborhood combined with adjacency to residential developments allows for a variety of supporting uses to be proposed by right or with a Specific Use Permit. The proposed Automotive Fuel Sales use will serve as a supporting use for surrounding properties, as well as for vehicular traffic along the Secondary Arterial, East McKinney Street. The proposed use is anticipated to have minimal impact on the future development of the overall region.

3. *Any impacts associated with access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, and odor have been adequately mitigated.*

The proposed use is not anticipated to generate offensive odors, fumes, dust, or noise. A Trip Generation report was reviewed, and a Traffic Impact Analysis was triggered. All intersections and proposed access points are expected to operate at, or above, acceptable levels of service. All proposed parking is located on-site and provided as required by the DDC. In order to mitigate the potential of nuisance noise levels, the accessory car wash building will be limited to operating between the hours of 8am and 8pm.

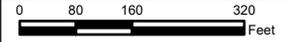
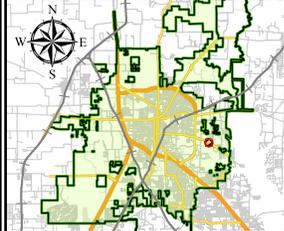
In addition, the proposed Automotive Fuel Sales use is required to comply with the Use-Specific Standards specified DDC 5.3.6.U. Use Specific Standards are intended to minimize any adverse impacts associated with the use, and specify screening requirements for the establishment of an Automotive Fuel Sales use, including the following:

- Outdoor storage of auto-related equipment and parts (including tires) shall be maintained entirely within an enclosed structure or shall be opaquely screened from all rights-of-way, residential zoning districts, and residential uses, and shall comply with standards in Subsection 7.7.8: Walls, Fences, and Screening.
  - *No outdoor storage is proposed. If outdoor storage is proposed, screening as required by DDC 7.7.8 will be required.*
- Outdoor display of retail supplies, including auto-related consumable products applied and/or installed by a customer off premise, is permitted.
  - *The presented site plan does not label any outdoor display areas of retail products.*
- Auto repair and servicing shall constitute an Automotive Repair, Major or Minor use.
  - *No automotive repair or servicing is proposed with this use.*
- The sale and leasing of motor vehicles shall constitute an Automotive Sales and Leasing use.
  - *No automotive sales are proposed with this development.*

# S25-0001 Site Location

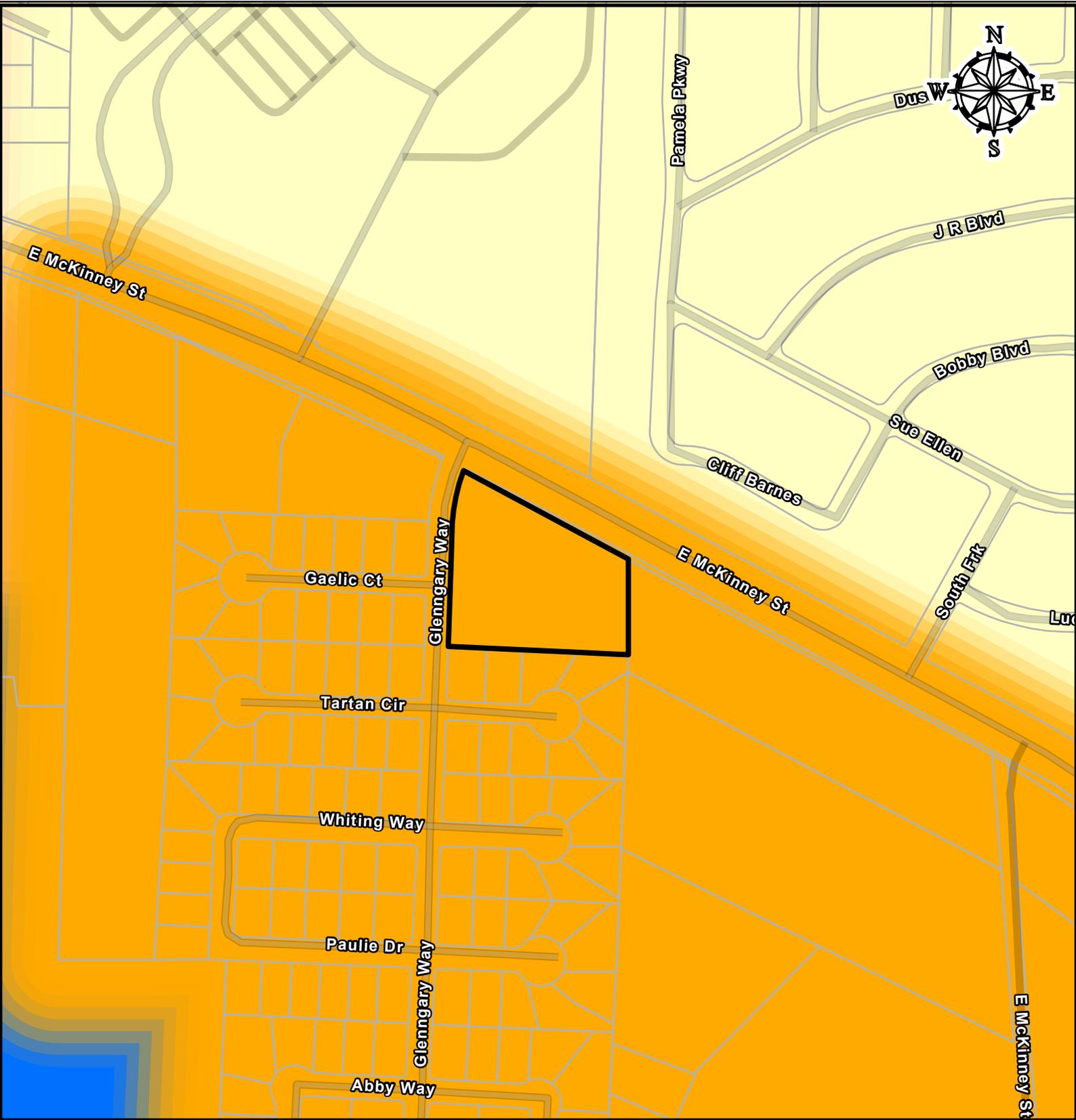


- COD
- ETJ
- ETJ 2
- NAA 8/1/20
- NAA 8/1/40



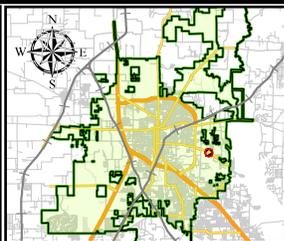
\*This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure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

# S25-0001 Future Land Use Map



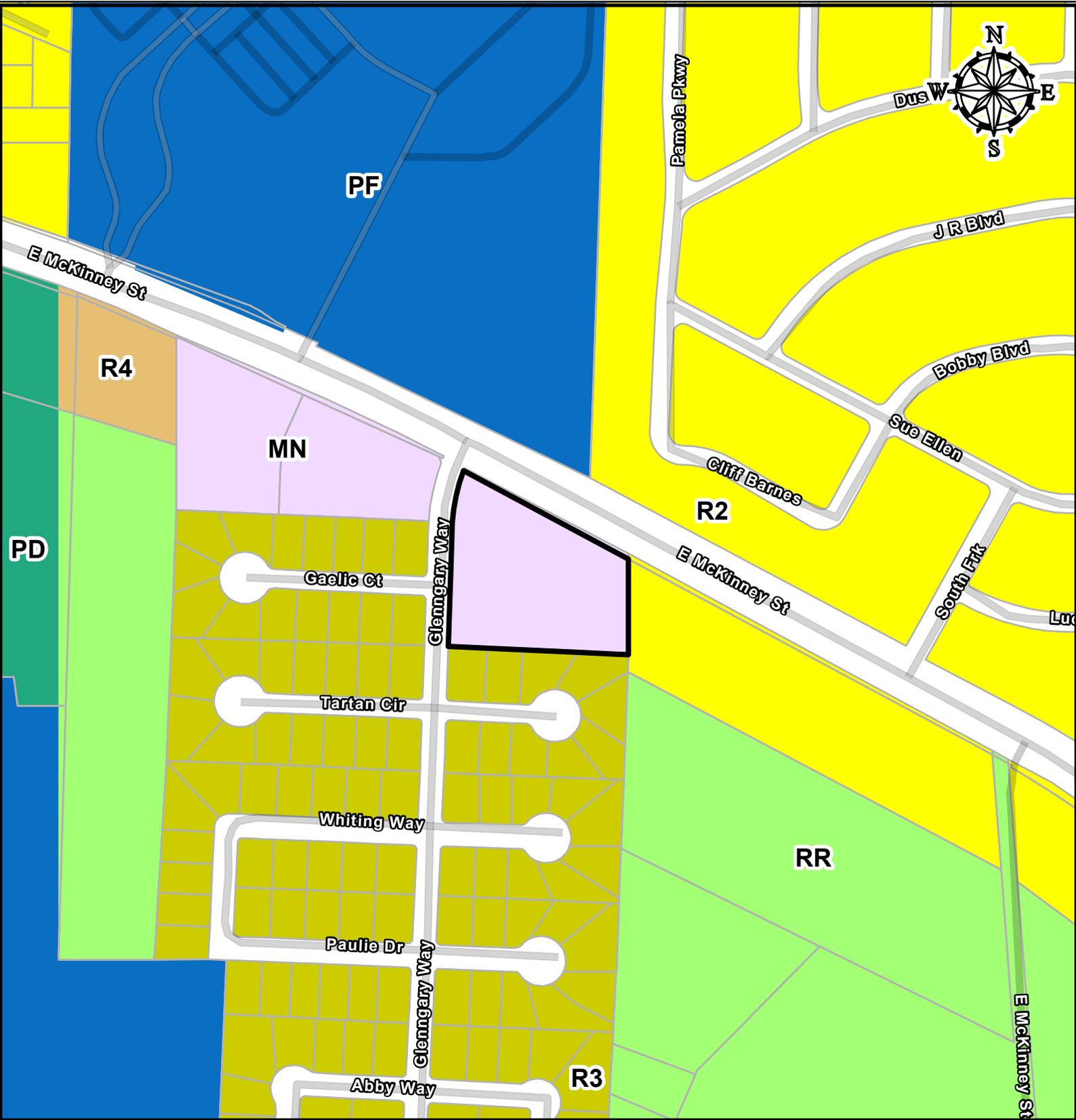
- Future Land Use 2040**
- Agriculture
  - Rural Areas
  - Low Residential
  - Moderate Residential
  - Master Planned Community
  - Downtown Denton
  - Regional Mixed Use
  - Community Mixed Use

- Neighborhood Mixed Use
- Neighborhood / University Compatibility Area
- Business Center
- Light Industrial
- Industrial Commerce
- Government / Institutional
- Parks / Open Space
- Site Location

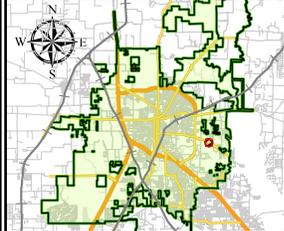


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# S25-0001 Current Zoning Map



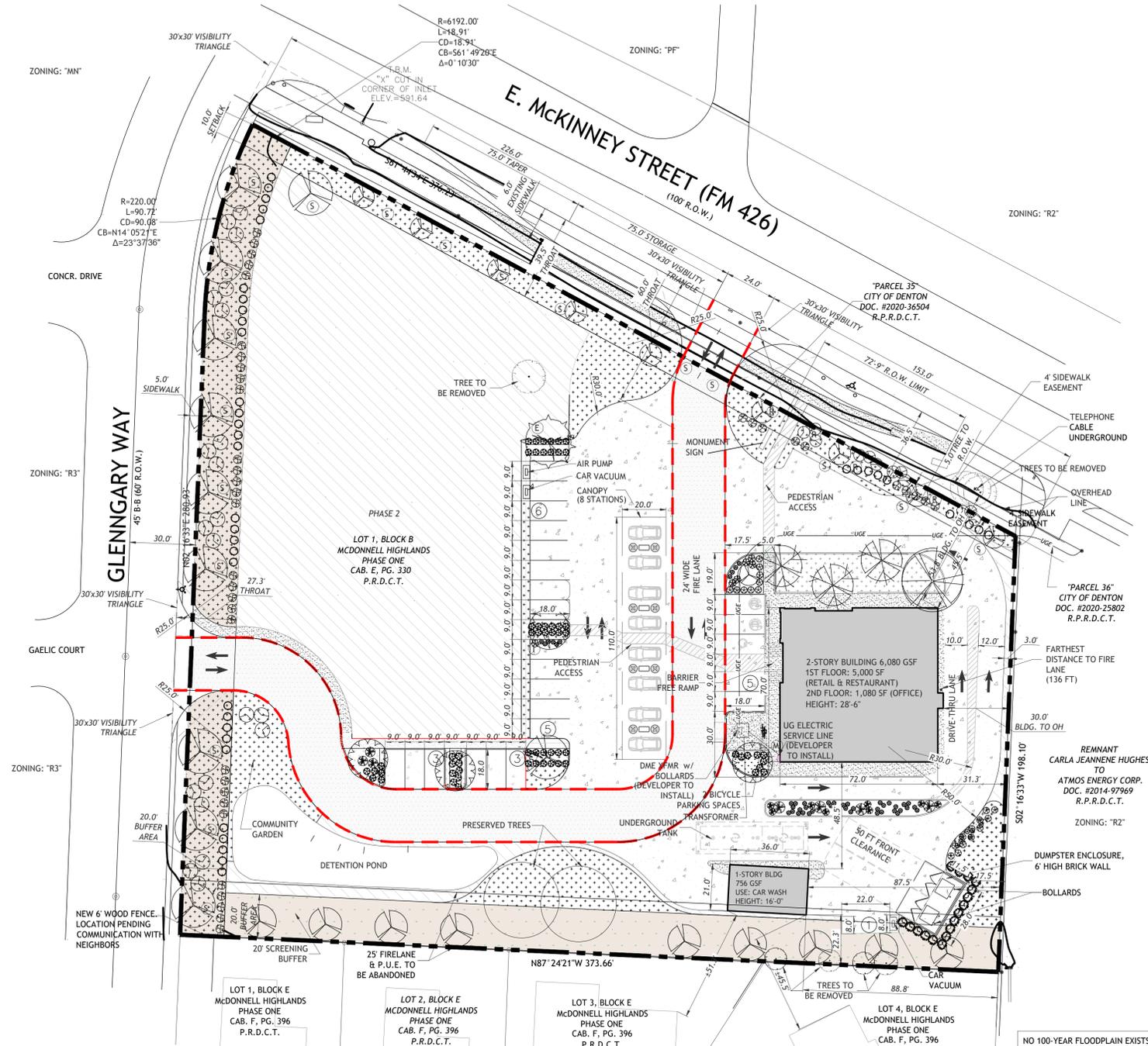
Current Zoning	
RR - Residential Rural	R7 - Residential
R1 - Residential	MN - Mixed-Use Neighborhood
R2 - Residential	MD - Mixed-Use Downtown Core
R3 - Residential	MR - Mixed-Use Regional
R4 - Residential	HC - Highway Corridor
R6 - Residential	SC - Suburban Corridor
	GO - General Office
	LI - Light Industrial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



0 80 160 320 Feet

**CITY OF DENTON**  
Development Services • GIS  
Date: 1/23/2025

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**1**  
C1.00  
**PROPOSED SITE PLAN**  
SCALE: 1"=30'

**LANDSCAPING POINT DATA TABLE**

SECTION	POINTS
SECTION A. RIGHT-OF-WAY ELEMENTS (MINIMUM 2 UNLESS NO FRONT PARKING, THEN 1)	
THREE SMALL ACCENT TREES CLUSTERED EVERY 30 LINEAR FEET	5
A MINIMUM THREE-FOOT HIGH CONTINUOUS HEDGE OF EVERGREEN SHRUBS	5
SECTION B. PARKING LOT LANDSCAPING ELEMENTS (MINIMUM 2)	
INTERNAL LANDSCAPE ISLANDS WITH AN AREA OF AT LEAST NINE FEET BY 18 FEET CONTAINING AT LEAST ONE LARGE CANOPY TREE PLACED EVENLY AT AN AVERAGE OF ONE FOR EVERY TEN SPACES	5
END CAPS WITH AN AREA OF AT LEAST 9 FEET BY 18 FEET CONTAINING AT LEAST ONE LARGE CANOPY TREE	5
SECTION C. OTHER SITE LANDSCAPING ELEMENTS	
EACH PLANTED TREE MEETS OR EXCEEDS FOUR CALIPER INCHES AT THE TIME OF PLANTING.	5
AT LEAST 75 PERCENT OF PLANTS PROPOSED ARE DROUGHT-TOLERANT AS INDICATED IN THE APPROVED LANDSCAPE PLANT LIST OR ADAPTIVE TO DENTON'S PLAN HARDINESS ZONE AS DETERMINED BY THE US DEPARTMENT OF AGRICULTURE.	5
<b>TOTAL POINTS</b>	<b>30</b>

**PARKING REQUIREMENTS**

	REQUIRED	PROVIDED
<b>RETAIL</b>		
1 SPACE PER 350 SQ. FT. GFA	3700/350 = 11	11
<b>RESTAURANT</b>		
1 SPACE PER 4 DESIGN OCCUPANCY-LOAD PER BUILDING CODE, PLUS 1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT, PLUS RESERVED SIGNED SPACES DETERMINED BY THE USER (NOT INCLUDING HANDICAP DESIGNATED ACCESSIBLE SPACES), NOT TO EXCEED 5 SPACES	(20 OCCUPANTS / 4 = 5) + 2 EMPLOYEES + 1 RESERVED SPACE = 8	8
<b>CAR WASH</b>		
1 SPACE PER DETAILING BAY	1	1
<b>BUSINESS</b>		
1 SPACE PER 450 SQ. FT. GFA	1080/450 = 3	3
<b>TOTAL</b>	23	23
IMPERMEABLE PARKING SPACES	23	23
PERMEABLE PARKING SPACES	NONE	NONE
ACCESSIBLE PARKING SPACES	1	1
<b>BIKE SPACES</b>		
1 BICYCLE PARKING SPACE PER 20 VEHICLE PARKING SPACES	2	2

**SITE DATA TABLE**

	REQUIRED	PROVIDED
LOT AREA	2500 SF	107036.70
TOTAL BUILDING AREA	NONE	5756 SF
BUILDING COVERAGE	80% MAX	5.38%
OPEN SPACE	20%	26657.8 SF
BUILDING HEIGHT	65 FT MAX	28'-6"
MERCANTILE FLOOR AREA	NONE	3700 SF
RESTAURANT FLOOR AREA	NONE	300 SF
OFFICE FLOOR AREA	NONE	1080 SF
CAR WASH FLOOR AREA	NONE	756 SF

**TRIP GENERATION TABLE**

ITE Code	ITE Land Use	Quantity	Weekday Trips	AM Peak Hour		PM Peak Hour			
				Total	In	Total	In	Out	
934	Fast Food with Drive-Thru	1300 SF	608	58	30	28	43	22	21
945	Convenience Store (GFA 2-4K) w/Gas Pump	8 Fueling Positions	2121	128	64	64	147	74	73
948	Automated Car Wash	1 Tunnel	780	93	46	46	98	39	39
	50% Pass - By Trips			93	46	46	98	39	39
	Net New Trips		3362	116	61	55	158	80	79



**ZONING MAP**  
N.T.S.



**VICINITY MAP**  
N.T.S.

**BUILDING CODE**  
IBC: 2021 INTERNATIONAL BUILDING CODE (WITH DENTON AMENDMENTS)  
ENERGY: 2021 INTERNATIONAL ENERGY CONSERVATION CODE (WITH DENTON AMENDMENTS)  
FIRE: 2021 INTERNATIONAL FIRE CODE (WITH DENTON AMENDMENTS)  
MECHANICAL: 2021 INTERNATIONAL MECHANICAL CODE (WITH DENTON AMENDMENTS)  
PLUMBING: 2021 INTERNATIONAL PLUMBING CODE (WITH DENTON AMENDMENTS)  
ELECTRICAL: 2020 NATIONAL ELECTRIC CODE (WITH DENTON AMENDMENTS)

**ZONING INFORMATION**  
ZONING - MIXED-USE NEIGHBORHOOD "MN"  
PROPOSED USE: MERCANTILE, RESTAURANT AND AUTO WASH  
LOT SIZE 107,036.7 SF OR 2.457 ACRES  
FRONT YARD  
MINIMUM FRONT YARD IS: 10 FEET  
SIDE YARD  
MINIMUM SIDE YARD IS: NONE  
REAR YARD  
MINIMUM REAR YARD IS: NONE  
HEIGHT  
MAXIMUM STRUCTURE HEIGHT IS: 65 FEET  
BUILDING COVERAGE REQUIRED IS: 80%  
ACTUAL BUILDING COVERAGE: 5.38% (5,756 SF)  
LANDSCAPED AREA REQUIRED IS: 20%  
ACTUAL LANDSCAPE AREA: 24.9% (26,657.8 SF)

**OCCUPANCY GROUP**  
TOTAL SQUARE FOOTAGE: 5756 GSF

**OCCUPANTS:**

1ST FLOOR  
MERCANTILE "M" 3700 SF  
60 GROSS LOAD FACTOR : 62 OCCUPANTS  
RESTAURANT A-2 300 SF  
15 NET LOAD FACTOR : 20 OCCUPANTS  
COMMERCIAL KITCHEN 1000 SF  
200 GROSS LOAD FACTOR : 5 OCCUPANTS  
2ND FLOOR  
OFFICE "B" 1080 SF  
150 GROSS LOAD FACTOR : 8 OCCUPANTS  
TOTAL OCCUPANTS : 95

CAR WASH "B" 756 SF  
150 GROSS LOAD FACTOR : 5 OCCUPANTS  
TOTAL OCCUPANTS : 5

**LEGEND**

- PROPERTY LINE
- DEVELOPMENT
- IMPACT AREA
- BUILDING
- FENCE
- OVER HEAD POWER LINE
- UNDER GROUND ELECTRIC
- R.O.W.
- SETBACK
- LANDSCAPE BUFFER
- CANOPY
- UNDERGROUND TANK
- FIRE LANE
- LANDSCAPED AREA-MULCH 0.2 ACRE
- LANDSCAPED BUFFER AREA-MULCH 0.37 ACRE
- CONCRETE SIDEWALK
- CONCRETE DRIVEWAY
- CONCRETE FOUNDATION
- FIRE LANE AREA
- EXISTING TO REMAIN (PHASE 2)

**SYMBOLS**

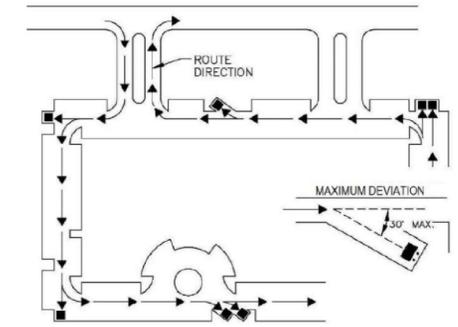
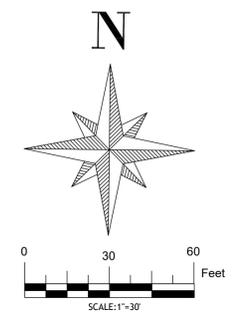
- F.H.
- W/V
- W.L.M.
- S.I.R.
- F.I.R.
- TREE
- L.P.
- S.P.
- P.P.
- S.S.M.H.
- CITE MH
- ELEC. BOX
- C/W
- 12" R.C.P.
- DIRECTIONAL ARROW

**PROJECT NUMBER : S25-0001**

LOT 1, BLOCK B  
MCDONNELL HIGHLANDS  
PHASE ONE  
CAB. E, PG. 330  
P.R.D.C.T.  
TOTAL AREA: 107,036.7 SQ. FT.

EXISTING ZONING:  
MIXED-USE NEIGHBORHOOD "MN"  
PROPOSED LAND USE:  
MERCANTILE  
RESTAURANT  
OFFICE  
AUTO WASH  
FUEL SALES

**OWNER:**  
GAJ HOLDINGS LLC  
**OWNER ADDRESS:**  
3700 STANDRIDGE DR STE 202 THE COLONY, TX 75056-4149



**TYPICAL SOLID WASTE COLLECTION ROUTE**  
"SOLID WASTE AND RECYCLING CRITERIA MANUAL, CITY OF DENTON"  
**NOTE:**  
THE SOLID WASTE ENCLOSURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH DDC SECTION 7.12.3.

**REVISIONS**

REV. NO.	REV. DATE	DESCRIPTION	APPROVED

**JD RIVERO ENGINEERING LLC F-22854**

**JD RIVERO**  
DALLAS I LLC  
We enrich your life  
Architecture & Engineering  
9204 FOREST LN SUITE 1024 DALLAS, TEXAS 75243  
TEL: (214) 462-0683 www.jdrivero.com

**PLAT NO.**    **BLDG PERMIT NO.**    **SDC ENGINEERING TRACKING NOS.**

**PROPOSED SITE PLAN**  
**SITE DEVELOPMENT ON E MCKINNEY ST**  
5200 E MCKINNEY ST DENTON TX 76208

**SUSTAINABLE DEVELOPMENT & CONSTRUCTION**  
DENTON, DENTON TX 76208

<b>REVIEW BY:</b> LDJ	<b>DRAWN BY:</b> JDR DALLAS	<b>DATE:</b> 27/11/2024	<b>FILE NUMBER:</b> ----	<b>SHEET:</b> C1.00
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PLANT SCHEDULE							
SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE TREE	QTY	SF PROVIDED	SIZE	NOTES
<b>STREET TREES</b>							
S1	QUERCUS VIRGINIANA	LIVE OAK	LARGE CANOPY	4	5,024 SF	4" CAL. MIN. 14'-16' HT. MIN.	
S2	ULMUS CRASSIFOLIA	CEDAR ELM	LARGE CANOPY	3	3,768 SF	4" CAL. MIN. 14'-16' HT. MIN.	
S3	PISTACIA CHINENSIS	CHINESE PISTACHE	LARGE CANOPY	3	3,768 SF	4" CAL. MIN. 14'-16' HT. MIN.	KEITH DAVEY VARIETY
S4	CERCIS CANADENSIS FOREST PANSY	REDBUD FOREST PANSY	SMALL ORNAMENTAL	6	474 SF	30 GA. CONTAINER 14' HT. MIN.	
S5	ILEX VOMITORIA	YAUPON HOLLY	SMALL ORNAMENTAL	4	316 SF	30 GA. CONTAINER 14' HT. MIN.	
<b>PARKING RIGHT OF WAY TREES</b>							
R1	LAGERSTROEMIA INDICA "WHITE"	CRAPE MYRTLE - WHITE	SMALL ORNAMENTAL	9	711 SF	30 GA. CONTAINER 14' HT. MIN.	3 TREES CLUSTERED
<b>END CAP TREE</b>							
E1	QUERCUS SHUMARDII	SHUMARD RED OAK	LARGE CANOPY	2	2,512 SF	4" CAL. MIN. 14'-16' HT. MIN.	
E2	ULMUS CRASSIFOLIA	CEDAR ELM	LARGE CANOPY	3	3,768 SF	4" CAL. MIN. 14'-16' HT. MIN.	
<b>INTERNAL PARKING TREE</b>							
I1	ULMUS CRASSIFOLIA	CEDAR ELM	LARGE CANOPY	2	2,512 SF	4" CAL. MIN. 14'-16' HT. MIN.	
<b>LANDSCAPE TREE</b>							
L1	TAXODIUM DISTICHUM	BALD CYPRESS	LARGE CANOPY	9	11,304 SF	4" CAL. MIN. 14'-16' HT. MIN.	
L2	QUERCUS MACROCARPA	BUR OAK	LARGE CANOPY	1	1,256 SF	4" CAL. MIN. 14'-16' HT. MIN.	
L3	PISTACIA CHINENSIS	CHINESE PISTACHE	LARGE CANOPY	3	3,768 SF	4" CAL. MIN. 14'-16' HT. MIN.	KEITH DAVEY VARIETY
<b>LANDSCAPE SHRUBS / CLUSTER TREES</b>							
LS1	JUNIPERUS VIRGINIANA "GREY OWL"	GREY OWL JUNIPER	SHRUB	130		36" MIN. HT.	10-GALLON SIZE. 5 SHRUBS PER 20 LF
LS2	ILEX CORNUTA NEEDLEPOINT	NEEDLEPOINT HOLLY	SHRUB	35		36" MIN. HT.	5-GALLON SIZE. 5 SHRUBS PER 20 LF
LS3	SALVIA GREGGII	AUTUMN SAGE	SHRUB	12		36" MIN. HT.	
LS4	ABELIA GRANDIFLORA "EDWARD GOUCHER"	ABELIA EDWARD GOUCHER	SHRUB	69		36" MIN. HT.	
LS5	YUCCA FILAMENTOSA	SWORD YUCCA		4		36" MIN. HT.	
LS6	ILEX VOMITORIA	YAUPON HOLLY	SMALL ORNAMENTAL	36	2,844 SF	30 GA. CONTAINER 14' HT. MIN.	3 TREES CLUSTERED
LS7	ILEX X "NELLIE R. STEVENS"	NELLIE STEVENS HOLLY	SHRUB	112		36" MIN. HT.	5-GALLON SIZE. 5 SHRUBS PER 20 LF
LS8	HESPERALOE PARVIFLORA "RED"	RED YUCCA		12			
LS9	YUCCA RECURVIFOLIA	SOFT LEAF YUCCA		5			
LS10	SALVIA ROSMARINUS	UPRIGHT ROSEMARY		10			
<b>LAWN MISCELLANEOUS</b>							
LG1	BUFFALO GRASS						
DG1	DECOMPOSED GRANITE						
ST1	STEEL EDGING						
<b>EXISTING TREE</b>							
X1	CARYA ILLINOIENSIS	PECAN	LARGE CANOPY	2	3,561.5 SF		
<b>TOTAL CANOPY COVER</b>					45,586.5 SF		
LARGE CANOPY = 1,256 SF LARGE ORNAMENTAL = 314 SF MEDIUM ORNAMENTAL = 117 SF SMALL ORNAMENTAL = 79 SF EXISTING TREE, 24" DBH = 1,808 SF							

OVERALL SITE DATA TABLE		
REQUIRED	PROVIDED	
LOT AREA IN SQUARE FEET AND ACREAGE	107,036.7 SF 2.457 ACRES	
ZONING DISTRICT	MN	
(1) DEVELOPMENT IMPACT AREA IN SQUARE FEET OR (2) ENTIRE LOT BEING DEVELOPED, MINUS THE FOOTPRINT AREA OF ANY PROPOSED BUILDINGS	107,036.7 SF	
LANDSCAPED AREA (IN SQUARE FEET, ACREAGE AND PERCENTAGE)	21,407.3 SF (20%)	26,657.8 SF (0.61 ACRE) (24.9%)
TREE CANOPY AT MATURITY (INCLUDES PRESERVED TREE CANOPY AS APPROVED BY THE TREE PRESERVATION PLAN)	40,512.2 SF (40% OF DIA)	45,586.5 SF (1.04 ACRE) (45.01%) OPTION 2: ENTIRE LOT BEING DEVELOPED, MINUS THE FOOTPRINT AREA OF ANY PROPOSED BUILDING (101,260.7 SF)
<b>NUMBER OF STREET TREES</b>		
E. MCKINNEY 395 LF 1/40FT = 9.8	MCKINNEY 10	20
GLENNGARY 371 LF 1/40FT = 9.2	GLENNGARY 10	
TOTAL =	20	
EXISTING TREES TO REMAIN (DBH <sup>2</sup> X 3.14)		22 <sup>2</sup> X 3.14 = 1,519.76 25.5 <sup>2</sup> X 3.14 = 2,041.78 TOTAL = 3,561.54

LANDSCAPE AREAS	SQ.FT.	SUBTOTAL
GLENNGARY WAY BUFFER AREA	4,456.3	6,651.7
	2,195.4	
SOUTHERN BUFFER AREA	6,898	6,898
MCKINNEY ST. LANDSCAPE AREA	2,023.6	2,967.5
	603.1	
	340.8	
MCKINNEY ST. ROW ISLAND	821.5	821.5
	162.1	324.6
	162.5	
ENDCAP	170.1	978.3
	178.0	
	260.8	
	196.5	
	172.9	
OTHER LANDSCAPE	1,275.3	7,428.7
	1,689.4	
	543.7	
	1,899	
	903.7	
	1,117.6	
	587.5	
<b>TOTAL</b>	<b>26,657.8 SQ.FT.</b>	<b>(0.61 AC)</b>

LANDSCAPING POINT DATA TABLE - EAST MCKINNEY ST.		
SECTION A. RIGHT-OF-WAY ELEMENTS (MINIMUM 2 UNLESS NO FRONT PARKING, THEN 1)	POINTS	
E. MCKINNEY ST. R.O.W. AT PARKING IS CALCULATED BY TRACING A LINE DIRECTLY ABOVE THE PARKING AND ANGLING IT PERPENDICULAR TO E. MCKINNEY STREET. IT IS 65 LINEAR FEET. (TWO ELEMENTS SELECTED FOR THIS AREA).		
THREE SMALL ACCENT TREES CLUSTERED EVERY 30 LINEAR FEET	5	
A MINIMUM THREE-FOOT HIGH CONTINUOUS HEDGE OF EVERGREEN SHRUBS	5	
<b>SECTION B. PARKING LOT LANDSCAPING ELEMENTS (MINIMUM 2)</b>		
INTERNAL LANDSCAPE ISLANDS WITH AN AREA OF AT LEAST NINE FEET BY 18 FEET CONTAINING AT LEAST ONE LARGE CANOPY TREE PLACED EVENLY AT AN AVERAGE OF ONE FOR EVERY TEN SPACES (23 SPACES / 10 = 2.3)	5	
END CAPS WITH AN AREA OF AT LEAST 9'-FEET BY 18'-FEET CONTAINING AT LEAST ONE LARGE CANOPY TREE	5	
<b>SECTION C. OTHER SITE LANDSCAPING ELEMENTS</b>		
AT LEAST 75 PERCENT OF PLANTS PROPOSED ARE DROUGHT-TOLERANT AS INDICATED IN THE APPROVED LANDSCAPE PLAN LIST OR ADAPTIVE TO DENTON'S PLAN HARDINESS ZONE AS DETERMINED BY THE US DEPARTMENT OF AGRICULTURE.	5	
EACH PLANTED TREE MEETS OR EXCEEDS FOUR CALIPER INCHES AT THE TIME OF PLANTING.	5	
<b>TOTAL POINTS</b>	<b>30</b>	

LANDSCAPING POINT DATA TABLE GLENNGARY WAY		
SECTION A. RIGHT-OF-WAY ELEMENTS (MINIMUM 2 UNLESS NO FRONT PARKING, THEN 1)	POINTS	
ONE LARGE CANOPY TREE PLANTED EVERY 40 LINEAR FEET	5	
THREE SMALL ACCENT TREES CLUSTERED EVERY 30 LINEAR FEET	5	
<b>SECTION B. PARKING LOT LANDSCAPING ELEMENTS (MINIMUM 2)</b>		
INTERNAL LANDSCAPE ISLANDS WITH AN AREA OF AT LEAST NINE FEET BY 18 FEET CONTAINING AT LEAST ONE LARGE CANOPY TREE PLACED EVENLY AT AN AVERAGE OF ONE FOR EVERY TEN SPACES (23 SPACES / 10 = 2.3)	5	
END CAPS WITH AN AREA OF AT LEAST 9'-FEET BY 18'-FEET CONTAINING AT LEAST ONE LARGE CANOPY TREE	5	
<b>SECTION C. OTHER SITE LANDSCAPING ELEMENTS</b>		
AT LEAST 75 PERCENT OF PLANTS PROPOSED ARE DROUGHT-TOLERANT AS INDICATED IN THE APPROVED LANDSCAPE PLAN LIST OR ADAPTIVE TO DENTON'S PLAN HARDINESS ZONE AS DETERMINED BY THE US DEPARTMENT OF AGRICULTURE.	5	
EACH PLANTED TREE MEETS OR EXCEEDS FOUR CALIPER INCHES AT THE TIME OF PLANTING.	5	
<b>TOTAL POINTS</b>	<b>30</b>	

BUFFER DATA TABLE			
	REQUIRED BUFFER POINTS	PROPOSED BUFFER ELEMENTS	PROPOSED BUFFER POINTS
WEST PROPERTY BOUNDARY	30 POINTS	5 SHRUBS FOR EVERY 20 LINEAR FEET OF BUFFER (10-GALLON SIZE)	10
	30 POINTS	5 OR MORE ADDITIONAL FEET IN LANDSCAPED BUFFER WIDTH BEYOND REQUIRED MIN. (15 FT PER DDC TABLE 7.5, 20 FT PROPOSED BUFFER AREA)	5
	30 POINTS	5 SHRUBS FOR EVERY 20 LINEAR FEET OF BUFFER (5-GALLON SIZE)	5
SOUTH PROPERTY BOUNDARY	30 POINTS	3 ORNAMENTAL TREES FOR EVERY 50 LINEAR FEET OF BUFFER	10
	30 POINTS	6'-0" HIGH WOOD FENCE, DOUBLE-FACED SOLID WOOD	10
	30 POINTS	5 SHRUBS FOR EVERY 20 LINEAR FEET OF BUFFER (5-GALLON SIZE)	5
		5 OR MORE ADDITIONAL FEET IN LANDSCAPED BUFFER WIDTH BEYOND REQUIRED MIN. (15 FT PER DDC TABLE 7.5, 20 FT PROPOSED BUFFER AREA)	5
		1 LG CANOPY TREE FOR EVERY 30 LF OF BUFFER	10
		<b>TOTAL PROVIDED</b>	<b>30</b>

**SYMBOLS**

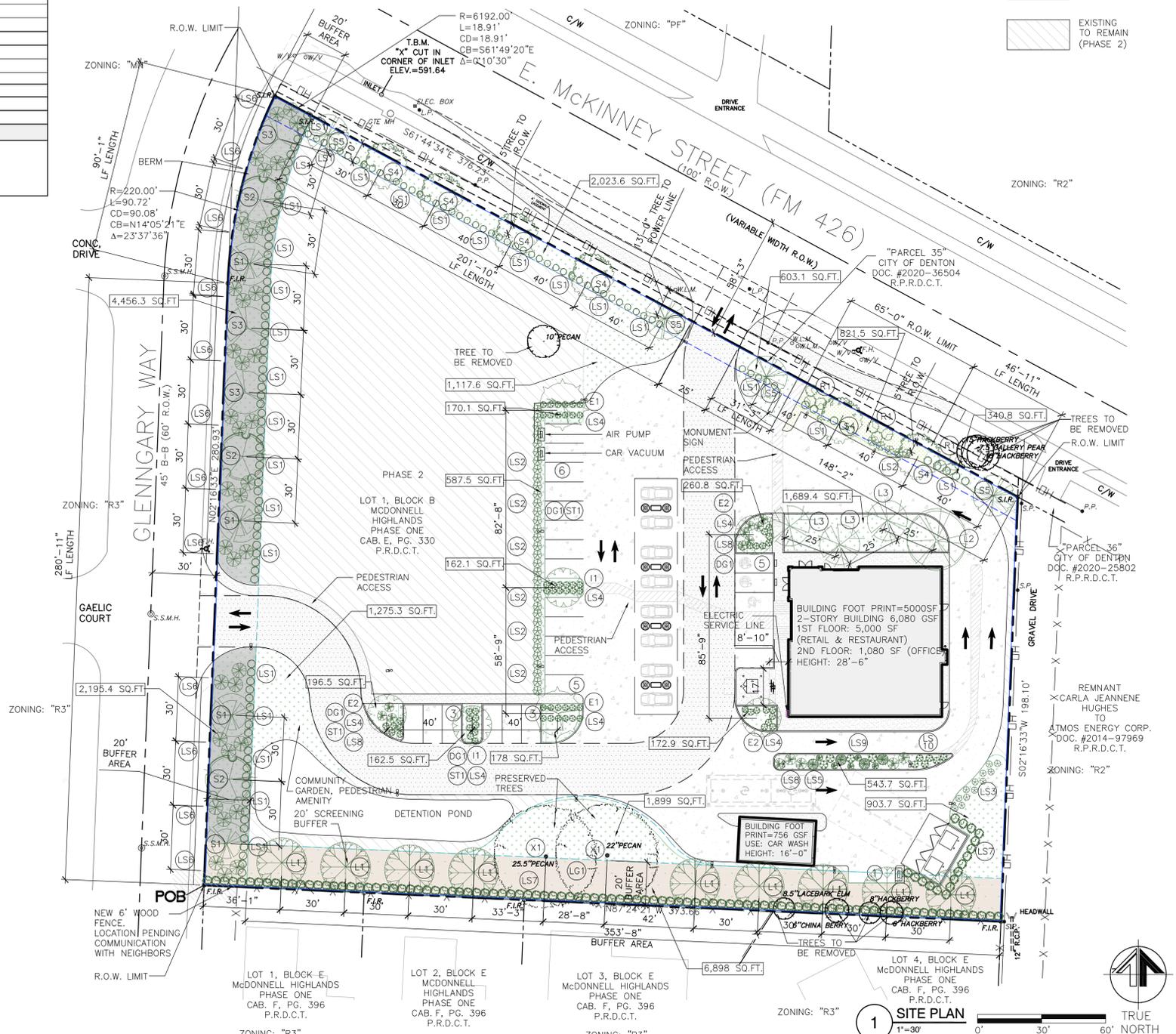
- F.H. FIRE HYDRANT
- W/V WATER VALVE
- W.L.M.
- S.I.R. SET CAPPED IRON ROD
- F.I.R. FOUND IRON ROD
- TREE
- L.P. LIGHT POLE
- S.P. SERVICE POLE
- P.P. POWER POLE
- S.S.M.H. SANITARY SEWER MANHOLE
- G.T.E.M. MANHOLE
- O.H. OVERHEAD POWER LINE
- ELEC. BOX
- C/W
- 12" R.C.P.
- DIRECTIONAL ARROW
- SOLID WOOD
- TELEPHONE CABLE
- LUMINAIRES
- CAR VACUUM

**LINE TYPES**

- PROPERTY LINE
- BUILDING
- FENCE
- OH OVER HEAD POWER LINE
- UG UNDER GROUND ELECTRIC
- R.O.W.
- SETBACK
- LANDSCAPE BUFFER
- CANOPY
- UNDERGROUND TANK
- FIRE LANE
- DEMOLITION
- DEVELOPMENT IMPACT AREA

**LEGEND**

- LANDSCAPED AREA - SEE SHEET L-3 FOR LAWN COVERING
- PARKING R.O.W. AREA - SEE SHEET L-3 FOR LAWN COVERING
- SOUTHERN BUFFER AREA - SEE SHEET L-3 FOR LAWN COVERING
- WESTERN BUFFER AREA - SEE SHEET L-3 FOR LAWN COVERING
- CONCRETE SIDEWALK
- CONCRETE DRIVEWAY
- CONCRETE FOUNDATION
- FIRE LANE AREA
- EXISTING TO REMAIN (PHASE 2)



09/24/2025

**REVISIONS**

**M&G Crossing**

5200 E. McKinney St.  
Denton, TX 76208

OWNER INFORMATION:  
GAJ HOLDINGS LLC  
AMARJEET SINGH  
3700 STANDRIDGE DR STE 202  
THE COLONY, TX 75056  
(Ph) 732-895-3674

LOT 1, BLOCK B  
MCDONNELL HIGHLANDS  
PHASE ONE  
CAB. E, PG. 330  
P.R.D.C.T.

TOTAL AREA: 107,036.7 SQ. FT.

EXISTING ZONING:  
MIXED-USE NEIGHBORHOOD 'MN'

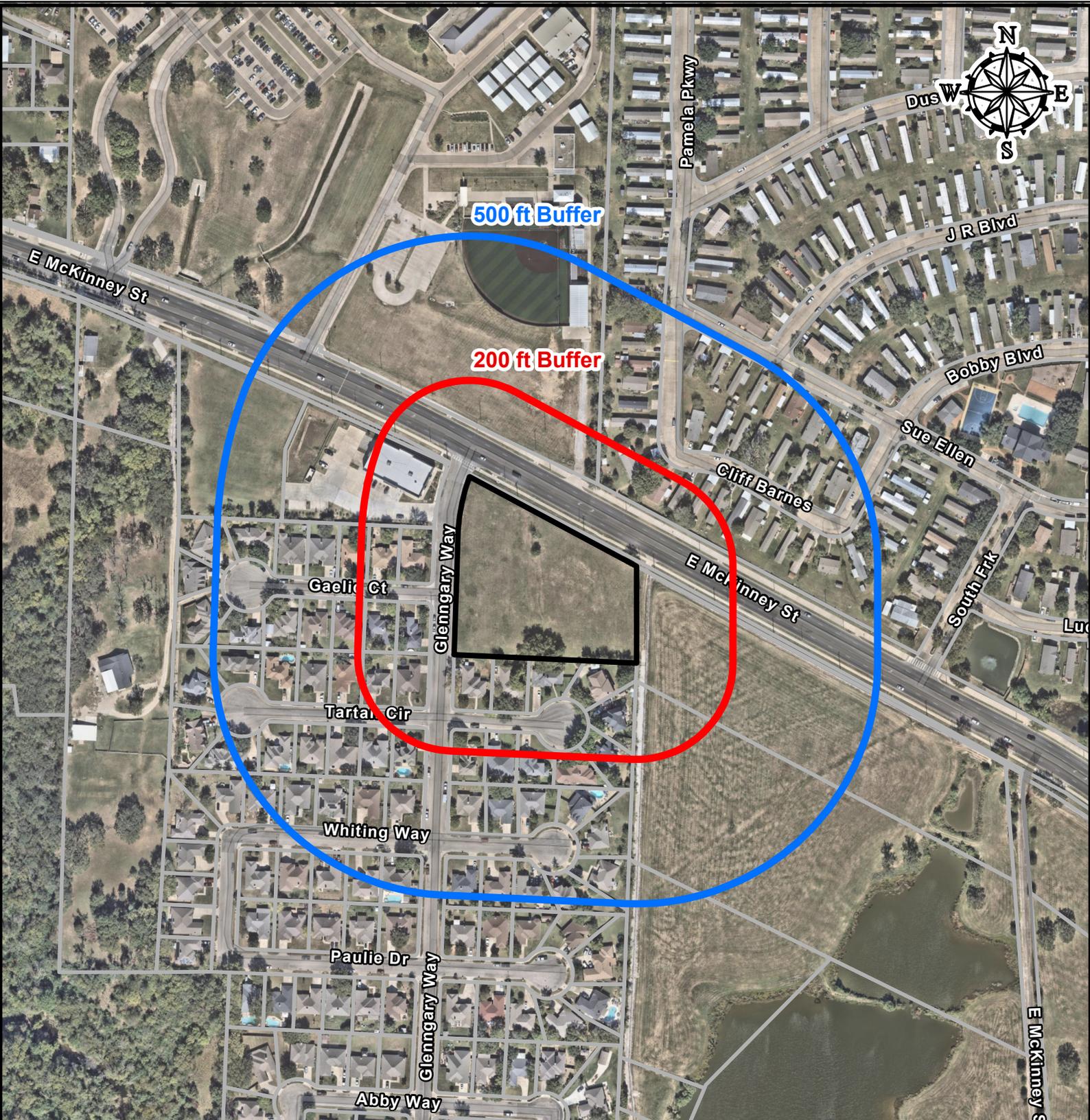
PROPOSED LAND USE:  
MERCANTILE  
RESTAURANT  
OFFICE  
AUTO WASH  
FUEL SALES

**Architectural Drawings**

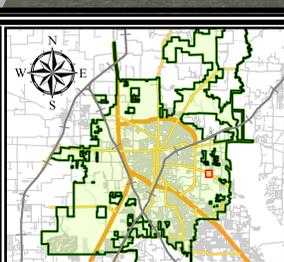
PREPARATION DATE: 12-11-2024  
CITY PROJECT No: S25-0001  
PLAN PREPARER: MARGINE BISWAS

**LANDSCAPE PLAN**

# S25-0001 Notification Map



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



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



## DEPARTMENT OF DEVELOPMENT SERVICES

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

### Public Hearing Notification Sign Criteria and Affidavit

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

#### Sign Criteria:

##### **SIGN DESIGN**

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

##### **PLACEMENT**

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

##### **PROOF OF POSTING**

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

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

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

##### **REMOVAL OF SIGNS**

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



DEPARTMENT OF DEVELOPMENT SERVICES

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

PUBLIC HEARING NOTIFICATION SIGN AFFIDAVIT OF SIGN POSTING

Project No. S25-0001

Date of Planning and Zoning Commission Meeting: 01/28/2026

I hereby certify that I have posted or caused to be posted Public Hearing Notification sign(s) on the property subject to Project Name/Number M & G Crossing

located at 5200 E Mckinney ST

Said sign(s) have been obtained through a sign contractor of choice and meet the specifications as stated in the City of Denton Public Hearing Sign Criteria Sheet.

Posting of said signs was accomplished on January 16 2026, 2026. Said signs have been posted in a manner that provides an unobstructed view and allows clear reading from the public right(s)of-way along Glennary Way and E Mckinney ST

Said signs will be maintained on the property throughout the entire public hearing process and will be removed within three (3) calendar days subsequent to the final decision by the approving body. I further certify that this affidavit was filed with the Planning Department of the City of Denton within the time provisions specified in the City of Denton Public Hearing Sign Criteria Sheet.

Executed this the January day of 16, 2026.

[Handwritten signature]

Signature of Applicant or Authorized Representative for Project No.

Gurmukh Singh

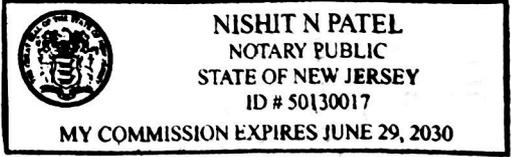
Printed Name of Applicant or Authorized Representative for Project No.

STATE OF NEW JERSEY COUNTY OF Middlesex BEFORE ME, a Notary Public, on this 16th day personally appeared (printed owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 16th day of JANUARY, 2026.

[Handwritten signature]

Notary Signature (seal)



PLEASE NOTE: Failure to post the notification sign(s) on the property by the close of business (5 pm) on the tenth (10th) day prior to the first public hearing shall result in the postponement of consideration by the Board or Commission.

STAFF USE ONLY:

Date/Time submitted: \_\_\_\_\_ Verified by: \_\_\_\_\_



## Notice of Public Hearing

Project Number: S25-0001

Project Name: M & G Crossing

Request: Specific Use Permit

For more info:

[www.cityofdenton.com/  
ProjectInfo](http://www.cityofdenton.com/ProjectInfo)

Call: (940) 349-8600





**Notice of Public Hearing**

Project Number: S25-0001  
Project Name: M & G Crossing  
Request: Specific Use Permit

For more info:  
[www.cityofdenton.com/  
ProjectInfo](http://www.cityofdenton.com/ProjectInfo)  
Call: (940) 349-8600





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

**Response Form**

S25-0001

M&G Crossing

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

City of Denton Development Services  
Planning Division  
401 N. Elm St.  
Denton, TX 76201

You may also email to Bryce.VanArsdale@cityofdenton.com or call (940) 349-8368. Please note any responses are subject to public information requests including the information provided below.

**Project Number: S25-0001**

**Meeting Date: Wednesday, January 28, 2026**

**Please circle one:**

In favor of request

Opposed to request

**Comments:**

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Signature: Sarah Bradbury

Printed Name: Sarah Bradbury

Street Address: 5300 Tartan Circle

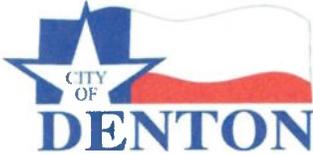
City, State and Zip Code: Denton TX 76208

Phone Number: 214-970-6989

Email Address: Sarah.bradbury7@gmail.com

Physical Address of Property within 200 Feet: yes

---



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

**Response Form**

S25-0001

M&G Crossing

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

City of Denton Development Services  
Planning Division  
401 N. Elm St.  
Denton, TX 76201

You may also email to Bryce.VanArsdale@cityofdenton.com or call (940) 349-8368. Please note any responses are subject to public information requests including the information provided below.

**Project Number: S25-0001**

**Meeting Date: Wednesday, January 28, 2026**

**Please circle one:**

In favor of request

Opposed to request

**Comments:**

Too much traffic.

Signature: Hayle M. Wolf

Printed Name: Hayle Wolf

Street Address: 5217 Goretic Ct

City, State and Zip Code: Denton, TX 76208

Phone Number: 940-382-8642

Email Address: wolfish2@verizon.net

Physical Address of Property within 200 Feet: 5217 Goretic Ct

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**Project #S25-0001**

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**From** Connie Whitt-Lambert <cwhittlambert@txwes.edu>  
**Date** Tue 2/17/2026 3:55 PM  
**To** VanArsdale, Bryce <Bryce.VanArsdale@cityofdenton.com>

This message has originated from an **External Source**. Please be cautious regarding links and attachments.

Mr. VanArsdale,

I am a resident of McDonnell Highlands and am located in the area affected by the proposed Project #S25-0001, the southeastern corner of Glengary Way and East McKinney Street.

My home is located at 5308 Tartan Circle and is within 200 feet of the 2.46 acres for the proposed automotive fuel sales project.

I do NOT support this for a variety of reasons.

Our area is an established residential neighborhood, not a high-density development. A gas station should be built where there is already high traffic and an actual need for a gas station. We are a small quiet neighborhood where we walk our dogs in the evening and play sports in the cul de sacs. We don't need or want a gas station.

We have already been hit with a Dollar General store which increased traffic to our quiet area and the thought of more, endless traffic to a gas station would be detrimental to our health, our peace, and our property values.

The addition of such a large reservoir of gasoline to our peaceful area and the health risks associated with that constant smell and potential for fire and explosion is also a reason for this project to be denied.

If Project #S25-0001 is approved and a 'fuel sales' project is built, everything we cherish in McDonnell Highlands will be in jeopardy.

We are a neighborhood of active voters and do not want this project to be approved.

I strongly protest this and ask that you reject Project #S25-0001.

Thank you.  
Connie Whitt-Lambert  
5308 Tartan Circle  
Denton, Texas 76208

[Connie Whitt-Lambert](#)

Professor of Theatre  
817 531-5866

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF DENTON, TEXAS REGARDING A REQUEST FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN AUTOMOTIVE FUEL SALES USE ON APPROXIMATELY 2.46 ACRES OF LAND, APPROXIMATELY LOCATED ON THE SOUTHEASTERN CORNER OF GLENNGARY WAY AND EAST MCKINNEY STREET, AND LEGALLY DESCRIBED AS LOT 1R, BLOCK A MCDONNELL HIGHLANDS PHASE 1 IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE. (S25-0001)

WHEREAS, Margine Biswas, representing the property owner GAJ Holdings LLC, has applied for a new Specific Use Permit (“SUP”) to allow for an Automotive Fuel Sales use on an approximately 2.46-acre site, within the Mixed Use Neighborhood (MN) zoning district and use classification, as described in **Exhibit “A”** (hereinafter, “the Property”); and

WHEREAS, on January 28, 2026, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, having given the requisite notices by publication and otherwise, and having afforded full and fair hearings and to all property owners interested in this regard, has recommended \_\_\_\_ [xx – xx] of the requested SUP, subject to conditions; and

WHEREAS, on \_\_\_\_ the City Council likewise conducted a public hearing as required by law to consider the SUP request. Upon consideration, the City Council hereby finds that the request is consistent with the Denton 2040 Comprehensive Plan and federal, state, and local law, and that the Applicant has agreed to comply with all provisions of the Denton Development Code (“DDC”), and has further agreed to comply with the additional restrictions and conditions set forth herein; and

WHEREAS, the City Council has determined that it will be beneficial to Denton and its citizens to grant the SUP; that such grant will not be detrimental to the public welfare, safety, or health; that proposed permit satisfies criteria set forth in Sections 2.4.5E and 2.5.2D of the Denton Development Code; and that the SUP should be granted; NOW THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference and found to be true.

SECTION 2. The SUP to allow the Automotive Fuel Sales use on the Property as shown on the site plan, landscape plan and building elevations attached and incorporated herein as **Exhibit “B”, Exhibit “C,” and Exhibit “D”**, is hereby approved, with the following conditions:

1. Development of the site shall substantially comply with the attached Site Plan and Landscape Plan. Administrative approval of changes that do not increase the size and number of the Automotive Fuel Sales buildings and equipment, increase the size of the accessory car wash or move its location any nearer to the adjacent single-family residences, change the number of parking spaces, decrease the buffer and screening

requirements, or result in a decrease of more than 5 percent in the landscape area for the whole site may be administratively approved, if such changes are permissible per the Denton Development Code. All other changes shall require a Specific Use Permit amendment in accordance with the Denton Development Code.

2. The City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached site plan, and the attached landscape plan. The attached site plan and landscape plan are incorporated as requirements of the SUP.
3. The accessory car wash use shall not operate between the hours of 8pm and 8am.
4. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.

SECTION 4. Failure to Comply. Except as otherwise stated above, all terms of the SUP shall be complied with prior to issuance of a Certificate of Occupancy. Failure to comply with any term or condition of the Ordinance will result in the SUP being declared null and void, and of no force and effect. The SUP is issued to the entity named above runs with the land and is assignable and transferable to subsequent owners of the Property.

SECTION 5. SUP Regulations. Upon notice to the property owner and a hearing before the City Council, a SUP may be revoked or modified if: 1. There is one or more of the conditions imposed by this Ordinance that has not been met or has been violated on the Property; or 2. The SUP was obtained or extended by fraud or deception; or 3. As otherwise permitted by law and/or permitted by the Denton Development Code.

SECTION 6. Unlawful use. It shall be unlawful for any person, firm, entity, or corporation to make use of the above-referenced Property in some manner other than as authorized by the Denton's Codes of Ordinances and this Ordinance.

SECTION 7. Severability. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

SECTION 9. Penalty. Any person, firm, entity or corporation violating any provision of this ordinance shall, upon conviction, be fined a sum not exceeding \$2,000.00 for each violation. Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense. The penal provisions imposed under this Ordinance shall not preclude Denton from filing suit to enjoin the violation and it retains all legal rights and remedies available to it under local, state and federal law.

SECTION 10. 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 [\_\_ - \_\_]:

	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
GERARD HUDSPETH, MAYOR

ATTEST:  
INGRID REX, CITY SECRETARY

BY: \_\_\_\_\_

APPROVED AS TO LEGAL FORM:  
MACK REINWAND, CITY ATTORNEY

BY: \_\_\_\_\_

## EXHIBIT A

### Legal Description

**BEING** a part of the Morreau Forrest Survey, abstract number 417 and being a part of Lot 1, Block B of McDonnell Highlands phase one, an addition to the city of Denton, Denton County, Texas according to the plat thereof recorded in Cabinet E, Page 330, Plat Records, Denton County, Texas and being more fully described by metes and bounds as follows:

**BEGINNING** at a ½ inch iron rod found maintaining the southwest corner of said Lot 1, the Northwest corner of Lot 1, Block E of said McDonnell Highlands Phase One and in the east right-of-way line of Glenngary Way;

**THENCE** North 02 degrees 16 minutes 05 seconds east, along the west line of said Lot 1 and the east right-of-way of said Glenngary way, a distance of 281.28 feet to a ½ inch iron rod found for a corner;

**THENCE** with a curve turning to the right with an arc length of 93.72 feet, with a radius of 220.00 feet, with a chord bearing of north 14 degrees 28 minutes 18 seconds east, with a chord length of 93.01 feet, to a cut "X" set for the southwest corner of right-of-way Parcel 35, conveyed to the State of Texas by Deed of Record in Document Number 2020-36504, Real Property Records, Denton County, Texas;

**THENCE** along the south line of said Parcel 35, with a compound curve turning to the right with an arc length of 18.96 feet, with a radius of 6192.00 feet, with a chord bearing of south 61 degrees 50 minutes 44 seconds east, with a chord length of 18.96 feet, to a cut "X" set for a corner;

**THENCE** south 61 degrees 45 minutes 28 east, with the south line of Parcel 35, a distance of 375.07 feet to a ½ inch iron rod set with cap marked "KAX 5312" set for the southeast corner of said Parcel 35 and in the west line of a 3.774 acre tract of land conveyed to Atmos Energy Corp by Deed of Record in Document Number 2014-97969 of said Real Property Records;

**THENCE** south 02 degrees 20 minutes 53 seconds west, along the east line said Lot 1 and the west line of said 3.774 acre tract, a distance of 201.84 feet to a ½ inch iron rod found maintaining the southeast corner of said Lot 1 and the northeast corner of Lot 4, Block # of said McDonnell Highlands Phase One;

**THENCE** north 87 degrees 23 minutes 40 seconds west, along the south line of said Lot 1 and the north line of said Block E, passing a ½ inch iron rod at a distance of 223.63 feet, continuing a total distance of 373.63 feet to the point of beginning, containing 108,399 SQ.FT. or 2.489 acres of land, more or less.





# EXHIBIT D

## Building Elevations

City of Denton  
Development Assistance Team  
Approved: [Signature]

KEY PLAN

**HARCHIPHY**  
Architecture and Interiors

18170 Dallas Pkwy, Suite 101  
Dallas TX 75247  
(PH) 972-232-0092  
(FAX) 972-232-7128  
Web: www.harchiphy.com

01-12-2020

REVISIONS

NO.	DESCRIPTION

**M&G Crossing**

5202 E. McKinney St.  
Denton, TX 75206

OWNER INFORMATION:  
D&M HOLDINGS LLC  
3106 EIT BLDG  
3700 STARBUCK DR STE 202  
MC, TX 75206, TX 75206  
(PH) 772-853-2571

LOT 1, BLOCK B  
20,000 S. HIGHWAY  
PHASE 2C  
240' E. 100'  
S.W. 1/4

TOTAL AREA: 107,038.7 SQ. FT.  
ZONING: COMMERCIAL  
SUBDIVISION: NEIGHBORHOOD UNIT

PROJECT: (A) USE:  
MULTIFAMILY  
OFFICE  
MULTI-USE

**Architectural Drawings**  
PREPARED BY: [Signature]  
DATE: 01-12-2020  
FILE: [Signature]

**EXTERIOR ELEVATIONS**

**A2.0**

# FISCAL SUMMARY

## GENERAL FUND IMPACTS

Revenues	40 Year Total
<b>AD VALOREM TAXES</b>	\$1,112,700
<b>RETAIL SALES TAX</b>	
Direct Project Retail Sales Tax Revenue	\$1,037,900
Net New Resident + New Commuters Retail Sales Tax Revenue	\$26,500
<b>OTHER TAXES (Mixed Beverage)</b>	\$927,200
<b>LICENSE &amp; PERMITS</b>	
Zoning Fees	\$8,500
Building Permits	\$3,800
Certificate of Occupancy	\$100
Beer & Wine Permits	\$227,900
<b>SERVICE FEES</b>	
Restaurant Inspections	\$26,700
Grocery Store Inspections	\$0
Swimming Pool Inspections	\$0
Electrical Inspections	\$1,700
Plumbing Inspections	\$500
Development Fees	\$12,000
Plan Review Fees	\$2,100
<b>Expenses</b>	<b>40 Year Total</b>
Neighborhood	(\$122,900)
Public Safety	(\$274,600)
Transportation	(\$16,600)
Admin & Community Services	(\$126,100)

## OTHER FUND REVENUES

<b>TOURISM &amp; CONVENTION SALES TAX</b>	\$0
<b>ENTERPRISE UTILITY FUNDS</b>	
Electric Charge	\$996,800
Water Charge	\$218,900
Wastewater Charge	\$211,500
Drainage Charge	\$436,100
Solidwaste Charge	\$293,700
<b>WATER IMPACT FEE</b>	\$32,900
<b>WASTEWATER IMPACT FEE</b>	\$20,400
<b>TOTAL ROADWAY IMPACT FEE</b>	\$900
<b>TOTAL PARKS LAND DEDICATION &amp; DEV. TRUST</b>	\$0
<b>TREE MITIGATION</b>	\$0
<b>ROADWAY MAINTENANCE</b>	
<b>ROADWAY MAINTENANCE</b>	\$79,602

### New Residents From Residential



0

### New Workers From Non-Residential \*



17

\* Calculations based on new commuters not total new workers in order to not double count with new residents

### General Fund Impact Summary

General Fund - Total Revenue  
\$3,387,500

General Fund - Total Expenses  
-\$460,600

General Fund - Net Impact  
\$2,926,900

### General Fund - Net Impacts



## BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

**Filing Number:** 803956537  
**Original Date of Filing:** March 2, 2021  
**Formation Date:** N/A  
**Tax ID:** 32078022285  
**Duration:** Perpetual

**Entity Type:** Domestic Limited Liability Company (LLC)  
**Entity Status:** In existence  
**FEIN:**

**Name:** GAJ Holdings LLC  
**Address:** 111 DESTINY WAY  
 NORTH WALES, PA 19454-1611 USA

<a href="#">REGISTERED AGENT</a>	<a href="#">FILING HISTORY</a>	<a href="#">NAMES</a>	<a href="#">MANAGEMENT</a>	<a href="#">ASSUMED NAMES</a>	<a href="#">ASSOCIATED ENTITIES</a>	<a href="#">INITIAL ADDRESS</a>
Last Update	Name	Title	Address			
May 22, 2023	AMARJEET SINGH	MANAGING MEMBER	111 DESTINY WAY NORTH WALES, PA 19454 USA			
May 22, 2023	GURMUKH SINGH	MANAGING MEMBER	135 DOVER RD COLONIA, NJ 07067 USA			



# City of Denton

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

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Cassey Ogden

**DATE:** February 25, 2026

### **SUBJECT**

Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams to rezone approximately 5.36 acres of land from Rural Residential (RR) District to General Office (GO) District. The subject property is generally located on the north side of Barthold Road, approximately 2,580 feet west of N. Interstate 35 in the City of Denton, Denton County, Texas; adopting an amendment to the City's official zoning map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. (Z25-0025a, Arkamima, Matt Bodine)

### **BACKGROUND**

The applicant, McAdams, on behalf of the owner, Arthur and Kathryn Smuck, is requesting to rezone approximately 5.36 acres of land from Rural Residential (RR) District to General Office (GO) District for the purpose of developing a variety of commercial uses such as a Restaurant, Hotel, and General Retail. The subject property has a single-family home on it that is intended to be adapted for commercial use, but at this time no development plans or applications have been submitted to the City for review. If this zoning change were approved, any use permitted under the GO zoning district could be developed on the subject property. See Exhibit 8 for a complete list of permitted uses under both the current and proposed zoning districts.

The subject property was annexed into the City of Denton in 2015 and assigned the placeholder designation of Rural Residential (RD-5X) under the 2002 Denton Development Code (DDC); this transitioned to RR District with the adoption of the 2019 DDC. Adjacent properties to the west and north are situated within the Extra-Territorial Jurisdiction (ETJ) and have entered into non-annexation agreements with the City. Adjacent properties to the south and east are mostly vacant and are zoned either Light Industrial (LI) or Rural Residential (RR). Properties farther east along I-35 are a mix of commercial and industrial uses. The Future Land Use Map designates this area as Light Industrial.

The Denton Mobility Plan classifies Barthold Road as a Primary Arterial. TxDOT has a project to realign FM 1173 to connect with this portion of Barthold Road and improve it to a six-lane roadway. As a result of this road improvement project, a 150-foot deep portion of the subject property along Barthold Road has been acquired by TxDOT, which is why the subject zoning request does not extend south to Barthold Road.

At the February 11, 2026 meeting, the Planning and Zoning Commission opened the public hearing for this rezoning application and continued the hearing to the February 25, 2026 meeting (this agenda) at the request of the applicant.

A full Staff Analysis is provided in Exhibit 2.

**OPTIONS**

- 1. Approve
- 2. Deny
- 3. Postpone item

**RECOMMENDATION**

Staff recommends **approval** of the request as it complies with the criteria in Section 2.4.5.E of the Denton Development Code (DDC) for approval of all applications, and Section 2.7.2.D of the DDC for approval of a zoning change.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

<u>Date</u>	<u>Council, Board, Commission</u>	<u>Request</u>	<u>Action</u>
June 16, 2015	City Council	City-initiated Annexation and zoned to RD-5X. (Ord. 2015-188)	Approved
October 1, 2019	City Council	New DDC Zoning Code & City-wide zoning district transition to Rural Residential (RR) District. (DCA18-0009)	Approved
February 11, 2026	Planning & Zoning Commission	Zoning Change from Rural Residential (RR) to General Office (GO) District. (Z25-0025)	Continued to February 25, 2026

**PUBLIC OUTREACH:**

Four notices were sent to property owners within 200 feet of the subject property, and three postcards were mailed to current residents within 500 feet of the subject property. As of the writing of this report, no responses have been received.

A notice was published on the City’s website on January 22, 2026.

A notice was published in the Denton Record Chronicle on January 24, 2026.

Two signs were posted on the site on February 11, 2026.

The applicant held a virtual neighborhood meeting on January 29, 2026. No one from the public attended.

**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. Project Narrative

5. Current Zoning Map
6. Proposed Zoning Map
7. Future Land Use Map
8. Table of Allowed Uses
9. Notification Map & Sign Affidavit
10. Fiscal Impact Summary
11. Draft Ordinance

Respectfully submitted:  
Hayley Zagurski, AICP  
Planning Director

Prepared by:  
Matt Bodine  
Assistant Planner

# Planning Staff Analysis

Z25-0025/Arkamima

City Council District #3

## REQUEST:

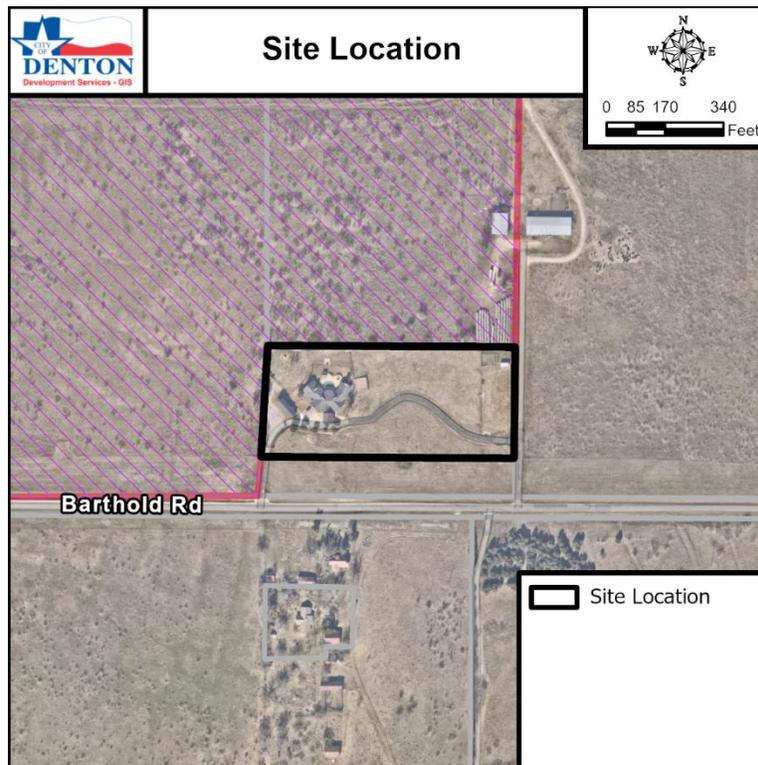
Request to rezone approximately 5.36 acres from Rural Residential (RR) District to General Office (GO) District.

## STAFF RECOMMENDATION:

Staff recommends approval of the rezoning of approximately 5.36 acres of land from RR to GO District as it complies with the criteria in Section 2.4.5.E of the Denton Development Code (DDC) for approval of all applications, and Section 2.7.2.D of the DDC for approval of a Zoning Map Amendment (Rezoning).

## SITE DATA:

The 5.36-acre subject property is generally located on the north side of Barthold Road and approximately 2,580 feet west of N. Interstate 35 (I-35N). Barthold Road is currently designated as a Primary Arterial and is constructed with two lanes of vehicle traffic. TxDOT has plans to improve Barthold Road (see Consideration A.11) and realign it to connect with FM 1173. The owner of the subject property has dedicated 150 feet of right-of-way (ROW) along Barthold Road for these improvements. There are no City utilities that extend to the property; therefore, when this property develops, the applicant will be responsible for extending utilities to their development. The subject property has a single-family house and accessory structures on it.



## SURROUNDING ZONING AND USES:

Adjacent properties to the north and west are under Non-Annexation Agreements that limit them to single-family residential and agricultural uses until they are annexed into the City. Adjacent properties to the south are zoned Rural Residential District and are mostly undeveloped. Adjacent properties to the east are zoned Light Industrial (LI) District and are undeveloped.

<b>Northwest:</b> <u>Zoning:</u> Extra-Territorial Jurisdiction Division 1 (ETJ 1) / Non-Annexation Agreement <u>Use:</u> Undeveloped	<b>North:</b> <u>Zoning:</u> ETJ 1/ Non-Annexation Agreement <u>Use:</u> Undeveloped	<b>Northeast:</b> <u>Zoning:</u> LI <u>Use:</u> Undeveloped
<b>West:</b> <u>Zoning:</u> ETJ 1/Non-Annexation Agreement <u>Use:</u> Undeveloped	<b>SUBJECT PROPERTY</b>	<b>East:</b> <u>Zoning:</u> LI <u>Use:</u> Undeveloped
<b>Southwest:</b> <u>Zoning:</u> RR <u>Use:</u> Undeveloped	<b>South:</b> <u>Zoning:</u> RR <u>Use:</u> Single-Family Residential and Undeveloped	<b>Southeast:</b> <u>Zoning:</u> LI) <u>Use:</u> Undeveloped

**CONSIDERATIONS:**

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

1. *General Criteria*

a. *Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.*

The review criteria were applied as required.

b. *The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.*

Section 2.7.2.D of the DDC applies to this rezoning request. An analysis of this request per those criteria can be found below in Consideration B.

c. *If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5 through 2.9 controls.*

There are no conflicts between the general criteria and the criteria specific to zoning requests.

2. *Prior Approvals*

City Council approved the City-initiated annexation of the subject property on June 16, 2015. The subject property was assigned the placeholder zoning designation Rural Residential (RD-5X) under the 2002 version of the DDC, which transitioned to the Rural Residential (RR) zoning district with the adoption of the 2019 DDC. Following annexation, the placeholder zoning remains in place until such time as the property owner applies to change the zoning.

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

The decision-making authority:

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

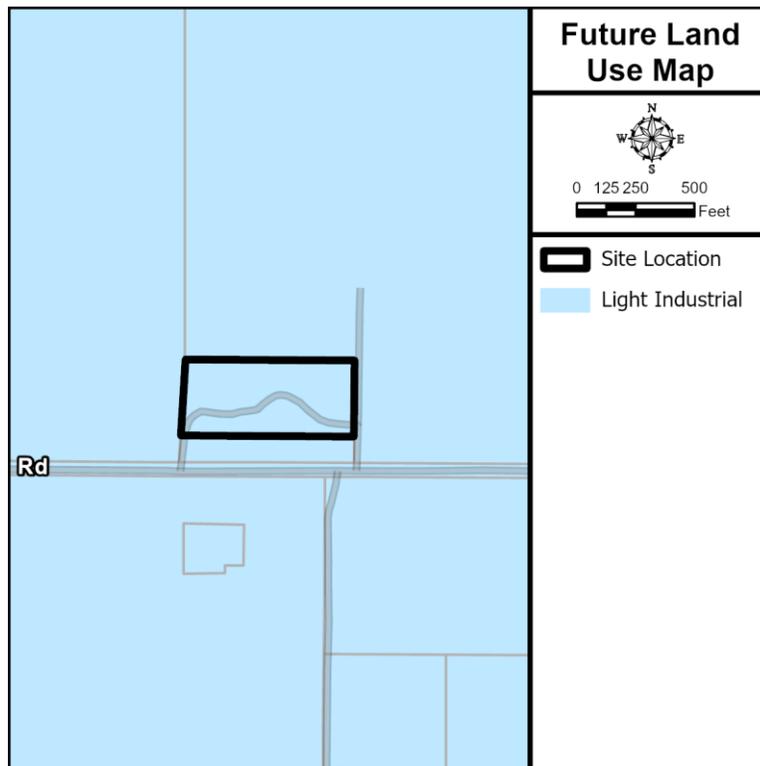
There are no competing goals, policies, or strategies with this proposal.

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

**Future Land Use Map**

The Future Land Use Map (FLUM) designates the future land use for the subject property as Light Industrial. Per the Comprehensive Plan “this designation is intended for tracts of land that are appropriate for light industrial activity. Primary uses include light manufacturing, assembling, and warehousing and distribution, and include associated supporting uses, such as offices, retail, and restaurants. Light Industrial areas should have adequate access to infrastructure, including the transportation network. It is important in future development that transitions to adjacent sensitive land uses are considered.”

The proposed rezoning to GO District is consistent with FLUM as the zoning district permits a variety of commercial, professional, and industrial uses by right and with a Specific Use Permit. The applicant has indicated their intent is to develop the subject property with a variety of commercial uses which could be supportive of light industrial activity likely to develop on larger, adjacent properties zoned LI District.



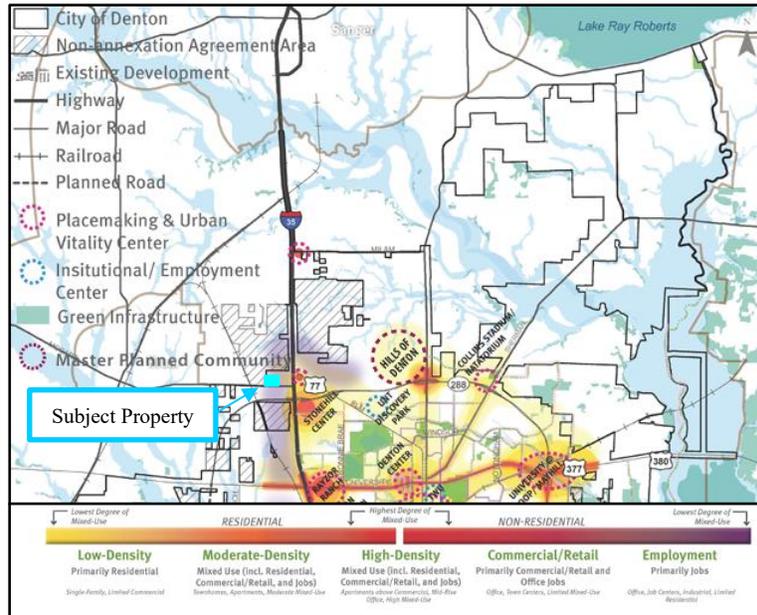
## Fiscal and Economic Vitality

According to the Denton 2040 Comprehensive Plan, a strong and diverse economy is fundamental to achieving the vision of the 2040 Comprehensive Plan. As part of the City's fiscal and economic vitality vision, the following goal was included:

**3.1.1:** Ensure adequate land for future economic growth, particularly in the non-residential future land use categories, including a sufficient buffer zone to adjacent protected land uses.

The proposed rezoning would facilitate a variety of non-residential development in the northwest portion of the City. The Subject property is appropriately located along a Primary Arterial to ensure adequate access to the site, is situated in an area designated for future industrial and commercial uses and is adequately buffered from protected land uses.

Additionally, the Preferred Growth Concept Map shows areas of the City where employment-focused and residential uses are preferred with the subject property being in an area where employment is preferred.



The purpose of the rezoning is to ensure the development of a variety of supporting commercial uses on a smaller parcel of land situated in a designated industrial area that would help further the overall goals of the Comprehensive Plan to provide for a robust and diverse economy and ensure future economic growth in areas of the City where employment-focused uses are preferred.

#### 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.*

No development is proposed at this time as this request is solely for a rezoning of the subject property. All future development on this site must comply with applicable standards in the DDC, including, but not limited to building coverage, parking, tree preservation, and landscaping.

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

If the rezoning request is approved, all future development proposals will be reviewed during the development process to ensure conformance with all zoning, transportation, drainage, public utility, tree preservation, and subdivision requirements. Any deficiencies in the future plats/plans would have to be addressed prior to approval.

5. *Compliance with Other Applicable Regulations*

If the proposed rezoning to the GO District is approved, prior to development, a detailed review of the proposed development will be conducted to ensure compliance with other applicable City, state, and federal regulations.

6. *Consistent with Interlocal and Development Agreements*

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

7. *Minimizes Adverse Environmental Impacts*

The proposed development is not anticipated to create adverse environmental impacts upon the subject property. There are no potential Environmentally Sensitive Areas nor recognized Wildlife Corridors on the subject property. Development plans will be reviewed for compliance with tree preservation and stormwater management standards.

8. *Minimizes Adverse Impacts on Surrounding Property*

The proposed rezoning is not anticipated to create adverse impacts on surrounding properties, which are also predominantly undeveloped. Development of the subject property is required to follow DDC design standards, including lot dimensions, landscaping, and access requirements. Site design standards related to building placement and design are intended to mitigate negative impacts created by the scale and bulk of large buildings and provide for variety and visual interest in the exterior design.

9. *Minimizes Adverse Fiscal Impacts*

This proposed rezoning is not anticipated to create adverse fiscal impacts. Staff used the Fiscal Impact Tool to analyze the proposed rezoning based upon a mixture of restaurant, hotel, and general retail uses. The Fiscal Impact Summary (Exhibit 10) indicates that the proposal would result in a net \$12,811,300 revenue to the General Fund over a 40-year project duration.

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

This proposed rezoning will not adversely affect utilities, services, or improvements in the area. Any future development plans will be reviewed to ensure compliance with all applicable standards.

11. *Provides Adequate Road Systems*

The subject property has street frontage on Barthold Road. The Denton Mobility Plan classifies this section of Barthold Road as a Primary Arterial. Additionally, TxDOT is planning to realign FM 1173, located further to the south, to connect with this section of Barthold Road and improve it to a six-lane roadway. This realignment west of I-35N is occurring to ensure that FM 1173 and Highway 77 align on either side of I-35N, allowing for better intersection design as I-35N is widened and frontage roads are added. Right-of-way needed to facilitate these Barthold Road/FM 1173 improvements has already been dedicated to TxDOT.

A Trip Generation Summary will be required during the development review process for any future development projects to determine if a Traffic Impact Analysis and/or additional offsite street improvements are needed.

12. *Provides Adequate Public Services and Facilities*

The proposed rezoning is not anticipated to negatively impact public services and facilities. The nearest fire station, Fire Station 5, is approximately 3 miles away along existing streets.

13. *Rational Phasing Plan*

This proposed rezoning does not have a phasing plan.

B. Section 2.7.2.D of the DDC states that an application for a rezoning may be approved based on the following conditions:

a. *The proposed rezoning is consistent with the Comprehensive Plan.*

As discussed above in Consideration A.3, the proposed rezoning to GO District is consistent with the Denton 2040 Comprehensive Plan as it will permit supporting commercial uses for existing and future employment uses in the area.

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

There is no small area plan approved for this site.

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

Per DDC Subsection 3.5.1A, “the GO district is intended to provide locations for a variety of workplaces and complementary uses. Principal uses include office and research and development and related supporting uses. The GO district provides for flexible office space to encourage the establishment of research and development enterprises, start-ups, and opportunities for business innovation. This district applies to areas throughout the city that are in close proximity to commercial use areas and employment hubs.”

The proposed rezoning to the GO District, allowable land uses, and the subject property’s location are consistent with this purpose. The proposed land uses for the subject property are permitted in the GO District and would be subject to higher design standards than developments in other zoning districts in the area such as the Light Industrial District. Additionally, the subject property is in close proximity to existing commercial areas and employment hubs along I-35, and the proposed uses would be considered supportive of the uses in the area.

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

The area in the vicinity of the subject property, particularly along the I-35 and FM 1173 Corridors, has seen significant development in the last several years with a variety of industrial land uses. The proposed rezoning to the GO district would facilitate development of commercial land uses supportive of and complementary to the existing development patterns in the region. In addition, upcoming TxDOT projects in the area such as improvements to I-35N and FM 1173 will increase road capacity, thus encouraging more development in the area. Additionally, the Comprehensive Plan supports further development in the area through its future land use designation (see Consideration A.3).

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

As discussed above in Consideration A.8, the proposed rezoning is not expected to adversely impact surrounding properties in a significant way. Any future development plans will be reviewed for compliance with DDC standards that mitigate adverse impacts including, but not limited to, landscape buffering, lighting, and screening.

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

There are public facilities and services in the general area of the subject property.

### **Schools**

Since the applicant is proposing commercial uses, the request would not add students to schools within the attendance boundary.

### **Water and Wastewater**

Public water and wastewater services are located east of the subject property near I-35N. When the subject property develops, the developer of the site will be responsible for extending utilities to the property.

### **Nearest Fire Station**

Fire Station #5 (2230 W Windsor Dr) is approximately 3 miles away along existing streets.

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

There was not an error in the assignment of the current zoning district. The subject property's zoning designation is the result of the RD-5X placeholder designation assigned to the property upon annexation and the subsequent transition to RR zoning in 2019. This is the City's standard practice for all annexed properties to receive a placeholder zoning of Rural Residential, which remains in place until such time as the property owner applies to change the zoning on their property.

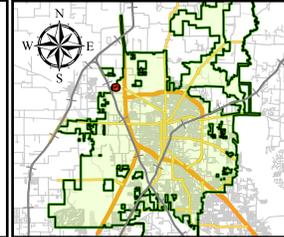
# Z25-0025 Site Location Map



Barthold Rd

Barthold Rd

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



0 50 100 200  
Feet



Date: 2/18/2026

"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."



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

SPEC25540

January 12, 2026

**City of Denton**

601 East Hickory Street

Denton, TX 76205

E: [Development@cityofdenton.com](mailto:Development@cityofdenton.com)

P: 940.349.8600

**RE: Arkamima – Letter of Intent for Rezoning**

Please accept this letter, on behalf of Arthur Smuck, as an explanation of the proposed commercial fiscal impact information for approximately 5.36 acres within parcel number 208223, located at the north of Barthold Road (Future HWY 1173) in the City of Denton, Denton County, Texas.

**ZONING AND FUTURE LANDUSE**

The current zoning on the Arkamima property is Rural Residential (RR) with a Future Land Use Designation of Light Industrial. The current zoning does not allow for commercial uses, therefore a rezoning to General Office (GO) is being requested. Based on the uses within the City of Denton Land Use Plan, the Future Land Use designation of Light Industrial will remain.

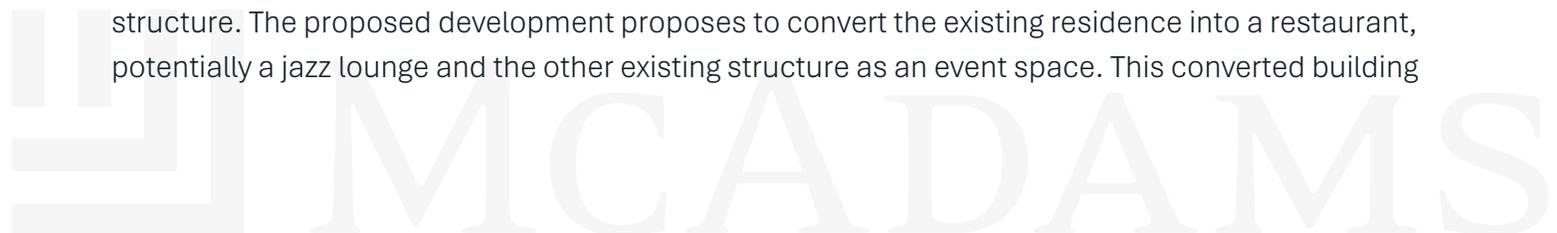
The proposed zoning change is to rezone from Rural Residential to General Office. There is a preliminary concept plan provided with the submittal for visualization purposes only and may not be the final plan. The current property owners wish to rezone to permit commercial uses and be more aligned with the uses of the surrounding properties.

**EXISTING CONDITIONS**

The property to the north of the subject property is located within the ETJ 1, and is vacant. The property to the west is also located within ETJ 1 and is vacant. The property to the south across HWY 1173 is zoned Rural Residential and is being used for a single- family residence. The property to the east is zoned Light Industrial and is vacant. All properties not located in the ETJ have a Future Land Use of Light Industrial.

**PROJECT DESCRIPTION**

Currently for the Arkamima project there is an existing residence on the property along with an existing structure. The proposed development proposes to convert the existing residence into a restaurant, potentially a jazz lounge and the other existing structure as an event space. This converted building



could have an outdoor area, with seating and a firepit. The rest of the property would be used for commercial, on the concept we are showing a boutique hotel near the converted residence with its own outdoor area for gatherings and games. Then on the eastern side of the property a retail building faces the future HWY 1173. The concept plan is preliminary but follows the permitted uses of General Office and Light Industrial. The concept plan shows access off future HWY 1173 on the west and east side of the property, as well as the 110' already dedicated to TxDOT.

### **CRITERIA FOR APPROVAL: GENERAL CRITERIA**

1. The proposed development is consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.  
**No prior approvals are in effect.**
2. The proposed development is consistent with the Comprehensive Plan and any applicable plans. If development does not match the future land use designation in the Comprehensive Plan, an application may still be approved if it is determined by the approving body to meet the overall goals of the Comprehensive Plan.  
**The property's Future Land Use designation is Light Industrial and the surrounding development pattern aligns closely with Light Industrial uses. Our proposed development of commercial is consistent with the permitted uses within Light Industrial.**
3. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.  
**After the zoning is complete, future development shall comply with the DDC.**
4. The proposed development shall be consistent with any adopted interlocal and applicable development agreements and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.  
**N/A**
5. The proposed development should be designed to minimize negative environmental impacts and should not cause significant adverse impacts on the natural environment.  
**There is no proposed development at this time. Floodplain and ESA Regulations will be complied with at the time of development. The natural environment will be considered in the future planning of the development.**
6. The proposed development should not cause significant adverse impacts on surrounding properties.  
**The proposed zoning change is consistent with the development pattern of surrounding properties. We will be hosting 2 public neighborhood meetings. An invite to those meetings will be provided to city staff once the dates and times have been determined.**

7. The proposed development should not result in significant adverse fiscal impacts on the city.  
**The proposed zoning change will not result in a significant adverse fiscal impact on the city.**
8. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.  
**The property owner shall comply with all regulatory requirements to obtain permitting and operate legally going forward.**
9. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including for emergency services.  
**The property is along Barthold Rd (future HWY 1173), approximately 150' of the property has already been dedicated to TxDOT to expand HWY 1173. Because of this it can be adequately served by the highway.**
10. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development.  
**When the property is developed, we will ensure that the project is fully supported by the surrounding utility infrastructure.**

#### **CRITERIA FOR APPROVAL: SPECIFIC CRITERIA**

1. The proposed rezoning is consistent with the Comprehensive Plan  
**Yes, The property's Future Land Use designation is Light Industrial and the surrounding development pattern aligns closely with Light Industrial uses. Our proposed development of commercial is consistent with the permitted uses within Light Industrial.**
2. The proposed rezoning is consistent with relevant Small Area Plan(s)  
**N/A**
3. The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3: Zoning Districts  
**The proposed development will offer a variety of commercial uses while creating the opportunities for business and supporting the surrounding commercial and light industrial uses.**
4. There have been significant changes in the area to warrant a zoning change  
**The continual development of nearby light industrial along with the expansion of HWY 1173 in the area warrant the zoning change, and make this property not a ideal area for rural residential.**
5. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood;  
**The proposed zoning is consistent with the surrounding land use pattern.**

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

**When the property is developed, we will ensure that the project is fully supported by the surrounding utility infrastructure.**

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

**There was no error in establishing the current zoning.**

## CONCLUSION

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

Sincerely,

**MCADAMS**

Patricia Fant, AICP  
Planning + Entitlements

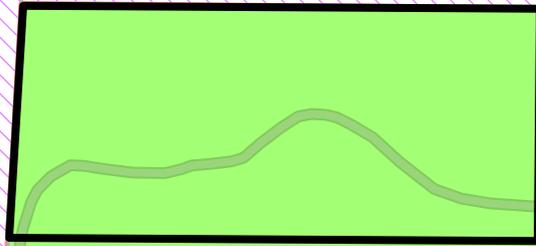
# Z25-0025 Current Zoning Map



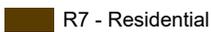
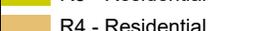
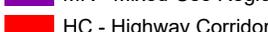
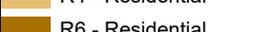
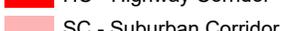
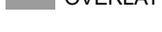
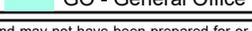
LI

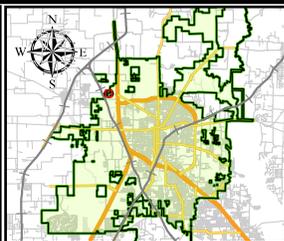
Barthold Rd

RR



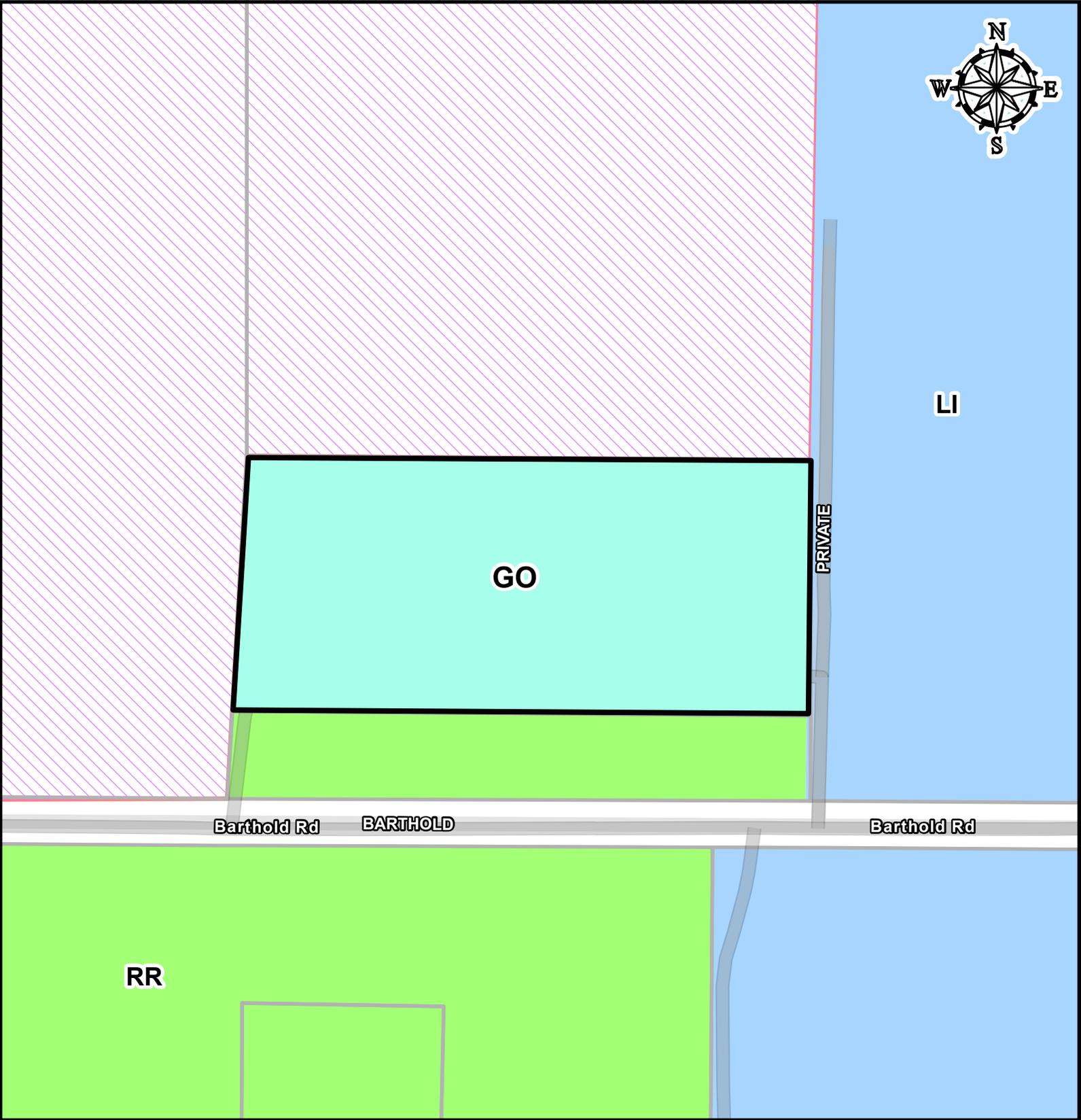
**Current Zoning**

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

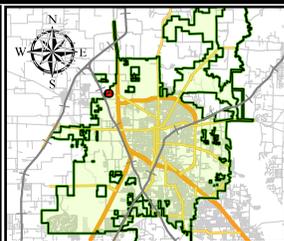


\*This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure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

# Z25-0025 Proposed Zoning Map



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

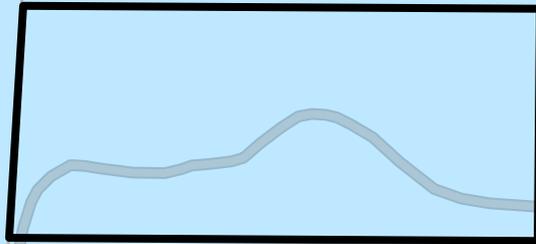


0 50 100 200 Feet

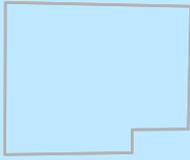
**Development Services • GIS**  
Date: 2/18/2026

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# Z25-0025 Future Land Use Map

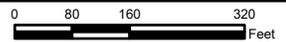
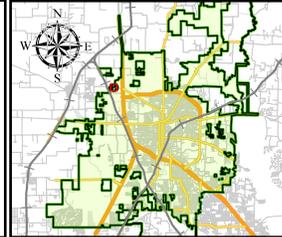


Barthold Rd



### Future Land Use 2040

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



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### 5.2.3 Table of Allowed Uses.

Table 5.2-A: Table of Allowed Uses																	
P = permitted S = specific use permit required Blank cell = use prohibited += use-specific standards apply																	
	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
<b>Residential Uses</b>																	
<b>Household Living</b>																	
Single-Family Detached Dwelling	P+	P+	P+	P+	P+	P+	P+	P+								5.3.3A	
Townhome					S+	P+	P+	P+	P+	P+						5.3.3B	
Duplex					S+	P+	P+	P+	P+	P+						5.3.3C	
Triplex						P+	P+	P+	P+	P+						5.3.3C	
Fourplex						P+	P+	P+	P+	P+						5.3.3C	
Multifamily Dwelling							S+	P+	P+	P+	S+	S+	S+			5.3.3D	
Tiny Home Development	Subject to approval of a planned development (PD); see 5.3.3E																
Work/Live Dwelling	P+						P+	P+	P+	P+	P+	S+	S+			5.3.3F	
Manufactured Home Development (HUD Code)						S+	S+									5.3.3G	
<b>Group Living</b>																	
Chapter House							S	S							P		
Community Home	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+						5.3.3I	
Dormitory							S	S	P								
Elderly Housing						S+	S+	P+	P+	P+	S+	S+				5.3.3H	
Group Home	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+						5.3.3J	
<b>Public, Institutional, Religious, and Civic Uses</b>																	
<b>Community and Cultural Facilities</b>																	
Airport, City-Owned															P		
Cemetery, City-Owned															P		
Cemetery, Privately-Owned	S+		S+							S+	S+	S+	S+	S+	S+	5.3.4I	
Club or Lodge	P	S	S	S	S	S	S+	P+	P	P+	P	P	P	P+	P+	5.3.4A	
Community Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Day Care, Adult or Child	P	S	S	S	S	S	P	P	P	P	P	P	P	P+		5.3.4B	
Funeral and Internment Facility									S	S	P	P	P	P			
Homeless Shelter	S+						S+	S+	S+	S+					P+	5.3.4C	
Landfill, City-Owned															P		
Park, Playground, Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Religious Assembly	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.4D	
<b>Educational Facilities</b>																	
Business or Trade School								P+	P+	P+	P+	P	P	P	P	5.3.4E	
College or University									P	P			P				

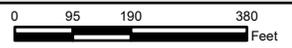
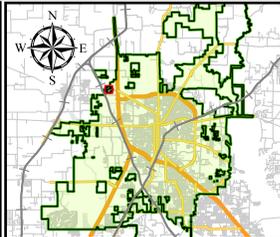
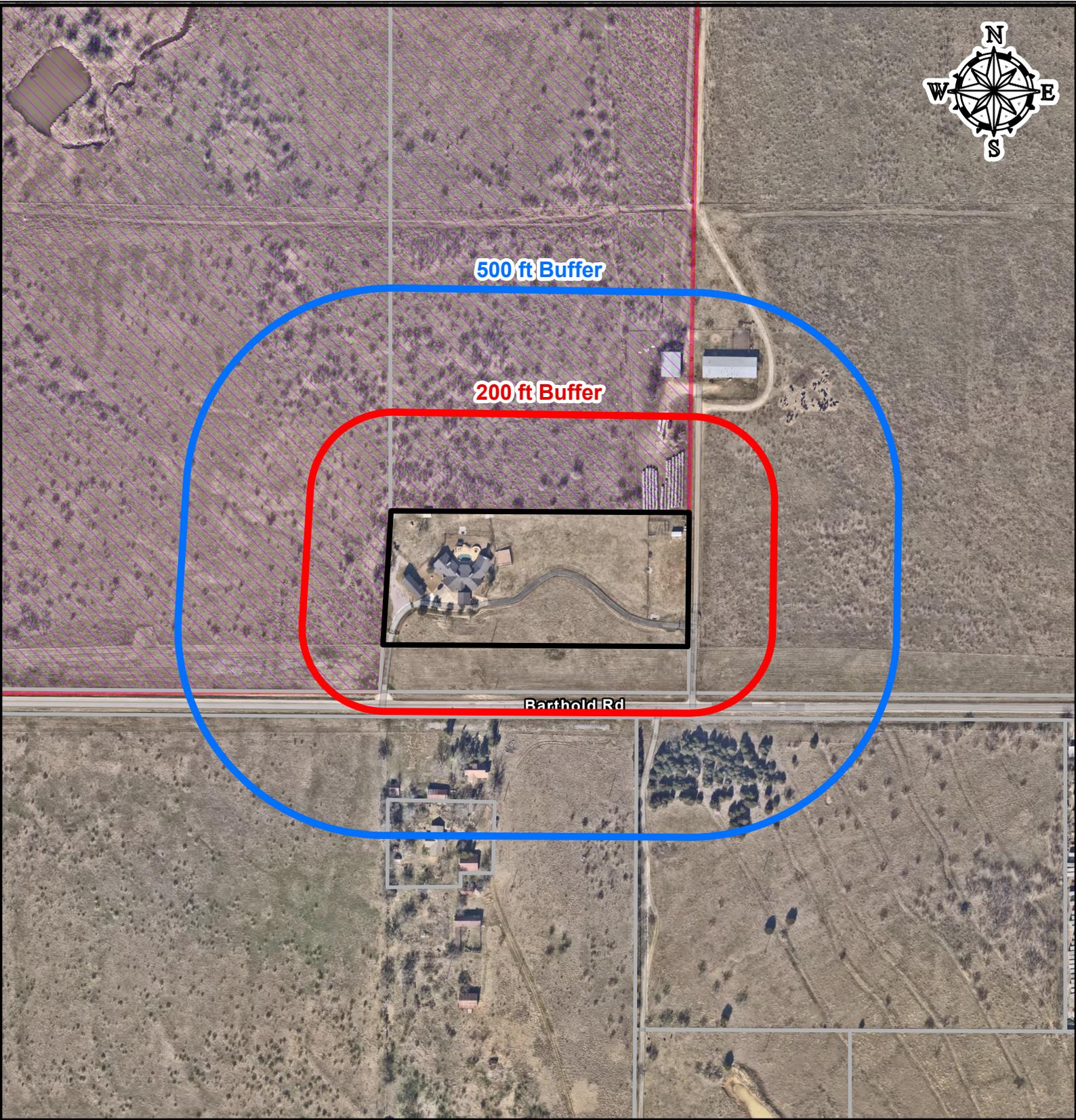
School, Private	P	S	S	S	S	S	S	P	P	P	P	P	P			P	
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
School, Charter	P	P+	P+	P+	P+	P+	P+	P	P	P	P	P	P	P+	P+	P	5.3.4J
<b>Healthcare Facilities</b>																	
Hospital Services										P+	P+	P	P				5.3.4F
Medical Clinic								S+	S+	P+	P+	P	P	P			5.3.4G
Medical Office								P+	P+	P+	P+	P+	P	P			5.3.4H
<b>Commercial Uses</b>																	
<b>Agricultural and Animal Uses</b>																	
General Agriculture	P+	5.3.5A															
Commercial Animal Service (Indoor)	P+	S+	S+					P+		5.3.5B							
Commercial Animal Service (Outdoor)	P+	S+	S+							P+	P+	P+	P+	P+	P+		5.3.5B
Commercial Stable	P+	5.3.5C															
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Urban Farm	p	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Veterinary Clinic	P	S	S					P+	P+	P+	P+	P+	P	P			5.3.5D
<b>Recreation and Entertainment</b>																	
Amenity Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Indoor Recreation Facility	P							P	P	P	P	P	P	P			
Outdoor Recreation Facility	P	P	P	P	P	P	P	S	S	S	P	P	P	P			
RV Park	S+		S+	S+	S+	S+	S+							S+	P+		5.3.5E
<b>Food and Beverage Services</b>																	
Bar, Tavern, or Lounge								S+	P	P	P	P	P	P	P		5.3.5F
Mobile Food Court								S+		5.3.5G							
Private Club	P+							P+	P+	P+	P+			P+	P+		5.3.5H
Restaurant								P+	P	P	P	P	P	P			5.3.5I
Restaurant, with Drive-Through								S+	S+	P+	P+	P+	P+	P+	P+		5.3.5J
<b>Office, Business, and Professional Services</b>																	
Administrative, Professional, and Government Office				S+	S+	S+	P+	P+	P+	P	P	P	P	P	P	P	5.3.5K
Bank or Financial Institution								S+	P+	P+	P	P	P	P	P		5.3.5L
Musician Studio								P+		5.3.5M							
Credit Access Business								S+	P+	P	P	P	P	P	P		5.3.5N
Printing, Copying, and Publishing Establishment								S	P	P	P	P	P	P	P		
<b>Personal Services</b>																	
Laundry Facility, Industrial												S	S	P	P		
Laundry Facility, Self-Service								S+	P+	P+	P+	P	P	P	P		5.3.5O

Personal Service, General									P	P	P	P	P	P					
Tattoo and Body Piercing Parlor									P+	P+	P+	P+	P+						5.3.5P
<b>Retail Sales</b>																			
Building Materials and Supply Store												S	P		P	P			
General Retail Unless Otherwise Specified, Less than 5,000 Square Feet								S+	P	P	P	P	P	P	P	P	P		5.3.5Q
General Retail Unless Otherwise Specified, Between 5,000 Square Feet and 15,000 Square Feet									P	P	P	P	P	P	P	P			
General Retail Unless Otherwise Specified, More than 15,000 Square Feet								S	S	P	P	P	P	P	P+	P+			5.3.5R
Smoke Shop										P	P	P	P						
<b>Lodging Facilities</b>																			
Bed and Breakfast	P+				S+	S+	S+	P+	P+	P+	P+								5.3.5S
Boarding or Rooming House								S	P	P	P								
Hotel								P	P	P	P	P	P	P					
Motel										P	P	P	P	P					
Short-Term Rental	P+						5.3.5T												
<b>Vehicles and Equipment</b>																			
Auto Wash											P	P	P	P	P	P			
Automotive Fuel Sales								S+	S+	P+			5.3.5U						
Automotive Repair Shop, Major											P+	P+	P+	S+	P+	P+			5.3.5V
Automotive Repair Shop, Minor								S+			P+	P+	P+	P+	P+	P+			5.3.5W
Automotive Sales or Leasing												P							
Automotive Wrecking Service, Impound Lot, Junkyard, and Salvage Yard																S+	P+		5.3.5X
Equipment Sales and Rental												S+			S+	P+			5.3.5Y
Parking Lot as a Principal Use										P	P	P	P	P	P	P			
Travel Plaza												P			P	P			
<b>Adult Entertainment Establishments</b>																			
Sexually Oriented Business																	S+		5.3.5Z

<b>Industrial Uses</b>																					
<b>Data Center</b>																					
Data Center, Modular																	S+	S+	S+	5.3.6I	
Data Center, Warehouse											S+	S+	S+	P+	P+	P+	P+			5.3.6J	
<b>Manufacturing and Processing</b>																					
Craft Alcohol Production									S	P+	P+	P+	P	P	P					5.3.6A	
Feedlot, Slaughterhouse, or Packaging Plant	S																	S			
Food Processing, Less than 2,500 Square Feet									P+				5.3.6B								
Food Processing, More than 2,500 Square Feet									S+	S+	P+	P+	P+	P+	P+	P+				5.3.6C	
Gas Well	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+		Subchapter 6: Gas Wells	
Manufacturing, Artisan									P+	P+	P	P	P	P	P	P				5.3.6D	
Manufacturing, Low-Impact										S+	P+	P+	P+	P+	P+	P	P			5.3.6E	
Manufacturing, Medium-Impact															S	S	P				
Manufacturing, High-Impact																		S			
Commercial Incinerator, Transfer Station																		S			
<b>Storage and Warehousing</b>																					
Outdoor Storage																		S+	S+	S+	5.3.6F
Self-Service Storage									S+	S+	S+	P+	S+	P+	P+	P+				5.3.6G	
Storage of Hazardous Materials																		S			
Warehouse and Wholesale Facility											S+	S+	P	P	P	P				5.3.6H	
<b>Public and Semi-Public Utility Uses</b>																					
Basic Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Power Stations, Electric Substations, Interchanges, and Switch Stations	P+								P+		5.3.7A										
Solar Collector as Principal Use	S+														S+	S+	S+	P+		5.3.7B	
Wind Energy Conversion System (WECS)																		S+	S+	5.3.7C	
Wireless Telecommunications	See Section 5.6: Wireless Telecommunications Facilities																				
<b>Accessory Uses</b>																					

Accessory Dwelling Unit	P+									5.4.4A							
Donation Box	P+	5.4.4B															
Home Occupation	P+							5.4.4C									
Outdoor Storage, Accessory												P+	P+	P+	P+	P+	5.4.4D
Sale of Produce and Plants Raised on Premises	P+	5.4.4E															
Solar Collector, (Ground- or Building-Mounted)	P+	5.4.4F															
Wind Energy Conversion System (WECS), Small (Ground-Mounted)	P+	S+	P+	P+	P+	5.4.4G											
Wind Energy Conversion System (WECS), Small (Building-Mounted)	P+	S+	P+	P+	P+	0											
<b>Temporary Uses</b>																	
Temporary Storage Containers and Other Portable Storage Units	P+	5.5.6A															
Concrete or Asphalt Batching Plant, Temporary	P+	5.5.6B															
Farmer's Market or Open Air Market								P+	5.5.4								
Field or Construction Office	P+	5.5.6C															
Seasonal Sales								P+		5.5.4							
Special Event								P+	5.5.4								
Portable Wireless Telecommunications Facility	P+	5.5.4															

# Z25-0025 Notification Map



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## DEPARTMENT OF DEVELOPMENT SERVICES

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

### Public Hearing Notification Sign Criteria and Affidavit

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

#### Sign Criteria:

##### SIGN DESIGN

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

##### PLACEMENT

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

##### PROOF OF POSTING

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

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

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

##### REMOVAL OF SIGNS

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



DEPARTMENT OF DEVELOPMENT SERVICES

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

CITY OF DENTON PUBLIC HEARING NOTIFICATION SIGN SPECIFICATIONS

4 Feet



## Notice of Public Hearing

**Project Number:** Z25-0025

**Project Name:** Arkamima

**Request:** Zoning Change

4 Feet

### For more info:

[www.cityofdenton.com/](http://www.cityofdenton.com/)

ProjectInfo

Call: (940) 349-8600



**File Downloads for Sign Posting**

[QR Code File Download](#)

[Logo File Download](#)



DEPARTMENT OF DEVELOPMENT SERVICES

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

PUBLIC HEARING NOTIFICATION SIGN AFFIDAVIT OF SIGN POSTING

Project No. Z25-0025

Date of Planning and Zoning Commission Meeting: 2-25-2026

I hereby certify that I have posted or caused to be posted Public Hearing Notification sign(s) on the property subject to Project Name/Number Arkamima - Z25-0025

located at 5100 Barthold Rd. Denton, TX 76207

Said sign(s) have been obtained through a sign contractor of choice and meet the specifications as stated in the City of Denton Public Hearing Sign Criteria Sheet.

Posting of said signs was accomplished on 02-11, 2026. Said signs have been posted in a manner that provides an unobstructed view and allows clear reading from the public right(s) of-way along Barthold Road. 2-signs installed SW and SE corner.

Said signs will be maintained on the property throughout the entire public hearing process and will be removed within three (3) calendar days subsequent to the final decision by the approving body. I further certify that this affidavit was filed with the Planning Department of the City of Denton within the time provisions specified in the City of Denton Public Hearing Sign Criteria Sheet.

Executed this the 11th day of Feb., 2026

Aimee Bissett

Signature of Applicant or Authorized Representative for Project No.

Aimee Bissett

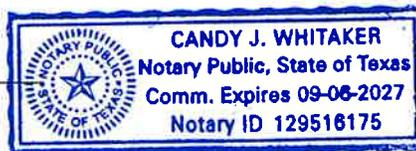
Printed Name of Applicant or Authorized Representative for Project No.

STATE OF TEXAS COUNTY OF Denton BEFORE ME, a Notary Public, on this 11th day personally appeared (printed owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 11th day of February, 2026.

Candy J. Whitaker

Notary Signature (seal)



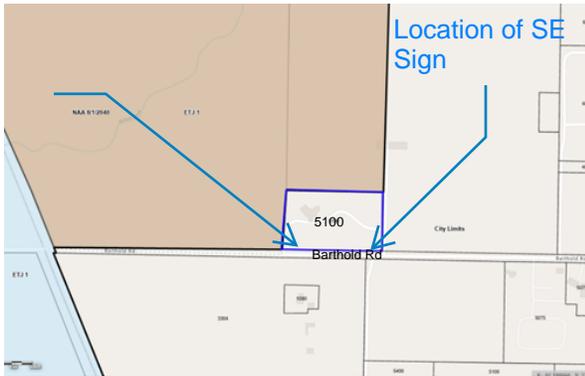
PLEASE NOTE: Failure to post the notification sign(s) on the property by the close of business (5 pm) on the tenth (10th) day prior to the first public hearing shall result in the postponement of consideration by the Board or Commission.

STAFF USE ONLY:

Date/Time submitted: Feb 11, 2026 1:17 PM Verified by: Matthew Bodine, Asst. Planner

# 5100 Barthold Rd. Denton

Location of SW- Sign



# FISCAL SUMMARY

It has a single-family house and accessory structures on it.

CITY OF DENTON

## GENERAL FUND IMPACTS

Revenues	40 Year Total
<b>AD VALOREM TAXES</b>	\$5,636,200
<b>RETAIL SALES TAX</b>	
Direct Project Retail Sales Tax Revenue	\$5,336,100
Net New Resident + New Commuters Retail Sales Tax Revenue	\$0
<b>OTHER TAXES (Mixed Beverage)</b>	\$4,766,900
<b>LICENSE &amp; PERMITS</b>	
Zoning Fees	\$22,100
Building Permits	\$20,300
Certificate of Occupancy	\$0
Beer & Wine Permits	\$53,300
<b>SERVICE FEES</b>	
Restaurant Inspections	\$26,700
Grocery Store Inspections	\$16,700
Swimming Pool Inspections	\$100
Electrical Inspections	\$0
Plumbing Inspections	\$0
Development Fees	\$23,800
Plan Review Fees	\$16,200
<b>Expenses</b>	<b>40 Year Total</b>
Neighborhood	(\$805,000)
Public Safety	(\$1,560,000)
Transportation	(\$67,100)
Admin & Community Services	(\$674,900)

## OTHER FUND REVENUES

<b>TOURISM &amp; CONVENTION SALES TAX</b>	\$2,263,400
<b>ENTERPRISE UTILITY FUNDS</b>	
Electric Charge	\$7,753,300
Water Charge	\$1,326,000
Wastewater Charge	\$1,436,500
Drainage Charge	\$100,800
Solidwaste Charge	\$2,213,400
<b>WATER IMPACT FEE</b>	\$141,300
<b>WASTEWATER IMPACT FEE</b>	\$87,800
<b>TOTAL ROADWAY IMPACT FEE</b>	\$3,400
<b>TOTAL PARKS LAND DEDICATION &amp; DEV. TRUST</b>	\$0
<b>TREE MITIGATION</b>	\$0
<b>ROADWAY MAINTENANCE</b>	\$0

### New Residents From Residential



0

### New Workers From Non-Residential \*



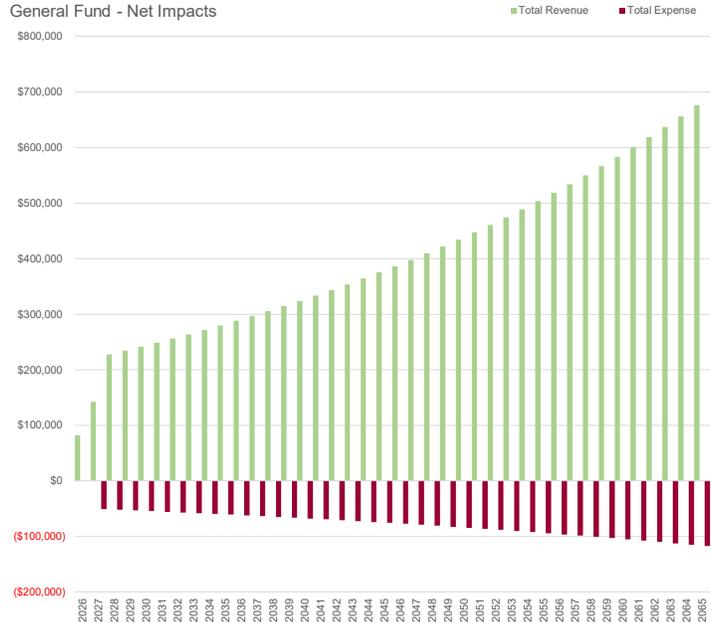
72

\* Calculations based on new commuters not total new workers in order to not double count with new residents

### General Fund Impact Summary

General Fund - Total Revenue	General Fund - Total Expenses	General Fund - Net Impact
\$15,918,300	-\$3,107,000	\$12,811,300

### General Fund - Net Impacts



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A CHANGE IN THE ZONING DISTRICT AND USE CLASSIFICATION FROM RURAL RESIDENTIAL (RR) DISTRICT TO GENERAL OFFICE (GO) DISTRICT ON APPROXIMATELY 5.36 ACRES OF LAND GENERALLY LOCATED ON THE NORTH SIDE OF BARTHOLD ROAD, APPROXIMATELY 2,580 FEET WEST OF NORTH INTERSTATE 35 IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; ADOPTING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (Z25-0025)

WHEREAS, Candy Whitaker with McAdams on behalf of property owners Arthur and Kathryn Smuck has submitted a request to rezone approximately 5.36 acres of land from Rural Residential (RR) to General Office (GO) District, legally described in Exhibit "A", attached hereto and depicted as Exhibit "B" and incorporated herein by reference (hereinafter, the "Property"); and

WHEREAS, on February 25, 2026, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded full and fair hearings to all property owners interested in this regard, and have recommended \_\_\_ [ xx-xx] of the request; and

WHEREAS, on \_\_\_, the City Council likewise conducted a public hearing as required by law, and finds that the request meets and complies with all substantive and procedural standards set forth in Section 2.7.2 of the Denton Development Code, and is consistent with the Denton 2040 Comprehensive Plan and the Denton Development Code; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Denton, in considering the application for the requested zoning district change for the Property, have determined that the proposed change is in the best interest of the health, safety, and general welfare of the City of Denton, and accordingly, the City Council of the City of Denton is of the opinion and finds that said zoning change is in the public interest and should be granted as set forth herein; NOW THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference and found to be true.

SECTION 2. The zoning district and use classification for the Property is hereby changed to General Office (GO) District.

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

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

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

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

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

	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzie 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: \_\_\_\_\_

## Exhibit A

### Legal Description

**BEING** all that certain lot, tract, or parcel of land, situated in the S. L. Johnson Survey, Abstract Number 683, City of Denton, Denton County, Texas, and being a part of that certain tract of land, described by deed to Arthur and Kathryn Smuck, recorded in Document Number 2018-61600, Deed Records, Denton County, Texas, and being more particularly described as follows:

**COMMENCING** at the southeast corner of said Smuck tract, same being the southeast corner of a certain tract of land, described by deed to the State of Texas, recorded in Document Number 2022-129289, Deed Records, Denton County, Texas, and being in the north line of Barthold Road, from which a 1/2" rebar found (DISTURBED) bears N 16°29'33" E, 5.4 feet;

**THENCE** N 00°48'37" E, with the east line of said Smuck tract, and the east line of said State of Texas tract, a distance of 150.81 feet to a 1/2" capped rebar found, stamped "TxDOT ROW" at the northeast corner thereof, being the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** N 89°39'10" W, over, across, and through said Smuck tract, and with the north line of said State of Texas tract, a distance of 736.26 feet to a 1/2" capped rebar found, stamped "TxDOT ROW" in the west line of said Smuck tract;

**THENCE** N 03°28'44" E, with the west line of said Smuck tract, a distance of 323.95 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the northwest corner thereof;

**THENCE** S 89°08'50" E, with the north line of said Smuck tract, a distance of 721.49 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the northeast corner thereof;

**THENCE** S 00°52'15" W, with the east line of said Smuck tract, a distance of 317.12 feet to the **POINT OF BEGINNING** and containing approximately 5.360 acres of land.

Exhibit B  
Site Location Map



**2026**  
**Planning and Zoning Commission Requests for Information**  
**Meeting Dates**

	<b>Request</b>		<b>Request Dat</b>	<b>Status</b>
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	LSR explaining the practices and legal limitations based on recent state law changes regarding right-of-way dedication for roadways and perimeter street improvements.	Pruett	5/15/2024	Staff will provide an update at a future date.
3	Mobility Plan discussion regarding neighborhoods along east McKinney Street and trail connectivity to neighboring parks.	Pruett	10/9/2024	Update tentatively scheduled for March 2026.
4	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.
5	Further discussion regarding the annexation and zoning processes.	Dyer	12/17/2025	To be scheduled for future work session
6	Requested a west 380 study.	Riggs	12/17/2025	To be scheduled for future work session
7	Requested an explanation of the financial tool staff uses.	Riggs	12/17/2025	Work session scheduled for Feb. 25, 2026
8	Requested a discussion on why all departments are not in attendance of the Commission and Council Meetings for specific questions.	Riggs	12/17/2025	Work session scheduled for Feb. 25, 2026

9	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.	Pruett	1/14/2026	To be scheduled for future work session
10	Requested a summary of the information that was provided in the PZ Housing Data Matrix.	Dyer	2/11/2026	Work session scheduled for Feb. 25, 2026
11	Requested staff to clarify at which stage of development the GIS Analysis for the housing data assumed Mixed Use Neighborhood (MN) zoned property flipped from undeveloped to developed for future projects.	Pruett	2/11/2026	Work session scheduled for Feb. 25, 2026
12	Requested a discussion of what compatible development is for neighborhood character.	Ketchersid	2/11/202256	To be scheduled for future work session

	<b>Annual Updates</b>		<b>Request Date</b>	<b>Status</b>
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.

Note: Ongoing items have been removed as staff has integrated those requests into their processes for project presentations and reports.