City of Denton

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

Meeting Agenda

Planning and Zoning Commission

Wednesday, January 14, 2026 | **5:30 PM** | **Council Work Session Room & Council Chambers**

WORK SESSION BEGINS AT 5:30 P.M. IN THE COUNCIL WORK SESSION ROOM

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

REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION

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

Comments on Agenda Items:

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

Public Hearing Items:

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

Individuals may participate by using one of the following methods:

1. **In Person for Regular or Consent Agenda Items:**

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

2. **In Person for Public Hearing Items:**

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

3. **eComment:**

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

After determining that a quorum is present, the Planning and Zoning Commission of the City of Denton, Texas will convene in a Work Session on Wednesday, January 14, 2026, at 5:30 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.

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

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, January 14, 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. PZ26-252 Consider approval of the December 17, 2025, Planning and Zoning meeting minutes

Attachments: December 17, 2025

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. PP25-0004a Consider a request by Kimley-Horn, on behalf of HR 3200, LP, for approval of a Preliminary Plat of Landmark Phase 2 North. The approximately 181.988-acre site is approximately located 5,800 feet north of Robson Ranch Road and immediately west of Interstate 35W in the City of Denton, Denton County, Texas. (PP25-0004a, Landmark Phase 2 North, Cameron Robertson)

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

B. FP25-0037 Consider a request by McAdams, on behalf of Mark Hicks Investments, for approval of a Final Plat of the Ponder Rec Fields. The 4.00-acre lot is located approximately 975 ft north of FM 2449 and approximately 4,600 ft west of Amyx Hill Road in ETJ Division 1 of the City of Denton, Denton County, Texas. (FP25-0037, Ponder Rec Fields, Matt Bodine)

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

C. FR25-0025 Consider a request by Sean Faulkner of Foresite Group, LLC, on behalf of the property owner, for a Final Replat of Lots 10-17, Block D, Lots 38-46, Block J, and Lots 1-3, Block M of Stella Hills Phase 1 and Lot 37, Block J, Lot 22, Block M and the public right-of-way of Hanna Drive, Stella Hills Phase 2A. The approximately 3.88-acre site is generally located on the south side of E McKinney Street, at the intersection of E. McKinney Street and Laney Circle, in the City of Denton, Denton County, Texas. (FR25-0025, Stella Hills Final Replat, Angie Manglaris)

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. FP25-0028d 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. (FP25-0028d, Reserve at Brush Creek, Angie Manglaris)

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

B. 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).

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

C. PP25-0005b 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. (PP25-0005b, 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

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. Z25-0018 Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams to rezone approximately 0.74 acres from Residential 3 (R3) zoning district to Residential 7 (R7) zoning district. The subject site is generally located on the northeast corner of Bolivar Street and Taliaferro Street, approximately 155 feet west of North Elm Street in the City of Denton, Denton County, Texas. (Z25-0018, Denton Duplexes, Bryce Van Arsdale).

Attachments:
Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Applicant's Project Narrative
Exhibit 4 - Project Site Location
Exhibit 5 - Future Land Use Map
Exhibit 6 - Existing Zoning Map
Exhibit 7- Proposed Zoning Map
Exhibit 8 - Financial Impact Analysis
Exhibit 9 - Table of Allowed Uses
Exhibit 10 - Notification Map
Exhibit 11- LLC Members List
Exhibit 12 - Draft Ordinance

B. CA25-0005 Hold a public hearing and consider making a recommendation to City Council regarding a Comprehensive Plan amendment to change the Future Land Use Designation from Agriculture and Low Residential to Regional Mixed-Use Future Land Use designation, on approximately 24.941 acres of land generally located at the northwest and northeast corners of the intersection of West University Drive (US 380) and Golden Hoof Drive, in the City of Denton, Denton County, Texas. (CA25-0005, Hickory Grove Commercial, Mia Hines)

Attachments:
Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Site Location Map
Exhibit 4 - Existing Future Land Use Map
Exhibit 5 - Proposed Future Land Use Map
Exhibit 6 - Project Narrative
Exhibit 7 - Existing Thoroughfare Map
Exhibit 8 - Existing ESA and Floodplain Map
Exhibit 9 - Notfication Map and Sign Posting
Exhibit 10 - Draft Ordinance

C. Z25-0022 Hold a public hearing and consider making a recommendation to City Council regarding a request by applicant Thomas Fletcher with Kimley-Horn, to rezone approximately 24.941 acres of land from Residential 2 (R2) District to Suburban Corridor (SC) District generally located northwest and northeast corner of the intersection of West University Drive (US 380) and Golden Hoof Drive, in the City

of Denton, Denton County, Texas. (Z25-0022, Hickory Grove Commercial, Mia Hines)

Attachments: Exhibit 1 - Agenda Information Sheet
Exhibit 2 - Staff Analysis
Exhibit 3 - Site Location Map
Exhibit 4 - Existing Zoning Map
Exhibit 5 - Proposed Zoning Map
Exhibit 6 - Future Land Use Map
Exhibit 7 - Project Narrative
Exhibit 8 - Comparison of Permitted Uses
Exhibit 9 - Notification Map and Sign Posting
Exhibit 10 - Fiscal Impact Summary
Exhibit 11 - Draft Ordinance
Exhibit 12 - LLC Members List

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. PZ26-256 Hold a discussion regarding the Planning and Zoning Project Matrix.

Attachments: Matrix 2026

7. CONCLUDING ITEMS

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

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

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (https://tx-denton.civicplus.com/242/Public-Meetings-Agendas) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on January 8, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

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

MINUTES
PLANNING AND ZONING COMMISSSION
December 17, 2025

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, December 17, 2025, 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, and Mary Ann McDuff

ABSENT: Commissioner Sherri McDade

WORK SESSION

1. In Person for Regular or Consent Agenda Items:

None

2. Clarification of agenda items listed on the agenda for this meeting.

The following item was not presented, and no discussion was had:
3.A(FP25-0034b), 3.B(FP25-0032a), 3.C(FP25-0031a), 3.D(FP25-0036a), 3.E(FR25-0023a)

The following item was presented, and discussion was had:
4.A(FP25-0028c), 4.B(PP25-0005a), 5.A(CA25-0003), 5.B(MPA25-0004), 5.C(Z25-0014) 5.D(Z25-0015), 5.E(SD25-0001), 5.F(S25-0007), and 5.G(DCA25-0001)

Chair Pruett called a recess at 5:57 p.m. The Work Session was reconvened at 6:06 p.m.

3. Work Session Reports

Receive a report and hold a discussion on public engagement best practices for Staff and appointed officials, including, but not limited to, notification requirements for public hearings, engagement strategies for city-initiated planning efforts, and recommendations for interactions with developers and residents. (PZ25-236, Public Engagement, Various Staff)

Staff and Developer 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 6:34 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, December 17, 2025, at 6:41 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, and Mary Ann McDuff

ABSENT: Commissioner Sherri McDade

1. **PLEDGE OF ALLEGIANCE**
   A. U.S. Flag
   B. Texas Flag

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

A. PZ25-212 Consider approval of the November 19, 2025, Planning and Zoning meeting minutes.

Vice-Chair Riggs moved to approve the November 19, 2025, Planning and Zoning meeting minutes. Motion seconded by Commissioner Dyer. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

3. **CONSENT AGENDA**

Commissioner Ketchersid motioned to allow a citizen to speak on the Consent Agenda item 3.B (FP25-0032a) during the Regular Meeting. Motion seconded by Commissioner Dyer. Motion carried.

A. FP25-0034b Consider a request by McAdams on behalf of the property owner, AXYS, LLC., for a Final Plat of Project Transpere. The approximately 8.904-acre site is generally located on the north side of US 380, approximately 298 feet east of the intersection of Geesling Road and US 380 in the City of Denton, Denton County, Texas. (FP25-0034b, Project Transpere, Angie Manglaris).

B. FP25-0032a Consider a request by 97 Land Company for Final Plat of Burrow Addition. The approximately 6.5-acre site is generally located on the east side of North Bonnie Brae Street approximately 1,165 feet south of Riney Road, in the City of Denton, Denton County, Texas. (FP25-0032a, The Burrow Addition, Julie Wyatt)

   Citizen comments will be listed on Exhibit A.

C. FP25-0031a Consider a request by Lang Sycamore LLC for a Final Plat of the Railyard Phase 2 Addition. The approximately 4.3-acre site is generally located northwest of the corner of East Sycamore Street and Exposition Street, in the City of Denton, Denton County, Texas. (FP25-0031, Railyard Ph 2a, Julie Wyatt)

D. FP25-0036a Consider a request by McAdams on behalf of Giving Grace Holdings, Inc for a Final Plat of the Giving Grace Addition. The 15.903-acre site is generally located south of East McKinney Street, approximately 990 feet east of Mayhill Road, in the City of Denton, Denton County, Texas. (FP25-0036a, Giving Grace Addition, Mia Hines)

E. Consider a request by Brian Bridgewater of Manhard Consulting, on behalf of the property owner, for a Final Replat of Lot 1R, Block 1, of the Haisler Addition. The approximately 14.367-acre site is generally located on the east side of North Locust Street, at the intersection of Beall Street and North Locust Street, in the City of Denton, Denton County, Texas. (FR25-0023a, Haisler Addition, Sean Jacobson)

Commissioner McDuff moved to approve the Consent Agenda as presented. Motion seconded by Commissioner Dyer. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

A. FP25-0028c 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. (FP25-0028c, Reserve at Brush Creek, Angie Manglaris)

City staff presented the item. No discussion followed.

Vice-Chair Riggs moved to approve the extension of the item to date certain of January 14, 2026. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

B. PP25-0005a 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. (PP25-0005a, Roselawn Meadows, Sean Jacobson)

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to date certain of January 14, 2026. Motion seconded by Vice-Chair Riggs. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

5. PUBLIC HEARINGS

A. CA25-0003 Hold a public hearing and consider making a recommendation to City Council regarding a Comprehensive Plan amendment on approximately 16.524 acres from Agriculture Future Land Use designation to Regional Mixed-Use Future Land Use designation, generally located north of West University Drive (US 380), approximately 2,800 feet west of Golden Hoof Drive, in the City of Denton, Denton County, Texas. (CA25-0003, Hickory Grove, Mia Hines)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

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

Chair Pruet moved to table the item to an event current where staff can bring back a more microregional plan of this area between west 288 and 380 corridors. Motion seconded by Commissioner Garland. Motion failed.

AYES (2): Chair Eric Pruett and Commissioner Erica Garland
NAYS (4): Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff

The consensus of the Commission was the Comprehensive Plan needs to be reviewed and updated.

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

AYES (4): Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff
NAYS (2): Chair Eric Pruett and Commissioner Erica Garland

B. MPA25-0004aHold a public hearing and consider making recommendations to the City Council regarding a Comprehensive Plan Amendment to modify the Thoroughfare Map of the 2022 Mobility Plan, including but not limited to removing the future extension of C Wolfe Road between US 380 and Jackson Road. The general location of the target road is located west of Future Loop 288 western extension, and north of US 380 in the City of Denton, Denton County, Texas. (MPA25-0004, Hickory Grove Multifamily, Sahar Esfandyari).

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

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

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

C. Z25-0014 Hold a public hearing and consider making a recommendation to City Council regarding a request by applicant JT Hale with Kimley-Horn, to rezone approximately 16.524 acres of land from Rural Residential (RR) District and Residential 2 (R2) District to Mixed-Use Regional (MR) District generally located north of West University Drive (US 380), approximately 2,800 feet west of Golden Hoof Drive, in the City of Denton, Denton County, Texas. (Z25-0014, Hickory Grove Multifamily, Mia Hines)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

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

AYES (5): Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Mary Ann McDuff
NAYS (1): Chair Eric Pruett

D. Z25-0015 Hold a public hearing and consider making a recommendation to City Council regarding a request by applicant Alexa Knight with Daake Law, to rezone approximately 224.9 acres of land from Rural Residential (RR) District to Residential 1 (R1) District generally located at the southwest corner of the FM 2153 bend, in the City of Denton, Denton County, Texas. (Z25-0015, Estates at Craver Ranch, Mia Hines)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

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

AYES (4): Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Mary Ann McDuff
NAYS (2): Chair Eric Pruett and Commissioner Erica Garland

E. SD25-0001 Hold a public hearing and consider making a recommendation to City Council regarding a Special Sign District Zoning Overlay on an approximately 120-acre property generally located on the northwest corner of Robson Ranch Road and Interstate 35W Frontage Road, in the City of Denton, Denton County. (SD25-0001, Landmark Special Sign District, Cameron Robertson)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Chair Pruett closed the public hearing.

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

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

F. S25-0007 Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for a Modular Data Center use on approximately 4.064 acres of land, approximately located 3,800 feet south of Jim Christal Road and 1,200 feet east of South Western Boulevard in the City of Denton, Denton County, Texas. (S25-0007, Denton20, Angie Manglaris)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

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

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

G. DCA25-0001 Hold a public hearing and consider making a recommendation to City Council regarding proposed revisions to the Accessory Dwelling Unit and Townhome standards of the Denton Development Code; amendments include but are not limited to Table 5.2-A, Table of Allowed Uses, regarding zoning districts which permit Accessory Dwelling Units, Subsection 5.4.3, General Standards for Accessory Uses and Structures, regarding the location of accessory dwelling units on residential lots and general applicability of architectural compatibility; Subsection 5.4.4, Additional Standards for Specific Accessory Uses, regarding general standards, maximum size, location, and design of accessory dwelling units; Table 7.9-I: Minimum Required Off-Street Parking, removing requirements for additional parking for accessory dwelling units; Subsection 1.5.2, Regulations Applicable to All Nonconformities, regarding applicability for residential uses; Subsections 3.2.5B, R4 District Dimensional Standards, 3.2.6B, R6 District Dimensional Standards, 3.2.7B, R7 District Dimensional Standards, 3.31B, MN District Dimensional Standards, 3.3.2B, MD District Dimensional Standards, and 3.3.3B, MR District Dimensional Standards, related to minimum lot dimension notes for townhome developments; Subsection 3.7.2A.2, Minimum Lot Dimensions, related to lot dimension applicability and maximum number of units; Subsection 3.7.6D, Building Coverage, related to maximum building coverage for townhome developments; and Subsection 7.10.3, Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex Dwelling Site and Building Design, regarding the open space requirements for duplex, townhome, triplex, and fourplex dwellings. (DCA25-0001, Missing Middle Housing, Angie Manglaris and Julie Wyatt)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Discussion continued.

Chair Pruett closed the public hearing.

Chair Pruett moved to recommend approval of the item as presented with two modifications: 1. To allow one additional accessory dwelling unit per lot with a Specific Use Permit required provided that the additional ADU could not be allowed if the lot would have more than 4 dwelling units. 2. An exemption to the Specific Use Permit requirement for the additional ADU per lot for any property located within one and half miles of the Downtown Square Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Mary Ann McDuff
NAYS (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

A. PZ25-032: Staff provided updates regarding the matrix and City Council items. The following items were added to the matrix:

- Commissioner McDuff requested further discussion on the 2040 Comprehensive Plan review and update.
- Commissioner Dyer requested further discussion regarding the annexation and zoning processes. Commissioner Dyer also requested the report for apartment vacancies level be broken up apartment building by district, but not just by what is currently built but also include what is in the future.
- Vice-Chair Riggs requested a west 380 study and an explanation of the financial tool staff uses and would like to discuss why all departments are not in attendance of the Commission and Council Meetings for specific questions.

7. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 9:44 p.m.

X_____
Eric Pruett, Planning and Zoning Commission Chair Date

X_____
Kelly Robinson, Administrative Supervisor Date

Minutes approved on: _____

December 17, 2025 Planning and Zoning Meeting - EXHIBIT A					
Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone					
Name	Address	Agenda Item	Position	Method	Comments
Danna Zoltner	610 Emery, Denton, 76201	DCA25-0001a	Opposed	In Person	Please see video for comment.
Kimberly Helsten	3112 Paruament Drive, Denton, 76207	FP25-0032a	Not Stated	In Person	Please see video for comment.
Brand Richter	1804 Linden Drive, Denton, 76201	DCA25-0001a	Support	In Person	Please see video for comment.
Trey Sullivan (Applicant)	6160 Warren Parkway, Frisco, 75034	CA25-0003 MPA25-0004 Z25-0014	Support	In Person	Please see video for comment.
Alexa Knight (Applicant)	322 W. Walnut Street, Celina, 75009	Z25-0015	Support	In Person	Please see video for comment.
Spencer Smith	2146 Roswell Road, Ste 108-851, Marietta, GA	S25-0007	Support	In Person	Please see video for comment.

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: January 14, 2026

SUBJECT

Consider a request by Kimley-Horn, on behalf of HR 3200, LP, for approval of a Preliminary Plat of Landmark Phase 2 North. The approximately 181.988-acre site is approximately located 5,800 feet north of Robson Ranch Road and immediately west of Interstate 35W in the City of Denton, Denton County, Texas. (PP25-0004a, Landmark Phase 2 North, Cameron Robertson)

BACKGROUND

The purpose of this Preliminary Plat is to facilitate the development of Landmark Phase 2 North, which will consist of 313 single-family residential lots and 3 HOA lots on approximately 181.988 acres. Phase 2 North also includes the construction of a school lot and neighborhood park lot which will serve this portion of the development and future phases of the overall development.

The subject property is presently vacant and zoned Master Planned Communities (MPC) - R6/ -R7. Ordinance MPC19-0002c applies to the subject property and establishes the zoning standards for the entire Landmark (Hunter Ranch) MPC.

Date Application Filed:	October 21, 2025
Planning & Zoning Commission Meeting:	November 19, 2025
Extension Granted:	November 19, 2025
Days in Review:	29 Days
Date Resubmitted:	November 18, 2025
Withdrawn:	December 1, 2025
Date Resubmitted:	December 16, 2025
Planning & Zoning Commission Meeting:	January 14, 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.

OPTIONS

1. Approve as submitted
2. Deny with reasons

RECOMMENDATION

Staff recommends approval of this preliminary plat as it meets the established criteria for approval. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
April 7, 2020	City Council	Approval of Ordinance No. MPC19-0002c	Approved
November 19, 2025	Planning and Zoning Commission	Extension Request (PP25-0004)	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. Preliminary Plat

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Cameron Robertson, AICP
Principal Planner

Planning Staff Analysis

PP25-0004a / Landmark Phase 2 North

Planning & Zoning Commission

REQUEST:
Preliminary Plat for an approximately 181.988-acre site

APPLICANT:
Kimley-Horn & Associates, on behalf of HR 3200, LP

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**
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. **Findings:** The Preliminary Plat meets all review criteria.	☒	☐	☐
b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. **Findings:** The Preliminary Plat meets the review criteria of MPC Section 2.6.3D.	☒	☐	☐
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. **Findings:** There is no conflict.	☐	☐	☒
2. Prior Approvals			
a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.	☒	☐	☐

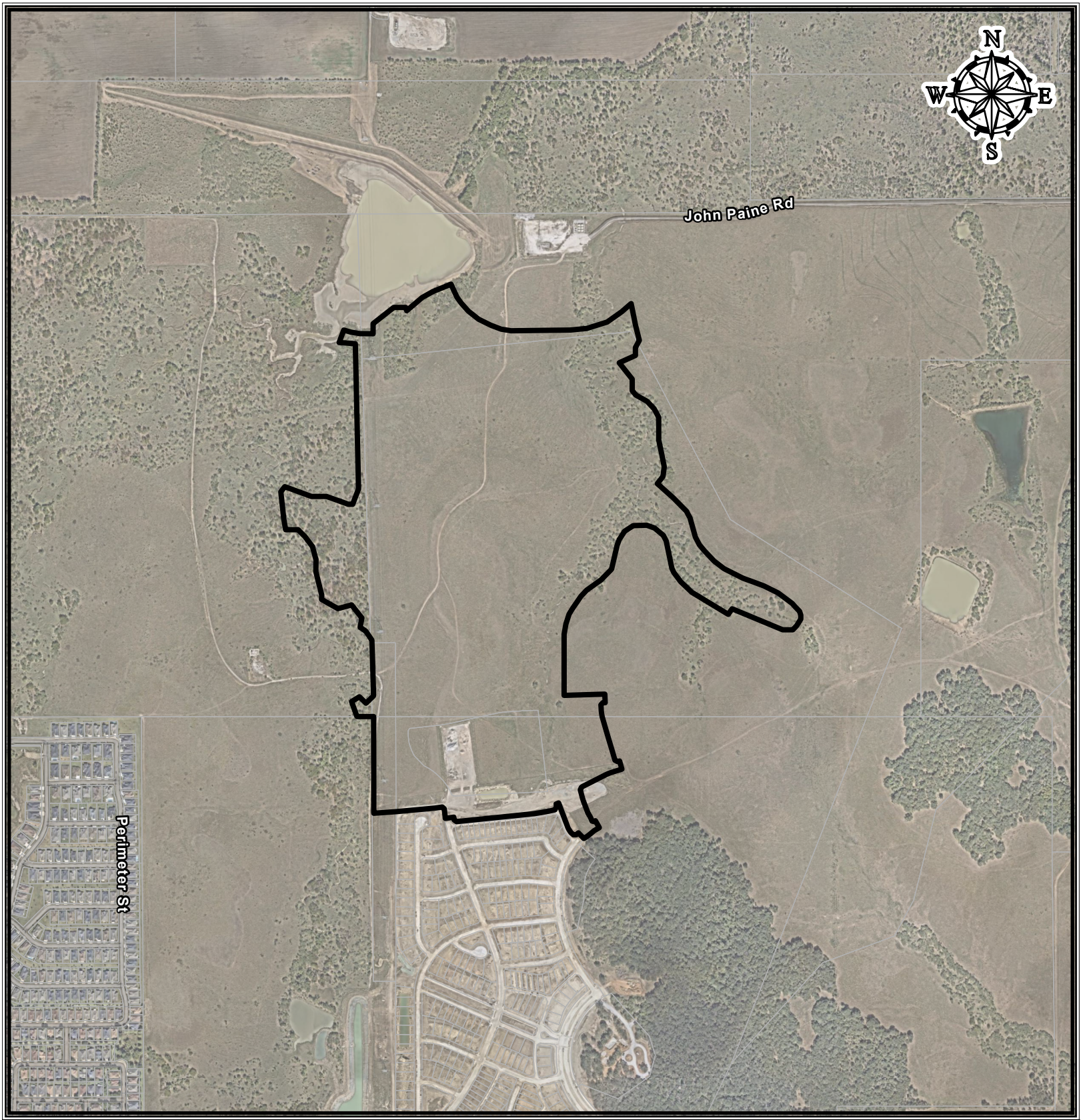
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: The proposed Preliminary Plat is consistent with Ordinance No. MPC19-0002c, which was approved by the Denton City Council on April 7, 2020.			
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** The Denton 2040 Comprehensive Plan Future Land Use Map designates the subject property as Master Planned Community. The proposed uses are consistent with the designation.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
4. Compliance with this DDC			
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. **Findings:** The Preliminary Plat meets all applicable MPC standards.	☒	☐	☐
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The appropriate level of detail was applied for a Preliminary Plat.	☒	☐	☐
5. Compliance with Other Applicable Regulations			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. **Findings:** The proposed Preliminary Plat complies with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments.	☒	☐	☐
6. Consistent with Interlocal and Development Agreements			
a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC. **Findings:** The proposed Preliminary Plat is consistent with Ordinance No. MPC19-0002c, which was approved by the Denton City Council on April 7, 2020, and the with the associated project agreements.	☒	☐	☐
7. Minimizes Adverse Environmental Impacts			
a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property			
a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
9. Minimizes Adverse Fiscal Impacts			
a. The proposed development should not result in significant adverse fiscal impacts on the city. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒

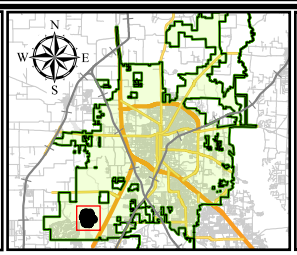
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
10. Compliance with Utility, Service, and Improvement Standards			
a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards. **Findings:** The proposed Preliminary Plat complies with all utility, service, and improvement standards.	☒	☐	☐
11. Provides Adequate Road Systems			
a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. **Findings:** The proposed Preliminary Plat complies with all access standards.	☒	☐	☐
12. Provides Adequate Public Services and Facilities			
a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties. **Findings:** The proposed Preliminary Plat provides adequate public services and facilities.	☒	☐	☐
13. Rational Phasing Plan			
a. **If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.** **Findings:** A multi-phase plan was approved in the MPC ordinance. Future engineering reviews will ensure that utilities and access are in place for each phase of the development.	☒	☐	☐

Preliminary Plat Review Approval Criteria (DDC Section 2.6.3)	Applicability		
	Met	Not Met	N/A
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. **Findings:** The Preliminary Plat meets the above approval criteria.	☒	☐	☐
15. Provides evidence of public water and sewer system connections. **Findings:** This development will be served by City of Denton Water and Wastewater.	☒	☐	☐
16. Identifies and adequately mitigates known natural hazard areas. **Findings:** The proposed development must comply with all applicable standards and specifications adopted by the City.	☒	☐	☐
17. Proposes reasonable project phasing in terms of infrastructure capacity. **Findings:** A multi-phase plan was approved in the MPC ordinance. Future engineering reviews will ensure that utilities and access are in place for each phase of the development.	☒	☐	☐

PP25-0004
Aerial Site Location



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



0 295 590 1,180 Feet

CITY OF DENTON
Development Services · GIS
Date: 11/6/2025

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

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PLOTTED BY CRABLE, JEFF
DWG NAME K:\FRI_SURVEY\063226937-HUNTER RANCH\DWG\PRELIMINARY PLATS\063226937 LANDMARK PHASE 2 NORTH PRELIMINARY PLAT.DWG
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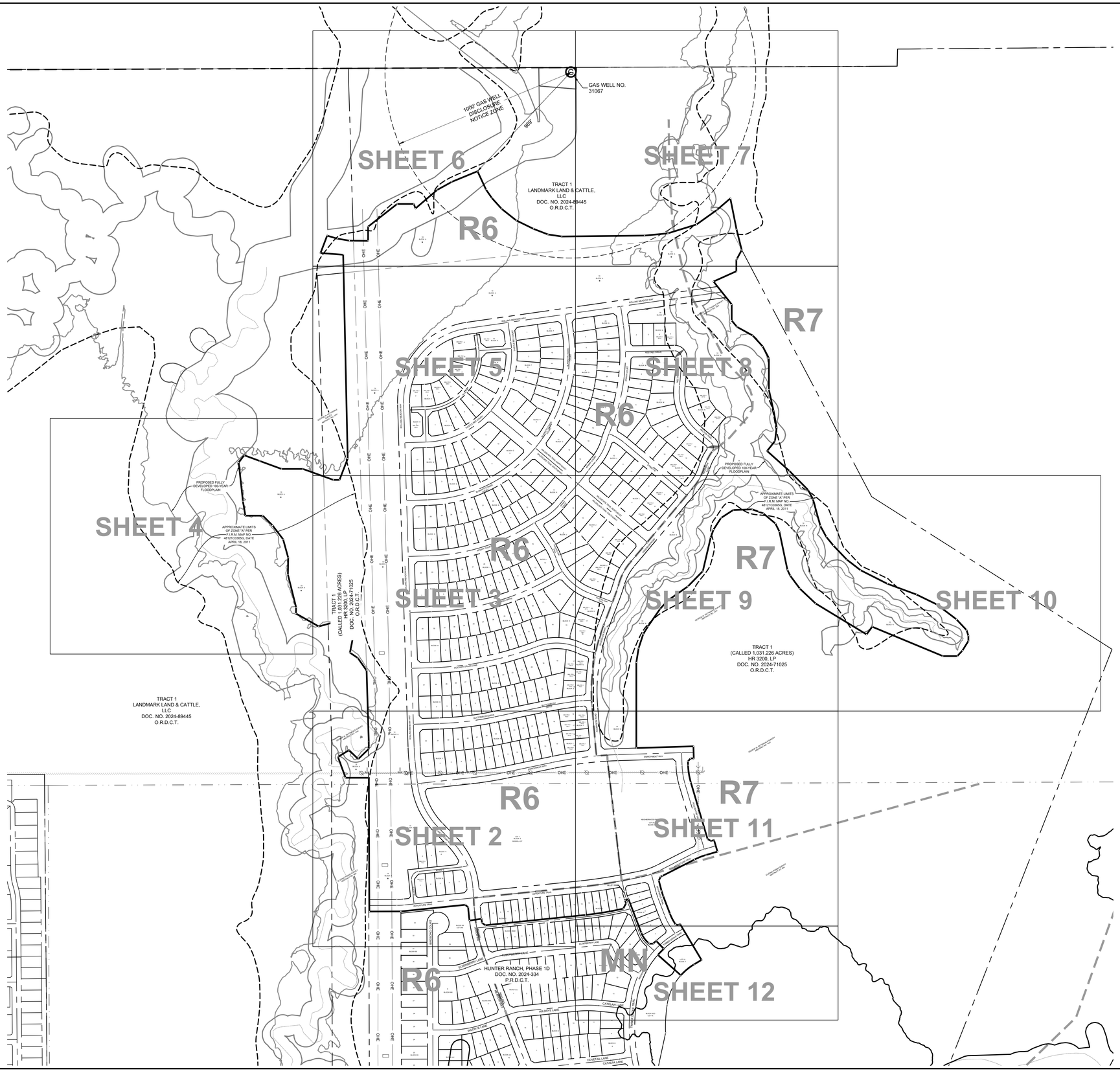
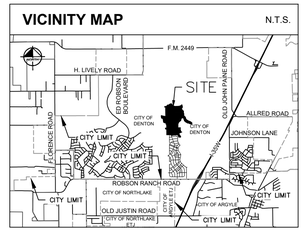


VICINITY MAP

N.T.S.

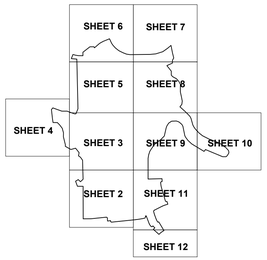


NORTH

GRAPHIC SCALE IN FEET

250 0 125 250 500

1" = 250' @ 24X36



KEY MAP
N.T.S.

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
OHE	OVERHEAD UTILITY LINE
	100-YEAR FLOODPLAIN LINE
	FEMA FLOODPLAIN LINE
	ESA RIPARIAN BUFFER
	BOUNDARY SUB-DISTRICT
	ABSTRACT LINE
	EXISTING CREEK LINE

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
F.B.L.	FRONT BUILDING LINE
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
	MARKER SIGN
	GUY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
*	(SEE NOTE 32)

CITY PROJECT NUMBER: PP25-0004

PRELIMINARY PLAT
FOR
LANDMARK, PHASE 2 NORTH

312 RESIDENTIAL LOTS
5 HOA LOTS
1 SCHOOL LOT
1 NEIGHBORHOOD PARK LOT

BEING 182.615 ACRES

OUT OF THE ELIZANO PIZANO SURVEY, ABSTRACT #994 &
THE GEORGE W. PETTINGALE SURVEY, ABSTRACT NO. 1041
DENTON COUNTY, TEXAS

CITY OF DENTON, DENTON COUNTY, TEXAS

OWNER:
DENTON INDEPENDENT SCHOOL DISTRICT
1307 No. Locust St. Denton, TX 76201

OWNER & DEVELOPER:
HR 3200 LP
3000 Turtle Creek Blvd
Dallas, TX 75219
TEL: 972-201-2938
Contact: Andrew Pieper
OWNER MAILING ADDRESS:
9800 Hillwod Pkwy, Ste 300,
Fort Worth, Texas 76177

OWNER:
LANDMARK LAND & CATTLE, LLC
3000 Turtle Creek Blvd
Dallas, TX 75219
TEL: 972-201-2938
Contact: Andrew Pieper
OWNER MAILING ADDRESS:
9800 Hillwod Pkwy, Ste 300,
Fort Worth, Texas 76177

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: AUSTIN FITZPATRICK, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
MB	JCC	KHA	AS SHOWN	NOV. 2025	063258441	1 OF 15

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DWG NAME: K:\DFW_SURVEY\032693\7-HUNTER RANCH\DWG\PRELIMINARY PLAT\S032693T LANDMARK PHASE 2 NORTH PRELIMINARY PLAT.DWG
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MATCH LINE SHEET 3

MATCH LINE SHEET 11

VICINITY MAP

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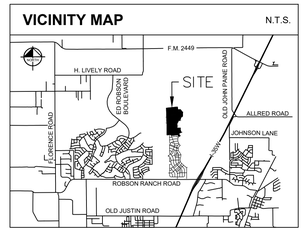

NORTH

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

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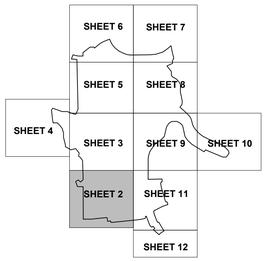

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CITY PROJECT NUMBER: PP25-0004

PRELIMINARY PLAT
FOR
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5 HOA LOTS
1 SCHOOL LOT
1 NEIGHBORHOOD PARK LOT

BEING 182.615 ACRES
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
MB	JCC	KHA	AS SHOWN	NOV. 2025	063258441	2 OF 15

MATCH LINE SHEET 5

MATCH LINE SHEET 4

MATCH LINE SHEET 6

MATCH LINE SHEET 2

S70°12'57"E 147.72'

N21°14'18"E 122.84'

S69°49'46"E 26.10'

IRSC

IRSC

N90°00'00"E 33.50'

10' GAS PIPELINE EASEMENT TO ENLINK NORTH TEXAS GATHERING, L.P. INST. NO. 2023-52819, O.R.D.C.T.

DEED LINE

REMAINDER OF TRACT I (CALLED 2322.081 ACRES) HR 3200, LP INST. NO. 2021-229059 O.R.D.C.T.

1X BLOCK A

ZONE "X"

APPROXIMATE LIMITS OF ZONE "A" PER F.I.R.M. MAP NO. 48121C0365G, DATE APRIL 18, 2011

TRACT 1 LANDMARK LAND & CATTLE, LLC DOC. NO. 2024-89445 O.R.D.C.T.

GEORGE W. PETTINGALE SURVEY ABSTRACT NO. 1041

37.5' TRANSMISSION CLEARANCE ZONE

65' R.O.W.

ROLLING MEADOW WAY

16' S.S.E. (0.004 ACRE)

(16.526 ACRES) 30' S.S.E. BY SEPARATE INSTRUMENT

170' ELECTRIC EASEMENT TO CENTRAL POWER & LIGHT CO. VOL. 3020, PG. 161 R.P.R.D.C.T.

16' D.E. (0.030 ACRE)

BLANKETFLOWER COURT

APIARY COURT

TWISTED OAK TRAIL

MILKWEED DRIVE

FEATHER GRASS LANE

BUTTONBUSH DRIVE

BLOCK Q

BLOCK K

BLOCK J

BLOCK I

BLOCK H

BLOCK G

60' R.O.W.

8' U.E. 0.382 ACRE

2' S.W.E. (0.010 ACRE)

2' S.W.E. (0.032 ACRE)

2' S.W.E. (0.042 ACRE)

2' S.W.E. (0.050 ACRE)

2' S.W.E. (0.037 ACRE)

2' S.W.E. (0.035 ACRE)

8' U.E. 0.347 ACRE

8' U.E. 0.455 ACRE

8' U.E. 0.413 ACRE

8' U.E. 0.416 ACRE

V.E. 0.0004 ACRE

V.E. 0.002 ACRE

V.E. 0.0003 ACRE

N88°15'19"E 114.64'

N1°44'41"W 380.95'

S74°36'16"W 107.35'

N38°24'43"W 126.35'

N11°09'17"E 72.37'

N56°00'13"W 51.87'

N34°43'11"W 82.09'

PROPOSED FULLY DEVELOPED 100-YEAR FLOODPLAIN

ESA RIPARIAN BUFFER

ZONE "X"

N88°15'19"E 1852.47'

N1°44'41"W 1852.47'

302.00'

277.46'

463.87'

L206

L207

L208

L209

L210

L212

L213

L214

L216

L217

L218

L219

L220

L221

L222

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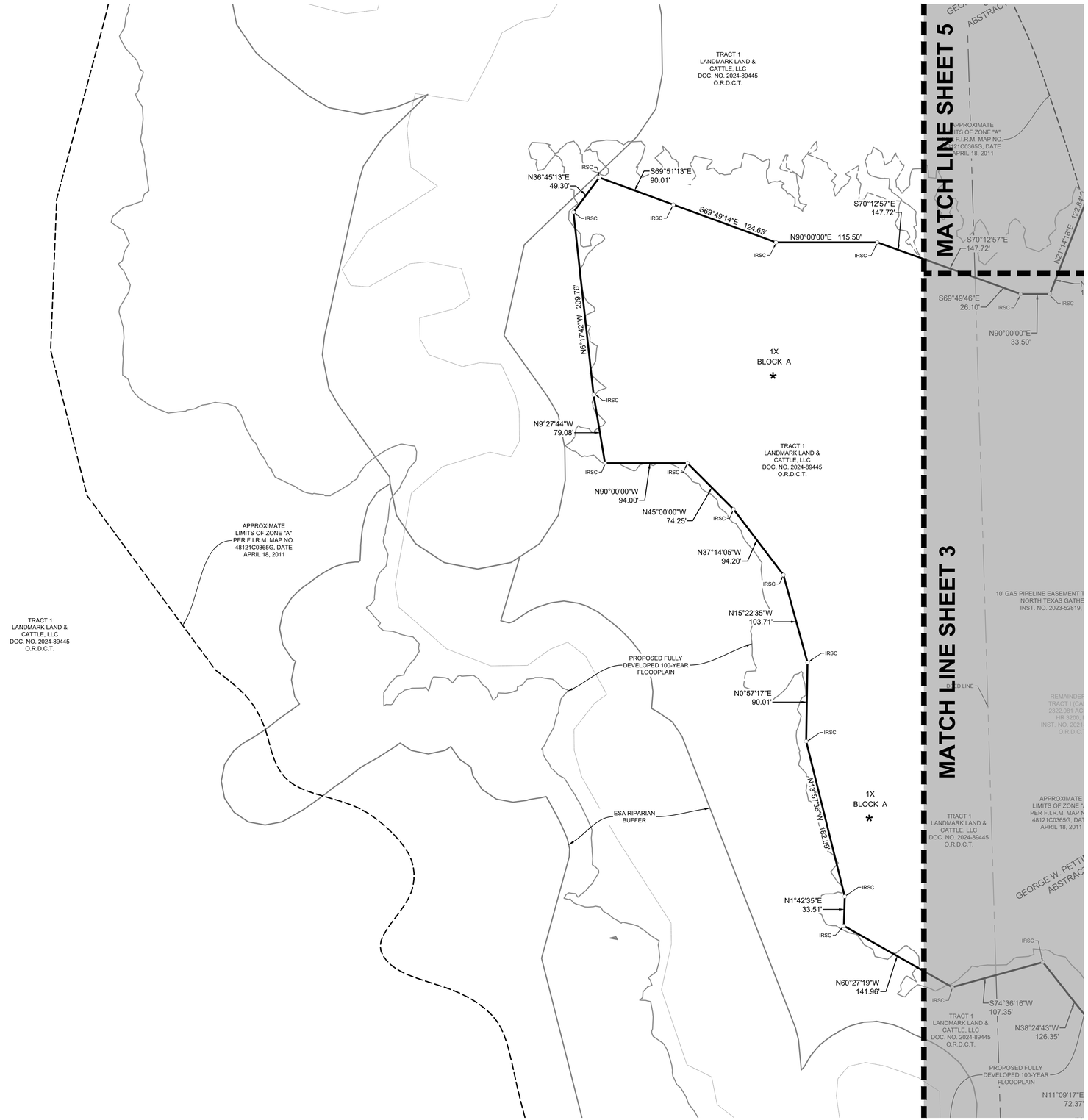

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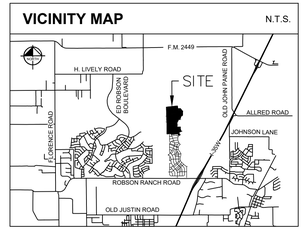

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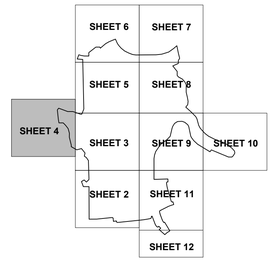

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PG.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
	MARKER SIGN
	GUY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
*	(SEE NOTE 32)

CITY PROJECT NUMBER: PP25-0004

PRELIMINARY PLAT
FOR
LANDMARK, PHASE 2 NORTH

312 RESIDENTIAL LOTS
5 HOA LOTS
1 SCHOOL LOT
1 NEIGHBORHOOD PARK LOT

BEING 182.615 ACRES
OUT OF THE ELIZANO PIZANO SURVEY, ABSTRACT #994 &
THE GEORGE W. PETTINGALE SURVEY, ABSTRACT NO. 1041
DENTON COUNTY, TEXAS

CITY OF DENTON, DENTON COUNTY, TEXAS

OWNER:
DENTON INDEPENDENT SCHOOL DISTRICT
1307 No. Locust St. Denton, TX 76201

OWNER & DEVELOPER:
HR 3200 LP
3000 Turtle Creek Blvd
Dallas, TX 75219
TEL: 972-201-2938
Contact: Andrew Pieper
OWNER MAILING ADDRESS:
9800 Hillwod Pkwy, Ste 300,
Fort Worth, Texas 76177

OWNER:
LANDMARK LAND & CATTLE, LLC
3000 Turtle Creek Blvd
Dallas, TX 75219
TEL: 972-201-2938
Contact: Andrew Pieper
OWNER MAILING ADDRESS:
9800 Hillwod Pkwy, Ste 300,
Fort Worth, Texas 76177

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: AUSTIN FITZPATRICK, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
MB	JCC	KHA	AS SHOWN	NOV. 2025	063258441	4 OF 15

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PLOTTED BY: CRABLE, JEFF
DWG NAME: K:\FBL_SURVEY\063226\07-HUNTER RANCH\DWG\PRELIMINARY PLATS\063226P07-LANDMARK PHASE 2 NORTH PRELIMINARY PLAT.DWG
LAST SAVED: 11/21/2025 10:49 AM

MATCH LINE SHEET 6

MATCH LINE SHEET 4

MATCH LINE SHEET 8

MATCH LINE SHEET 3

TRACT 1
LANDMARK LAND & CATTLE, LLC
DOC. NO. 2024-89445
O.R.D.C.T.

TRACT 1
(CALLED 1,031.226 ACRES)
HR 3200, LP
DOC. NO. 2024-71025
O.R.D.C.T.

REMAINDER OF
TRACT I (CALLED 2322.081 ACRES)
HR 3200, LP
INST. NO. 2021-229059
O.R.D.C.T.

GEORGE W. PETTINGALE SURVEY
ABSTRACT NO. 1041

ZONE "X"

APPROXIMATE LIMITS OF ZONE "A" PER F.I.R.M. MAP NO. 48121C0365G, DATE APRIL 18, 2011

PROPOSED FULLY DEVELOPED 100-YEAR FLOODPLAIN

37.5' TRANSMISSION CLEARANCE ZONE

170' ELECTRIC EASEMENT TEXAS MUNICIPAL POWER VOL. 3220, PG. 161 R.P.R.D.C.T.

10' GAS PIPELINE EASEMENT TO ENLINK NORTH TEXAS GATHERING, L.P. INST. NO. 2023-52819, O.R.D.C.T.

10' GAS PIPELINE EASEMENT TO ENLINK NORTH TEXAS GATHERING, L.P. INST. NO. 2023-52819, O.R.D.C.T.

10' GAS PIPELINE EASEMENT VOL. 2780, PG. 153 R.P.R.D.C.T.

1000' GAS WELL

(16.526 ACRES) 50' S.S.E. BY SEPARATE INSTRUMENT

(16.526 ACRES) 30' S.S.E. BY SEPARATE INSTRUMENT

ROLLING MEADOW WAY

THISTLE BEE COURT

BLANKETFLOWER COURT

WILDSCAPE TRAIL NORTHEAST

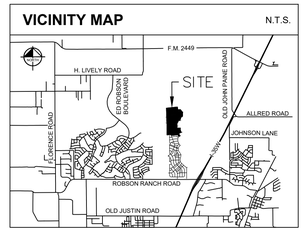
WILDSCAPE TRAIL SOUTHEAST

ALLEY A

BLOCK A, BLOCK S, BLOCK R, BLOCK Q, BLOCK P, BLOCK O

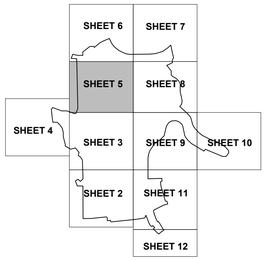
VICINITY MAP

N.T.S.



NORTH

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



KEY MAP
N.T.S.

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
OHE	OVERHEAD UTILITY LINE
	100-YEAR FLOODPLAIN LINE
	FEMA FLOODPLAIN LINE
	ESA RIPARIAN BUFFER
	BOUNDARY SUB-DISTRICT
	ABSTRACT LINE
	EXISTING CREEK LINE

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
F.B.L.	FRONT BUILDING LINE
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
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MB	JCC	KHA	AS SHOWN	NOV. 2025	063258441	5 OF 15

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PLOTTED BY CRABLE, JEFF
DWG NAME K:\FtWt_SURVEY\063258697-HUNTER RANCH\DWG\PRELIMINARY PLATS\063258697-LANDMARK PHASE 2 NORTH PRELIMINARY PLAT.DWG
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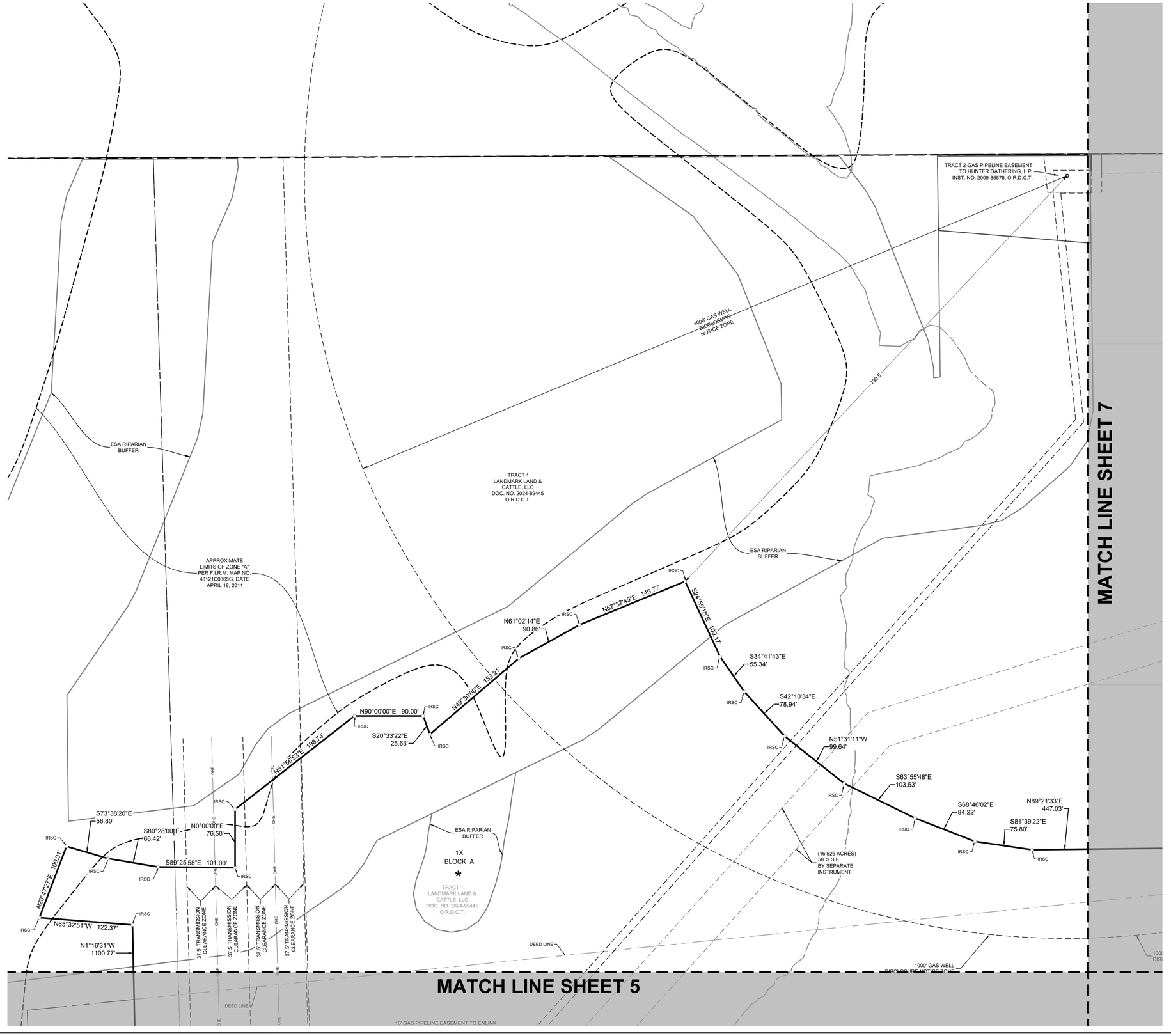
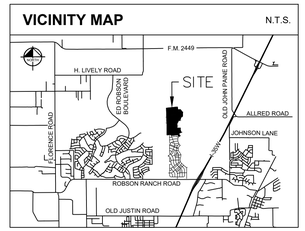


VICINITY MAP

N.T.S.



NORTH

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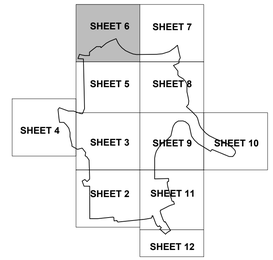
1" = 60' @ 24X36



KEY MAP
N.T.S.

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
OHE	OVERHEAD UTILITY LINE
	100-YEAR FLOODPLAIN LINE
	FEMA FLOODPLAIN LINE
	ESA RIPARIAN BUFFER
	BOUNDARY SUB-DISTRICT
	ABSTRACT LINE
	EXISTING CREEK LINE

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
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IRF	IRON ROD FOUND
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P.O.B.	POINT OF BEGINNING
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D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
PG.	PAGE
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	GUY ANCHOR
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	PROPERTY CORNER SYMBOL
*	(SEE NOTE 32)

CITY PROJECT NUMBER: PP25-0004

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FOR

LANDMARK, PHASE 2 NORTH

312 RESIDENTIAL LOTS
5 HOA LOTS
1 SCHOOL LOT
1 NEIGHBORHOOD PARK LOT

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Tel: (972) 335-3580
Contact: AUSTIN FITZPATRICK, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
MB	JCC	KHA	AS SHOWN	NOV. 2025	063258441	6 OF 15

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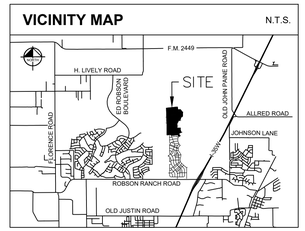
PLOTTED BY: CRABLE, JEFF
DWG NAME: K:\FBU_SURVEY\063258\07-HUNTER RANCH\DWG\PRELIMINARY PLATS\063258P07-LANDMARK PHASE 2 NORTH PRELIMINARY PLAT.DWG
LAST SAVED: 11/21/2025 10:05 AM

VICINITY MAP

N.T.S.

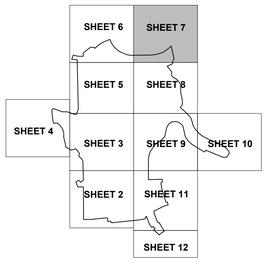


NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36



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S.S.E.	SANITARY SEWER EASEMENT
	MARKER SIGN
	GUY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
*	(SEE NOTE 32)

MATCH LINE SHEET 6

MATCH LINE SHEET 8

AS PIPELINE EASEMENT
UNTER GATHERING, L.P.
O. 2009-85578, O.R.D.C.T.

(16.526 ACRES)
50' S.S.E.
BY SEPARATE
INSTRUMENT

TRACT 1
LANDMARK LAND &
CATTLE, LLC
DOC. NO. 2024-89445
O.R.D.C.T.

R6

R7

TRACT 1
LANDMARK LAND &
CATTLE, LLC
DOC. NO. 2024-89445
O.R.D.C.T.

TRACT 1
(CALLED 1,031.226
ACRES)
HR 3200, LP
DOC. NO. 2024-71025
O.R.D.C.T.

N89°21'33"E 447.03'
S81°39'22"E 75.80'
46'02"E
N89°21'33"E 447.03'
N84°30'59"E 125.57'
N72°44'28"E 161.78'
N54°29'13"E 135.14'
N49°16'04"E 86.02'
S11°22'34"E 169.84'
S14°02'10"E 115.45'
S28°28'56"W 53.47'
S28°18'03"W 7.38'
S0°00'00"E 61.00'
N65°42'51"E 134.94'

IRSC

DEED LINE

ESA RIPARIAN BUFFER

1X
BLOCK A
*

1000' GAS WELL
DISCLOSURE NOTICE ZONE

OWNER:
DENTON INDEPENDENT
SCHOOL DISTRICT
1307 No. Locust St. Denton,
TX 76201

CITY PROJECT NUMBER: PP25-0004

PRELIMINARY PLAT
FOR
LANDMARK, PHASE 2 NORTH

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1 SCHOOL LOT
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OWNER & DEVELOPER:	OWNER:
HR 3200 LP	LANDMARK LAND & CATTLE, LLC
3000 Turtle Creek Blvd	3000 Turtle Creek Blvd
Dallas, TX 75219	Dallas, TX 75219
TEL: 972-201-2938	TEL: 972-201-2938
Contact: Andrew Pieper	Contact: Andrew Pieper
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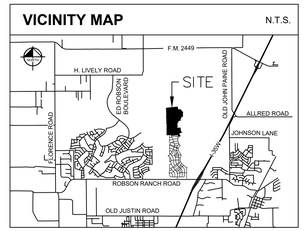
PLOTTED BY: CRABLE, JEFF
DWG NAME: K:\FRI_SURVEY\032\032507-HUNTER RANCH\DWG\PRELIMINARY PLATS\032507 LANDMARK PHASE 2 NORTH PRELIMINARY PLAT.DWG
LAST SAVED: 10/29/2025 10:46 AM

VICINITY MAP

N.T.S.



NORTH

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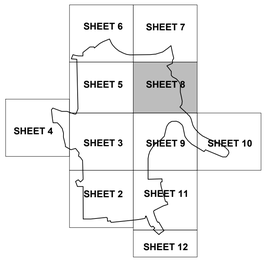
60 0 30 60 120
1" = 60' @ 24X36



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S.S.E.	SANITARY SEWER EASEMENT
	MARKER SIGN
	GUY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
*	(SEE NOTE 32)

MATCH LINE SHEET 5

MATCH LINE SHEET 7

MATCH LINE SHEET 9

DEED LINE
1000' GAS WELL DISCLOSURE NOTICE ZONE
ESA RIPARIAN BUFFER
1X BLOCK A *
TRACT 1 (CALLED 1.031.226 ACRES) HR 3200, LP
S28°28'56"W 53.47'
S28°18'03"W 7.38'
S0°00'00"E 61.00'
N65°42'51"E 134.94'
S38°25'58"E 157.69'
S0°00'00"E 87.00'
S39°33'35"E 44.75'
S61°19'07"E 96.89'
S42°26'38"E 79.27'
S27°48'51"E 71.79'
S0°00'00"E 170.00'
S12°39'09"E 117.79'
S10°33'40"E 90.02'
S6°58'52"W 74.05'
S38°12'15"W 68.72'
S46°07'52"E 161.82'
S44°26'08"E 143.55'
S27°57'03"E
10' GAS PIPELINE EASEMENT VOL. 2780, PG. 153 R.P.R.D.C.T.
ROLLING MEADOW WAY
GEORGE W. PETTINGALE SURVEY ABSTRACT NO. 1041
TRACT 1 LANDMARK LAND & CATTLE, LLC DOC. NO. 2024-89445 O.R.D.C.T.
TRACT 1 (CALLED 1.031.226 ACRES) HR 3200, LP DOC. NO. 2024-71025 O.R.D.C.T.
KESTREL DRIVE
APIARY COURT
NECTAR TRAIL
ASCENSION ROAD
STREET N
BLANKETFLOWER TRAIL NORTHEAST
BLANKETFLOWER TRAIL SOUTHEAST
BLOCK O
BLOCK N
BLOCK M
BLOCK L
1X BLOCK N
APPROXIMATE LIMITS OF ZONE "A" PER F.I.R.M. MAP NO. 48121C0365G, DATE APRIL 18, 2011
PROPOSED FULLY DEVELOPED 100-YEAR FLOODPLAIN
R6
R7
ESA RIPARIAN BUFFER
16' D.E. (0.017 ACRE)
16' D.E. (0.021 ACRE)
16' D.E. (0.020 ACRE)
16' S.S.E. (0.054 ACRE)
2' S.W.E. (0.132 ACRE)
8' U.E. 0.347 ACRE
MIN. FFE = 672.0
MIN. FFE = 677.0
MIN. FFE = 679.0
MIN. FFE = 680.0
MIN. FFE = 681.0

CITY PROJECT NUMBER: PP25-0004

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6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: AUSTIN FITZPATRICK, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
MB	JCC	KHA	AS SHOWN	NOV. 2025	063258441	8 OF 15

MATCH LINE SHEET 8

MATCH LINE SHEET 3

MATCH LINE SHEET 10

MATCH LINE SHEET 7

R6

R7

ASCENSION ROAD

WILDSCAPE TRAIL NORTHEAST

WILDSCAPE TRAIL SOUTHEAST

TWISTED OAK TRAIL

BLOCK J

BLOCK L

BLOCK H

BLOCK G

1X BLOCK N

TRACT 1 (CALLED 1,031.226 ACRES) HR 3200, LP DOC. NO. 2024-71025 O.R.D.C.T.

GEORGE W. PETTINGALE SURVEY ABSTRACT NO. 1041

APPROXIMATE LIMITS OF ZONE "A" PER F.I.R.M. MAP NO. 48121C0365G, DATE APRIL 18, 2011

PROPOSED FULLY DEVELOPED 100-YEAR FLOODPLAIN

ESA RIPARIAN BUFFER

EXISTING CREEK

S88°02'40"W 102.56'

S57°01'20"W 78.08'

S32°44'07"W 74.89'

S19°36'44"W 46.18'

S13°05'56"W 185.32'

S44°17'49"W 115.27'

S54°59'25"W 132.47'

S42°23'51"W 62.29'

S48°30'46"W 114.28'

S31°34'08"W 48.71'

S18°12'31"W 80.01'

S9°09'44"W 78.50'

S0°00'00"E 461.50'

N70°07'59"W 63.27'

N49°58'48"W 85.53'

N26°50'03"W 47.63'

N11°50'24"W 212.01'

N25°27'48"W 34.89'

N36°36'25"W 87.20'

N46°44'47"W 116.02'

N58°42'04"W 322.42'

S44°26'08"E 143.55'

S27°57'03"E 55.47'

S15°38'32"E 149.93'

S28°16'19"E 67.56'

S39°19'21"E 60.76'

S43°38'59"E 105.03'

MIN. FFE = 681.0

MIN. FFE = 682.0

MIN. FFE = 685.0

MIN. FFE = 692.0

MIN. FFE = 694.0

MIN. FFE = 696.0

MIN. FFE = 697.0

MIN. FFE = 699.0

MIN. FFE = 700.0

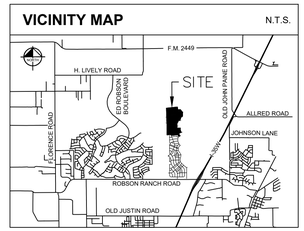
MIN. FFE = 701.0

MIN. FFE = 702.0

MIN. FFE = 703.0

VICINITY MAP

N.T.S.



NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
OHE	OVERHEAD UTILITY LINE
	100-YEAR FLOODPLAIN LINE
	FEMA FLOODPLAIN LINE
	ESA RIPARIAN BUFFER
	BOUNDARY SUB-DISTRICT
	ABSTRACT LINE
	EXISTING CREEK LINE

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
F.B.L.	FRONT BUILDING LINE
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
PG.	PAGE
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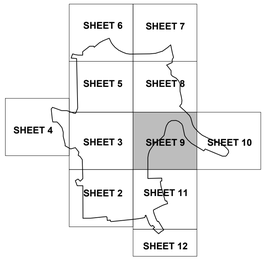
S.S.E.	SANITARY SEWER EASEMENT
	MARKER SIGN
	GUY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
	(SEE NOTE 32)



KEY MAP
N.T.S.

OWNER:
DENTON INDEPENDENT SCHOOL DISTRICT
1307 No. Locust St. Denton, TX 76201

CITY PROJECT NUMBER: PP25-0004

PRELIMINARY PLAT
FOR
LANDMARK, PHASE 2 NORTH
312 RESIDENTIAL LOTS
5 HOA LOTS
1 SCHOOL LOT
1 NEIGHBORHOOD PARK LOT

BEING 182.615 ACRES
OUT OF THE ELIZANO PIZANO SURVEY, ABSTRACT #994 &
THE GEORGE W. PETTINGALE SURVEY, ABSTRACT NO. 1041
DENTON COUNTY, TEXAS
CITY OF DENTON, DENTON COUNTY, TEXAS

OWNER & DEVELOPER:
HR 3200 LP
3000 Turtle Creek Blvd
Dallas, TX 75219
TEL: 972-201-2938
Contact: Andrew Pieper
OWNER MAILING ADDRESS:
9800 Hillwood Pkwy, Ste 300,
Fort Worth, Texas 76177

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Tel: (972) 335-3580
Contact: AUSTIN FITZPATRICK, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
MB	JCC	KHA	AS SHOWN	NOV. 2025	063258441	9 OF 15

PLOTTED BY: CRABLE, JEFF
DWG NAME: K:\FRI_SURVEY\063258037-HUNTER RANCH\DWG\PRELIMINARY PLATS\063258037 LANDMARK PHASE 2 NORTH PRELIMINARY PLAT.DWG
LAST SAVED: 11/21/2025 10:06 AM

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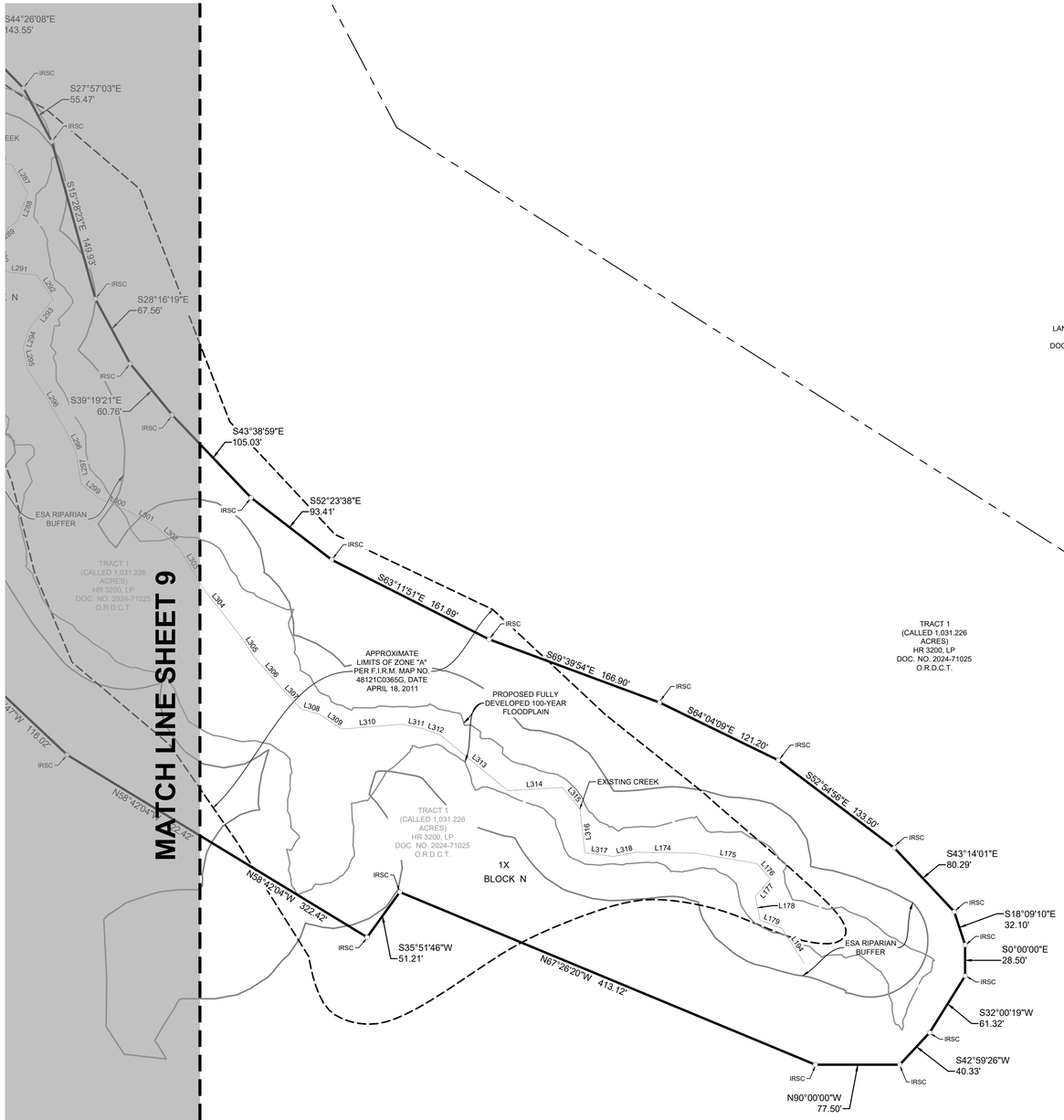
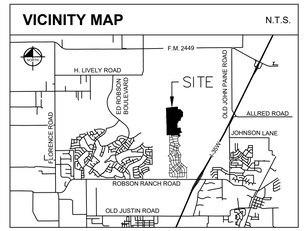


VICINITY MAP

N.T.S.

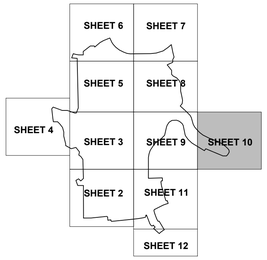


NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36



KEY MAP
N.T.S.

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
OHE	OVERHEAD UTILITY LINE
	100-YEAR FLOODPLAIN LINE
	FEMA FLOODPLAIN LINE
	ESA RIPARIAN BUFFER
	BOUNDARY SUB-DISTRICT
	ABSTRACT LINE
	EXISTING CREEK LINE

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IRF	IRON ROD FOUND
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	MARKER SIGN
	GUY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
*	(SEE NOTE 32)

CITY PROJECT NUMBER: PP25-0004

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FOR
LANDMARK, PHASE 2 NORTH

312 RESIDENTIAL LOTS
5 HOA LOTS
1 SCHOOL LOT
1 NEIGHBORHOOD PARK LOT

BEING 182.615 ACRES

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THE GEORGE W. PETTINGALE SURVEY, ABSTRACT NO. 1041
DENTON COUNTY, TEXAS

CITY OF DENTON, DENTON COUNTY, TEXAS

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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
MB	JCC	KHA	AS SHOWN	NOV. 2025	063258441	10 OF 15

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PLOTTED BY CRABLE, JEFF
DWG NAME K:\FBU_SURVEY\063258937-HUNTER RANCH\DWG\PRELIMINARY PLATS\063258937 LANDMARK PHASE 2 NORTH PRELIMINARY PLAT.DWG
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DWG NAME: K:\FW_SURVEY\063258\07-HUNTER RANCH\DWG\PRELIMINARY PLATS\063258\07 LANDMARK PHASE 2 NORTH PRELIMINARY PLAT.DWG
LAST SAVED: 11/7/2025 10:46 AM

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MATCH LINE SHEET 9

MATCH LINE SHEET 2

MATCH LINE SHEET 12

ASCENSION ROAD

ENRICHMENT WAY

ADVENTURE TRAIL

POLLINATOR TRAIL

PATHFINDER TRAIL

TIMBER GROVE TRAIL

ELDERBERRY LANE

ALLEY M

BLOCK F

BLOCK N

BLOCK C

BLOCK D

BLOCK E

NEIGHBORHOOD PARK LOT

LOT 2X

BLOCK E

BLOCK MMM

1X

R6

R7

MN

TRACT 1
(CALLED 1,031.226 ACRES)
HR 3200, LP
DOC. NO. 2024-71025
O.R.D.C.T.

CALLED 12.01 ACRES
DENTON INDEPENDENT SCHOOL DISTRICT
NO. 2025-70766
O.R.D.C.T.

HUNTER RANCH PHASE 1D
DOC. NO. 2024-334
P.R.D.C.T.

GEORGE W. PETTINGALE SURVEY
ABSTRACT NO. 1041

ELIZANO PIZANO SURVEY
ABSTRACT NO. 994

EXISTING CREEK

ESA RIPARIAN BUFFER

ESA LIMIT

10' COSERV EASEMENT
INST. NO. 2010-125750
R.P.R.D.C.T.
(TO BE ABANDONED BY SEPARATE INSTRUMENT)

2' S.W.E. BY SEPARATE INSTRUMENT (0.014 ACRE)

2' S.W.E. BY SEPARATE INSTRUMENT (0.132 ACRE)

2' S.W.E. BY SEPARATE INSTRUMENT (0.023 ACRE)

2' S.W.E. BY SEPARATE INSTRUMENT (0.029 ACRE)

2' S.W.E. BY SEPARATE INSTRUMENT (0.029 ACRE)

2' S.W.E. (0.034 ACRE)

2' S.W.E. (0.018 ACRE)

2' S.W.E. (0.007 ACRE)

2' S.W.E. INST. NO. 2025-7809

16' D.E. (0.019 ACRE)

16' D.E. (0.010 ACRE)

8' U.E. 0.416 ACRE

8' U.E. (0.677 ACRE)

8' U.E. (0.153 ACRE)

8' U.E. (0.179 ACRE)

V.E. 0.018 ACRE

V.E. 0.003 ACRE

2' S.W.E. (0.010 ACRE)

60' R.O.W.

65' R.O.W.

MIN. FFE = 703.0

MIN. FFE = 705.0

MIN. FFE = 707.0

MIN. FFE = 710.0

N88°15'19"E 308.20'

N88°15'19"E 409.53'

S0°00'00"E 461.50'

S1°44'41"E 65.00'

Δ=14°41'42"
R=367.50'
L=94.26'
CB=S9°05'32"E
C=94.00'

S16°26'23"E 319.04'

S61°26'23"E 21.21'

N73°33'37"E 17.00'

S16°26'23"E 65.00'

S73°33'37"W 64.50'

Δ=10°32'11"
R=367.50'
L=67.58'
CB=S68°17'31"W
C=67.49'

S63°01'26"W 193.08'

N63°01'26"E 193.08'

S14°45'07"E 58.13'

Δ=6°04'15"
R=270.00'
L=28.61'
CB=S17°47'15"E
C=28.60'

S20°49'22"E 102.15'

S20°49'22"E 193.91'

S20°49'22"E 325.80'

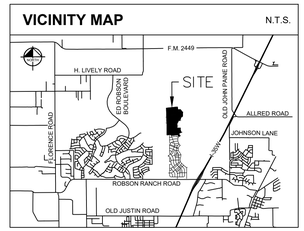
Δ=7°11'44"
R=1652.50'
L=207.53'
CB=S80°31'36"W
C=207.39'

IRSC

5/8" IRFC "KHA"

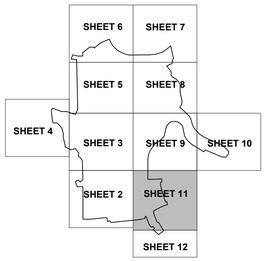
VICINITY MAP

N.T.S.



NORTH

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



KEY MAP
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LINE TYPE LEGEND

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*	(SEE NOTE 32)

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1307 No. Locust St. Denton, TX 76201

CITY PROJECT NUMBER: PP25-0004

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LANDMARK, PHASE 2 NORTH
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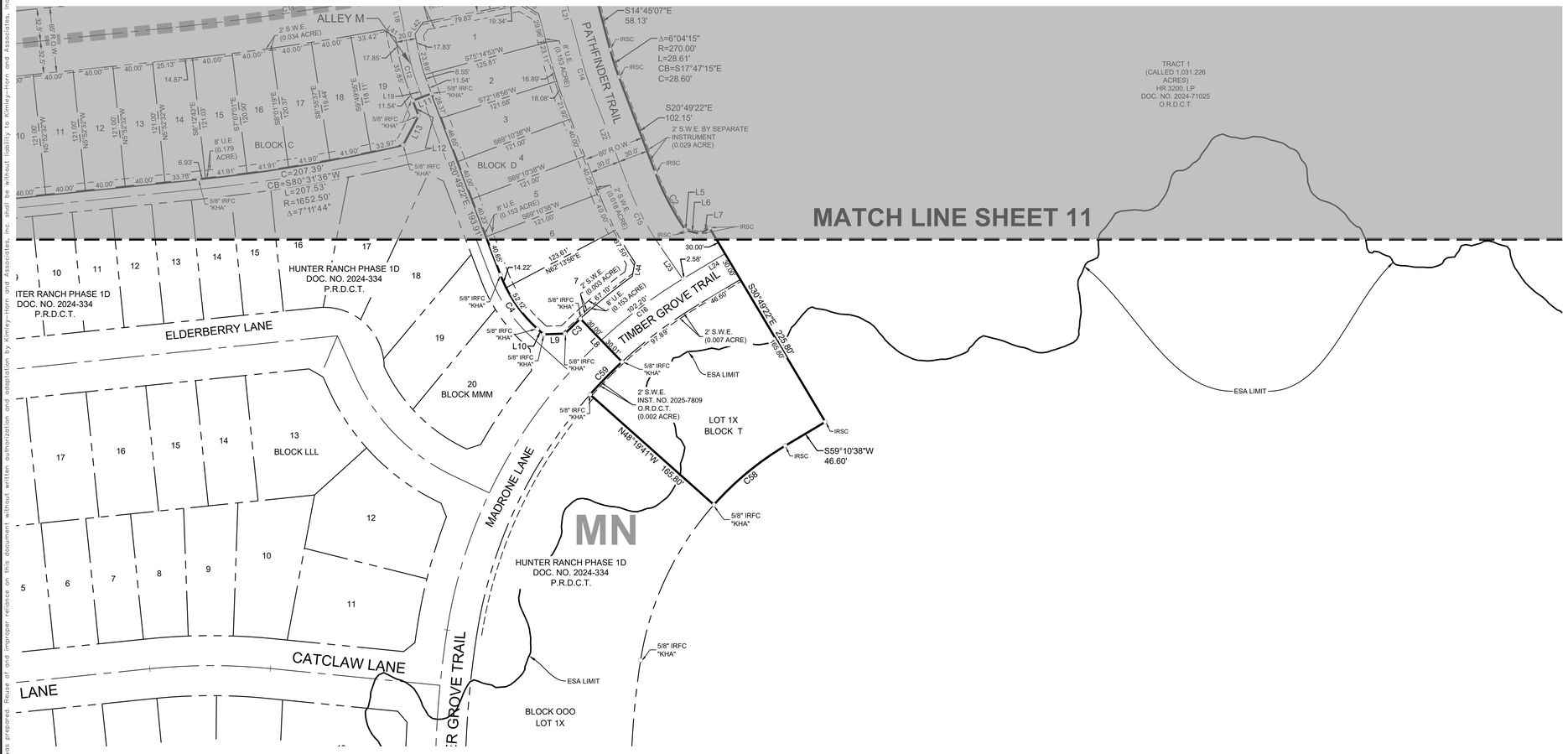

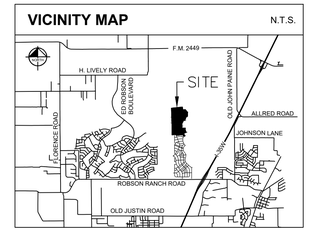

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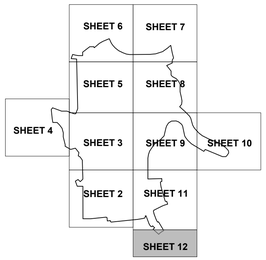

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PLOTTED BY CRABLE, JEFF
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CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°25'14"	432.50'	10.72'	S63°44'03"W	10.72'
C2	13°45'30"	270.00'	64.83'	S27°42'07"E	64.68'
C3	2°18'47"	530.00'	21.40'	S45°56'55"W	21.39'
C4	27°08'50"	140.00'	66.33'	N34°23'48"W	65.72'
C5	1°17'30"	967.50'	21.81'	N08°23'42"W	21.81'
C6	3°59'56"	1032.50'	72.06'	N05°47'13"W	72.05'
C7	3°58'52"	1000.00'	69.48'	S05°46'41"E	69.47'
C8	90°00'00"	42.00'	65.97'	S39°07'28"W	59.40'
C9	16°59'36"	100.00'	29.66'	N75°37'40"E	29.55'
C10	40°30'00"	400.00'	282.74'	N24°02'15"W	276.89'
C11	5°09'40"	2500.00'	225.19'	N81°32'38"E	225.12'
C12	9°46'57"	200.00'	34.15'	S15°55'54"E	34.11'
C13	15°56'23"	400.00'	111.28'	N70°59'37"E	110.92'
C14	6°04'15"	300.00'	31.79'	S17°47'15"E	31.77'
C15	13°45'30"	300.00'	72.04'	S27°42'07"E	71.87'
C16	12°00'25"	500.00'	104.78'	S53°10'25"W	104.59'
C17	10°32'11"	400.00'	73.56'	S68°17'31"W	73.45'
C18	14°41'42"	400.00'	102.59'	S09°05'32"E	102.31'
C19	10°05'32"	2000.00'	352.28'	S83°12'33"W	351.83'
C20	5°36'24"	2000.00'	195.71'	N80°58'00"E	195.63'
C21	38°03'27"	400.00'	265.69'	S25°15'32"E	260.83'
C22	4°29'07"	1000.00'	78.28'	S03°59'15"E	78.26'
C23	10°05'32"	1695.50'	298.65'	N83°12'33"E	298.26'
C24	5°07'55"	2304.50'	206.42'	S80°43'45"W	206.35'
C25	3°58'55"	300.00'	20.85'	S85°17'10"W	20.85'
C26	25°55'45"	1000.00'	452.55'	S07°55'26"W	448.70'
C27	12°33'36"	300.00'	65.76'	S71°41'50"E	65.63'
C28	45°41'22"	300.00'	239.23'	N88°15'43"W	232.94'
C29	19°21'43"	1694.00'	572.45'	N78°34'28"E	569.73'
C30	30°49'31"	1392.00'	748.90'	N72°50'33"E	739.90'
C31	50°38'12"	300.00'	265.13'	S43°47'35"E	256.59'
C32	14°55'42"	300.00'	78.16'	N25°56'20"W	77.94'
C33	31°11'14"	1090.00'	593.31'	N72°39'42"E	586.01'
C34	7°56'27"	300.00'	41.58'	S61°02'19"W	41.55'
C35	24°56'57"	300.00'	130.63'	N52°32'04"E	129.60'
C36	4°45'54"	300.00'	24.95'	S42°26'32"W	24.94'
C37	9°31'13"	1090.00'	181.11'	N40°03'53"E	180.91'
C38	23°56'33"	300.00'	125.36'	S28°05'19"W	124.45'
C39	4°45'19"	300.00'	24.90'	S37°40'56"W	24.89'
C40	24°56'55"	300.00'	130.63'	N27°35'08"E	129.60'
C41	7°56'37"	300.00'	41.59'	S19°04'58"W	41.56'
C42	18°32'55"	300.00'	97.12'	N59°12'52"W	96.70'
C43	23°05'36"	300.00'	120.92'	N28°30'47"E	120.10'
C44	18°34'36"	300.00'	97.27'	S26°15'17"W	96.84'
C45	42°44'30"	36.50'	27.23'	N28°34'10"W	26.60'
C46	57°01'01"	275.00'	273.66'	S21°25'54"E	262.51'
C47	31°11'25"	1090.00'	593.37'	N07°27'34"E	586.07'
C48	6°14'03"	1392.00'	151.46'	N03°57'35"E	151.39'
C49	45°46'17"	36.50'	29.16'	N67°48'53"W	28.39'
C50	96°23'27"	788.00'	1325.68'	N40°03'35"E	1174.79'
C51	96°23'27"	476.00'	800.79'	N40°03'35"E	709.64'
C52	83°36'33"	400.00'	583.70'	S40°03'35"W	533.27'
C53	46°44'31"	164.00'	133.79'	N64°53'04"E	130.11'
C54	42°38'40"	164.00'	122.06'	N13°11'11"E	119.26'
C55	96°23'27"	300.00'	504.70'	N40°03'35"E	447.25'
C56	5°40'08"	400.00'	39.58'	N86°57'32"E	39.56'
C57	4°52'01"	353.50'	30.03'	N74°02'30"E	30.02'
C58	17°30'18"	304.20'	92.94'	S50°25'28"W	92.58'
C59	5°34'16"	470.00'	45.70'	N44°27'27"E	45.68'

LINE TABLE			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	NO.	BEARING	LENGTH
L1	S45°52'53"E	68.95'	L56	S59°07'57"W	14.10'	L111	S88°15'19"W	10.00'	L166	N69°11'33"E	16.00'	L221	S43°15'19"W	21.21'	L276	N55°58'35"E	21.43'
L2	N46°01'31"E	79.21'	L57	N03°37'22"E	21.48'	L112	N88°15'19"E	72.14'	L167	N20°48'27"W	16.13'	L222	S01°44'41"E	20.92'	L277	N20°00'09"E	43.10'
L3	N00°12'23"W	41.75'	L58	N43°15'19"E	21.21'	L113	N08°08'08"W	60.66'	L168	S07°51'31"W	21.05'	L223	N61°23'52"E	19.17'	L278	S47°18'18"E	70.05'
L4	S25°20'30"W	22.95'	L59	N46°44'41"W	21.21'	L114	S46°44'41"E	35.36'	L169	S82°08'29"E	16.00'	L224	N30°25'28"E	23.23'	L279	S85°49'57"E	48.15'
L5	S34°34'52"E	1.07'	L60	N43°15'19"E	21.21'	L115	N40°44'49"E	36.86'	L170	N07°51'31"E	26.78'	L225	N01°51'25"E	46.04'	L280	S81°58'11"E	78.75'
L6	S77°42'07"E	14.60'	L61	S46°44'41"E	21.21'	L116	N44°05'25"E	36.86'	L171	S31°50'19"W	20.94'	L226	N44°13'53"W	104.67'	L281	S51°32'50"E	38.64'
L7	N59°10'38"E	11.09'	L62	S24°06'41"E	14.14'	L117	S50°33'40"E	36.65'	L172	S58°09'41"E	16.00'	L227	N02°55'29"E	64.12'	L282	S05°53'44"E	22.11'
L8	N43°58'33"W	60.01'	L63	S65°34'19"W	14.06'	L118	S34°05'18"E	123.49'	L173	N31°50'19"E	32.75'	L228	N02°48'00"W	56.03'	L283	S31°13'48"E	27.48'
L9	S88°02'11"W	21.56'	L64	S80°03'27"E	15.06'	L119	N14°35'06"W	96.87'	L174	S89°01'04"E	56.01'	L229	N21°48'28"W	83.50'	L284	S87°57'23"E	42.02'
L10	N47°54'38"W	8.00'	L65	N16°03'53"E	14.68'	L120	N26°21'31"W	262.68'	L175	S80°22'20"E	56.80'	L230	N18°17'02"W	39.22'	L285	N79°43'35"E	22.38'
L11	S69°10'38"W	20.00'	L66	N43°15'19"E	21.21'	L121	N11°33'36"W	127.56'	L176	S41°15'28"E	18.63'	L231	N18°17'02"W	46.99'	L286	S81°44'00"E	24.26'
L12	S20°49'22"E	16.32'	L67	S46°44'41"E	21.21'	L122	N00°09'12"E	118.65'	L177	S40°38'41"W	21.13'	L232	N03°07'27"W	46.10'	L287	S29°04'02"E	29.81'
L13	S27°50'10"W	33.03'	L68	N77°30'28"W	14.36'	L123	S08°15'15"E	18.57'	L178	S11°00'19"E	22.38'	L233	N03°46'52"E	76.18'	L288	S20°32'45"W	27.75'
L14	N52°40'50"W	21.87'	L69	N15°11'54"E	13.23'	L124	N02°31'23"E	52.88'	L179	S69°26'23"E	21.36'	L234	N00°00'28"W	174.05'	L289	S53°40'15"W	27.02'
L15	N81°39'31"E	65.00'	L70	S43°15'19"W	21.21'	L125	S08°15'15"E	18.57'	L180	N02°32'02"W	41.06'	L235	N10°22'58"E	20.82'	L290	S18°53'38"E	31.72'
L16	N49°37'25"W	20.74'	L71	N46°44'41"W	21.21'	L126	N02°31'23"E	52.88'	L181	N87°27'58"E	20.00'	L236	N34°37'49"E	41.35'	L291	S83°22'52"E	30.16'
L17	N03°47'15"W	100.00'	L72	N43°15'19"E	21.21'	L127	S08°15'15"E	18.57'	L182	S02°32'02"E	41.31'	L237	N02°29'52"E	34.03'	L292	S33°25'18"E	26.39'
L18	N11°02'25"W	60.33'	L73	N46°44'41"W	21.21'	L128	N02°31'23"E	52.88'	L183	N88°11'45"E	146.87'	L238	N14°26'58"W	33.03'	L293	S39°22'03"W	34.28'
L19	N20°49'22"W	11.54'	L74	N43°15'19"E	21.21'	L129	S08°15'15"E	18.57'	L184	N04°01'11"W	16.01'	L239	N25°54'59"W	42.28'	L294	S17°48'20"W	18.91'
L20	N78°57'48"E	100.00'	L75	S48°11'19"E	20.67'	L130	N02°31'23"E	52.88'	L185	N88°11'45"E	149.68'	L240	N06°00'36"W	21.63'	L295	S11°58'49"E	20.47'
L21	N14°45'07"W	102.17'	L76	N88°05'36"E	14.87'	L131	S08°15'15"E	18.57'	L186	S40°32'26"W	60.23'	L241	N17°34'15"E	25.70'	L296	S30°56'15"E	41.37'
L22	N20°49'22"W	102.15'	L77	N02°55'02"W	13.63'	L132	N02°31'23"E	52.88'	L187	S49°27'34"E	16.00'	L242	N32°53'02"E	93.50'	L297	S09°54'34"E	30.47'
L23	N34°34'52"W	39.16'	L78	S86°56'05"W	14.60'	L133	S02°01'45"E	235.23'	L188	N40°32'26"E	49.41'	L243	N39°22'10"E	115.10'	L298	S25°12'50"E	19.91'
L24	S59°10'38"W	46.60'	L79	S03°29'38"E	13.78'	L134	S83°14'57"W	210.07'	L189	S89°31'57"W	52.14'	L244	N33°47'58"E	53.00'	L299	S51°04'26"E	21.52'
L25	N73°33'37"E	64.50'	L80	N86°25'43"E	14.48'	L135	N75°21'18"E	18.57'	L190	S00°28'03"E	16.00'	L245	N40°53'00"E	120.37'	L300	S66°38'44"E	28.88'
L26	N01°44'41"W	68.42'	L81	S04°56'25"E	14.14'	L136	N86°07'56"E	52.88'	L191	N89°31'57"E	62.56'	L246	N28°36'20"E	37.00'	L301	S60°23'08"E	29.36'
L27	N87°16'38"E	46.94'	L82	S85°03'35"W	14.14'	L137	N75°21'18"E	18.57'	L192	S05°52'32"E	46.28'	L247	N16°02'57"E	20.83'	L302	S47°04'09"E	28.64'
L28	S77°58'38"E	23.86'	L83	N06°18'33"W	14.48'	L138	N87°49'44"E	132.16'	L193	S05°52'32"E	59.29'	L248	N36°18'36"E	19.86'	L303	S31°01'59"E	20.42'
L29	N40°03'35"E	38.03'	L84	N83°36'49"E	13.78'	L139	S73°54'10"W	89.87'	L194	S32°34'30"E	29.86'	L249	N62°00'08"E	22.35'	L304	S38°22'40"E	53.56'
L30	N40°03'35"E	38.20'	L85	N06°48'54"W	14.60'	L140	N13°05'56"E	234.49'	L195	S65°52'33"E	53.04'	L250	N89°55'32"E	22.27'	L305	S32°47'03"E	22.61'
L31	S49°56'25"E	96.27'	L86	N83°02'12"E	13.63'	L141	S72°31'50"W	222.74'	L196	N24°07'27"E	20.00'	L251	S49°30'11"E	42.42'	L306	S40°57'04"E	37.72'
L32	S89°47'37"W	148.59'	L87	N07°58'26"W	14.87'	L142	N36°00'48"E	138.34'	L197	N65°52'33"W	21.35'	L252	S76°04'14"E	22.70'	L307	S43°32'41"E	27.62'
L33	N39°07'28"E	14.14'	L88	S46°58'27"E	20.67'	L143	N47°08'43"E	175.25'	L198	S12°53'09"E	65.68'	L253	N85°48'43"E	34.08'	L308	S73°40'35"E	17.71'
L34	S50°52'32"E	14.14'	L89	N40°08'16"E	20.67'	L144	N41°49'09"E	172.97'	L199	S77°06'51"W	16.00'	L254	N61°29'44"E	29.29'	L309	S55°56'03"E	24.17'
L35	N39°07'28"E	35.36'	L90	N36°51'52"E	21.21'	L145	N69°46'30"E	12.44'	L200	N12°53'09"W	55.65'	L255	N10°49'19"E	30.57'	L310	N85°22'23"E	56.16'
L36	N40°10'07"E	21.60'	L91	S53°08'08"E	21.21'	L146	S24°28'12"E	106.66'	L201	S52°32'40"W	66.21'	L256	N25°40'10"W	70.99'	L311	S77°30'48"E	18.45'
L37	S40°10'07"W	21.60'	L92	S53°08'08"E	21.21'	L147	N44°39'38"W	56.19'	L202	N62°56'15"W	49.94'	L257	N07°11'59"W	17.68'	L312	S71°10'04"E	17.15'
L38	S49°49'53"E	20.82'	L93	N36°51'52"E	21.21'	L148	S41°05'18"W	99.83'	L203	N62°56'15"W	56.19'	L258	N30°38'12"E	19.14'	L313	S50°30'46"E	81.01'
L39	N57°42'29"W	15.72'	L94	S53°08'08"E	21.21'	L149	N32°59'53"E	14.34'	L204	S52°32'40"W	31.44'	L259	N57°31'23"E	18.65'	L314	N86°34'26"E	50.09'
L40	N28°41'01"E	22.69'	L95	N36°51'52"E	21.21'	L150	S31°48'27"W	175.49'	L205	S88°15'19"W	11.00'	L260	N19°03'28"E	35.97'	L315	S39°06'54"E	25.77'
L41	S55°52'14"E	14.18'	L96	S46°35'45"E	14.36'	L151	N88°07'33"W	20.17'	L206	S88°15'19"W	11.00'	L261	N15°51'02"W	31.22'	L316	S06°24'52"E	40.21'
L42	N33°57'42"E	14.14'	L97	S45°11'42"W	14.36'	L152	N85°46'49"W	129.36'	L207	N70°11'08"W	11.83'	L262	N30°43'10"W	27.90'	L317	S82°17'02"E	26.25'
L43	N59°40'13"W	21.24'	L98	N44°57'52"W	13.96'	L153	N59°33'20"E	68.54'	L208	N70°11'08"W	11.83'	L263	N10°02'12"W	24.36'	L318	N78°47'23"E	20.40'
L44	N10°10'19"E	14.21'	L99	N07°06'45"W	14.67'	L154	N44°31'16"W	62.60'	L209	S71°17'35"W	85.01'	L264	N14°42'48"E	22.78'	L319	N05°52'32"W	6.00'
L45	N25°54'27"E	22.17'	L100	N85°03'35"E	14.14'	L155	S40°15'27"E	41.99'	L210	N71°17'35"E	80.13'	L265	N42°24'17"E	46.70'	L320	N84°07'28"E	30.00'
L46	N46°44'41"W	21.21'	L101	S04°56'25"E	14.14'	L156	N49°44'33"E	20.00'	L211	S18°42'25"E	16.00'	L266	N05°33'49"E	36.21'			
L47	S49°30'43"E	21.41'	L102	N67°24'44"E	12.36'	L157	N40°15'27"W	41.99'	L212	S89°13'23"W	28.49'	L267	N47°59'15"E	23.84'			
L48	S39°25'51"W	21.41'	L103	S20°24'36"E	14.88'	L158	N13°31'29"W	6.00'	L213	S69°28'46"W	54.46'	L268	N85°14'14"E	30.14'			
L49	N35°38'54"E	20.03'	L104	N24°11'54"E	20.00'	L159	S18°23'30"E	6.00'	L214	S20°31'14"E	16.00'	L269	N03°48'53"E	52.13'			
L50	N51°13'48"W	21.21'	L105	S25°34'31"E	29.60'	L160	S05°52'32"E	6.00'	L215	N69°28'46"E	51.68'	L270	N11°46'49"E	36.80'			
L51	N43°15'19"E	21.21'	L106	N38°19'31"W	20.19'	L161	S07°22'31"E	16.01'	L216	N89°13'23"E	25.97'	L271	N58°34'18"E	27.82'			
L52	N46°44'41"W	21.21'	L107	N68°26'37"W	40.69'	L162	S84°07'28"W	127.92'	L217	S76°39'34"E	71.66'	L272	S61°13'57"E	32.24'			
L53	S48°41'48"E	14.38'	L108	N08°08'08"W	10.00'	L163	S46°22'47"W	4.51'	L218	N13°20'26"E	16.00'	L273	S85°58'18"E	28.11'			
L54	S43°15'03"W	14.38'	L109	S81°51'52"W	15.00'	L164	N46°22'47"E	10.17'	L219	N76°39'34"W	75.97'	L274	N60°39'26"E	29.52'			
L55	S33°01'08"E	14.60'	L110	S01°44'41"E	15.00'	L165	S20°48'27"E	20.26'	L220	S88°15'19"W	17.00'	L275	N46°24'16"E	35.58'			

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1X	52.046	2,267,111
BLOCK A LOT 3	0.149	6,500
BLOCK A LOT 4	0.149	6,500
BLOCK A LOT 5	0.277	12,051
BLOCK B LOT 1	0.167	7,263
BLOCK B LOT 2	0.143	6,250
BLOCK B LOT 3	0.143	6,250
BLOCK B LOT 4	0.143	6,250
BLOCK B LOT 5	0.178	7,768
BLOCK C LOT 1	0.121	5,283
BLOCK C LOT 2	0.111	4,840
BLOCK C LOT 3	0.111	4,840
BLOCK C LOT 4	0.111	4,840
BLOCK C LOT 5	0.111	4,840
BLOCK C LOT 6	0.111	4,840
BLOCK C LOT 7	0.111	4,840
BLOCK C LOT 8	0.111	4,840
BLOCK C LOT 9	0.111	4,840
BLOCK C LOT 10	0.111	4,840
BLOCK C LOT 11	0.111	4,840
BLOCK C LOT 12	0.111	4,840
BLOCK C LOT 13	0.111	4,840
BLOCK C LOT 14	0.112	4,883
BLOCK C LOT 15	0.114	4,956
BLOCK C LOT 16	0.113	4,942
BLOCK C LOT 17	0.113	4,911
BLOCK C LOT 18	0.112	4,864
BLOCK C LOT 19	0.122	5,305
BLOCK D LOT 1	0.134	5,831
BLOCK D LOT 2	0.123	5,336
BLOCK D LOT 3	0.120	5,247
BLOCK D LOT 4	0.111	4,840
BLOCK D LOT 5	0.112	4,868
BLOCK D LOT 6	0.133	5,785
BLOCK D LOT 7	0.159	6,926
BLOCK E LOT 1 SCHOOL LOT	12.014	523,336
BLOCK E LOT 2X NEIGHBORHOOD PARK LOT	5.024	218,841
BLOCK F LOT 1	0.201	8,772
BLOCK F LOT 2	0.173	7,535
BLOCK F LOT 3	0.170	7,402
BLOCK F LOT 4	0.139	6,070
BLOCK F LOT 5	0.143	6,214
BLOCK F LOT 6	0.142	6,192
BLOCK F LOT 7	0.142	6,192
BLOCK F LOT 8	0.142	6,181
BLOCK F LOT 9	0.139	6,050
BLOCK F LOT 10	0.139	6,050
BLOCK F LOT 11	0.139	6,050
BLOCK F LOT 12	0.139	6,050
BLOCK F LOT 13	0.167	7,283

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK F LOT 14	0.202	8,782
BLOCK F LOT 15	0.222	9,687
BLOCK F LOT 16	0.163	7,111
BLOCK F LOT 17	0.168	7,314
BLOCK F LOT 18	0.243	10,566
BLOCK F LOT 19	0.184	8,029
BLOCK F LOT 20	0.168	7,303
BLOCK F LOT 21	0.139	6,050
BLOCK F LOT 22	0.139	6,050
BLOCK F LOT 23	0.139	6,050
BLOCK F LOT 24	0.139	6,050
BLOCK F LOT 25	0.142	6,196
BLOCK F LOT 26	0.144	6,266
BLOCK F LOT 27	0.144	6,266
BLOCK F LOT 28	0.144	6,266
BLOCK F LOT 29	0.144	6,266
BLOCK F LOT 30	0.144	6,266
BLOCK F LOT 31	0.171	7,456
BLOCK F LOT 32	0.195	8,476
BLOCK G LOT 1	0.177	7,690
BLOCK G LOT 2	0.167	7,258
BLOCK G LOT 3	0.142	6,177
BLOCK G LOT 4	0.142	6,176
BLOCK G LOT 5	0.142	6,176
BLOCK G LOT 6	0.142	6,176
BLOCK G LOT 7	0.142	6,177
BLOCK G LOT 8	0.139	6,034
BLOCK G LOT 9	0.138	6,013
BLOCK G LOT 10	0.138	6,026
BLOCK G LOT 11	0.140	6,090
BLOCK G LOT 12	0.170	7,408
BLOCK G LOT 13	0.177	7,711
BLOCK G LOT 14	0.255	11,120
BLOCK G LOT 15	0.233	10,141
BLOCK G LOT 16	0.177	7,697
BLOCK G LOT 17	0.243	10,583
BLOCK G LOT 18	0.266	11,605
BLOCK G LOT 19	0.209	9,093
BLOCK G LOT 20	0.189	8,247
BLOCK G LOT 21	0.152	6,614
BLOCK G LOT 22	0.149	6,469
BLOCK G LOT 23	0.146	6,369
BLOCK G LOT 24	0.145	6,314
BLOCK G LOT 25	0.145	6,330
BLOCK G LOT 26	0.146	6,360
BLOCK G LOT 27	0.146	6,374
BLOCK G LOT 28	0.146	6,371
BLOCK G LOT 29	0.146	6,351
BLOCK G LOT 30	0.172	7,511
BLOCK G LOT 31	0.179	7,815

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK H LOT 1	0.177	7,720
BLOCK H LOT 2	0.169	7,371
BLOCK H LOT 3	0.142	6,176
BLOCK H LOT 4	0.142	6,176
BLOCK H LOT 5	0.142	6,176
BLOCK H LOT 6	0.142	6,176
BLOCK H LOT 7	0.142	6,176
BLOCK H LOT 8	0.142	6,176
BLOCK H LOT 9	0.142	6,176
BLOCK H LOT 10	0.142	6,176
BLOCK H LOT 11	0.142	6,176
BLOCK H LOT 12	0.144	6,278
BLOCK H LOT 13	0.197	8,585
BLOCK H LOT 14	0.212	9,222
BLOCK H LOT 15	0.209	9,089
BLOCK H LOT 16	0.254	11,056
BLOCK H LOT 17	0.180	7,829
BLOCK H LOT 18	0.243	10,584
BLOCK H LOT 19	0.219	9,525
BLOCK H LOT 20	0.348	15,151
BLOCK H LOT 21	0.244	10,611
BLOCK H LOT 22	0.153	6,645
BLOCK H LOT 23	0.146	6,364
BLOCK H LOT 24	0.146	6,359
BLOCK H LOT 25	0.175	7,632
BLOCK H LOT 26	0.175	7,630
BLOCK H LOT 27	0.146	6,358
BLOCK H LOT 28	0.146	6,358
BLOCK H LOT 29	0.146	6,358
BLOCK H LOT 30	0.146	6,359
BLOCK H LOT 31	0.146	6,359
BLOCK H LOT 32	0.173	7,523
BLOCK H LOT 33	0.179	7,785
BLOCK I LOT 1	0.171	7,728
BLOCK I LOT 2	0.170	7,412
BLOCK I LOT 3	0.143	6,218
BLOCK I LOT 4	0.143	6,218
BLOCK I LOT 5	0.143	6,218
BLOCK I LOT 6	0.143	6,218
BLOCK I LOT 7	0.143	6,218
BLOCK I LOT 8	0.143	6,218
BLOCK I LOT 9	0.143	6,218
BLOCK I LOT 10	0.143	6,218
BLOCK I LOT 11	0.143	6,218
BLOCK I LOT 12	0.143	6,218
BLOCK I LOT 13	0.143	6,240
BLOCK I LOT 14	0.184	8,028
BLOCK I LOT 15	0.227	9,905
BLOCK I LOT 16	0.147	6,418
BLOCK I LOT 17	0.148	6,428

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK I LOT 18	0.148	6,428
BLOCK I LOT 19	0.148	6,428
BLOCK I LOT 20	0.177	7,716
BLOCK I LOT 21	0.177	7,713
BLOCK I LOT 22	0.148	6,428
BLOCK I LOT 23	0.148	6,428
BLOCK I LOT 24	0.148	6,429
BLOCK I LOT 25	0.174	7,578
BLOCK I LOT 26	0.179	7,777
BLOCK J LOT 1	0.191	8,338
BLOCK J LOT 2	0.191	8,312
BLOCK J LOT 3	0.249	10,840
BLOCK J LOT 4	0.249	10,834
BLOCK J LOT 5	0.287	12,505
BLOCK J LOT 6	0.310	13,499
BLOCK J LOT 7	0.252	10,998
BLOCK J LOT 8	0.234	10,204
BLOCK J LOT 9	0.246	10,737
BLOCK J LOT 10	0.349	15,183
BLOCK J LOT 11	0.251	10,916
BLOCK J LOT 12	0.232	10,119
BLOCK J LOT 13	0.233	10,138
BLOCK K LOT 1	0.178	7,732
BLOCK K LOT 2	0.172	7,475
BLOCK K LOT 3	0.144	6,287
BLOCK K LOT 4	0.144	6,287
BLOCK K LOT 5	0.144	6,287
BLOCK K LOT 6	0.144	6,287
BLOCK K LOT 7	0.144	6,287
BLOCK K LOT 8	0.173	7,549
BLOCK K LOT 9	0.173	7,548
BLOCK K LOT 10	0.144	6,280
BLOCK K LOT 11	0.145	6,306
BLOCK K LOT 12	0.158	6,895
BLOCK K LOT 13	0.210	9,134
BLOCK K LOT 14	0.245	10,681
BLOCK K LOT 15	0.201	8,750
BLOCK K LOT 16	0.259	11,273
BLOCK K LOT 17	0.199	8,650
BLOCK K LOT 18	0.150	6,527
BLOCK K LOT 19	0.150	6,554
BLOCK K LOT 20	0.150	6,547
BLOCK K LOT 21	0.180	7,856
BLOCK K LOT 22	0.180	7,861
BLOCK K LOT 23	0.150	6,549
BLOCK K LOT 24	0.150	6,549
BLOCK K LOT 25	0.150	6,550
BLOCK K LOT 26	0.176	7,679
BLOCK K LOT 27	0.178	7,773
BLOCK L LOT 1	0.219	9,551

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK L LOT 2	0.201	8,750
BLOCK L LOT 3	0.201	8,750
BLOCK L LOT 4	0.259	11,277
BLOCK L LOT 5	0.260	11,325
BLOCK L LOT 6	0.201	8,750
BLOCK L LOT 7	0.260	11,325
BLOCK L LOT 8	0.191	8,315
BLOCK L LOT 9	0.175	7,620
BLOCK L LOT 10	0.175	7,620
BLOCK L LOT 11	0.175	7,620
BLOCK L LOT 12	0.216	9,423
BLOCK M LOT 1	0.189	8,233
BLOCK M LOT 2	0.147	6,383
BLOCK M LOT 3	0.147	6,383
BLOCK M LOT 4	0.147	6,399
BLOCK M LOT 5	0.199	8,663
BLOCK M LOT 6	0.301	13,103
BLOCK M LOT 7	0.207	8,996
BLOCK M LOT 8	0.173	7,528
BLOCK M LOT 9	0.167	7,260
BLOCK M LOT 10	0.183	7,985
BLOCK M LOT 11	0.333	14,498
BLOCK M LOT 12	0.246	10,710
BLOCK M LOT 13	0.255	11,105
BLOCK M LOT 14	0.223	9,704
BLOCK M LOT 15	0.254	11,068
BLOCK M LOT 16	0.282	12,282
BLOCK M LOT 17	0.235	10,248
BLOCK M LOT 18	0.191	8,302
BLOCK M LOT 19	0.172	7,510
BLOCK M LOT 20	0.189	8,214
BLOCK N LOT 1X	25.467	1,109,339
BLOCK N LOT 2	0.186	8,117
BLOCK N LOT 3	0.165	7,200
BLOCK N LOT 4	0.165	7,200
BLOCK N LOT 5	0.165	7,202
BLOCK N LOT 6	0.265	11,554
BLOCK N LOT 7	0.266	11,587
BLOCK N LOT 8	0.202	8,820
BLOCK O LOT 1	0.192	8,357
BLOCK O LOT 2	0.179	7,790
BLOCK O LOT 3	0.149	6,506
BLOCK O LOT 4	0.179	7,801
BLOCK O LOT 5	0.179	7,807
BLOCK O LOT 6	0.179	7,807
BLOCK O LOT 7	0.149	6,500
BLOCK O LOT 8	0.150	6,518
BLOCK O LOT 9	0.179	7,801
BLOCK O LOT 10	0.228	9,931
BLOCK O LOT 11	0.259	11,273

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK O LOT 12	0.201	8,750
BLOCK O LOT 13	0.245	10,682

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLOTTED BY: CRABLE, JEFF
DWG NAME: K:\FRI_SURVEY\063258937-HUNTER RANCH\DWG\PRELIMINARY PLATS\063258937 LANDMARK, PHASE 2 NORTH PRELIMINARY PLAT.DWG
LAST SAVED: 11/21/2025 10:46 AM

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHERE AS HR 3200, LP, Landmark Land & Cattle, LLC and Denton Independent School District, are the rightful owners of the following tract of land:

BEING a tract of land situated in the Elizano Pizano Survey, Abstract No. 994 and the George W. Pettingale Survey, Abstract No. 1041, City of Denton, Denton County, Texas, and being a portion of a called 1,031.226 acre tract of land described as Tract 1 in a deed to HR 3200, LP, recorded in Document No. 2024-71025 of the Official Records of Denton County, Texas, and being a portion of a tract of land described as Tract 1 in a deed to Landmark Land & Cattle, LLC, recorded in Document No. 2024-89445 of the Official Records of Denton County, Texas, and being all of a called 12.01 acre tract of land described in a deed to Denton Independent School District, recorded in Document No. 2025-70766 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northwest corner of Hunter Ranch, Phase 1D, an addition to the City of Denton, Texas, according to the final plat thereof recorded in Document No. 2024-334 of the Plat Records of Denton County, Texas, same being on the easterly line of a 170' wide electric easement to Texas Municipal Power, recorded in Volume 3020, Page 161 of the Real Property Records of Denton County, Texas;

THENCE South 89°47'37" West, departing the easterly line of said 170' wide electric easement, crossing said 1,031.226 acre tract and crossing said 170' wide electric easement, a distance of 170.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the westerly line of said 170' wide electric easement;

THENCE North 00°12'23" West, continuing across said 1,031.226 acre tract and along the westerly line of said 170' wide electric easement, a distance of 721.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the westerly line of said 170' wide electric easement and continuing across said 1,031.226 acre tract, the following courses and distances:

North 90°00'00" West, a distance of 125.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 19°59'56" West, a distance of 119.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 58°28'23" East, a distance of 69.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 45°52'53" East, a distance of 68.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 46°01'31" East, a distance of 79.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of said 170' wide electric easement;

THENCE North 00°12'23" West, continuing across said 1,031.226 acre tract and along the westerly line of said 170' wide electric easement, a distance of 41.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 01°44'41" West, continuing across said 1,031.226 acre tract and along the westerly line of said 170' wide electric easement, a distance of 380.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the westerly line of said 170' wide electric easement and continuing across said 1,031.226 acre tract and crossing aforesaid Tract 1, the following courses and distances:

North 34°43'11" West, a distance of 82.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 56°00'13" West, a distance of 51.87 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 11°09'17" East, a distance of 72.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 38°24'43" West, a distance of 126.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 74°36'16" West, a distance of 107.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 60°27'19" West, a distance of 141.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°42'35" East, a distance of 33.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 13°57'36" West, a distance of 182.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°57'17" East, a distance of 90.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 15°22'35" West, a distance of 103.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 37°14'05" West, a distance of 94.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°00'00" West, a distance of 74.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" West, a distance of 94.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 09°27'44" West, a distance of 79.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 06°17'42" West, a distance of 209.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 36°45'13" East, a distance of 49.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 69°51'13" East, a distance of 90.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 69°49'14" East, a distance of 124.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" East, a distance of 115.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 70°12'57" East, a distance of 147.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 69°49'46" East, a distance of 26.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" East, a distance of 33.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 21°14'18" East, a distance of 122.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°16'31" West, a distance of 1,100.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 85°32'51" West, a distance of 122.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 20°47'27" East, a distance of 100.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°38'20" East, a distance of 56.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 80°28'00" East, a distance of 66.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°25'58" East, a distance of 101.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°00'00" East, a distance of 76.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 51°56'53" East, a distance of 198.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" East, a distance of 90.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 20°33'22" East, a distance of 25.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 49°30'00" East, a distance of 153.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 61°02'14" East, a distance of 90.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 67°37'49" East, a distance of 149.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
South 24°55'18" East, a distance of 109.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 34°41'43" East, a distance of 55.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 42°10'34" East, a distance of 78.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 51°31'11" East, a distance of 99.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 63°55'48" East, a distance of 103.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 68°46'02" East, a distance of 84.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 81°39'22" East, a distance of 75.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°21'33" East, a distance of 447.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 84°30'59" East, a distance of 125.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 72°44'28" East, a distance of 161.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 54°29'13" East, a distance of 135.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 49°16'04" East, a distance of 95.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 11°22'34" East, a distance of 169.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 14°02'10" East, a distance of 115.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE continuing across said 1,031.226 acre tract, the following courses and distances:

South 28°28'56" West, a distance of 53.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 28°18'03" West, a distance of 7.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°00'00" East, a distance of 61.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 65°42'51" West, a distance of 134.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 38°25'58" East, a distance of 157.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°00'00" East, a distance of 87.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°33'35" East, a distance of 44.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 61°19'07" East, a distance of 96.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 42°26'38" East, a distance of 79.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 27°48'51" East, a distance of 71.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°00'00" East, a distance of 170.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 12°30'09" East, a distance of 117.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 10°33'40" East, a distance of 90.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 06°58'52" West, a distance of 74.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 38°12'15" West, a distance of 68.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 48°07'52" East, a distance of 161.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 44°26'08" East, a distance of 143.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 27°57'03" East, a distance of 55.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 15°28'23" East, a distance of 149.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 28°16'19" East, a distance of 67.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°19'21" East, a distance of 60.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°38'59" East, a distance of 105.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 52°23'38" East, a distance of 93.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 63°11'51" East, a distance of 161.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 69°39'54" East, a distance of 166.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 64°04'09" East, a distance of 121.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 52°54'56" East, a distance of 133.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°14'01" East, a distance of 80.29 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 18°09'10" East, a distance of 32.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°00'00" East, a distance of 28.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 32°00'19" West, a distance of 61.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 42°59'26" West, a distance of 40.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 90°00'00" West, a distance of 77.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 67°26'20" West, a distance of 413.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 35°51'46" West, a distance of 51.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 58°42'04" West, a distance of 322.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 46°44'47" West, a distance of 116.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 36°36'25" West, a distance of 87.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 25°27'48" West, a distance of 34.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 11°50'24" West, a distance of 212.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 26°50'03" West, a distance of 47.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 49°58'48" West, a distance of 85.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 70°07'59" West, a distance of 63.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°02'40" West, a distance of 102.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 57°01'20" West, a distance of 78.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 32°44'07" West, a distance of 74.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 19°36'44" West, a distance of 46.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 13°05'56" West, a distance of 185.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 44°17'49" West, a distance of 115.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 54°59'25" West, a distance of 132.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 42°23'51" West, a distance of 62.29 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 34°39'48" West, a distance of 114.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 31°34'08" West, a distance of 48.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 18°12'31" West, a distance of 80.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 09°09'44" West, a distance of 78.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°00'00" East, a distance of 461.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°15'19" East, a distance of 308.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°44'41" East, a distance of 65.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°15'19" West, a distance of 17.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°15'19" West, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°44'41" East, a distance of 20.92 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 367.50 feet, a central angle of 14°41'42", and a chord bearing and distance of South 09°05'32" East, 94.00 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 94.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 16°26'23" East, a distance of 319.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 61°26'23" East, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 73°33'37" East, a distance of 17.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 16°26'23" East, a distance of 65.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°33'37" West, a distance of 64.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 367.50 feet, a central angle of 10°32'11", and a chord bearing and distance of South 68°17'31" West, 67.49 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 67.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 63°01'26" West, a distance of 193.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 432.50 feet, a central angle of 01°25'14", and a chord bearing and distance of South 63°44'03" West, 10.72 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 10.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 25°20'30" West, a distance of 22.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 14°45'07" East, a distance of 58.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 270.00 feet, a central angle of 06°04'15", and a chord bearing and distance of South 17°47'15" East, 28.60 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 28.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 20°49'22" East, a distance of 102.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 270.00 feet, a central angle of 13°45'30", and a chord bearing and distance of South 27°42'07" East, 64.68 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 64.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 34°34'52" East, a distance of 1.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 77°42'07" East, a distance of 14.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 59°10'38" East, a distance of 11.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 30°49'22" East, a distance of 225.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 59°10'38" West, a distance of 46.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 304.20 feet, a central angle of 17°30'18", and a chord bearing and distance of South 50°25'28" West, 92.58 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 92.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the easternmost northeast corner of said Hunter Ranch, Phase 1D;

THENCE along the northerly line of said Hunter Ranch, Phase 1D, the following courses and distances:

North 48°19'41" West, a distance of 165.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 470.00 feet, a central angle of 05°34'16", and a chord bearing and distance of North 44°27'27" East, 45.68 feet;

In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 45.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 43°58'33" West, a distance of 60.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found the beginning of a non-tangent curve to the left with a radius of 530.00 feet, a central angle of 02°18'47", and a chord bearing and distance of South 45°56'55" West, 21.39 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 21.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 88°02'11" West, a distance of 21.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 47°54'38" West, a distance of 8.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 140.00 feet, a central angle of 27°08'50", and a chord bearing and distance of North 34°23'48" West, 65.72 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 66.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 20°49'22" West, a distance of 193.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 69°10'38" West, a distance of 20.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 20°49'22" East, a distance of 16.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 27°50'10" West, a distance of 33.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 1,652.50 feet, a central angle of 07°11'44", and a chord bearing and distance of South 80°31'36" West, 207.39 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 207.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 84°07'28" West, a distance of 542.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 52°40'50" West, a distance of 21.87 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 967.50 feet, a central angle of 01°17'30", and a chord bearing and distance of North 08°23'42" West, 21.81 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 21.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 81°39'31" West, a distance of 65.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 1,032.50 feet, a central angle of 03°59'56", and a chord bearing and distance of North 05°47'13" West, 72.05 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 72.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 49°37'25" West, a distance of 20.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 84°07'28" West, a distance of 348.89 feet to the **POINT OF BEGINNING** and containing 182.615 acres (7,954,724 square feet) of land, more or less.

CITY PROJECT NUMBER: PP25-0004

PRELIMINARY PLAT
FOR
LANDMARK, PHASE 2 NORTH

312 RESIDENTIAL LOTS
5 HOA LOTS
1 SCHOOL LOT
1 NEIGHBORHOOD PARK LOT

BEING 182.615 ACRES

OUT OF THE ELIZANO PIZANO SURVEY, ABSTRACT #994 &
THE GEORGE W. PETTINGALE SURVEY, ABSTRACT NO. 1041
DENTON COUNTY, TEXAS

CITY OF DENTON, DENTON COUNTY, TEXAS

OWNER:
DENTON INDEPENDENT SCHOOL DISTRICT
1307 No. Locust St. Denton, TX 76201

OWNER & DEVELOPER:
HR 3200 LP
3000 Turtle Creek Blvd
Dallas, TX 75219
TEL: 972-201-2938
Contact: Andrew Pieper
OWNER MAILING ADDRESS:
9800 Hillwod Pkwy, Ste 300,
Fort Worth, Texas 76177

OWNER:
LANDMARK LAND & CATTLE, LLC
3000 Turtle Creek Blvd
Dallas, TX 75219
TEL: 972-201-2938
Contact: Andrew Pieper
OWNER MAILING ADDRESS:
9800 Hillwod Pkwy, Ste 300,
Fort Worth, Texas 76177

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: AUSTIN FITZPATRICK, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
MB	JCC	KHA	N/A	NOV. 2025	063258441

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLOTTED BY: CRABLE, JEFF
DWG NAME: K:\FRI_SURVEY\063258937-HUNTER RANCH\DWG\PRELIMINARY PLATS\063258937 LANDMARK PHASE 2 NORTH PRELIMINARY PLAT.DWG
LAST SAVED: 11/21/2025 10:46 AM

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HR 3200, LP, LANDMARK LAND & CATTLE, LLC and DENTON INDEPENDENT SCHOOL DISTRICT, do hereby adopt this plat designating the herein described property as LANDMARK, PHASE 2 NORTH, an addition in Denton County, Texas, and do hereby dedicate to the public use forever, the streets, alleys, and easements for drainage and utilities shown thereon.

Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

WITNESS MY HAND, this _____ day of _____, 2025.

BY: **HR 3200, LP**
a Texas limited partnership

_____
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: **Landmark Land & Cattle, LLC**
a Texas limited liability company

_____
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: **Denton Independent School District**

_____
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, 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.

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

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

STATE OF TEXAS §

COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2020.

_____
Notary Public, State of Texas

My Commission Expires: _____

APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 20___

_____
CHAIRPERSON, PLANNING AND ZONING COMMISSION

_____
CITY SECRETARY

CITY PROJECT NUMBER: PP25-0004

PRELIMINARY PLAT
FOR
LANDMARK, PHASE 2 NORTH

312 RESIDENTIAL LOTS
5 HOA LOTS
1 SCHOOL LOT
1 NEIGHBORHOOD PARK LOT

BEING 182.615 ACRES
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THE GEORGE W. PETTINGALE SURVEY, ABSTRACT NO. 1041
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CITY OF DENTON, DENTON COUNTY, TEXAS

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TEL: 972-201-2938
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ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: AUSTIN FITZPATRICK, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
MB	JCC	KHA	N/A	NOV. 2025	063258441	15 OF 15

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: January 14, 2026

SUBJECT

Consider a request by McAdams, on behalf of Mark Hicks Investments, for approval of a Final Plat of the Ponder Rec Fields. The 4.00-acre lot is located approximately 975 ft north of FM 2449 and approximately 4,600 ft west of Amyx Hill Road in ETJ Division 1 of the City of Denton, Denton County, Texas. (FP25-0037, Ponder Rec Fields, Matt Bodine)

BACKGROUND

The purpose of the Final Plat is to create a lot of record and dedicate necessary easements for development of the site as a recreational sports facility. The subject property has access to FM 2449 via an existing access easement, and it meets the City's size requirements for private water well and on-site septic. The subject property is in the City of Denton's Extraterritorial Jurisdiction Division 1 (ETJ). While the City's subdivision regulations are applicable in the ETJ, the City has no zoning authority or land use authority in the ETJ. Additionally, building permit review is under the jurisdiction of Denton County.

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

Date Application Filed:	November 18, 2025
Application Withdrawn:	December 8, 2025
Days in Review:	20 Days
Application Resubmitted:	December 16, 2025
Planning & Zoning Commission Meeting:	January 14, 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.

OPTIONS

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

RECOMMENDATION

Staff recommends approval of this Final 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)
There have been no prior actions nor reviews by City of Denton's City Council, Boards, or Commissions.

PUBLIC OUTREACH
No public outreach is required for a Final Plat.

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

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Aerial Site Location
4. Final Plat

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Matt Bodine
Assistant Planner

Planning Staff Analysis

FP25-0037/ Ponder Rec Fields
City of Denton ETJ 1
Planning & Zoning Commission

REQUEST:
Final Plat for an approximately 4.00-acre site.

APPLICANT:
McAdams on behalf of Mark Hicks Investments.

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

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. **Findings:** The Final Plat meets all applicable review criteria.	☒	☐	☐
b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. **Findings:** The Final Plat meets all applicable review criteria of DDC Section 2.6.4D as described herein.	☒	☐	☐
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. **Findings:** There is no conflict.	☒	☐	☐
2. Prior Approvals			
a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: The Final Plat is compliant with this criterion.			
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. **Findings:** The overall goals of the Comprehensive Plan are met with the proposed Final Plat.	☐	☐	☒
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	**Compliance**		
4. Compliance with this DDC			
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. **Findings:** The proposed Final Plat is compliant with this criterion.	☒	☐	☐
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The Final Plat was submitted at an adequate level of detail.	☒	☐	☐
5. Compliance with Other Applicable Regulations			

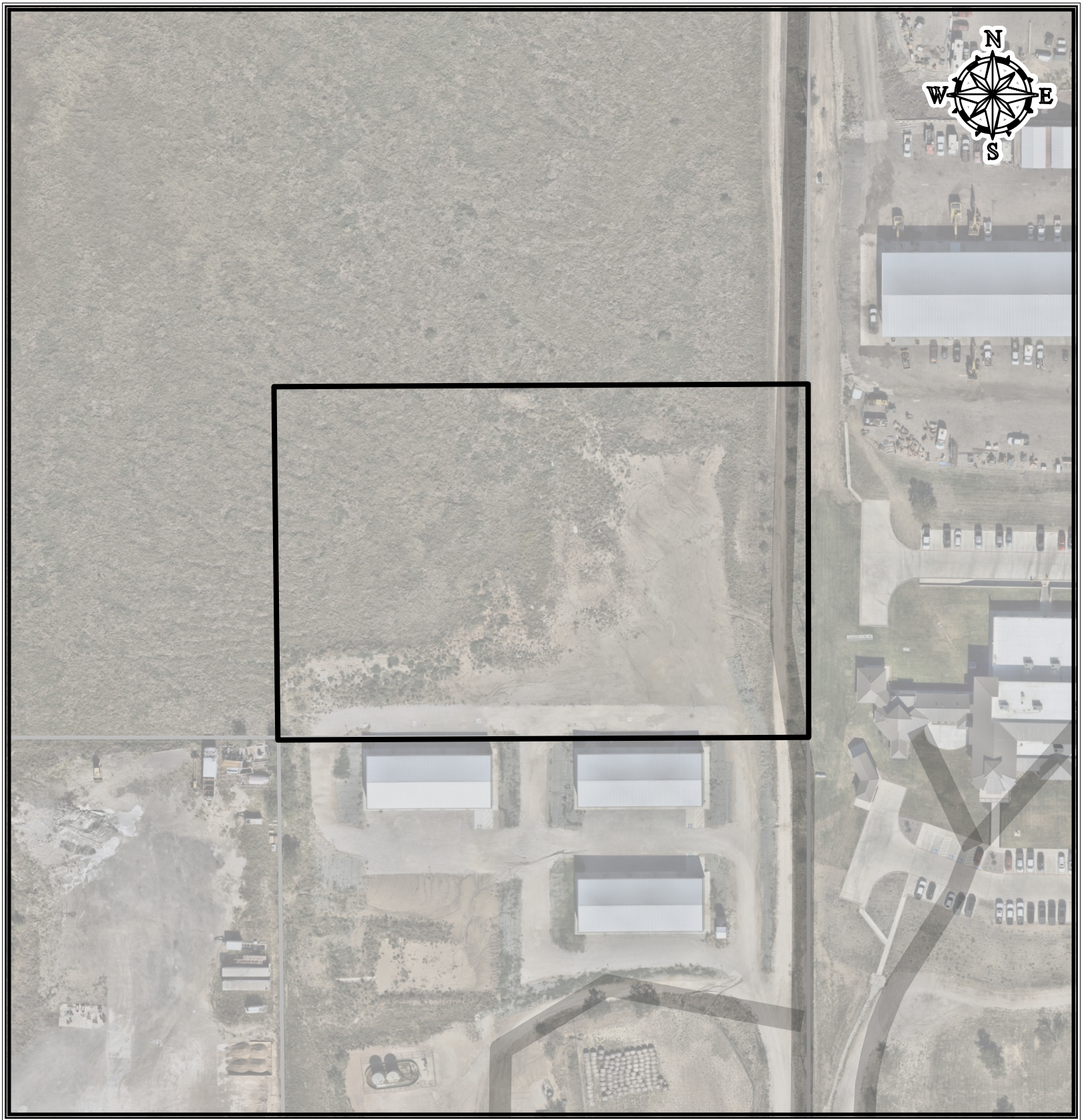
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. **Findings:** The Final Plat is compliant with this criterion.	☒	☐	☐
6. Consistent with Interlocal and Development Agreements			
a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC. **Findings:** There are no development agreements applicable to this proposed Final Plat.	☐	☐	☒
7. Minimizes Adverse Environmental Impacts			
a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property			
a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
9. Minimizes Adverse Fiscal Impacts			
a. The proposed development should not result in significant adverse fiscal impacts on the city.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.			
10. Compliance with Utility, Service, and Improvement Standards			
a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards. **Findings:** The Final Plat is compliant with this criterion.	☒	☐	☐
11. Provides Adequate Road Systems			
a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. **Findings:** The Final Plat is compliant with this criterion.	☒	☐	☐
12. Provides Adequate Public Services and Facilities			
a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties. **Findings:** The Final Plat is compliant with this criterion.	☒	☐	☐
13. Rational Phasing Plan			
a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.	☐	☐	☒

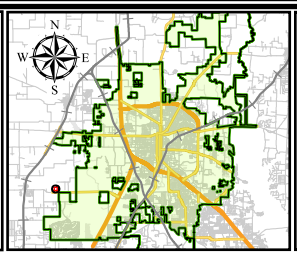
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: There is no phasing plan associated with the proposed Final Plat.			

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. **Findings:** There is no approved preliminary plat associated with the proposed Final Plat. The applicant has opted to omit the Preliminary Plat step in accordance with Denton Development Code 2.6.3B.1.	☐	☐	☒
15. Whether the development will substantially comply with all requirements of this DDC. **Findings:** The Final Plat complies with the applicable requirements of the Denton Development Code as described herein.	☒	☐	☐
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. **Findings:** The Final Plat complies with the applicable technical standards and specifications adopted by the City, as detailed herein.	☒	☐	☐

FP25-0037
Aerial Site Location



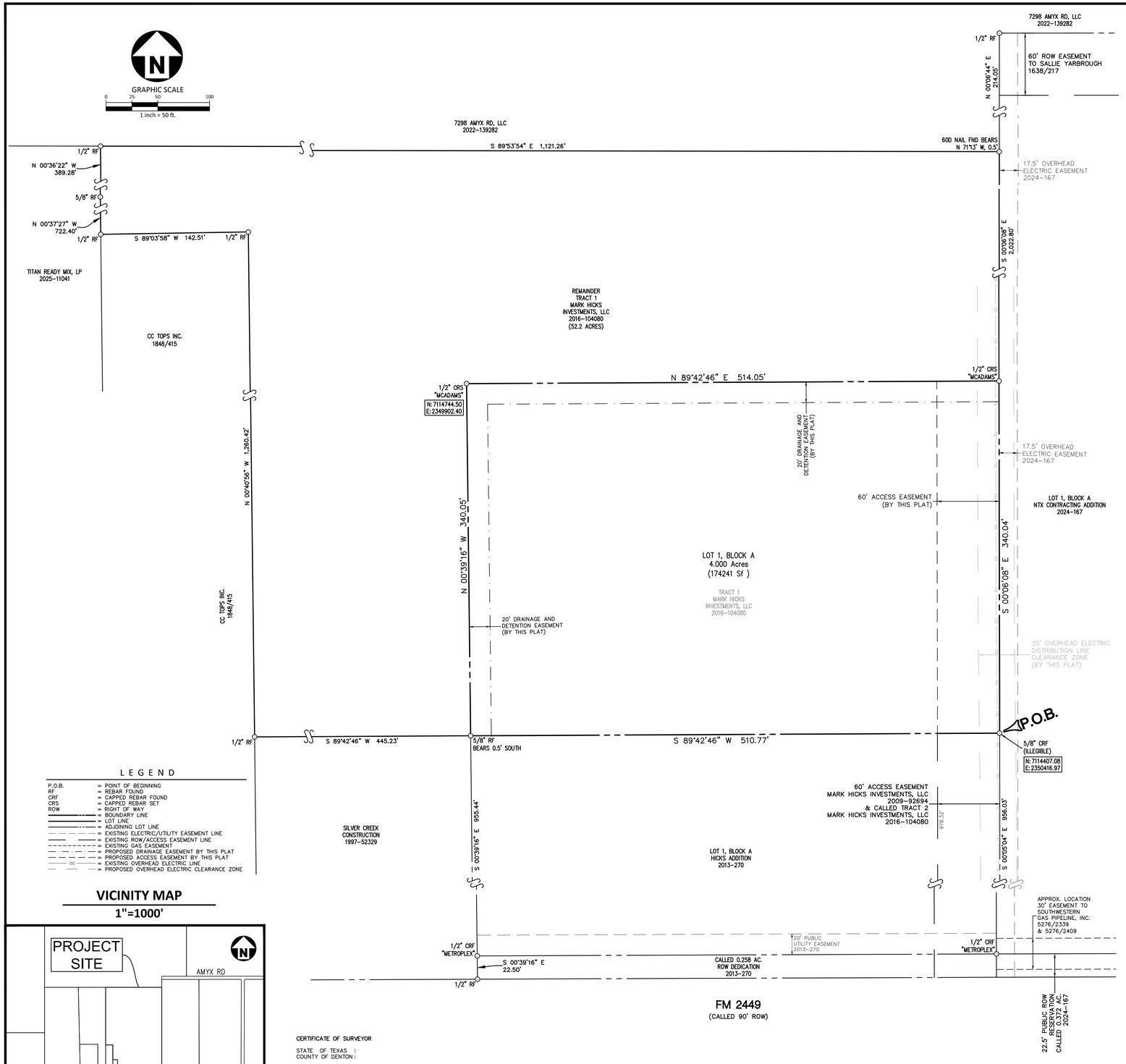
COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40



0 35 70 140 Feet

CITY OF DENTON
Development Services · GIS
Date: 11/21/2025

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

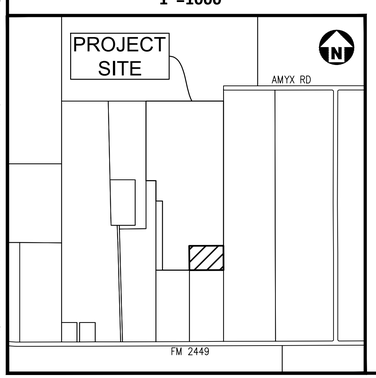


LEGEND

P.O.B.	= POINT OF BEGINNING
RF	= REBAR FOUND
CRF	= CAPPED REBAR FOUND
CRS	= CAPPED REBAR SET
ROW	= RIGHT OF WAY
	= BOUNDARY LINE
	= LOT LINE
	= ADJOINING LOT LINE
	= EXISTING ELECTRIC/UTILITY EASEMENT LINE
	= EXISTING ROW/ACCESS EASEMENT LINE
	= EXISTING GAS EASEMENT
	= PROPOSED DRAINAGE EASEMENT BY THIS PLAT
	= PROPOSED ACCESS EASEMENT BY THIS PLAT
OU	= EXISTING OVERHEAD ELECTRIC LINE
	= PROPOSED OVERHEAD ELECTRIC CLEARANCE ZONE

VICINITY MAP

1"=1000'



CERTIFICATE OF SURVEYOR

STATE OF TEXAS :
COUNTY OF DENTON :

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

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL, RPLS 6513 1/2/26

James Stowell, RPLS — Date
Texas Registration No. 6513

NOTES:

1. The purpose of this Plat is to create a build-able lot of record and create necessary easements for development.
2. Elevations used for delineating contour lines are based upon NAVD 1988 datum.
3. The bearings and grid coordinates shown on this plat are based on Texas Coordinate System, North Central Zone (4202), NAD '83.
4. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by First National Title Insurance Company, g.f. no. 166011, effective date June 27, 2016. The surveyor has not abstracted the above property.
6. Selling a portion of this addition by metes and bounds is a violation of the city ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.
7. Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.
8. There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
9. All landscaping and structures, including fences, on or adjacent to easements and at intersections shall conform to the City of Denton and AASHTO site distance requirements for motorists.
10. No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under, or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parking lot under the following conditions:
    a) The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
    b) There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
    c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
11. Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.
12. Encroachment of private improvements into public easements shall not be permitted.
15. Sanitary sewer will be privately provided from adjacent property.
18. Water utility service will be provided by City of Denton.
19. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
20. Flood Statement: I have reviewed the FEMA Flood Insurance Rate map for the City of Denton, Community Number 480774 effective date 4-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 360 of said map.
21. Vertical datum used for the minimum finished floor elevations is NAVD88 and is the same as the datum used to establish 100-year base flood elevations.
24. Ponder Rec Fields lies within unshaded zone map X, map number 48121C0345G, dated April 18, 2011, as per flood insurance rate.
25. This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The Drainage and Detention Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the City. The owners shall keep the Drainage and Detention Easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described Drainage and Detention Easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.
33. The city of Denton has adopted the National Electric Safety Code (the "Code"). The Code generally prohibits structures within 17.5 feet on either side of the center line of overhead distribution lines and within 37.5 feet on either side of the center line of overhead transmission lines. In some instances, the Code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the building official with specific questions.
42. Maintenance of drainage facilities within drainage easements shall be the responsibility of property owner.
44. All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
48. Original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
49 Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
50. Discharge from any detention pond outfall or storm drain outfall 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.
51. No person shall transfer, lease, sell, or receive any portion of a parcel of land before a conveyance plat or final plat of such parcel and the remaining parcel has been approved pursuant to the procedures established in Section 2.5: Subdivision Procedures, in accordance with the standards in this DDC, and filed with the county clerk.
52. Maintenance of the Drainage and Detention easement to be the responsibility of the property owner.

OWNER'S CERTIFICATION

STATE OF TEXAS:
COUNTY OF DENTON:

BEING all that certain lot, tract, or parcel of land, situated in the C. Manchaca Survey, Abstract Number 789, Denton County, Texas, being a part of that certain tract of land, described as Tract 1, by deed to Mark Hicks Investments, LLC, recorded in Document Number 2016-104080, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" capped rebar found (ILLEGIBLE) (N:7114407.08, E:2350416.97) at the southeast corner of said Hicks Investments tract, same being the northeast corner of Lot 1, Block A, Hicks Addition, an addition to Denton County, according to the plat thereof, recorded in Document Number 2013-270, Plat Records, Denton County, Texas, and being in the west line of Lot 1, Block A, NTX Contracting Addition, an addition to Denton County, according to the plat thereof, recorded in Document Number 2024-167, Plat Records, Denton County, Texas, from which a 1/2" capped rebar found, stamped "METROPLEX" at the southwest corner thereof, same being the southeast corner of said Hicks Addition, bears S 00°05'04" E, 956.03 feet;

THENCE S 89°42'46" W, with the south line of said Hicks Investments tract, and the north line of said Hicks tract, a distance of 510.77 feet to the northwest corner thereof, same being the northeast corner of a certain tract of land, described by deed to Silver Creek Construction, Document Number 1997-52329, Deed Records, Denton County, Texas, from which a 5/8" rebar found bears 0.5 feet, South;

THENCE over, across, and through said Hicks Investments tract the following two (2) calls:

N 00°39'16" W, a distance of 340.05 feet to a 1/2" capped rebar set, stamped "MCADAMS" (N:7114744.50 E:2349902.40);

N 89°42'46" E, a distance of 514.05 feet to a 1/2" capped rebar set, stamped "MCADAMS" in the east line of said Hicks Investments tract, and being in the west line of said NTX Contracting Addition;

THENCE S 00°06'08" E, with the east line of said Hicks Investments tract, and the west line of said NTX Contracting Addition, a distance of 340.04 feet to the POINT OF BEGINNING and containing approximately 4.000 acres (174,241 sf) of land.

OWNER'S DEDICATION

STATE OF TEXAS:
COUNTY OF DENTON:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

OWNER: MARK HICKS INVESTMENTS, LLC

BY: _____ _____
J. MARK HICKS — Date
PRESIDENT

STATE OF TEXAS:
COUNTY OF DENTON :

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared J. MARK HICKS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the 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 _____ 2025.

_____
Notary Public State of Texas

My commission expires the _____ day of _____, _____.

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.

_____ _____
Chair, Planning and Zoning Commission — Date

_____ _____
City Secretary — Date

FINAL PLAT

LOT 1, BLOCK A
PONDER REC FIELDS
4.000 ACRES (174,241 sf)

FP25-0037
C. MANCHACA SURVEY, ABSTRACT NO. 789
DENTON COUNTY, TEXAS

RESERVED FOR DENTON COUNTY

OWNER/DEVELOPER
DOUBLES BASEBALL, LLC
9541 CARSON DRIVE
LANTANA, TX 76226
CONTACT: JUSTIN BATES

SURVEYOR
JAMES STOWELL, RPLS
4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TX 75056
EM: jstowell@mcadamsco.com

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
phone 972. 436. 9712
fax 972. 436. 9715
TBPLS FIRM # PE:19762 RPLS: 10194440
www.mcadamsco.com

JOB NO.	SPEC25188	FILENAME	FINAL PLAT
CHECKED BY	JS	SCALE	1"=50'
DRAWN BY	BC	DATE	11.17.2025

Z:\2Drive\Projects\15PEC\2025\15PEC25188 Ponder Rec Fields\02-Geomatics\Survey\Plats\5PEC25188 Final Plat.dwg, 1/2/2026 8:38:15 AM, Bradley Cox

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: January 14, 2026

SUBJECT

Consider a request by Sean Faulkner of Foresite Group, LLC, on behalf of the property owner, for a Final Replat of Lots 10-17, Block D, Lots 38-46, Block J, and Lots 1-3, Block M of Stella Hills Phase 1 and Lot 37, Block J, Lot 22, Block M and the public right-of-way of Hanna Drive, Stella Hills Phase 2A. The approximately 3.88-acre site is generally located on the south side of E McKinney Street, at the intersection of E. McKinney Street and Laney Circle, in the City of Denton, Denton County, Texas. (FR25-0025, Stella Hills Final Replat, Angie Manglaris)

BACKGROUND

The purpose of this Final Replat is to correct platted lot lines to match construction plans for a portion of Stella Hills Phase 1 and Stella Hills Phase 2A. The subject property is zoned Residential 6 (R6).

Date Application Filed:	December 30, 2025
Planning & Zoning Commission Meeting:	January 14, 2026
Days in Review:	15 Days

This application is being considered under (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 Final Replat. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation of approval.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
October 1, 2019	City Council	New Zoning Code and City-wide zoning district transition to RR, R4, and MN District	Approval

October 12, 2022	Planning and Zoning Commission	Zoning change from RR, R4 and MN to R6	Recommend Approval
October 18, 2022	City Council	Zoning change from RR, R4 and MN to R6	Approval
March 15, 2023	Planning and Zoning Commission	Preliminary Plat 30-day Extension Request	Approval
August 23, 2023	Planning and Zoning Commission	Preliminary Plat	Approval
April 24, 2024	Planning and Zoning Commission	Phase 1 Final Plat 30-day Extension Request	Approval
May 15, 2024	Planning and Zoning Commission	Phase 1 Final Plat	Approved
September 11, 2024	Planning and Zoning Commission	Phase 2A Final Plat 30-day Extension Request	Approved
October 9, 2024	Planning and Zoning Commission	Phase 2A Final Plat	Approved

PUBLIC OUTREACH

No public outreach is required for a Final Replat of subdivision in which no lots have been zoned for single-family residential use.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

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

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Angie Manglaris, AICP
Assistant Planning Director

Planning Staff Analysis

FR25-0025 / Stella Hills Final Replat
Council District: 1
Planning & Zoning Commission

REQUEST:
Final Replat of approximately 3.88-acres of land.

APPLICANT:
Sean Faulkner of Foresite Group, LLC, on behalf of the property owner

RECOMMENDATION:
Staff recommends approval of this Final Replat as it meets the established approval criteria.

Final Replat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. **Findings:** The Final Plat meets all review criteria, as detailed in the following items as required by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B and by the Code of Ordinances.	☒	☐	☐
b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. **Findings:** The Final Replat meets the review criteria of DDC Section 2.6.4D.	☒	☐	☐
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. **Findings:** There is no conflict.	☐	☐	☒
2. Prior Approvals			
a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: The proposed development is consistent with the approved plats and civil engineering plans.			
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
b. The decision-making authority shall weigh competing plan goals, policies, and strategies **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒
c. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
4. Compliance with this DDC			
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. **Findings:** The Final Replat meets the applicable standards.	☒	☐	☐
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The Final Replat was reviewed at the correct level of detail for this submittal.	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
5. Compliance with Other Applicable Regulations			
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. **Findings:** The proposed Final Replat has been designed to comply with all applicable regulations.	☒	☐	☐
6. Consistent with Interlocal and Development Agreements			
a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC. **Findings:** No interlocal or development agreements are applicable to this project.	☐	☐	☒
7. Minimizes Adverse Environmental Impacts			
a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property			
a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
9. Minimizes Adverse Fiscal Impacts			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
a. The proposed development should not result in significant adverse fiscal impacts on the city. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards			
a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards. **Findings:** The proposed Final Replat has been determined to comply with all applicable regulatory authority standards and specifications for infrastructure elements referenced in this criterion.	☒	☐	☐
11. Provides Adequate Road Systems			
a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. **Findings:** Adequate road capacity exists to serve the development and it has been designed for safe ingress and egress.	☒	☐	☐
12. Provides Adequate Public Services and Facilities			
a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties. **Findings:** Adequate public service and facility capacity exists to serve the development.	☒	☐	☐
12. Rational Phasing Plan			

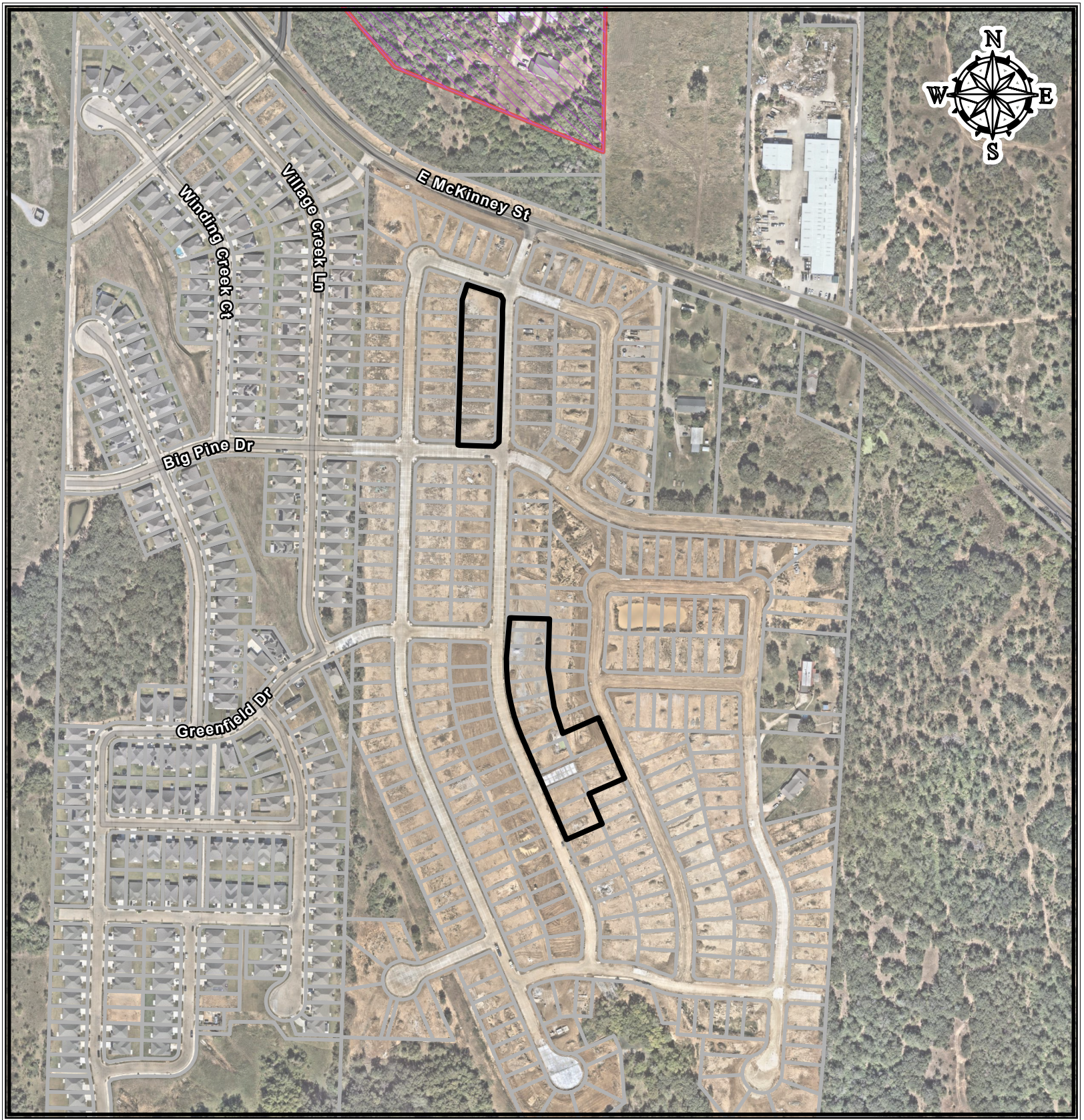
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases. **Findings:** Phasing plan ensures that all improvements required for this phase will be provided with this phase or as part of a prior phase.	☒	☐	☐

Final Replat Review Applicability Criteria (DDC Section 2.6.7.D)	Applicability		
	Met	Not Met	N/A
13. Is consistent with the intent of the underlying zoning district. **a. Findings:** The Final Replat is consistent with the intent of the zoning district.	☒	☐	☐
14. Complies with applicable dimensional and development standards in this DDC. **a. Findings:** This Final Replat complies with applicable dimensional and development standards as required by the DDC.	☒	☐	☐
15. Does not affect a recorded easement without approval from the easement holder. **a. Findings:** No recorded easements are affected without approval from the easement holder.	☒	☐	☐

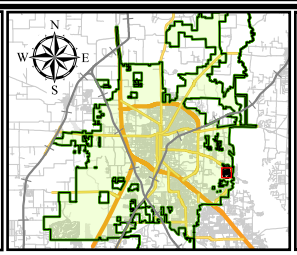
14. Will not result in adverse impacts to surrounding property. **a. Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒

16. Will not limit the city's ability to provide adequate and sufficient facilities or services. **a. Findings:** This Final Replat will not limit the city's ability to provide adequate and sufficient facilities or services.	☒	☐	☐
17. Complies with all other ordinances and plans and regulations adopted by the city, including the Comprehensive Plan and other long-range or special purpose area planning documents. **a. Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒

FR25-0025
Aerial Site Location



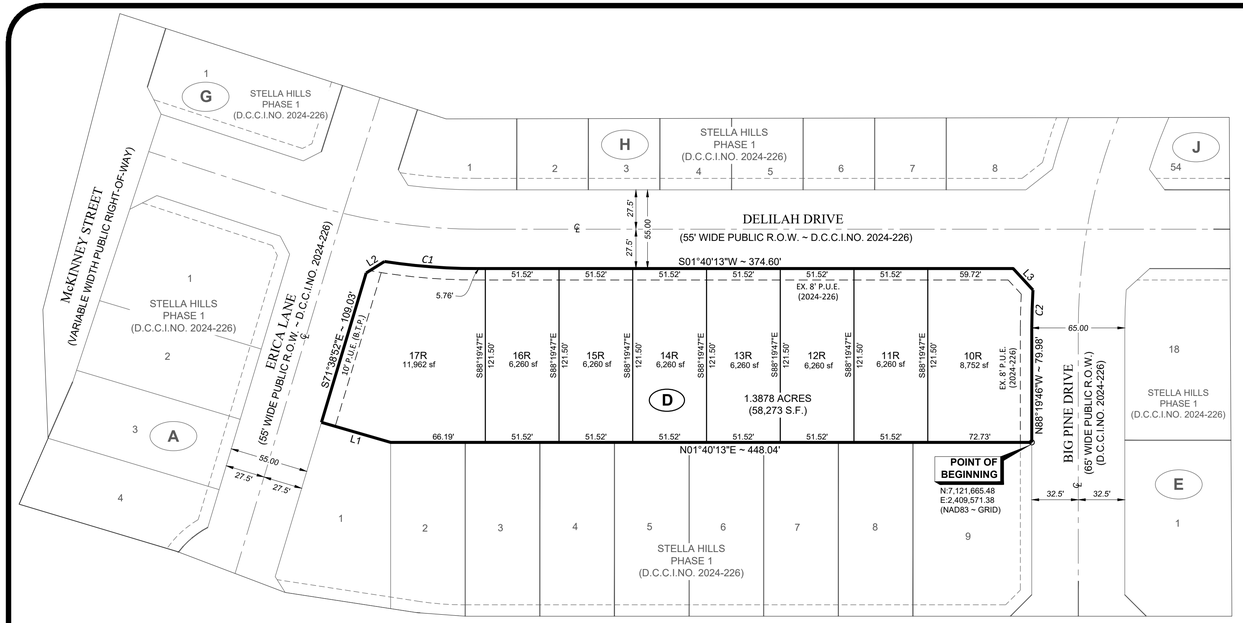
COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40

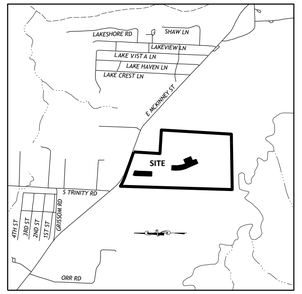


0 120 240 480 Feet

CITY OF DENTON
Development Services · GIS
Date: 1/7/2026

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





*** VICINITY MAP ***
(NOT TO SCALE)

*** LEGEND ***

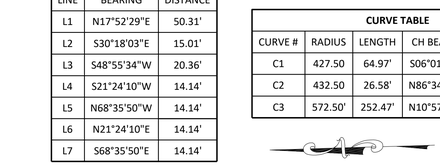
℄	CENTERLINE
L = 5.00'	ARC LENGTH OF 5.00'
P.U.E.	PUBLIC UTILITY EASEMENT
	EXISTING R.O.W. LINE
- - - -	EASEMENTS
	NEW LOT LINES
	PROPERTY LINE
(A)	BLOCK LABEL
D.C.C.I. NO.	DENTON COUNTY CLERK'S INSTRUMENT NUMBER
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
(B.T.P.)	BY THIS PLAT
(EX.)	EXISTING

LINE TABLE

LINE	BEARING	DISTANCE
L1	N17°52'29"E	50.31'
L2	S30°18'03"E	15.01'
L3	S48°55'34"W	20.36'
L4	S21°24'10"W	14.14'
L5	N68°35'50"W	14.14'
L6	N21°24'10"E	14.14'
L7	S68°35'50"E	14.14'

CURVE TABLE

CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	427.50	64.97'	S06°01'26"W	64.90'
C2	432.50	26.58'	N86°34'08"W	26.58'
C3	572.50'	252.47'	N10°57'48"W	250.43'



*** OWNER'S CERTIFICATION ***

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS MERITAGE HOMES OF TEXAS, LLC, is the sole owner of a 1.3378 acre tract of land and a 2.5473 acre tract of land located in the Gideon Walker Survey, Abstract No. 1330, City of Denton, Denton County, Texas, said 1.3378 acre tract of land being all of Lots 10-17, Block D, Stella Hills, Phase 1, being an addition to the City of Denton, Denton County, Texas according to the plat filed in Denton County Clerk's Instrument No. (D.C.C.I. No.) 2024-226, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), said 2.5473 acre tract of land being all of Lots 38-46, Block J, and all of Lots 1-3, Block M, Stella Hills, Phase 1 and all of Lot 37, Block J, and Lot 22, Block M, Stella Hills, Phase 2A, being an addition to the City of Denton, Denton County, Texas according to the plat filed in D.C.C.I. No. 2025-46, O.P.R.D.C.T., said 2.5473 acre tract being all of the existing public right-of-way of Hanna Drive, being a 55-foot public right-of-way dedicated by said plats of Stella Hills, Phase 1 and Stella Hills, Phase 2A, said tracts being a portion of a called 81.5532 acre tract of land conveyed to Meritage Homes of Texas, LLC, by deed record in D.C.C.I. No. 2024-30473, O.P.R.D.C.T., said tracts of land being all of being more particularly described by metes and bounds as follows:

DESCRIPTION OF 1.3378-ACRE TRACT OF LAND

BEGINNING at a 5/8" iron rod with cap stamped "SPOONER 5922" found (hereinafter referred to as an iron rod found) at the southwest lot corner of said Lot 10, Block D, Stella Hills, Phase 1, same being the southeast lot corner of Lot 9, Block D, Stella Hills Phase 1, said beginning point being on the north right-of-way line of Big Pine Drive, being a 55-foot public right-of-way dedicated by said plat of Stella Hills, Phase 1, said beginning point having a NAD83 Texas North Central Zone (4202) Grid coordinate of N:7,121,665.48, and E:2,409,571.38;

THENCE along the west lot lines of said Lots 10-17, same being the east lot lines of Lots 1-9, Block D the following courses and distances:

North 01°40'13" East, along the west lot lines of said Lots 10-17, same being the east lot lines of said Lots 1-9, 448.04 feet to an iron rod found;

North 17°52'29" East, 50.31 feet to an iron rod found at the northwest lot corner of said Lot 17, same being the northeast lot corner of said Lot 1, Block D, said iron rod found being on the south right-of-way line of Erica Lane, being a 55-foot public right-of-way dedicated by said plat of Stella Hills, Phase 1

THENCE South 71°38'52" East, along the north lot line of said Lot 17, and along the said south right-of-way line of Erica Lane, 109.03 feet to an iron rod found at the northwest end of a right-of-way corner clip located at the intersection of the said south right-of-way line of Erica Lane with the west right-of-way line of Delilah Drive, being a 55-foot public right-of-way dedicated by said plat of Stella Hills, Phase 1;

THENCE South 30°18'03" East, along the northeast lot line of said Lot 17 and along the said right-of-way corner clip, 15.01 feet to an iron rod found at the beginning of a non-tangent curve to the left having a radius of 427.50 feet;

THENCE, along the east lot lines of said Lots 10-17, and along the said west right-of-way line of Delilah Drive the following courses and distances:

Along said curve to the left, an arc length of 64.97 feet, a chord which bears South 06°01'26" West, a chord length of 64.90 feet to an iron rod found;

South 01°40'13" West, 374.60 feet to an iron rod found at the most northerly southeast lot corner of said Lot 10, same being the north end of a right-of-way corner clip located at the intersection of the said west right-of-way line of Delilah Drive with the said north right-of-way line of Big Pine Drive;

THENCE South 48°55'34" West, along the southeast lot line of said Lot 10 and along the said right-of-way corner clip, 20.36 feet to an iron rod found at the most southerly southeast lot corner of said Lot 10, said iron rod found being on the said north right-of-way line of Big Pine Drive, said iron rod found also being at the beginning of a non-tangent curve to the left having a radius of 432.50 feet;

THENCE along the south lot line of said Lot 10 and along the said north right-of-way line of Big Pine Drive the following courses and distances:

Along said curve to the left, an arc length of 26.58 feet, and across a chord which bears North 86°34'08" West, a chord length of 26.58 feet to an iron rod set;

North 88°19'46" West, 79.98 feet to the POINT OF BEGINNING containing **1.3378 acres (58,273 square feet)** of land more or less.

*** OWNER'S CERTIFICATION ***
continued

DESCRIPTION OF 2.5473-ACRE TRACT OF LAND

BEGINNING at a 5/8" iron rod with cap stamped "SPOONER 5922" found (hereinafter referred to as an iron rod found) at the northwest lot corner of said Lot 46, Block J, Stella Hills, Phase 1, same being the southwest lot corner of Lot 47, Block J, Stella Hills Phase 1, said beginning point being on the east right-of-way line of Delilah Drive, being a 55-foot public right-of-way dedicated by said plat of Stella Hills, Phase 1, said beginning point having a NAD83 Texas North Central Zone (4202) Grid coordinate of N:7,121,131.70, E:2,409,732.39;

THENCE South 88°19'47" East, along the north lot line of said Lot 46, same being the south lot line of said Lot 47, 122.95 feet to an iron rod found at the northeast lot corner of said Lot 46, same being on the west block line of Block J, Stella Hills, Phase 2B, being an addition to the City of Denton, Denton County, Texas according to the plat file in D.C.C.I.No. 2025-47, O.P.R.D.C.T.

THENCE along the east line of Block J of Stella Hills, Phase 1 the following courses and distances:

South 01°40'30" West, 151.68 feet to an iron rod found;

South 08°39'17" East, 121.27 feet to an iron rod found;

South 17°56'10" East, 86.08 feet to an iron rod found;

South 23°35'50" East, 15.61 feet to an iron rod found at the southwest lot corner of Lot 37, Block J of said Stella Hills Phase 2A, same being a southwest lot corner of Lot 36, Block J of said Stella Hills Phase 2A;

THENCE North 66°24'10" East, along the common line of said Lots 37 & 36, 120.00 feet to an iron rod found the northeast lot corner of said Lot 37, said iron rod found being on the west right-of-way line of Ryker Lane, being a 55-foot wide public right-of-way dedicated by said plat of Stella Hills Phase 2A;

THENCE South 23°35'50" East, along the said west right-of-way line of Ryker Lane, 203.99 feet to an iron rod found at the southeast lot corner of Lot 22, Block M, of said Stella Hills, Phase 2A, same being the north lot line of Lot 21, Block M of said Stella Hills, Phase 2A;

THENCE South 66°24'10" West, along the south lot line of said Lot 22, 120.00 feet to an iron rod found at the southwest lot corner of said Lot 22 same being the northwest lot corner of said Lot 21, Block M, Stella Hills, Phase 2A, same being on the east block line of said Block M, Stella Hills, Phase 1;

THENCE South 23°35'50" East, along the said east block line of Block M, Stella Hills, Phase 1, 101.51 feet to an iron rod found at the southeast lot corner of said Lot 3, Block M, Stella Hills, Phase 1, same being the northeast lot corner of Lot 4, Block M, Stella Hills, Phase 1;

THENCE South 66°24'10" West, along the common line of said Lots 3 and 4 , a distance of 120.00 feet to an iron rod found at the southwest lot corner of said Lot 3, same being the northwest lot corner of said Lot 4, said iron rod found being on the said east right-of-way line of Delilah Drive;

THENCE along the said east right-of-way line of Delilah Drive the following courses and distances;

North 23°35'50" West, 345.15 feet to an iron rod found at the beginning of a curve to the right having a radius of 572.50 feet;

Along said curve to the right, an arc length of 252.47 feet, across a chord which bears North 10°57'48" West, a chord length of 250.43 feet to an iron rod found;

North 01°40'13" East, 137.19 feet to the POINT OF BEGINNING containing **2.5473 acres (110,962 s.f.)** of land more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

That, I, David Aughinbaugh, Vice President of Land Acquisition and Development, for Meritage Homes of Texas, LLC, acting herein by and through its duly authorized officer, does hereby adopt this replat designating the hereinabove described property as **Stella Hills** being a replat of Stellas Hills, Phase 1 and Stella Hills, Phase 2A, additions to the City of Denton, Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Owner: Meritage Homes of Texas, LLC

By: David Aughinbaugh, Vice President Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David Aughinbaugh, 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, and in the capacity therein stated.

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

Notary Public, State of Texas

*** SURVEYOR'S CERTIFICATION ***

STATE OF TEXAS §
COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of Denton.

Surveyed on the ground during the month of December 2025.

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

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

Notary Public, State of Texas

*** GENERAL NOTES ***

1. The purpose of this Final Replat is to revise lot lines to coincide with City of Denton approved plans and constructed improvements.
2. Elevations used for delineating contour lines are based upon NAVD 1988 datum.
3. The bearings and distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.
4. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by Title Resources Guaranty Company, Policy Number 2584-0-DF231024, dated March 25, 2024. The Surveyor did not abstract the property.
5. This plat lies wholly within the City Limits of Denton and Denton County.
6. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
7. Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.
8. There are no gas, petroleum, or similar common carrier pipelines or pipeline easement within the limits of the subdivision.
9. All landscaping and structures, including fences, on or adjacent to easements and at intersections shall confirm to the City of Denton and AASHTO site distance requirements for motorist.
10. No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under, or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parking lot under the following conditions
    a. The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
    b. There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
    c. No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
11. Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.
12. Encroachment of private improvements into public easements shall not be permitted.
13. Sidewalks shall be constructed as required by Transportation Criteria Manual and Section 7.8.11 of the Design Standards of the City of Denton, except in the case of streets where a payment in lieu of construction agreement per DDC 7.8.7D has been approved by the City of Denton. Prior to the acceptance of streets within the subdivision by the City of Denton, sidewalks shall be constructed by the developer along all streets where houses will not front or side. Homebuilders shall construct sidewalks along streets on which homes front and along streets on which homes side before building permits will be finaled.
14. Water and Wastewater service for this subdivision to be provided by City of Denton.
15. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48121C0385G; map revised April 18, 2011, for Denton County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
16. This property is subject to zoning by City of Denton ordinance and all regulations set forth therein. This Replat does not vacate the previous plat of Stella Hills, Phase 1 governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
17. All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
18. All property corners are monumented with a 5/8-inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.
19. The minimum finished floor elevation shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data.
20. The City of Denton has adopted the National Electric Safety Code (The "Code"). The code general prohibits structures within 17.5 feet on either side of the centerline of overhead distribution lines and within 37.5 feet on either side of the centerline for 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.
21. Taps made to existing waterlines or relocation of Fire Hydrants shall be done by the City of Denton at the expense of the Contractor. Contact Kent Conkle with the Water Department at 940-349-7167.
22. COD STANDARD DRAINAGE COMMENT/STATEMENT: RIGHTS OF CITY. The City, including its agent 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 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 City, the 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 City's written demand (at least 90 days), the 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 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 City's cost of maintaining the Common Areas, the 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 City under this Section are in addition to other rights and remedies provided by law.

PLANNING AND ZONING COMMISSION APPROVAL - FINAL REPLAT

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this replat and subdivision of **Stella Hills Replat** in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this ____ day of _____, 2026.

Chair, Planning & Zoning Commission

City Secretary

OWNER/DEVELOPER:
MERITAGE HOMES
8840 CYPRESS WATERS BLVD, SUITE 100
DALLAS, TEXAS 75019-4615
PH: 972-580-6333
ATTN: DAVID AUGHINBAUGH

ENGINEER
FORESITE GROUP
4925 GREENVILLE AVE, SUITE 480
DALLAS, TX 75206
(214) 939-7123
ATTN: SEAN FAULKNER, P.E.

SURVEYOR:
SPOONER ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 S&A 22073 - 12/30/25
ERIC S. SPOONER, R.P.L.S.

CITY OF DENTON
PROJECT NO. FR25-0025
FINAL REPLAT

STELLA HILLS
PHASE 1 & PHASE 2A

BEING A FINAL REPLAT OF A 3.8851 ACRE TRACT OF LAND LOCATED IN THE GIDEON WALKER SURVEY, ABSTRACT NO. 1330, CITY OF DENTON, DENTON COUNTY, TEXAS, SAID 3.8851 ACRE TRACT BEING ALL OF LOTS 10-17, BLOCK D, ALL OF LOTS 38-46, BLOCK J, AND ALL OF LOTS 1-3, BLOCK M, STELLA HILLS, PHASE 1, D.C.C.I. NO. 2024-226, O.P.R.D.C.T., AND ALL OF LOT 37, BLOCK J, ALL OF LOT 22, BLOCK M, AND ALL OF THE PUBLIC RIGHT-OF-WAY OF HANNA DRIVE, STELLA HILLS, PHASE 2A, D.C.C.I. NO. 2025-46, O.P.R.D.C.T., SAID 3.8851 TRACT BEING A PORTION OF A CALLED 81.5532 ACRE TRACT OF LAND CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, BY DEED RECORD IN D.C.C.I. NO. 2024-30473, O.P.R.D.C.T.

22 SINGLE FAMILY LOTS
3.8851 ACRES ~ ZONED R6

JANUARY ~ 2026

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	801309700	**Entity Type:**	Foreign Limited Liability Company (LLC)
Original Date of Filing:	August 23, 2010	**Entity Status:**	In existence
Formation Date:	N/A		
Tax ID:	32042483373	**FEIN:**	383672020

Name:	Foresite Group, LLC
Address:	3740 Davinci Ct., Ste. 100 Peachtree Corners, GA 30092 USA
Fictitious Name:	Foresite Consulting Group of Texas, LLC
Jurisdiction:	GA, USA
Foreign Formation Date:	January 24, 2003

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

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

Order | Return to Search

Instructions:

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

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: January 14, 2026

SUBJECT

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. (FP25-0028d, Reserve at Brush Creek, Angie Manglaris)

BACKGROUND

The purpose of this Final Plat is to create 42 residential lots, 9 homeowner's association lots and dedicate easements and private streets for the development of a residential neighborhood. The subject property is zoned Planned Development – Residential 4 (PD-R4).

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

Date Application Filed:	August 26, 2025
Planning & Zoning Commission Meeting:	September 24, 2025
Resubmittal:	September 23, 2025
Date Extension Granted:	September 24, 2025
Planning & Zoning Commission Meeting:	October 22, 2025
Days in Review:	29 Days
Resubmittal:	November 4, 2025
Planning & Zoning Commission Meeting:	November 19,2025
Extension Granted:	November 19, 2025
Planning and Zoning Commission Meeting:	December 17, 2025
Days in Review:	28 Days
Extension Granted:	December 17, 2025
Planning and Zoning Commission Meeting:	January 14, 2026
Days in Review:	28 Days

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699. The applicant has requested an additional 30-day extension to allow for time to work through staff's comments on the plat and allow for additional review (see Exhibit 5). The requested extension could be granted to a date certain of February 11, 2026. The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

This is the fifth extension request for this item.

OPTIONS

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

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension (Exhibit 5), which could be granted to a date certain of February 11, 2026. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

December 1969	City Council	Annexed western 11.359 acres of site into city.	Approved
February 2002	City Council	Rezoned western portion from Agricultural (A) to NR-2 during citywide rezoning.	Approved
September 2002	Planning and Zoning Commission	City initiated rezoning of Western portion of subject site from NR-2 to NR-1	Recommended approval of requests
November 2002	City Council	City initiated rezoning of Western portion of subject site from NR-2 to NR-1	Approved
August 2017	City Council	Annexed eastern 6.71 acres into the city. Placeholder zoning of RD-5x applied upon annexation.	Approved
April 10, 2019	Planning and Zoning Commission	City initiated city-wide rezoning of western portion of subject site from NR-1 to R-1	Recommended approval
April 23, 2019	City Council	City initiated city-wide rezoning of western portion of subject site from NR-1 to R-1	Approved
October 16, 2019	Planning and Zoning Commission	Rezoning request from RR and R1 to MN	Recommended Denial
June 28, 2023	Planning and Zoning Commission	Rezoning request from RR and R1 to R6 and SC	Recommended Denial
November 13, 2024	Planning and Zoning Commission	Rezoning request from RR and R1 to PD-R4 (PD24-0003)	Recommended Approval
December 3, 2024	City Council	Rezoning request from RR and R1 to PD-R4 (PD24-0003)	Approved

September 24, 2025	Planning and Zoning Commission Meeting	Final Plat – 30 Day Extension	Approved Extension
October 22,2025	Planning and Zoning Commission Meeting	Final Plat – 30 Day Extension	Approved Extension
November 19, 2025	Planning and Zoning Commission Meeting	Final Plat – 30 Day Extension	Approved Extension
December 17, 2025	Planning and Zoning Commission Meeting	Final Plat – 30 Day Extension	Approved Extension

PUBLIC OUTREACH

No public outreach is required for a final plat.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

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

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Angie Manglaris, AICP
Assistant Planning Director

Planning Staff Analysis

FP25-0028d/Reserve at Brush Creek
District 4
Planning & Zoning Commission

REQUEST:
Final plat for an approximately 15.437-acre site.

APPLICANT:
Manhard Consulting on behalf of the property owner, Canna Capital

RECOMMENDATION:
Staff recommends denial of this plat as it does not meet the established criteria for approval. However, staff has no objection to the requested extension, which could be granted to a date certain of February 11, 2026.

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. **Findings:** The proposed Final Plat meets all criteria set forth by the Final Plat Checklist (FPC), authorized by DDC Subsection 2.6.4D.3.	☒	☐	☐
b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. **Findings:** The Final Plat does not meet all applicable review criteria of DDC Section 2.6.4D as described herein.	☐	☒	☐
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. **Findings:** There is no conflict.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
2. Prior Approvals			
a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities. **Findings:** Civil Engineering Plans (CEP25-0020) must be approved prior to Final Plat approval (DDC 2.6.4C.2.d). The plat reflects a lot and street layout consistent with the approved PD (ordinance PD24-0003a).	☐	☒	☐
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies. **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. **Findings:** Not applicable.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	**Compliance**		
4. Compliance with this DDC			
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. **Findings:** The Final Plat does not comply with the applicable DDC requirements as described herein: 1. Final Plat review must have a CEP approved prior to approval(DDC 2.6.4C.2.d).	☐	☒	☐
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The proposed Final Plat provides sufficient detail required for the submittal.	☒	☐	☐
5. Compliance with Other Applicable Regulations			
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. **Findings:** The proposed Final Plat meets all criteria set forth by the Final Plat Checklist, authorized by DDC Subsection 2.6.4D.3.	☒	☐	☐
6. Consistent with Interlocal and Development Agreements			
a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC. **Findings:** There are no development agreements applicable to this Final Plat.	☐	☐	☒

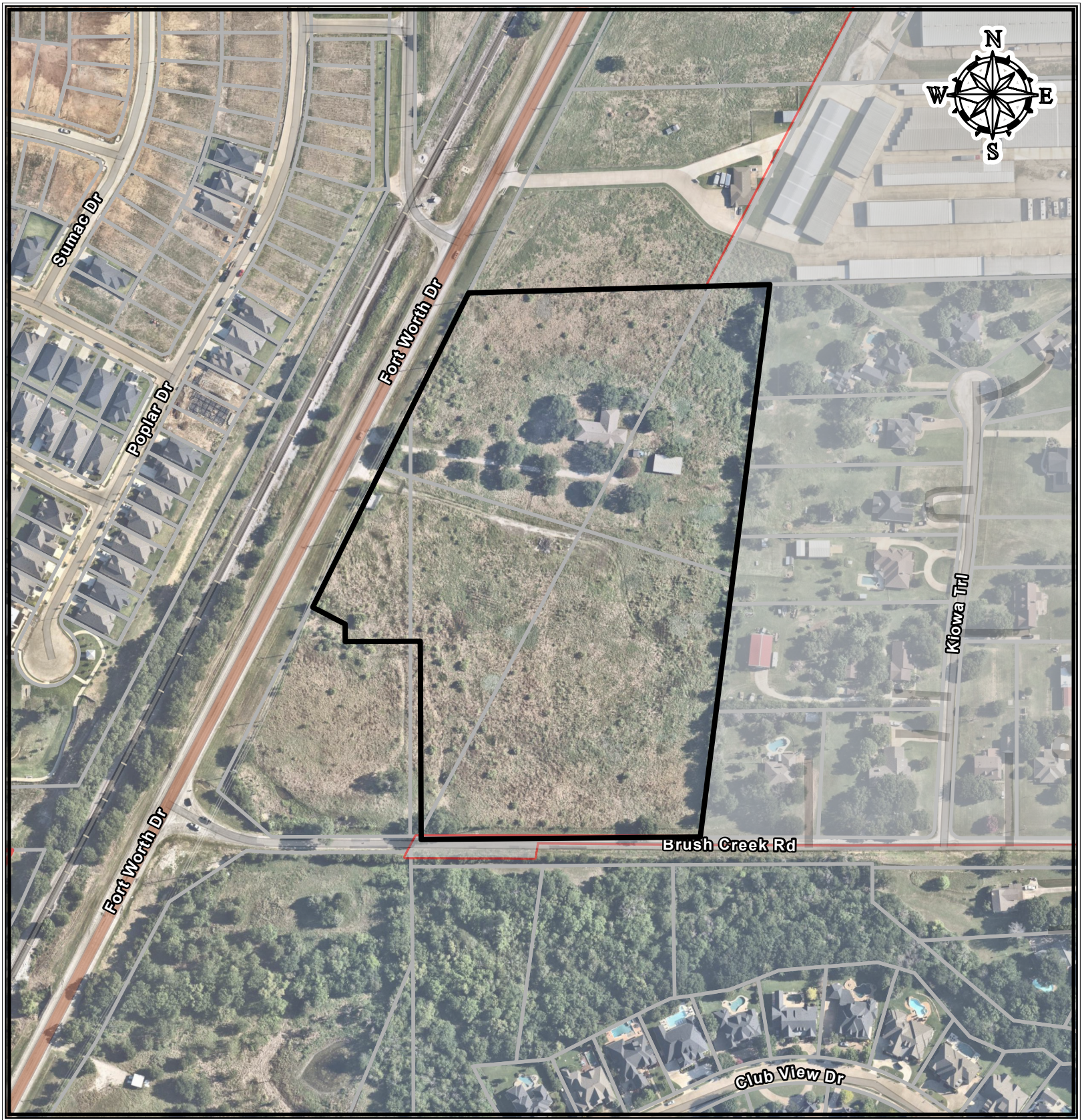
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
7. Minimizes Adverse Environmental Impacts			
a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property			
a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
9. Minimizes Adverse Fiscal Impacts			
a. The proposed development should not result in significant adverse fiscal impacts on the city. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards			
a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards. **Findings:** The Final Plat complies with the applicable DDC requirements.	☒	☐	☐
11. Provides Adequate Road Systems			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. **Findings:** The Final Plat has adequate road capacity and complies with this criterion.	☒	☐	☐
12. Provides Adequate Public Services and Facilities			
a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties. **Findings:** There is adequate capacity to serve the proposed development.	☒	☐	☐
13. Rational Phasing Plan			
a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases. **Findings:** There is no phasing plan associated with the proposed Final Plat.	☐	☐	☒

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

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)	Applicability		
	Met	Not Met	N/A
The Final Plat does not comply with the applicable requirements of the Denton Development Code as detailed in Criterion 4.			
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. **Findings:** The Final Plat complies with the applicable technical standards of the Denton Development Code.	☒	☐	☐

FP25-0028
Aerial Site Location



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

0 70 140 280 Feet

CITY OF DENTON
Development Services · GIS
Date: 8/28/2025

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°18'12"W	25.48'
L2	N40°21'55"W	30.46'
L3	N77°44'10"W	42.15'
L4	N62°18'12"W	5.29'
L5	N40°21'55"W	30.49'
L6	N44°52'36"W	21.20'
L7	S45°07'24"W	21.22'
L8	S07°01'55"W	6.29'
L9	S37°58'05"E	14.14'
L10	S52°01'55"W	14.14'
L11	S37°58'05"E	14.14'
L12	S52°01'55"W	14.14'
L14	S48°54'21"W	4.48'
L15	S48°54'21"W	5.03'
L16	S45°07'24"W	7.43'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	22.50'	21°43'51"	8.53'	N51°26'17"W	8.48'
C2	42.50'	23°39'25"	17.55'	S52°11'38"E	17.42'
C3	210.00'	13°42'50"	50.26'	S70°52'45"E	50.14'
C4	205.00'	30°50'58"	110.38'	S77°43'41"E	109.05'
C5	200.00'	17°05'29"	59.66'	N78°18'05"E	59.44'
C6	200.00'	20°00'00"	69.81'	S79°45'20"W	69.46'
C7	48.00'	94°38'29"	79.29'	N42°55'25"W	70.58'
C8	35.00'	39°15'25"	23.98'	S12°35'48"E	23.51'
C9	22.50'	32°22'34"	12.71'	N16°02'13"W	12.55'
C10	100.00'	6°52'50"	12.01'	S03°35'30"W	12.00'
C11	200.00'	7°16'34"	25.40'	N86°36'22"W	25.38'
C12	200.00'	7°16'34"	25.40'	N86°36'22"W	25.38'
C13	30.00'	86°35'29"	45.34'	N15°35'56"W	41.15'
C14	46.00'	18°23'04"	14.76'	N49°42'09"W	14.70'
C15	19.00'	23°39'25"	7.84'	N52°11'38"W	7.79'
C16	186.50'	20°55'06"	68.09'	N74°28'54"W	67.71'
C17	172.50'	19°39'09"	59.17'	S79°34'55"W	58.88'
C18	30.00'	84°30'53"	44.25'	N69°57'14"E	40.35'
C19	228.50'	22°27'21"	89.56'	S79°00'59"E	88.98'
C20	227.50'	20°00'00"	79.41'	N79°45'20"E	79.01'
C21	37.00'	27°47'53"	17.95'	S75°51'24"W	17.78'
C22	59.00'	150°27'23"	154.93'	N42°48'51"W	114.10'
C23	37.00'	28°01'01"	18.09'	N18°24'20"E	17.91'
C24	20.50'	94°38'29"	33.86'	S42°55'25"E	30.14'
C25	65.00'	39°15'25"	44.54'	N12°35'48"W	43.67'
C26	46.00'	32°22'34"	25.99'	N16°02'13"W	25.65'
C27	400.00'	6°52'50"	48.04'	S03°35'30"W	48.01'
C28	30.00'	74°42'29"	39.12'	N52°24'06"E	36.40'
C29	61.00'	254°42'29"	271.18'	S37°35'54"E	96.98'
C30	30.00'	74°42'29"	39.12'	N52°53'25"W	36.40'
C31	61.00'	254°42'29"	271.18'	S37°06'35"W	96.98'
C32	10.00'	48°23'57"	8.45'	S24°42'23"W	8.20'
C33	20.00'	48°23'57"	16.89'	S24°42'23"W	16.40'
C34	5.00'	89°39'44"	7.82'	S45°04'24"E	7.05'
C35	15.00'	89°39'44"	23.47'	S45°04'24"E	21.15'
C36	10.00'	73°36'37"	12.85'	S36°33'46"W	11.98'
C37	20.00'	67°59'18"	23.73'	S33°45'07"W	22.36'

LEGEND

- = PROPERTY LINE
- = ABSTRACT SURVEY LINE
- = EXISTING RIGHT-OF-WAY LINE
- = EXISTING ADJOINING PROPERTY LINE
- = EXISTING EASEMENT LINE
- = EXISTING FLOODPLAIN LINE
- = EXISTING CITY LIMITS
- = PROPOSED LOT LINE
- = PROPOSED RIGHT-OF-WAY LINE
- = PROPOSED ROAD CENTERLINE
- = PROPOSED EASEMENT LINE
- = PROPOSED BUILDING SETBACK LINE

R.M. = RECORD MONUMENT
O.R.D.C.T. = OFFICIAL RECORDS DENTON COUNTY TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
R.O.W. = RIGHT-OF-WAY
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT
L.E. = LANDSCAPE EASEMENT
B.L. = BUILDING LINE/SETBACK

- = PLUGGED AND ABANDONED GAS WELL
- = FOUND 1/2" IRON ROD
- = FOUND 1/2" IRON ROD BENT
- = FOUND TXDOT CONCRETE MONUMENT
- = FOUND 5/8" IRON ROD
- = SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MANHARD CONSULTING"

GRAPHIC SCALE
0 50 75 100 150
(IN FEET)
1 inch = 50 ft.

FINAL PLAT

RESERVE AT BRUSH CREEK

15.437 ACRES
42 RESIDENTIAL LOTS, 9 HOA LOTS
PART OF THE
J. SEVERE SURVEY, ABSTRACT NO. 1164
AND THE
BBBB & C RR SURVEY, ABSTRACT NO. 160,
DENTON, DENTON COUNTY, TEXAS
42 RESIDENTIAL LOTS
8 OPEN SPACE LOTS

SEPTEMBER 22, 2025
FP25-0028

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Omar Oweis

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Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

PROJ. MGR.: PH	ISSUE DATE: 10/06/25	CODE: 611.115001	SHEET 1 OF 3
DRAWN BY: JLM	SCALE: 1" = 50'		

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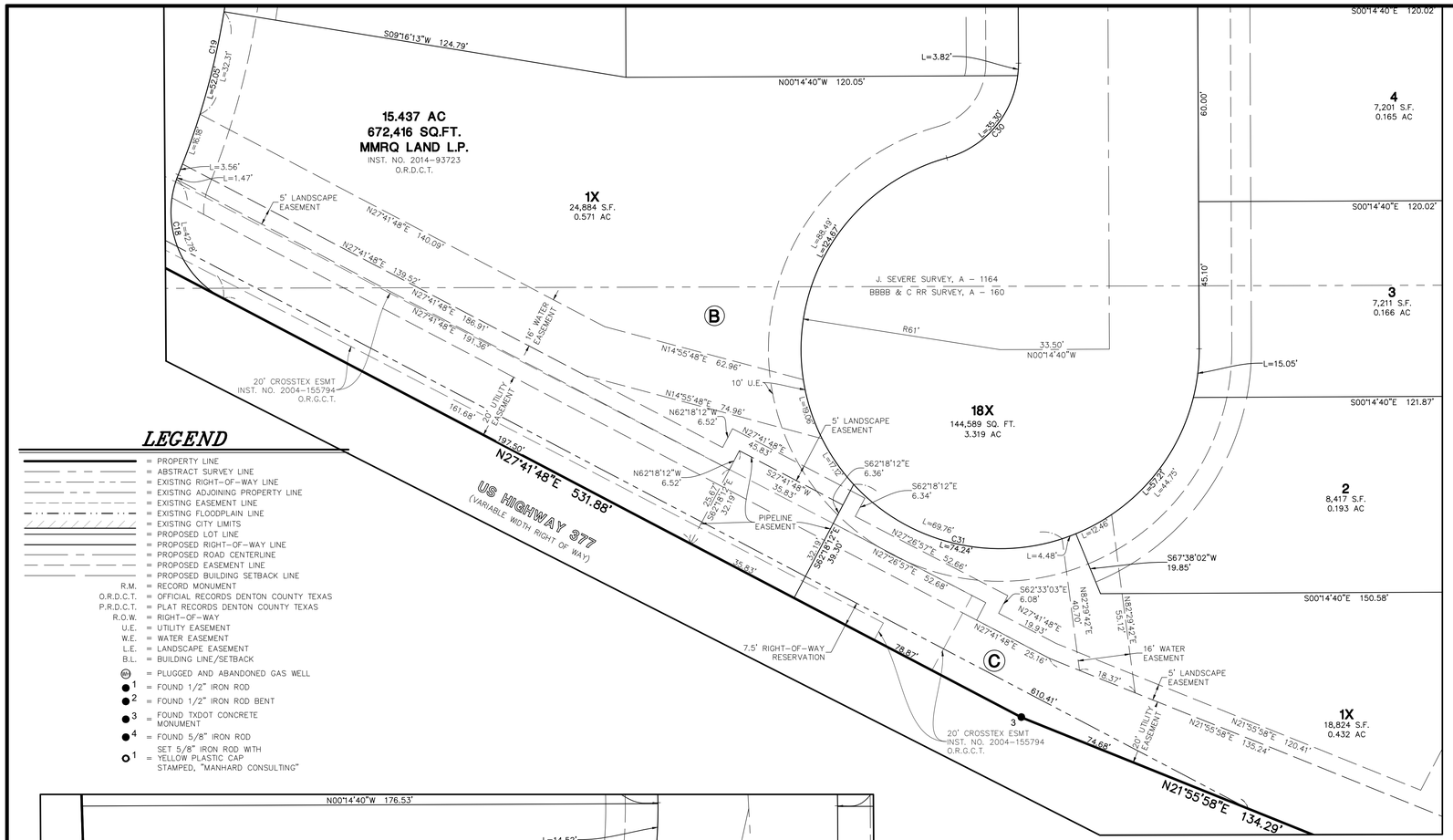
October 29, 2025 Dwn Name=P:\611\115\Mktg\ and Spc\LC\001 Brush Creek - Denton\Civil\Survey\Plat\ Drawings\Plat of Subdivision\V01 115001 -Final Plat.dwg Updated By:PHubert



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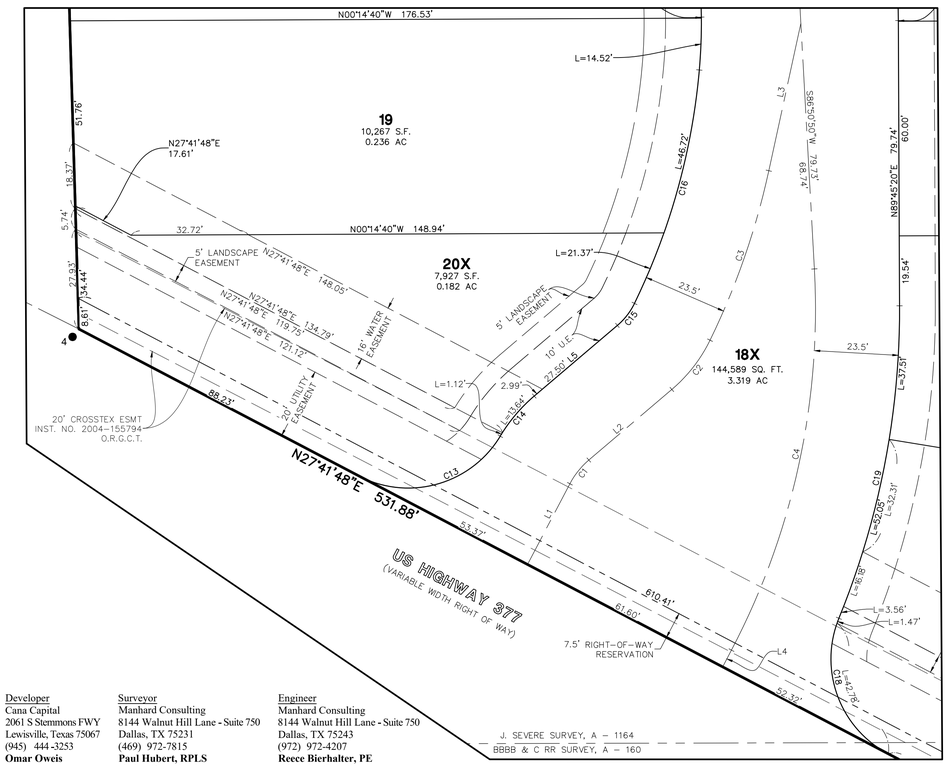

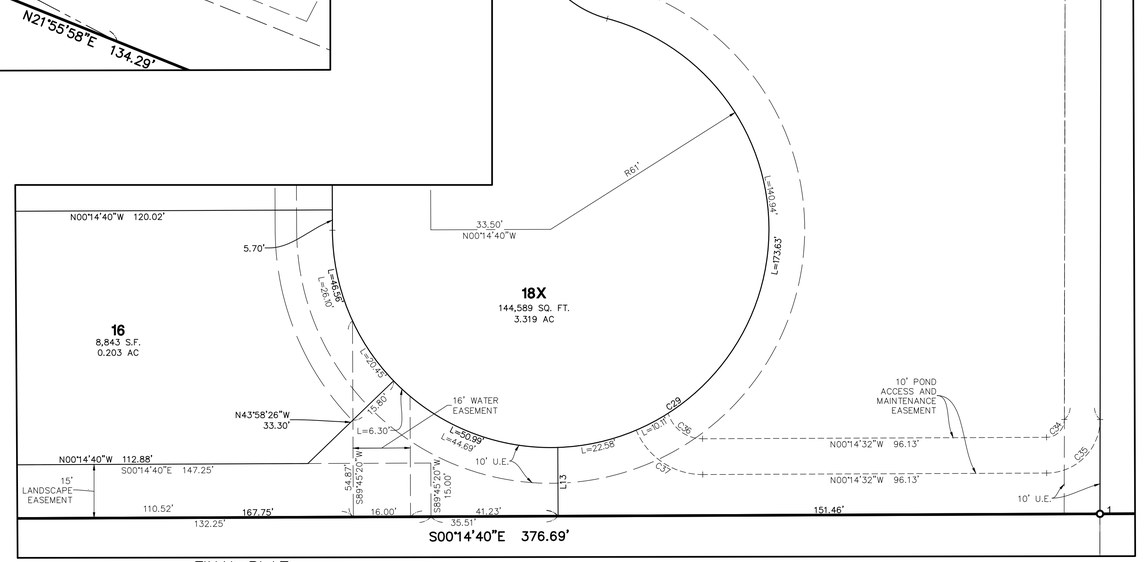

GRAPHIC SCALE
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(IN FEET)
1 inch = 20 ft.

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8 OPEN SPACE LOTS

SEPTEMBER 22, 2025
FP25-0028

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PROJ. MGR.: PH	ISSUE DATE: 10/06/25	CODE: 611.115001	SHEET 2 OF 3
DRAWN BY: JLM	SCALE: 1" = 20'		

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October 29, 2025 Dwn: Nomer-P:\611\115 Mapp and Sow (LCA\000 Brush Creek - Denton\Work\Survey\Final Drawings\Plat of Subdivision\611115001 Final Plat.dwg Updated By:PHubert

STANDARD NOTES

1.) THE PURPOSE OF THIS PLAT IS TO CREATE 42 SINGLE FAMILY LOTS, DEDICATE ROADWAY AND UTILITY, WATER, POND AND LANDSCAPE EASEMENTS.

2.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 1988 DATUM.

3.) THE BEARINGS AND GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202).

4.) THIS PLAT WAS PREPARED TO MEET CITY OF DENTON AND DENTON COUNTY REQUIREMENTS. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY FIRST NATIONAL TITLE INSURANCE COMPANY FILE NO. 25-839315-NJ, EFFECTIVE DATE SEPTEMBER 22, 2025, 8:00 AM. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

5.) THIS PLAT LIES WHOLLY WITHIN THE CITY LIMITS OF THE CITY OF DENTON, AND DENTON COUNTY.

6.) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

7.) APPROVAL OF THIS PLAT WILL EXPIRE TWO YEARS FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF DENTON.

8.) ALL GAS, PETROLEUM, OR SIMILAR COMMON CARRIER PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.

9.) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, ON OR ADJACENT TO EASEMENTS AND AT INTERSECTIONS SHALL CONFORM TO THE CITY OF DENTON AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.

10.) NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD, OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE, OR OBSTRUCTION OF ANY KIND OVER, UNDER, OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY OR PAVED PARKING LOT UNDER THE FOLLOWING CONDITIONS:

a) THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS; AND

b) THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE OR REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.

c) NO PAVEMENT SHALL BE CONSTRUCTED IN A DRAINAGE OR FLOODPLAIN EASEMENT UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER OF THE CITY OF DENTON.

11.) MAINTENANCE OF ALL PRIVATE SANITARY SEWER, STORM SEWER, AND WATER FACILITIES ONSITE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE CITY OF DENTON SHALL HAVE NO RESPONSIBILITY TO MAINTAIN SUCH FACILITIES.

12.) ENCROACHMENT OF PRIVATE IMPROVEMENTS INTO PUBLIC EASEMENTS SHALL NOT BE PERMITTED.

13.) A TREE SURVEY AND PRESERVATION PLAN WILL BE REQUIRED TO PROCEED WITH BUILDING PERMITS ON THE SUBJECT SITE WITHIN THE CITY LIMITS. MINIMUM TREE PRESERVATION REQUIREMENTS OF THE DENTON DEVELOPMENT CODE SECTION 7.7.4. MUST BE MET WITHIN THE CITY LIMITS PRIOR TO THE RELEASE OF ANY PERMITS.

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

15.) WASTEWATER UTILITY SERVICE WILL BE PROVIDED BY CITY OF DENTON.

16.) NO INFORMATION HAS BEEN PROVIDED THAT THE PROPERTY CAN BE SEWERED CONVENTIONALLY

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

19.) ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, TREES, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

20.) FLOOD STATEMENT: I HAVE REVIEWED THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF DENTON, COMMUNITY NUMBER 480194 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)"AS SHOWN ON PANEL 48121C0370G OF SAID MAP.

22.) THE MINIMUM FINISH FLOOR (SLAB) ELEVATION SHALL BE 623.0 FEET, ONE FOOT ABOVE TOP OF CURB, 1.5 FEET ABOVE NATURAL GROUND, OR, IF APPLICABLE, AS INDICATED ON INDIVIDUAL LOT, WHICHEVER ELEVATION IS HIGHER. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT

24.) RESERVE AT BUSH CREEK LIES WITHIN UNSHADED ZONE MAP X, MAP NUMBER 48121C0370G, DATED 4-18-2011, AS PER FLOOD INSURANCE RATE.

25.) THIS PLAT IS HEREBY ADOPTED BY THE OWNER AND APPROVED BY THE CITY OF DENTON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS THAT SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, AND SUCCESSORS. THE POND 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 POND 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 POND EASEMENT, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY. THE OWNERS SHALL KEEP THE POND 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 POND EASEMENT TO REMOVE ANY OBSTRUCTION TO THE FLOW OF WATER, AFTER GIVING THE OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION. SHOULD THE CITY OF DENTON BE COMPELLED TO REMOVE ANY OBSTRUCTION TO THE FLOW OF WATER, AFTER GIVING THE OWNERS WRITTEN NOTICE OF SUCH OBSTRUCTION AND OWNERS FAIL TO REMOVE SUCH OBSTRUCTION, THE CITY OF DENTON SHALL BE REIMBURSED BY THE OWNERS FOR REASONABLE COSTS FOR LABOR, MATERIALS, AND EQUIPMENT FOR EACH INSTANCE. THE NATURAL DRAINAGE THROUGH THE POND EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT OR OTHERWISE.

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

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

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

30.) STREET TREES LOCATED WITHIN THE RIGHT-OF-WAY SHALL NOT BE PLANTED WITHIN 10 FEET OF EITHER SIDE OF SIDE LOT LINES.

32.) GAS WELL NOTIFICATION DISCLOSURE: THE ENTIRETY OF THE SUBJECT PROPERTY IS WITHIN 1000 FEET OF GAS WELL DRILLING AND PRODUCTION SITE(S) WITH A PLUGGED AND ABANDONED WELL, AND THE POSSIBILITY THAT EXISTING WELLS MAY BE RE-DRILLED AND/OR RE-FRACTURE STIMULATED IN THE FUTURE. A VICINITY MAP SHOWING THE LOCATION OF THE SITES IN RELATION TO THE LOTS IS PROVIDED ON THIS PLAT. AS OF THE DATE OF THIS PLAT, THESE ARE NOT PRODUCING WELLS. ADDITIONAL DRILLING AND/OR FRACKING OPERATIONS MAY OCCUR ON THIS SITE IN THE FUTURE.

31.) A HOMEOWNERS' ASSOCIATION COVENANT HAS BEEN RECORDED IN _____ (VOLUME AND PAGE) _____.

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

34.) ALL LAKE/DETENTION TRACTS, EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

41.) PRIVATE STREET RESERVE "CHRISTOPHER REED STREET, MICO RAE STREET, SHEENA RICOLE STREET, AND JOSEPH ROBERTS STREET" SHALL PROVIDE ACCESS TO POLICE, FIRE, EMERGENCY VEHICLES, UTILITY OPERATIONS AND MAINTENANCE, AND OTHER MUNICIPAL PERSONNEL AS NEEDED.

43.) A PUBLIC ACCESS EASEMENT IS GRANTED TO THE GENERAL PUBLIC AS SHOWN.

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

47.) A ROADWAY ACCESS AND UTILITY EASEMENT COVERING THE STREET LOT "18X" SHALL BE GRANTED TO THE CITY AND FRANCHISED UTILITIES, PROVIDING UNRESTRICTED USE OF THE PROPERTY FOR UTILITIES AND MAINTENANCE. THE EASEMENT SHALL PROVIDE THE CITY WITH THE RIGHT OF ACCESS FOR ANY PURPOSE RELATED TO THE EXERCISE OF A GOVERNMENTAL SERVICE OR FUNCTION. THE EASEMENT SHALL PERMIT THE CITY TO REMOVE ANY VEHICLE OR OBSTACLE WITHIN THE STREET LOT THAT IMPAIRS EMERGENCY ACCESS.

48.) COMMON OPEN SPACE LOTS HEREON HAVING A DESIGNATION WHICH INCLUDES AN "X" SHALL NOT BE USED FOR FUTURE DEVELOPMENT.

Developer
Cana Capital
2061 S Stemmons FWY
Lewisville, Texas 75067
(945) 444-3253
Omar Oweis

Surveyor
Manhard Consulting
8144 Walnut Hill Lane - Suite 750
Dallas, TX 75231
(469) 972-7815
Paul Hubert, RPLS
phubert@manhard.com

Engineer
Manhard Consulting
8144 Walnut Hill Lane - Suite 750
Dallas, TX 75243
(972) 972-4207
Reece Bierhalter, PE
rbierhalter@manhard.com

OWNER'S DEDICATION

STATE OF TEXAS)(

COUNTY OF DENTON)(

BEING A 15.437-ACRE TRACT OF LAND LOCATED IN THE J. SEVERE SURVEY, ABSTRACT NO. 1164 AND THE BBBB & C RR SURVEY, ABSTRACT NO. 160, DENTON, DENTON COUNTY, TEXAS, BEING ALL OF THAT TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO KNIGHT DEVELOPMENT GROUP, LLC, AS RECORDED IN INSTRUMENT NO. , OFFICIAL RECORDS DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD FOR THE NORTHEAST CORNER OF SAID TRACT 1, SAME BEING THE NORTHWEST CORNER OF LOT 7, BLOCK A, KIOWA TRAIL ESTATES, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY TEXAS, AS RECORDED IN CABINET F, PAGE 277, PLAT RECORDS DENTON COUNTY TEXAS (PRDCT) AND BEING ON THE SOUTHERLY LINE OF BASSINGER ADDITION, AN ADDITION TO DENTON, TEXAS AS RECORDED IN DOCUMENT NO. 2014-204, PRDCT;

THENCE S 07°01'55" W WITH THE WEST LINE OF KIOWA TRAIL ESTATES, AT A DISTANCE OF 612.66 FEET PASS A FOUND 1/2-INCH IRON ROD FOR THE SOUTHWEST CORNER OF SAID ADDITION, AT A DISTANCE OF 1041.47 FEET PASS A FOUND IRON ROD, CONTINUING FOR A TOTAL DISTANCE OF 1064.77 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID TRACT 2, BEING IN BRUSH CREEK DRIVE (A VARIABLE WIDTH PRESCRIPTIVE ROADWAY);

THENCE N 89°41'02" W WITH THE SOUTH LINE OF THE HEREIN DESCRIBED PARCEL AND WITH SAID ROADWAY, A DISTANCE OF 532.18 FEET TO A SET MAG NAIL WITH WASHER STAMPED "MANHARD CONSULTING";

THENCE LEAVING SAID SOUTH LINE AND ROADWAY AS FOLLOWS:

N 00°14'40" W, A DISTANCE OF 376.69 FEET TO A SET NO. 5 REBAR WITH CAP STAMPED "MANHARD CONSULTING" (SET IRON ROD);

S 89°45'20" W, A DISTANCE OF 142.92 FEET TO A SET IRON ROD;

N 00°14'40" W, A DISTANCE OF 33.26 FEET TO A SET IRON ROD;

N 62°29'06" W, A DISTANCE OF 69.13 FEET TO A SET IRON ROD ON THE EAST RIGHT OF WAY LINE OF US HIGHWAY 377 (VARIABLE WIDTH RIGHT OF WAY);

THENCE NORTHERLY WITH SAID EAST RIGHT OF WAY LINE AS FOLLOWS:

N 21° 55' 58" E, A DISTANCE OF 134.29 FEET TO A FOUND TXDOT CONCRETE MONUMENT;

N 27°41'48" E, A DISTANCE OF 531.88 FEET TO A SET IRON ROD FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM SAID SET IRON ROD A FOUND NO. 5 REBAR BEARS N 50°57' W , 2.8 FEET;

THENCE N 88°17'26" E LEAVING SAID RIGHT OF WAY LINE AND WITH THE AFORESAID SOUTHERLY LINE OF THE BASSINGER ADDITION, A DISTANCE OF 571.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.437-ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT KNIGHT DEVELOPMENT GROUP, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **RESERVE AT BRUSH CREEK**, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT.NO BUILDINGS, FENCES, TREES, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN. THE CITY OF DENTON SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF DENTON SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

OWNER: KNIGHT DEVELOPMENT GROUP, LLC

_____ _____
ROB KNIGHT SIGNATURE DATE
CHIEF EXECUTIVE OFFICER

STATE OF TEXAS)(
COUNTY OF _____)(

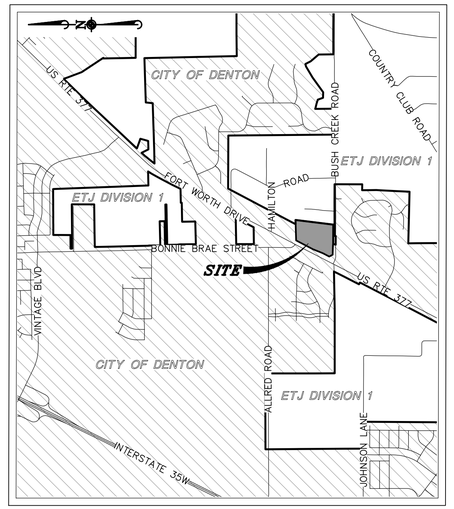
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROB KNIGHT, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE/SHE/THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, OF 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

PLANNING & ZONING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF **RESERVE AT BRUSH CREEK** ADDITION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF DENTON AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS ____ DAY OF 2025.

_____ _____
CHAIR, PLANNING & ZONING COMMISSION CITY SECRETARY



VICINITY MAP

1" = 2000'

SURVEYOR'S DECLARATION

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

_____ _____
PAUL HUBERT, R.P.L.S. DATE
TEXAS REGISTRATION NO. 1942

STATE OF TEXAS)(

COUNTY OF DALLAS)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL HUBERT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, OF 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

FINAL PLAT

RESERVE AT BRUSH CREEK

15.437 ACRES
42 RESIDENTIAL LOTS, 9 HOA LOTS
PART OF THE
J. SEVERE SURVEY, ABSTRACT NO. 1164
AND THE
BBBB & C RR SURVEY, ABSTRACT NO. 160,
DENTON, DENTON COUNTY, TEXAS
42 RESIDENTIAL LOTS
8 OPEN SPACE LOTS

SEPTEMBER 22, 2025
FP25-0028

Manhard CONSULTING
8144 Walnut Hill Lane, Suite 750, Dallas, TX 75231 ph:972.972.4250 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

PROJ. MGR.: PH	ISSUE DATE: 10/06/25	CODE: 611.115001	SHEET 3 OF 3
DRAWN BY: JLM	SCALE: N/A		

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October 29, 2025 Path Name:P:\611\115 Mapp and Sole LLC\001 Brush Creek - Denton\Work\Survey\Final Drawings\Final - of Subdivision\611115001 -Final Plat.dwg Updated By:phubert

Manglaris, Angie

From: Omar Oweis <omaroweis@canacapital.com>
Sent: Tuesday, December 30, 2025 11:32 AM
To: Manglaris, Angie
Cc: Barnett, Lexi; Rosendahl, Charlie; Eric Willis; Rob Knight; Andrew Belter; Reece Bierhalter; Butt, Farhan; Muruganandham, Chandrakanth; Reynolds, Michelle; McMahon, Hilary; Stoltz, Mitchell; Sam Nimri; Joe Dell
Subject: Re: [EXTERNAL] Re: Reserves at Brush Creek

We would like to formally request an extension.

You'll have an agreement by next week to review.

Omar Oweis
Managing Partner - Cana Capital
Cell: (512) 924-7279
Email: omaroweis@canacapital.com
Website: www.canacapital.com

On Dec 30, 2025, at 11:17 AM, Manglaris, Angie <Angie.Manglaris@cityofdenton.com> wrote:

Good morning, all,

I am checking in on the below email from Lexi regarding the remaining information needed to approve the residential CEP and FP for the Reserves at Brush Creek, including the following: a) review and acceptance of the agreement between the commercial and residential pieces, and b) a letter agreement regarding the following is reviewed and accepted.

Are you all able to provide an update as to where you are in the process?

At the December 17, 2025 Planning and Zoning Commission Meeting, the Commission granted the 4th 30-day extension request of the Final Plat for the Reserve at Brush Creek to a date certain of January 14, 2026. You may request a 5th extension of the Final Plat or withdraw and resubmit once the above items have been addressed and the plat is in an approvable state. As a reminder, there are no additional fees associated with a withdraw and resubmit of the final plat.

Please let me know by Monday, January 5th, how you would like to proceed.

Respectfully,

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

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: January 14, 2026

SUBJECT

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).

BACKGROUND

The purpose of this Final Plat is to facilitate the development of no more than 625 multifamily residences. 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 fourth 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 Since the approval of this preliminary plat, the City and developer have amended the Development Agreement and a portion of the land intended for multifamily residences has been annexed into the City of Denton to allow the City to levy taxes on a portion of the anticipated development. Accordingly, the proposed Final Plat is intended to establish one lot within the City limits and one lot within the City's ETJ. Both lots are still intended for multifamily development.

Date Application Filed:	December 16, 2025
Planning & Zoning Commission Meeting:	January 14, 2026
Days in Review:	29 Days

OPTIONS

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

RECOMMENDATION

Staff recommends denial of this Final Plat as it does not meet the established criteria for approval. See Staff Analysis (see Exhibit 2) for detailed reasons for recommendation. However, staff has no objection to the requested extension, which could be granted to a date certain of February 11, 2026.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
1974	City Council	Annexation	Approved
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
August 23, 2024	City Council	Amended Hickory Grove MUD Development Agreement	Approved
October 14, 2025	City Council	Municipal Services Agreement	Approved
October 14, 2025	City Council	Public Hearing for Annexation	Public hearing held; no further action occurred
October 14, 2025	City Council	First Reading of the Annexation Ordinance	First reading held; no further action occurred
November 18, 2025	City Council	Second Reading of the Annexation Ordinance	Second reading held; Annexation Ordinance approved
December 17, 2025	Planning and Zoning Commission	Comprehensive Plan Amendment Request	Recommended Approval
December 17, 2025	Planning and Zoning Commission	Rezoning Request	Recommended Approval

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
FP25-0038 / Hickory Grove Multifamily
Planning & Zoning Commission

REQUEST:
Final plat for an approximately 41.391-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 as detailed in the table below. However, staff has no objection to the requested extension, which could be granted to a date certain of February 11, 2026.

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. **Findings:** The Final Plat does not meet all review criteria, as detailed in the following items as required by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B: 1. Ensure plat is clear and legible, clarifying all labels and callouts (FPC 2.1) 2. Add the project number to the title block (FPC 2.2) 3. Label point of beginning tied to abstract corner with coordinates in decimal degrees (FPC 2.9) 4. Add all abbreviations to the legend (FPC 2.12) 5. Verify clearance zone dimensions and utility easements, consistent with civil engineering plans (FPC 3.1) 6. Comply with DDC requirements for new drainage, detention, and/or floodplain easements (FPC 3.7) 7. Show and correctly dimension floodplain limits, including the floodplain buffer extending 200' from the edge of the floodplain and the creek the creek centerline, consistent with civil engineering plans (FPC 3.11) 8. Label the exact location, dimension, and centerline of existing public ROW intersecting or contiguous with its boundary or forming such boundary (FPC 3.13) 9. Label minimum finished floor elevation for each pad site on any lot encumbered by floodplain or within 200 feet floodplain buffer (FPC 3.14)	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
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: 10. Update city limit line per recent annexation (FPC 4.5) 11. Ensure plat notes are applicable to the plat type submitted (FPC 5.9) 12. Ensure the correct year is provided in all signature lines (FPC 5.10) 13. Indicate gas well locations for operational and plugged wells on site or on adjacent property, and dimension required reverse setbacks, equipment separation distances, and gas well notifications (FPC 6.6) 14. Add the following note: "Property may not be subdivided or made part of the public eater system before reconstructing water and sanitary sewer lines in compliance with applicable law, including – but not limited to – the Texas Administrative Code (TAC) Title 30 Part 1 Chapter 217 Design Criteria for Domestic Wastewater Systems and 290 Public Drinking Water, the City of Denton's Code of Ordinances, and any amendments or additions thereto (FPC 6.7)			
b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. **Findings:** The Final Plat does not meet the review criteria of DDC Section 2.6.4D as described herein.	☐	☒	☐
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. **Findings:** There is no conflict.	☐	☐	☒
2. Prior Approvals			
a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities. **Findings:** The Final Plat is consistent with the Preliminary Plat. Since the approval of the Preliminary Plat, there have been minor amendments to the phasing plan, an amendment to the Development Agreement, and a subsequent annexation of the proposed Lot 2, Block A. The proposed Final Plat does not reflect the most recent annexation.	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. **Findings:** The overall goals of the Comprehensive Plan are met with the proposed Final Plat.	☐	☐	☒
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	**Compliance**		
4. Compliance with this DDC			
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. **Findings:** All applications shall include all required information requested by the Director to demonstrate compliance with City codes per DDC Section 2.4.4B. Per the Development Agreement, the subject property is subject to those portions of the DDC typically applicable to the City's Division 1 ETJ as well as development and subdivision regulations contained in Section 3.4, Subchapter 7, and Subchapter 8 of the Denton Development Code. The proposed Final Plat requires the following note: "Within the City limits of the City of Denton, 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."	☐	☒	☐

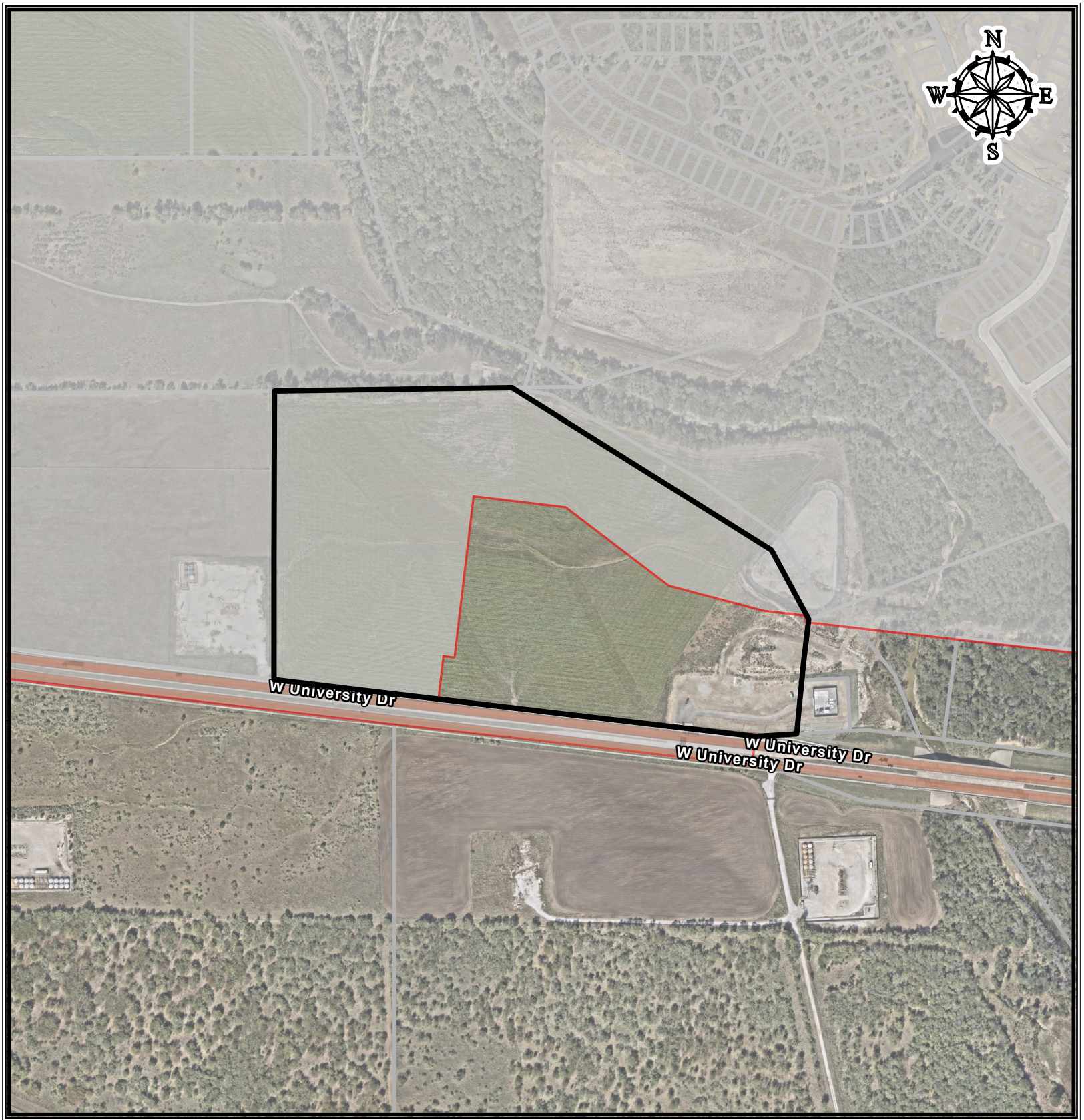
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The Final Plat was not submitted at an adequate level of detail. As outlined in Criterion 1.a above, additional dimensions and labels are needed for clarity.	☐	☒	☐
5. Compliance with Other Applicable Regulations			
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. **Findings:** The Final Plat complies with all other applicable city regulations.	☒	☐	☐
6. Consistent with Interlocal and Development Agreements			
a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC. **Findings:** The proposed development is compliant with the development agreement adopted for this Municipal Utility District. As described herein, the Final Plat does not reflect the recent annexation permitted by the Development Agreement.	☐	☒	☐
7. Minimizes Adverse Environmental Impacts			
a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property			
a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.			
9. Minimizes Adverse Fiscal Impacts			
a. The proposed development should not result in significant adverse fiscal impacts on the city. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards			
a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards. **Findings:** The proposed Final Plat is compliant with all applicable regulations.	☒	☐	☐
11. Provides Adequate Road Systems			
a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. **Findings:** The Final Plat is compliant with this criterion.	☒	☐	☐
12. Provides Adequate Public Services and Facilities			
a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties. **Findings:** There are adequate facilities to serve the development. Civil engineering plans are under review to ensure adequate infrastructure improvements and extensions.	☒	☐	☐

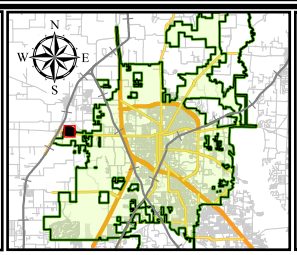
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
13. Rational Phasing Plan			
a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements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

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

FP25-0038
Aerial Site Location



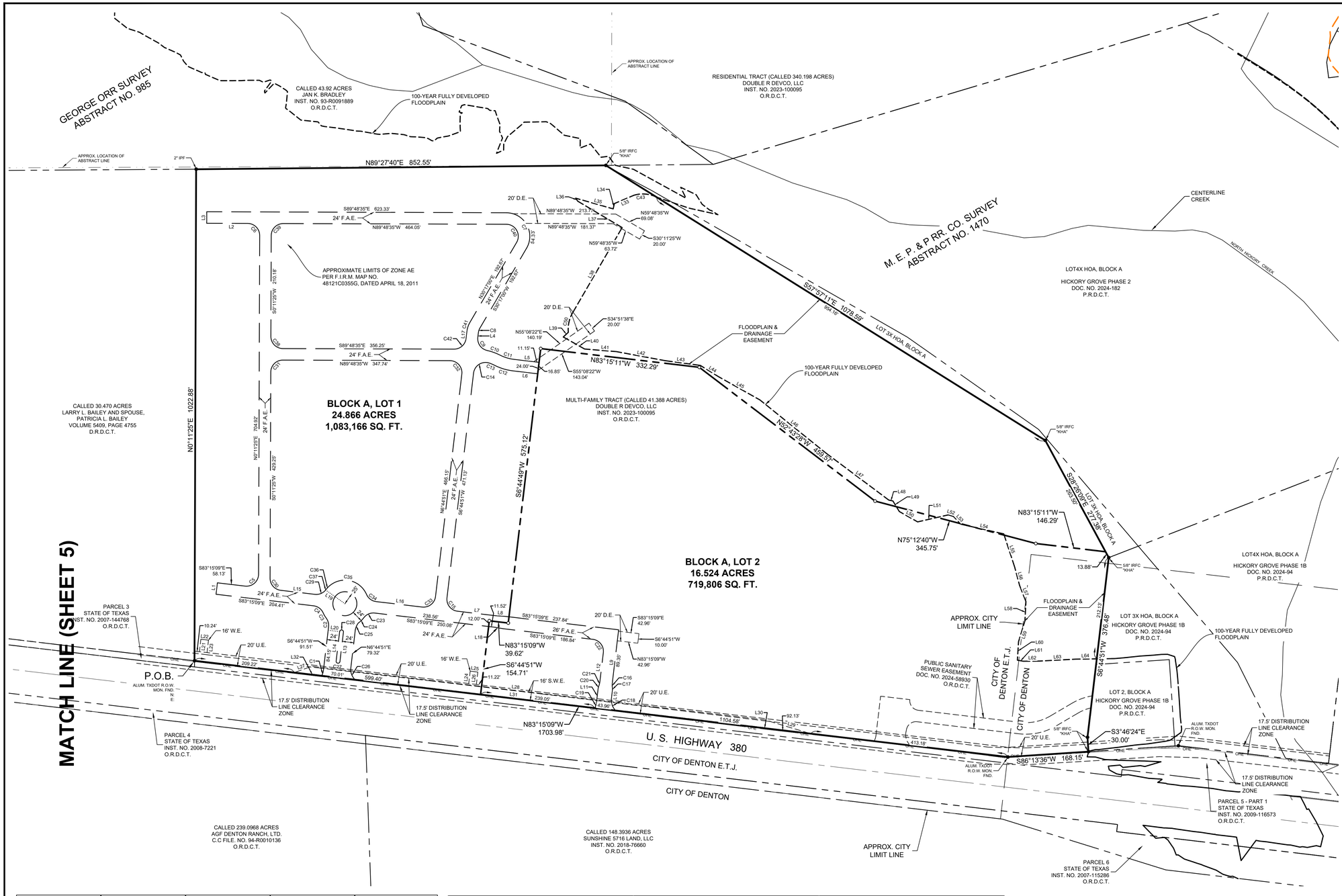
COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40

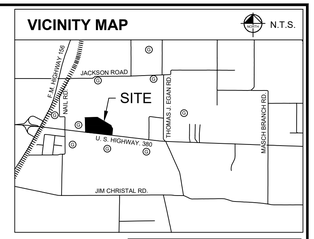


0 137.5 275 550 Feet

CITY OF DENTON
Development Services · GIS
Date: 1/7/2026

"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."





GRAPHIC SCALE IN FEET

100 0 50 100 200

1" = 100' @ 24X36

SEE SHEET 2 FOR GENERAL NOTES

LINE TYPE LEGEND

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

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.E.	VISIBILITY EASEMENT
	GUY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
R.O.W.	RIGHT-OF-WAY
F.A.E.	FIRE LANE & ACCESS EASEMENT

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	N06°44'51"E	24.00'	L16	S83°15'09"E	96.42'	L31	N83°15'18"W	943.90'	L46	S51°10'53"E	177.52'	L61	S79°57'57"E	12.60'
L2	N89°48'35"W	85.28'	L17	N06°44'51"E	14.93'	L32	S70°10'41"W	2.78'	L47	S53°12'39"E	162.24'	L62	N89°29'45"E	33.36'
L3	N00°11'25"E	24.00'	L18	S80°23'24"E	20.02'	L33	S66°56'25"W	44.61'	L48	S78°12'23"E	8.64'	L63	N86°56'16"E	75.36'
L4	S06°44'51"W	9.60'	L19	N54°45'54"W	49.10'	L34	S12°12'21"W	11.25'	L49	S31°10'26"E	25.75'	L64	N89°12'24"E	44.18'
L5	S83°15'09"E	52.25'	L20	N83°15'09"W	24.00'	L35	N74°03'35"W	81.17'	L50	S60°31'01"E	43.78'			
L6	N83°15'09"W	52.25'	L21	S06°44'51"W	26.00'	L36	S34°42'58"E	7.68'	L51	N77°10'21"E	65.65'			
L7	S83°15'09"E	79.60'	L22	N83°15'09"W	16.00'	L37	S59°15'10"E	107.39'	L52	S73°13'41"E	10.97'			
L8	S86°06'54"E	20.02'	L23	N06°44'51"E	26.00'	L38	S30°08'46"W	205.52'	L53	S44°01'39"E	22.59'			
L9	S06°44'51"W	112.35'	L24	S06°44'51"W	26.00'	L39	S46°48'44"W	14.35'	L54	S77°12'49"E	91.28'			
L10	S06°44'51"W	16.25'	L25	N83°15'09"W	16.00'	L40	S60°35'02"E	50.97'	L55	S18°13'15"E	72.59'			
L11	S06°44'51"W	28.49'	L26	N06°44'51"E	26.00'	L41	S85°18'34"E	66.50'	L56	S14°56'15"E	39.34'			
L12	S06°44'51"W	61.35'	L27	N70°10'41"E	38.55'	L42	S79°28'06"E	102.53'	L57	S21°25'55"E	36.44'			
L13	N06°44'51"E	61.70'	L28	S83°15'18"E	949.07'	L43	S82°18'36"E	74.42'	L58	S03°03'25"W	40.26'			
L14	S06°44'51"W	61.70'	L29	S73°15'04"E	99.53'	L44	S58°07'27"E	43.59'	L59	S17°01'58"W	45.09'			
L15	S83°15'09"E	71.74'	L30	N73°15'05"W	7.40'	L45	S60°39'39"E	99.56'	L60	S03°40'09"W	38.63'			

CURVE TABLE					CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	22°37'20"	30.03'	11.86'	N18°07'30"E	11.78'	C16	14°50'06"	30.00'	7.77'	S00°40'12"E	7.75'	C31	90°00'00"	25.00'	39.27'	S45°11'25"W	35.36'
C2	42°49'19"	25.80'	19.28'	N15°22'52"W	18.83'	C17	14°50'06"	30.00'	7.77'	N00°40'12"W	7.75'	C32	96°33'26"	25.00'	42.13'	N41°31'52"W	37.32'
C3	14°15'25"	49.00'	12.19'	S30°22'52"E	12.16'	C18	52°03'43"	30.14'	27.39'	S19°23'37"E	26.45'	C33	90°00'00"	25.00'	39.27'	N51°44'51"E	35.36'
C4	60°00'00"	25.00'	26.18'	N53°15'09"W	25.00'	C19	22°27'47"	30.13'	11.81'	N18°04'49"E	11.74'	C34	57°05'32"	25.00'	24.91'	S54°42'23"E	23.89'
C5	96°33'26"	25.00'	42.13'	N48°28'08"E	37.32'	C20	14°50'06"	30.00'	7.77'	S14°09'54"W	7.75'	C35	94°50'09"	49.00'	81.10'	N83°15'09"W	72.16'
C6	90°00'00"	25.00'	39.27'	N44°48'35"W	35.36'	C21	14°50'06"	30.00'	7.77'	N14°09'54"E	7.75'	C36	12°22'51"	53.96'	11.66'	S42°58'49"W	11.64'
C7	120°05'35"	49.00'	102.70'	N29°45'48"W	84.91'	C22	90°00'00"	25.00'	39.27'	N38°15'09"W	35.36'	C37	7°40'10"	3.00'	0.40'	N35°49'14"E	0.40'
C8	23°32'09"	25.00'	10.27'	S18°30'55"W	10.20'	C23	60°00'00"	25.00'	26.18'	S66°44'51"W	25.00'	C38	90°00'00"	25.00'	39.27'	S44°48'35"E	35.36'
C9	84°13'42"	25.00'	36.75'	S35°22'00"E	33.53'	C24	18°32'06"	49.00'	15.85'	N46°00'54"E	15.78'	C39	90°00'00"	25.00'	39.27'	S45°11'25"W	35.36'
C10	14°28'53"	112.00'	28.31'	N70°14'24"W	28.23'	C25	28°29'33"	31.64'	15.73'	S23°20'10"W	15.57'	C40	120°05'35"	25.00'	52.40'	N29°45'48"W	43.32'
C11	20°15'11"	88.00'	31.11'	S73°07'33"E	30.94'	C26	52°16'28"	30.03'	27.40'	S19°27'21"E	26.46'	C41	23°32'09"	49.00'	20.13'	S18°30'55"W	19.99'
C12	20°15'11"	112.00'	39.59'	S73°07'33"E	39.38'	C27	180°00'00"	4.00'	12.57'	S83°15'09"E	8.00'	C42	83°26'34"	25.00'	36.41'	N48°28'08"E	33.28'
C13	7°37'15"	88.00'	11.70'	N66°48'36"W	11.70'	C28	180°00'00"	4.00'	12.57'	N83°15'09"W	8.00'	C43	42°17'49"	65.12'	48.07'	N85°06'54"W	46.99'
C14	102°37'56"	25.00'	44.78'	S58°03'49"W	39.03'	C29	57°05'32"	25.00'	24.91'	N68°12'05"E	23.89'	C50	35°54'52"	66.62'	41.76'	S12°16'28"W	41.08'
C15	90°00'00"	25.00'	39.27'	S38°15'09"E	35.36'	C30	83°26'34"	25.00'	36.41'	S41°31'52"E	33.28'						

FINAL PLAT

HICKORY GROVE MULTIFAMILY ADDITION

BLOCK A, LOTS 1 & 2

2 MULTIFAMILY LOTS

41.391 ACRES (1,802,972 SQ. FT.)

OUT OF THE

M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 1470

CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS

CITY PROJECT #FP25-____

NOVEMBER 2025

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JCC	KHA	NOV. 2025	068517166	1 OF 2

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: JT Hale, P.E.

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

DWG NAME: K:\FRI_SURVEY\093451869-LEGEND\S RANCH\MF - DENTON\DWG\068517169 HICKORY GROVE MF PHASE 1 FP.DWG PLOTTED BY:GRABLE, JEFF 11/13/2025 2:24 PM LAST SAVED 11/13/2025 1:39 PM

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 M. E. P. & P. RR. Co. Survey, Abstract No. 1470, City of Denton E.T.J., Denton County, Texas, and being all of a called 41.388 acre tract of land described as Multi-Family 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 an aluminum TxDot right-of-way monument found on the northerly right-of-way line of U.S. Highway 380, a variable width right-of-way, for the southwest corner of said 41.388 acre tract, common to the southeast corner of a called 30.470 acre tract of land described in a deed to Larry L. Bailey and spouse, Patricia L. Bailey, recorded in Volume 5409, Page 4755 of the Deed Records of Denton County, Texas;

THENCE North 00°11'25" East, departing the northerly right-of-way line of said U.S. Highway 380, along the westerly line of said 41.388 acre tract and along the easterly line of said 30.470 acre tract, a distance of 1,022.88 feet to a 2 inch pipe found for the northwest corner of said 40.388 acre tract, common to the northeast corner of said 30.470 acre tract, same being on the southerly line of a called 43.92 acre tract of land described in a deed to Jan K. Bradley, recorded in Instrument No. 93-R0091889 of the Official Records of Denton County, Texas;

THENCE North 89°27'40" East, along the northerly line of said 40.388 acre tract and along the southerly line of said 43.92 acre tract, a distance of 852.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the westernmost corner of Hickory Grove, Phase 2, an addition to Denton County, Texas, according to the final plat thereof recorded in Document No. 2024-182 of the Plat Records of Denton County, Texas, common to the northeast corner of said 41.388 acre tract;

THENCE South 57°57'11" East, departing the southerly line of said 43.92 acre tract, along the easterly line of said 41.388 acre tract and along the westerly line of said Hickory Grove, Phase 2, a distance of 1,078.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE South 28°26'09" East, continuing along the easterly line of said 41.388 acre tract and the westerly line of said Hickory Grove, Phase 2, a distance of 277.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said Hickory Grove, Phase 2, common to the westernmost northwest corner of Hickory Grove, Phase 1B, an addition to the City of Denton, Texas, according to the final plat thereof recorded in Document No. 2024-94 of the Plat Records of Denton County, Texas;

THENCE South 06°44'51" West, continuing along the easterly line of said 41.388 acre tract and along the westerly line of said Hickory Grove, Phase 1B, a distance of 376.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE South 03°46'24" East, continuing along the easterly line of said 41.388 acre tract and the westerly line of said Hickory Grove, Phase 1B, a distance of 30.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found on the northerly right-of-way line of said U.S. Highway 380, for the southeast corner of said 41.388 acre tract, common to the southwest corner of said Hickory grove, Phase 1B;

THENCE South 86°13'36" West, along the northerly right-of-way line of said U.S. Highway 380 and along the southerly line of said 41.388 acre tract, a distance of 168.15 feet to an aluminum TxDot right-of-way monument found for corner;

THENCE North 83°15'09" West, continuing along the northerly right-of-way line of said U.S. Highway 380 and the southerly line of said 41.388 acre tract, a distance of 1,703.98 feet to the **POINT OF BEGINNING** and containing 41.3905 acres (1,802,972 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 MULTIFAMILY ADDITION, 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 _____ §

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

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

_____
Notary Public, State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

STATE OF TEXAS §

COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 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 approves this plat and subdivision of _____in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this __ day of ____, 2025.

_____
CHAIRPERSON, PLANNING AND ZONING COMMISSION

_____
CITY SECRETARY

GENERAL NOTES:

1. The purpose of this plat is create 2 multifamily lots and dedicate easements.
2. Master Note N/A
3. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849393.
4. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from the information by Fidelity National Title Insurance company, GF. No. 23030303COM, effective date March 29, 2023. The surveyor has not abstracted the above property,
5. This plat lies wholly within the City of Denton and the City of Denton, the ETJ of the City of Denton, and Denton County.
6. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.
7. Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.
8. There are no gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown.
9. All landscaping and structures, including fences, on or adjacent to easements and at intersections shall conform to the City of Denton and AASHTO site distance requirements for motorists.
10. No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parkinglot under the following conditions:

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

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

    c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
11. Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.
12. Encroachment of private improvements into public easements shall not be permitted.
13. There was no observed evidence of any protected trees on the subject property at the time of the survey.
14. Sidewalks shall be constructed as required by the Transportation Criteria Manual and Section 7.8.11 of the Design Standards of the City of Denton, except in the case of streets where a payment in lieu of construction agreement per DDC 7.8.7D has been approved by the City of Denton. Prior to the acceptance of streets within the subdivision by the City of Denton, sidewalks shall be constructed by the developer along all streets where non-residential construction will not front or side. Commercial building developers shall construct sidewalks along streets on which non- residential construction front and along streets on which non-residential construction side before certificates of occupancy will be issued.
15. Wastewater utility service will be provided by the City of Denton.
16. Master Note N/A
17. Master Note N/A
18. Water utility service will be provided by the City of Denton.
19. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
20. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0355G, for Denton County, Texas and incorporated areas, dated April 18, 2011, as revised by LOMR Case No. 13-06-3803P, effective date July 28, 2014 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)"

    If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
21. Vertical datum used for the minimum finished floor elevations is NAVD 88 and is the same as the datum used to establish 100-year base flood elevations.
22. Master Note N/A
23. Lots within 200' of FEMA floodplain require minimum finish floor elevations as shown on plat.
24. Master Note N/A
25. This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors, and the HOA. The Floodplain & Drainage Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Floodplain and Drainage Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Floodplain & 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 Floodplain & Drainage Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.
26. This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
27. As required by Section 8.2.5B of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond, or letter of credit is provided to and accepted by the City.
28. Master Note N/A
29. Master Note N/A
30. Master Note N/A
31. Master Note N/A
32. Master Note N/A
33. IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
34. Master Note N/A
35. Master Note N/A
36. Master Note N/A
37. Master Note N/A
38. Master Note N/A
39. Master Note N/A
40. Master Note N/A
41. Master Note N/A
42. Master Note N/A
43. Master Note N/A
44. All number omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
45. void
46. void
47. Floodplain Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Floodplain Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Floodplain Easement, as herein above defined, unless approved by the City.The owners shall keep the Floodplain Easement clear and free of debris, silt,and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above described Floodplain Easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Floodplain Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages to any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.
48. 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.
49. All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted

FINAL PLAT
HICKORY GROVE MULTIFAMILY ADDITION
BLOCK A, LOTS 1 & 2

2 MULTIFAMILY LOTS

41.391 ACRES (1,802,972 SQ. FT.)
OUT OF THE
M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 1470
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP25-____
NOVEMBER 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	NOV. 2025	068517166	2 OF 2

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

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

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

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

DWG NAME: K:\FRI_SURVEY\068451869-LEGEND\S RANCH MF - DENTON\DWG\068517189 HICKORY GROVE MF PHASE 1 FP.DWG PLOTTED BY:CRABLE, JEFF 11/13/2025 2:24 PM LAST SAVED 11/13/2025 1:39 PM

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

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

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

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

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

Order | Return to Search

Instructions:

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

Kimley»Horn

January 6, 2026

Mia Hines
City of Denton
401 N. Elm Street
Denton, Texas 76201

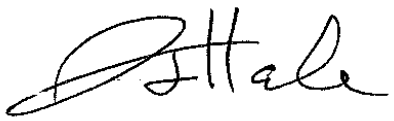
Re: ***Hickory Grove Multifamily Final Plat – (FP25-0038)***
30-Day Extension Request Letter
Denton, Texas

Dear Ms. Hines:

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

Please contact me at 469-949-9044 or jt.hale@kimley-horn.com should you have any questions or need any additional information.

Sincerely,



JT Hale, P.E. (TX, AR), MBA
Kimley-Horn | 6160 Warren Parkway, Suite 210, Frisco, Texas 75034
Main: 972 335 3580 | Direct: 469 949 9044 | Cell: 469 610 6220

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: January 14, 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. (PP25-0005b, 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

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. Approved with conditions
3. Deny with reasons

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
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

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

PP25-0005b / 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 denial of this Preliminary Plat as it does not meet 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**
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. **Findings:** The Preliminary Plat does not meet all review criteria, as detailed herein.	☐	☒	☐
b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. **Findings:** The Preliminary Plat does not meet the review criteria of DDC Section 2.6.3D as described below.	☐	☒	☐
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. **Findings:** There is no conflict.	☐	☐	☒
2. Prior Approvals			
a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
Findings: A Gas Well Development Plat was approved in 2002 (GWP02-0024) and amended in 2007 (AGWP07-0010). The proposed plat has not resolved the plat-on-plat issue by providing documentation from the gas well operator that they have no concern with the proposed plat.			
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** The Denton 2040 Comprehensive Plan Future Land Use Map designates the subject property as Moderate Residential. The proposed uses are consistent with the designation.	☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
4. Compliance with this DDC			
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. **Findings:** The Preliminary Plat does not meet all applicable DDC standards as noted below: 1. Lot lines shall not split utility easements and side yard easements are not permitted. (DDC 7.6.7)	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The proposed preliminary plat was not submitted with the appropriate level of detail, as the following Preliminary Plat checklist items have not been provided: 1. Provide a copy of a current title policy or title survey. (CL 1.6) 2. Show and label the location and size of existing and proposed water, sanitary sewer, storm water lines, and conceptual associated facilities. (CL 3.14, 3.15) 3. Show connections to existing neighboring dead-end water mains. Show proposed public water mains to loop to existing or proposed public system. (DCM 6.2.17, CL 6.8) 4. If proposing connections to any water main 16" or greater, provide written approval by the General Manager of Water Utilities. (CL 6.9) 5. Add project number to plans. (CL 2.1) 6. Label the ETJ/City boundary. (CL 4.1) 7. Note the current effective Flood Insurance Rate Map (FIRM) and any map changes Letters of Map Amendment, Conditional Letters of Map Revision, etc. (LOMA, CLOMR, etc.). (CL 3.6) 8. Show centerline and dimension in at least one spot from the centerline to the edge of the property. (CL 3.11) 9. Provide separate street name and diamond break at 90 degree. (CL 3.12) 10. Label area of each easement in acres. (CL 3.4 and CL 4.4) 11. Include recording information for all existing easements and adjacent property information. (CL 4.1) 12. Reference owner in legal description. (CL 5.1) 13. Include square footage of property in legal description. (CL 2.1 and CL 3.2) 14. Label and dimension all lots and blocks and include the area expressed in square feet and acres. (CL 3.3) 15. Depict all overhead electric distribution and transmission line clearance zones. (CL 3.18) 16. Provide a legend for all abbreviations, graphic symbols, and line types used. Line types in legend do not match plans. (CL 2.10)	☐	☒	☐
5. Compliance with Other Applicable Regulations			

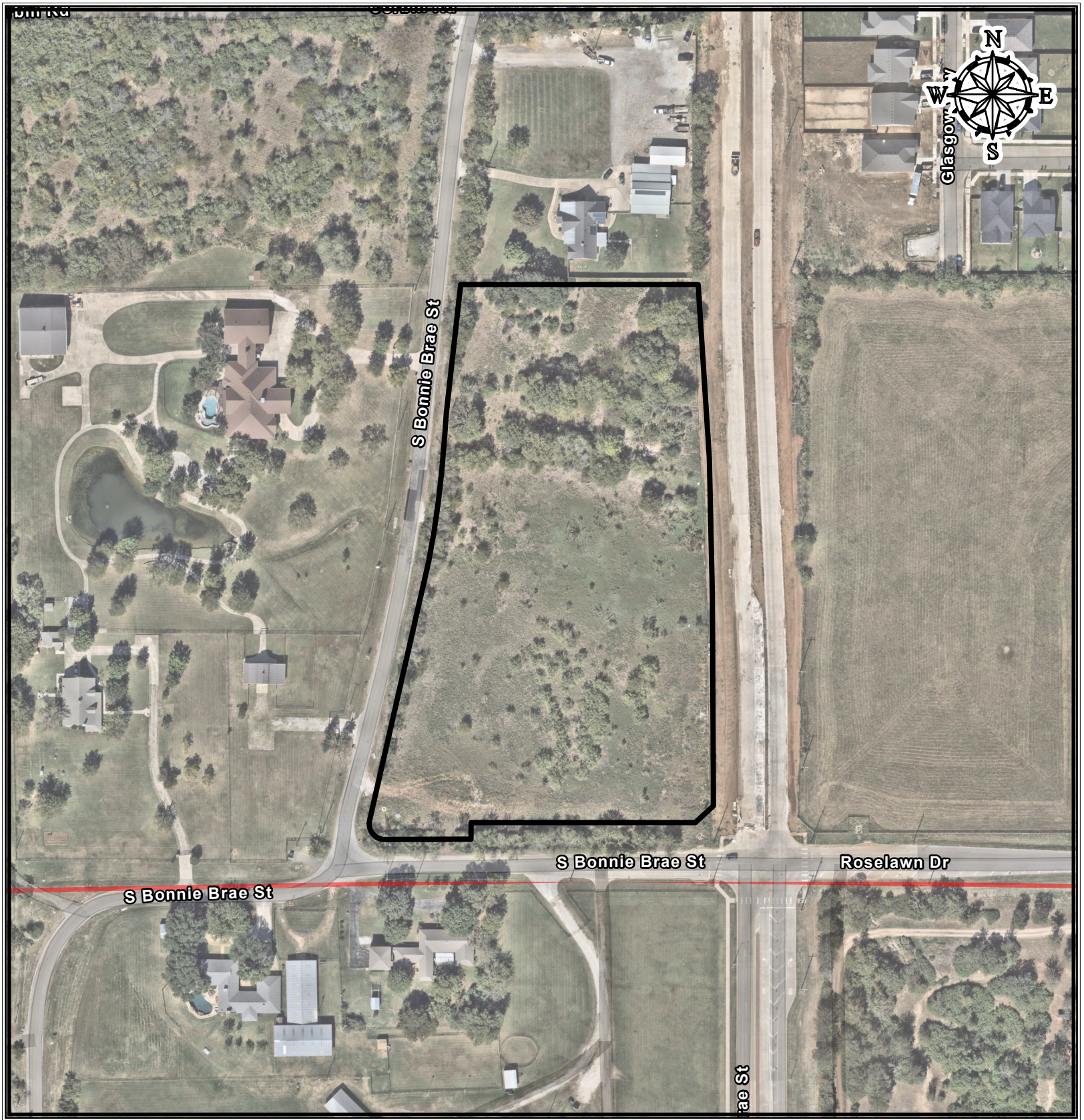
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. **Findings:** The proposed Preliminary Plat does not comply with the following subsections of the Design Criteria Manual. 1. If proposing connections to any water main 16" or greater, provide written approval by the General Manager of Water Utilities. (DCM 6.2.15B.2 and CL 6.9) 2. ROW widths and geometry must comply with DCM 5.3 and Table 5.3-A. (DCM 5.1 and CL 3.8) 3. Provide a min. 10'x10' corner clip at the intersection of Bonnie Brae St. and Roselawn Drive. (CL 3.10 and DCM 5.4.1 and 5.4.2)	☐	☒	☐
6. Consistent with Interlocal and Development Agreements			
a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC. **Findings:** There are no interlocal or development agreements associated with this plat.	☐	☐	☒
7. Minimizes Adverse Environmental Impacts			
a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property			
a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
9. Minimizes Adverse Fiscal Impacts			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
a. The proposed development should not result in significant adverse fiscal impacts on the city. **Findings:** Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.	☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards			
a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards. **Findings:** The proposed Preliminary Plat does not comply with all utility standards, as detailed herein, as additional information is needed on the existing water line to be tapped into. Furthermore, utility easements must be realigned as to not split lot lines, as required by the Denton Development Code. Additionally, the plat does not comply with dimensional standards for the adjacent roadways, and additional right of way dedication must be shown.	☐	☒	☐
11. Provides Adequate Road Systems			
a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. **Findings:** Adequate road capacity exists to serve the subdivision, but additional right of way and corner clip dedication is necessary to ensure safe ingress and egress.	☐	☒	☐
12. Provides Adequate Public Services and Facilities			
a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties. **Findings:** Additional information is required to determine if adequate public facilities exist to serve the site as a design deviation request is necessary to be able to tap into a water main 16" or greater.	☐	☒	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
13. Rational Phasing Plan			
a. **If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.** **Findings:** No phasing plan is proposed for this plat.	☐	☐	☒

Preliminary Plat Review Approval Criteria (DDC Section 2.6.3)	Applicability		
	Met	Not Met	N/A
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. **Findings:** The Preliminary Plat meets the above approval criteria.	☒	☐	☐
15. Provides evidence of public water and sewer system connections. **Findings:** This development will be served by City of Denton Water and Wastewater. Additional information is required to determine if adequate public facilities exist to serve the site as a design deviation request is necessary to be able to tap into a water main 16" or greater.	☐	☒	☐
16. Identifies and adequately mitigates known natural hazard areas. **Findings:** The proposed development must comply with all applicable standards and specifications adopted by the City.	☒	☐	☐
17. Proposes reasonable project phasing in terms of infrastructure capacity. **Findings:** No phasing plan is proposed for this plat.	☐	☐	☒

PP25-0005
Aerial Site Location

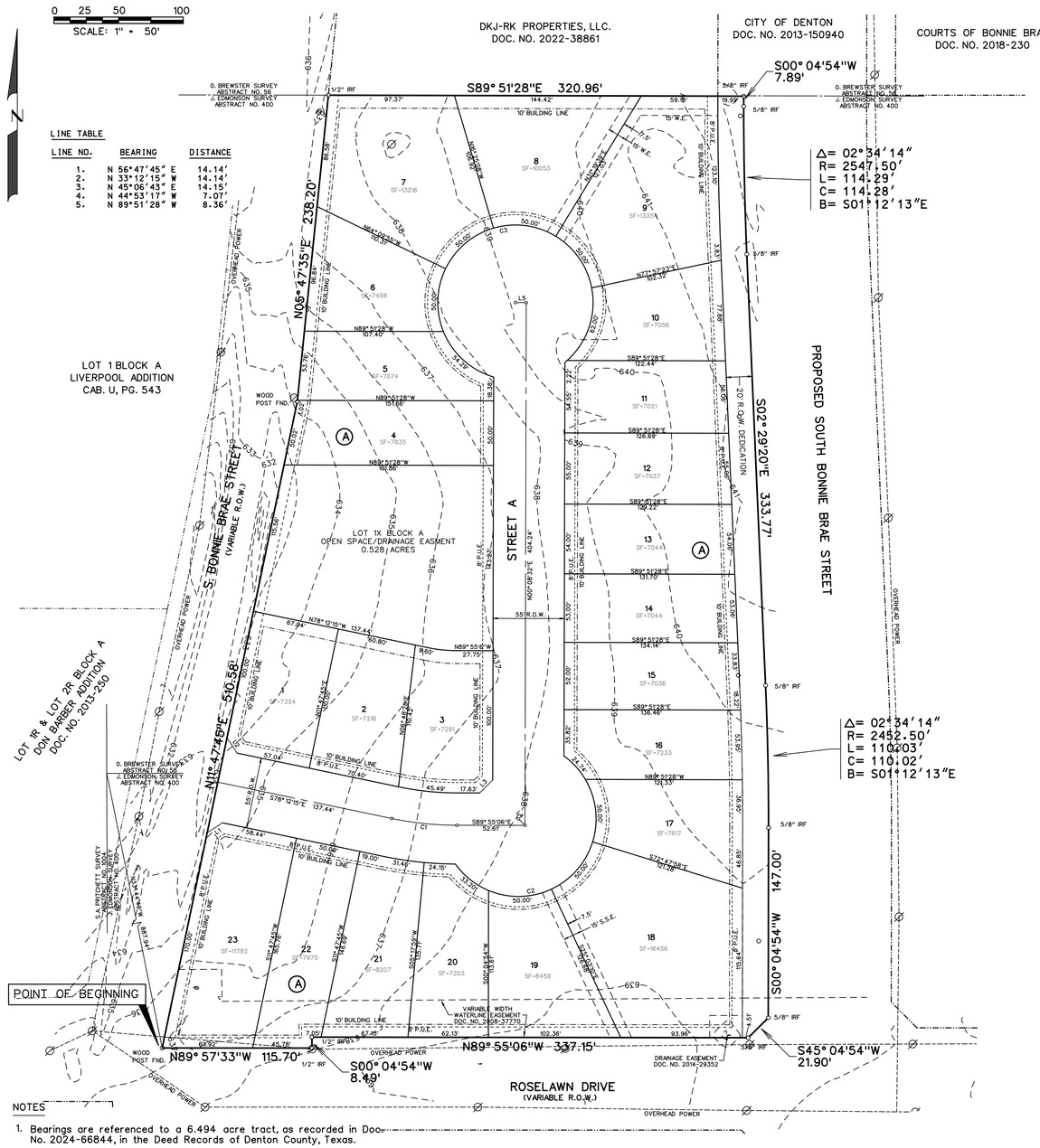


COD
ETJ
ETJ 2
NAA 8/1/20
NAA 8/1/40

0 50 100 200 Feet

CITY OF DENTON
Development Services · GIS
Date: 11/4/2025

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



NOTES

1. Bearings are referenced to a 6.494 acre tract, as recorded in Doc. No. 2024-66844, in the Deed Records of Denton County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" 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.
4. LEGEND
   IRF - Iron Rod Found
   S.S.E. - Sanitary Sewer Easement
   W.E. - Water Easement
   C.M. - Controlling Monument
   P.U.E. - Public Utility Easement -
   ----- - Boundary line
   ——— - Centerline
   ∅ - Power Pole
   Ⓜ - Block letter
5. 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.
6. Bearings are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.
7. No floodplain exists on site.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	11°42'51"	247.50'	50.60'	50.51'	S84°03'40"E
2.	161°25'43"	60.00 '	207.94'	118.43'	N45°06'48"E
3.	55°50'33"	60.00'	318.51'	56.19'	N78°19'32"E

8. Water and Wastewater service will be provided by the City of Denton.
9. 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.
10. 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 Comprehsive Master Drainage Plan.

CORWIN JOB NO. 24039

LEGAL DESCRIPTION

Being, 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 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 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 Subdivison 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_____, 2025.

NOTARY PUBLIC, STATE OF TEXAS

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 utilizes 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_____, 2025.

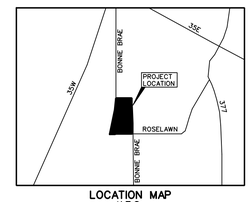
NOTARY PUBLIC, STATE OF TEXAS

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. 2025 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENTON, TEXAS

PLANNING & ZONING COMMISSION CHAIRMAN

CITY SECRETARY



LOCATION MAP
N.T.S.

PRELIMINARY PLAT
OF
ROSELAWN MEADOWS
LOTS 1-23, BLOCK A
LOT 1X BLOCK A
TOTAL RESIDENTIAL LOTS 23
TOTAL OPEN SPACE 1
TOTAL LOTS 24
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

OCTOBER 2025 SCALE: 1"=50'

PP25-XXX

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

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

Name	Address	Inactive Date
Capitol Corporate Services, Inc.	1501 S Mopac, Ste 220 Austin, TX 78746 USA	

Order | Return to Search

Instructions:

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

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: January 14, 2026

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams to rezone approximately 0.74 acres from Residential 3 (R3) zoning district to Residential 7 (R7) zoning district. The subject site is generally located on the northeast corner of Bolivar Street and Taliaferro Street, approximately 155 feet west of North Elm Street in the City of Denton, Denton County, Texas. (Z25-0018, Denton Duplexes, Bryce Van Arsdale).

BACKGROUND

The applicant, Candy Whitaker, of McAdams Company has applied to rezone approximately 0.74 acres from Residential 3 (R3) Zoning District to Residential 7 (R7) Zoning District. The site is currently vacant with mature trees scattered throughout the site. There is no Environmentally Sensitive Area or wildlife corridor present on this site.

The subject property was developed as a single-family residence in 1955. After an initial zoning district of One-Family Dwelling District (SF-7) in 1969 the property was transitioned to Neighborhood Residential 3 (NR-3) in 2002. Following the implementation of the 2019 Denton Development Code, the property was reclassified in the Residential 3 (R3) zoning district. In March of 2025, it was determined that the single-family residence and accessory buildings were in a state of disrepair and the demolition of these buildings was approved by City Staff.

The applicant has submitted a conceptual site plan proposing the subdivision of the subject property into four parcels, each containing a duplex. While the applicant has indicated the intent is to develop the subject property as duplexes, any use permitted in the R7 District could be allowed (see Exhibit 9).
The surrounding properties are comprised of Residential 7 (R7) to the east, Residential 3 (R3) to the north, and Residential 4 (R4) to the west. Development in the vicinity is varied and includes single-family residences, duplexes, a religious facility, and multifamily. The Bolivar Street area has developed over time as a mixed residential neighborhood. The area was characterized by single-family homes developed in the 1940's, followed by phases of duplex development in 1971, 1995, and 2018. In addition to residential uses, a small number of supporting uses such as churches and low-intensity commercial were developed beginning in the 1970's and continuing through 1995.

A full Staff Analysis is provided in Exhibit 2.

OPTIONS

1. Recommend approval
2. Recommend denial
3. Postpone item

RECOMMENDATION

Staff recommends approval of the rezoning of approximately 0.74 acres from Residential 3 (R3) zoning district to a Residential 7 (R7) zoning district as it complies with the criteria in Section 2.4.5.E of the Denton Development Code for approval of all applications, and Section 2.7.2.D of the DDC for approval of a Zoning Map Amendment (Rezoning).

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
1969	City Council	Assigned One-Family Dwelling District (SF-7) zoning	Approved
2002	City Council	Citywide rezoning to Neighborhood Residential 3 (NR-3) zoning	Approved
April 10, 2019	City Council	Citywide rezoning to Residential 3 (R3)	Approved

PUBLIC OUTREACH:

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

- On December 22, 2025, a total of two hundred and five (205) notices were mailed out to property owners near the subject property. As of the writing of this report, staff has not received any responses.
- A notice was published on the City's website on December 23, 2025.
- A notice was published in the Denton Record Chronicle on December 26, 2025.
- One sign was posted on the subject property on December 29, 2025.
- The applicant held two neighborhood meetings which were attended by a total of 2 residents in the area. Concerns were shared by the residents related to on-street parking and density.

DEVELOPER ENGAGEMENT DISCLOSURES

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

(Continued on next page)

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Applicant's Project Narrative
4. Project Site Location
5. Future Land Use Map
6. Existing Zoning Map
7. Proposed Zoning Map
8. Financial Impact Analysis
9. Table of Allowed Uses
10. Notification Map
11. LLC Members list
12. Draft Ordinance

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Bryce Van Arsdale
Assistant Planner

Planning Staff Analysis
Z25-0018 / Denton Duplexes Rezoning R3 to R7
City Council District #2

REQUEST:
Rezoning of approximately 0.74 acres from Residential 3 (R3) Zoning District to a Residential 7 (R7) Zoning District.

STAFF RECOMMENDATION:
Staff recommends **approval** of the rezoning of approximately 0.74 acres from R3 Zoning District to a R7 Zoning District as it complies with the criteria in Section 2.4.5.E of the Denton Development Code (DDC) for approval of all applications, and Section 2.7.2.D of the DDC for approval of a Zoning Map Amendment (Rezoning).

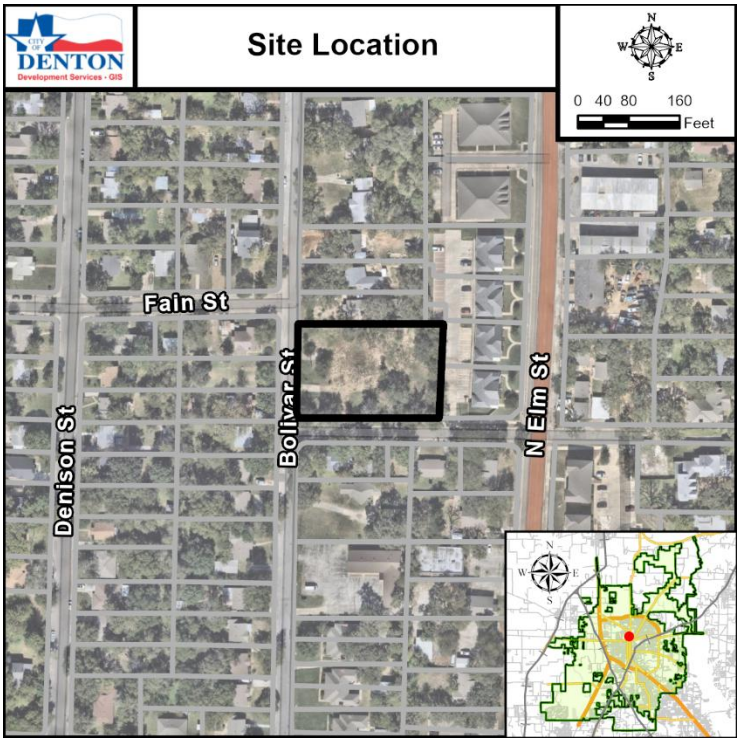
SITE DATA:

The subject property was initially developed as a single-family residence in 1955. After an initial zoning district of One-Family Dwelling District (SF-7) in 1969 the property was transitioned to Neighborhood Residential 3 (NR-3) in 2002. Following the implementation of the 2019 Denton Development Code, the property was reclassified in the Residential 3 (R3) zoning district. In March of 2025, it was determined that the single-family residence and accessory buildings were in a state of disrepair and the demolition of these buildings was approved by City Staff.

The property owner, 2306 Bolivar St an individual protected series of series of Elsi LLC, acquired the property in January of 2025 and has submitted a zoning change request to allow for the development of four duplexes. Should the zoning change be approved, the property owner will apply for a subdivision of the property in order to facilitate the duplex development. The R7 zoning district permits a variety of residential, public, institutional, religious, and commercial uses by right and with the approval a Specific Use Permit (SUP). See Exhibit 9 for a complete table of allowed uses.

The subject site is generally located on the northeast corner of Bolivar Street and Taliaferro Street, approximately 155 feet west of North Elm Street. Per the City's 2022 Mobility Plan, Bolivar Street is a north-south Residential Street and Taliaferro Street is an east-west Residential Street. The property is vacant at this time with 138 feet of frontage along Bolivar Street and 220 feet of frontage along Taliaferro Street. Previously, access to this property was granted via curb cuts on both Bolivar and Taliaferro Streets. The site contains an urban stand of protected trees but is otherwise not improved.

The City's maps reflect that no Environmentally Sensitive Area (ESA) or wildlife corridors are present on the subject lot.



SURROUNDING ZONING AND USES:

Northwest: Zoning: Bolivar Street Right of Way and R3 zoning district Use: Single-family residential	North: Zoning: R3 zoning district Use: Single-family residential	Northeast: Zoning: R7 zoning district Use: Duplex
West: Zoning: Bolivar Street Right of Way and R4 zoning district Use: Single-family residential	**SUBJECT PROPERTY**	East: Zoning: R7 zoning district Use: Duplex
Southwest: Zoning: Bolivar Street Right of Way and R3 zoning district Use: Single-family residential	South: Zoning: Taliaferro Street Right of Way and R3 zoning district Use: Single-family residential	Southeast: Zoning: R7 zoning district Use: Duplex

[continued on next page]

CONSIDERATIONS:

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

1. *General Criteria*

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

The review criteria were applied as required.

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

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

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

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

2. *Prior Approvals*

There are no prior approvals associated with this project.

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 associated with this proposal.

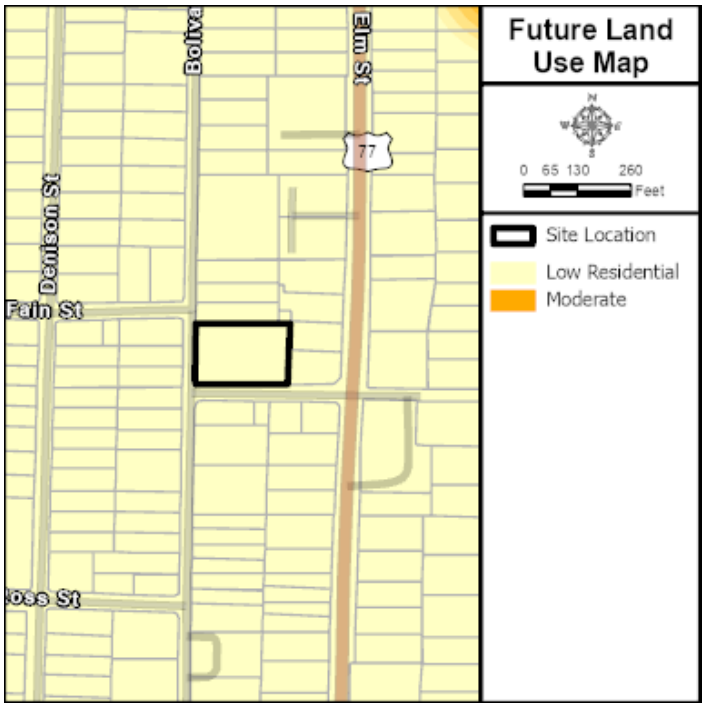
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in the Comprehensive Plan.

[continued on next page]

Future Land Use

Per the 2040 Comprehensive Plan Future Land Use Map, the subject property is designated as a low-residential area (see inset image and provided as Exhibit 5). The description for the Future Land Use designation is provided below:

This category includes the city's predominantly single-family neighborhoods, with lot sizes ranging from one acre or more in rural fringe areas up to five units per acre gross density throughout many of the city's suburban subdivisions. Dwellings in this land use district are generally one to two stories with private driveways and open space, consisting of privately-maintained tree canopy and front, back and side yards. Building and driveway orientation, the locations of private garages, building material, and the presence of sidewalks vary by neighborhood and the era of neighborhood development. Generally, these types of single-family neighborhoods are developed as distinct subdivisions that are linked by internal circulation systems with limited access to local and connector roads. This category may also include land uses that support residential neighborhoods, such as appropriately scaled commercial at arterial and collector street corners, and appropriately scaled public and quasi-public uses, such as religious and educational institutions



The R7 zoning district is consistent with the goals, policies, and actions of the Comprehensive Plan and with the Future Land Use Designation of Low Residential as the district is intended to accommodate a variety of residential, public, institutional, religious, and commercial uses by right and with the approval a Specific-Use Permit. The proposed concept plan indicates the intent to develop the subject property as duplexes, which could have gross density of up to 10 units per acre. While this is denser than the proposed 1-5 units per acre as described by the Low Residential Land Use Category, the proposed use is consistent with existing uses in the area and further advances other goals within the 2040 Comprehensive Plan as described herein.

Land Use

The Land Use Element of the Comprehensive Plan supports compatible redevelopment of areas classified as infill and includes several goals related to prioritization of infill development/redevelopment. Specifically, this request is consistent with the following Land Use Goals 2040 Comprehensive Plan:

- Goal LU-1: "Grow compactly: achieve sound, sustainable growth in compact development patterns with balanced land uses planned in coordination with transportation and infrastructure systems."

  The proposed development would provide additional housing options inside Loop 288 and in close proximity to US 380, a Primary Arterial, and North Elm Street, a Secondary Arterial. The proposed zoning change would provide compact residential housing consistent with the surrounding area, which is largely comprised of single-family residential homes, duplexes, a religious facility and multifamily development.

- Goal LU-3: "Grow our Assets: Maintain and Strengthen Neighborhoods, Commercial and Employment Areas."

  The 2040 Comprehensive Plan notes that "the City should take every opportunity to ensure that as gaps in the neighborhood fabric occur, infill development, that is development of vacant or deteriorated properties will be encouraged, complimenting the scale and character of each neighborhood." Examples of low-moderate density housing which could be compatible within single-family areas includes uses such as duplexes, townhomes and fourplexes. The proposed rezoning to R7 would facilitate redevelopment of the subject property that is compatible and complimentary to the existing neighborhood fabric.

Population Projections and Housing and Neighborhoods

Per the 2040 Comprehensive Plan, the City's population is projected to increase from 139,869 residents in 2020 to 229,192 residents in 2040, requiring the addition of 37,094 total housing units, including 6,046 Residential Other Units (1 unit attached; 2-4 units) (Table 1.3).

The proposed development is consistent with the overall need for additional missing middle housing types to meet the projected housing needs of the growing population by adding up to 8 additional duplex units to the City.

In addition, the 2040 Comprehensive Plan recognizes that "providing diverse housing options in a variety of densities, styles, and price-points is critical to increasing the affordability of housing in Denton." The proposed development is consistent with the housing goals in the 2040 Comprehensive Plan, including:

- Goal HN-1: Develop and maintain a housing stock that meets the needs of all residents with a diverse array of choices in type, cost, and locations.

Preferred Land Preservation Plan

The Preferred Land Preservation Plan reflects the City's intent to preserve ESA and floodplain areas. By complying with the City's codified standards for floodplain and ESA preservation, development can occur in a manner consistent with the goals of the Preferred Land Preservation Plan in the 2040 Comprehensive Plan.

In this case, the Official ESA Map does not identify any ESA, assessed or unassessed, on the subject property. Subsequent project submittals will be subject to review from DDC Subsection 7.4.7: *Environmentally Sensitive Areas*, which generally prohibits land-disturbing activity and/or removal of trees and understory vegetation except for limited allowances as defined in the DDC.

The City's Wildlife Corridor Map does not indicate the presence of greenspace nor Wildlife Corridors on the subject property.

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 proposed rezoning would facilitate the development of the subject site in accordance with the DDC's standards. No deviations or modifications of DDC standards have been requested at this time.

   Future development on this site will require compliance with all applicable development standards in the DDC, including, but not limited to, minimum lot size and dimensions, building coverage, access, parking, tree preservation, landscaping, screening, and buffering.

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

   Rezoning to one of the DDC's established districts does not typically include a full review of all development standards within the DDC. If the proposed rezoning to a R7 zoning district is approved, a detailed development review will accompany all required future development applications such as a Specific Use Permit or zoning compliance plan, platting, engineering, tree preservation, and building permit submittals.

5. *Compliance with Other Applicable Regulations*

   If the proposed rezoning to a R7 zoning district is approved, any future development of the site would consist of a detailed review of the proposed development to ensure compliance with all other applicable regulations.

6. *Consistent with Interlocal and Development Agreements*

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

7. *Minimizes Adverse Environmental Impacts*

   As discussed above under Section A.3.b, the Preferred Land Preservation Plan and Official ESA map do not show any assessed or unassessed ESA area on this property. Any development of the subject property would be subject to the City's standards for tree preservation, stormwater, and landscaping to ensure environmental impacts are minimized.

8. *Minimizes Adverse Impacts on surrounding Property*

   The proposed rezoning is consistent with the general character and development patterns of the surrounding area. The subject property is adjacent to existing single-family residential homes as well as several duplex lots. Development in the broader region is varied and includes single-family residences, duplexes, a religious facility, and multifamily.

   The proposed rezoning would allow for the development of a variety of residential, commercial, public, institutional, or religious land uses that would be complimentary to existing development in the area. Development of the site would require conformance with design standards, such as building design and parking, within the DDC to minimize adverse impacts on surrounding properties. If this zoning change is approved the applicant has indicated an intent to develop the site as duplexes, a use which is consistent with the surrounding area.

9. *Minimizes Adverse Fiscal Impacts*

   Staff used the Fiscal Impact Tool to analyze the proposal. The entire 0.74-acre site was considered for this analysis. Assumptions based on the applicant's intended use were used to generate the overall projected General Fund revenues and expenses, including property tax payments, sales tax capture, roadway maintenance costs, utility usage, solid waste costs, public safety costs, and neighborhood service costs. The Fiscal Impact Summary indicates that the proposal for a duplex development would result in a net -$73,100 cost to the General Fund over a 40-year project duration.

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

    This proposed rezoning will not affect utilities, services, or improvements. When the site is developed, the development will be reviewed to ensure compliance with all utility, service, and improvement standards.

11. *Provides Adequate Road Systems*

    The subject property is situated on the northeast corner of Bolivar Street and Taliferro streets, both classified as Residential Streets and is approximately 155 feet west of North Elm, a Secondary Arterial. When the site is developed, a Trip Generation Study will be required as specified by the Transportation Criteria Manual. Additional information, such as a Traffic Impact Analysis, may be required based upon the findings of the Trip Generation Study. Any necessary roadway improvements would

be required to comply with all DDC and Design Criteria Manual standards for roadways.

12. *Provides Adequate Public Services and Facilities*

This proposed rezoning is not anticipated to negatively impact public services and facilities. When the site is developed, the new development must comply with all applicable standards to ensure adequate public services and facilities are available.

13. *Rational Phasing Plan*

There is no phasing plan associated with the zoning change request.

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

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

As discussed in A.3.b above, the R7 zoning district is consistent with the goals, policies, and actions of the Comprehensive Plan. In particular, this request furthers goals that support compatible infill and redevelopment as well as missing middle housing.

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

There is no small area plan approved for this site.

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

Pursuant to Section 3.2.7 of the DDC:

> The R7 district is intended to accommodate a variety of housing types on lots designed to encourage walking to neighborhood-serving retail and other amenities such as parks and school facilities. This zoning district will ensure existing neighborhood character is maintained while also contributing to a safe environment for pedestrians and bicyclists. This district can also serve to support compatibility between single-family neighborhoods and higher-intensity mixed-use or nonresidential.

The proposed R7 zoning district in this location is consistent with the purpose statement. The subject property is situated in an area suitable for the R7 zoning district given the residential nature of the area and adjacent duplex lots.

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

In the last 5 years, the area generally adjacent to the subject property has not seen development that significantly changes the anticipated development pattern; the area has developed in a manner consistent with the Future Land Use Plan (see

Aerial maps below) by maintaining single-family home lots and the creation of new duplex properties. As most of this area has been previously developed, the rezoning request would facilitate the redevelopment of an infill lot with a compatible use and be consistent with the intent that this area should develop as predominantly residential uses.

(Continued on next page)

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

The subject property is situated at the northeast intersection of Bolivar Street and Taliaferro Street. As detailed above, this corridor is predominately developed and has not experienced significant growth in the last five years. The R7 zoning district is consistent with the overall development pattern within the area and would not introduce new land uses which are incompatible to adjacent properties nor expected to create adverse impacts. The proposed rezoning would facilitate compatible development and be consistent with the Comprehensive Plan's intent that this area should develop with residential uses.

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

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

Water and Wastewater
Water and wastewater are currently available to this property. When the site is developed, it will be reviewed to ensure compliance with all utility, service, and improvement standards for extension and connection to City utilities. Additionally, water and wastewater tap, and impact fees will be based upon the intensity of the development and are required to be paid during permitting.

Schools
The proposed rezoning to R7 district allows for a variety of residential land uses by right and with a Specific-Use Permit. The proposed site plan shows 4 duplex buildings, which are anticipated to contribute 4 students to DISD according to the DISC Student Generation Calculator. That is a total of 1.84 students to elementary schools, 0.96 students to middle schools, and 1.2 students to high schools.

Nearest Fire Station
The subject property is approximately 1.95 miles from Fire Station #5 (2292 Windsor Drive), within the eight minute or less response time boundary.

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

There was not an error in establishing the current zoning district. The subject property was assigned SF-7 zoning in 1969, then transitioned to NR-3 in 2002. With the adoption of the 2019 DDC, the property was granted the R3 zoning district designation.

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

SPEC25414

October 7, 2025

City of Denton
601 East Hickory Street
Denton, TX 76205
E: Development@cityofdenton.com
P: 940.349.8600

RE: Denton Duplexes – Letter of Intent for Rezoning

Please accept this letter, on behalf of Delores and Saul Reyes, as an explanation of the proposed Rezoning Application for approximately 0.74 acres within parcel number 34299, located at the northeast corner of Bolivar Street and Taliaferro Street in the City of Denton, Denton County, Texas.

ZONING AND FUTURE LANDUSE

The current zoning on the Denton Duplex property is Residential-3 (R3) with a Future Land Use Designation of Low-Density Residential. The current zoning does not allow for duplexes, therefore a rezoning to Residential-7 is being requested. Based on the discussion with the City of Denton, the Future Land Use designation of Low-Density Residential will remain.

The proposed zoning change is to rezone from R-3 to Residential–7. 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 be more aligned with the uses of the surrounding properties.

EXISTING CONDITIONS

The property to the north of the subject property is zoned Residential-3, and is being used as a single-family home. The properties to the west across Bolivar Street are zoned REsidnetial-3 and Residnetial-4 and are being used as single-family homes. The properties to the south are zoned Residentail-3 and Residential-7 and are being used for single-family homes. The property to the east is zoned Residential-7 and is being used for duplex single-family homes.

PROJECT DESCRIPTION

Currently for the Denton Duplex project there are 4 duplexes planned to front onto Taliaferro Street, totaling 8 residential units. Each duplex is planned to be on its own lot, meeting the standards of the R7 zoning. The lot width is proposed to be a minimum of fifty feet with the depth proposed to be a minimum

McADAMS

of eighty feet. The concept plan shows a mutual access easement on the rear side of the property, and each lot meets the parking requirement.

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.
   While the property's Future Land Use designation is Low-Density Residential, the surrounding development pattern aligns more closely with Moderate-Density uses. Duplexes are currently being constructed directly east of the site, with additional duplex developments located a few properties to the south, as well as both north and south along Elm Street. Although R-7 zoning is not classified as low-density, the presence of duplexes within R-7 is compatible with the existing surrounding land uses.
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.
7. The proposed development should not result in significant adverse fiscal impacts on the city.
   The proposed zoning change will open up the opportunity to increase property tax revenue.

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 at the north east corner of Bolivar and Taliaferro, it can be adequately served by either street. Taliaferro is proposed to include additional right-of-way dedication, bringing the total to 55 feet.
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.
    The property can be adequately served by utilities.

CRITERIA FOR APPROVAL: SPECIFIC CRITERIA

1. The proposed rezoning is consistent with the Comprehensive Plan
   While the property's Future Land Use designation is Low-Density Residential, the surrounding development pattern aligns more closely with Moderate-Density uses. Duplexes are currently being constructed directly east of the site, with additional duplex developments located a few properties to the south, as well as both north and south along Elm Street. Although R-7 zoning is not classified as low-density, the presence of duplexes within R-7 is compatible with the existing surrounding land uses.
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 R-7 zoning will act as a transition from the R-3/R-4 zoning to the north to the denser single-family homes and retail to the south. It is also one block north away from the retail corridor along HWY 380.
4. There have been significant changes in the area to warrant a zoning change
   The continual development of duplexes and quadplexes in the area warrant the zoning change.
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:
   Water and Sewer are available to the site and they both have capacity for the proposed zoning.
7. There was an error in establishing the current zoning.
   There was no error in establishing the current zoning.

CONCLUSION

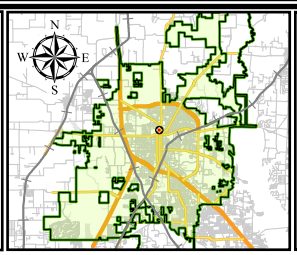
We are pleased to bring you this application and respectfully request your support for this rezoning application for Denton Duplexes. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,
MCADAMS

Patricia Fant, AICP
Planning + Entitlements

Z25-0018
Aerial Site Location

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



0 15 30 60 Feet

CITY OF DENTON
Development Services · GIS
Date: 10/16/2025

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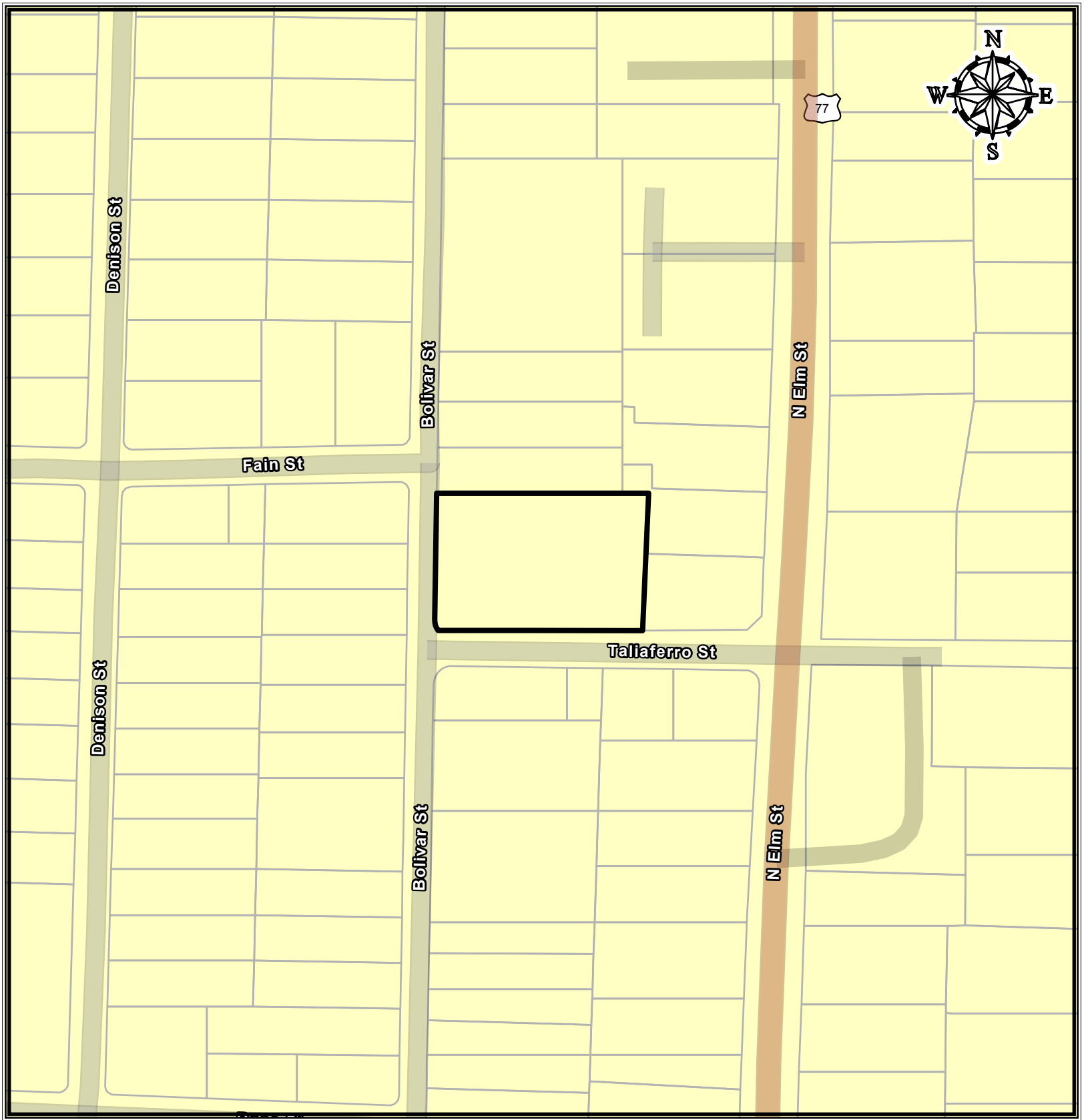
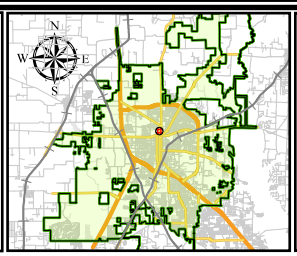
Z25-0018
Future Land Use Map



Future Land Use 2040

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



0 40 80 160 Feet

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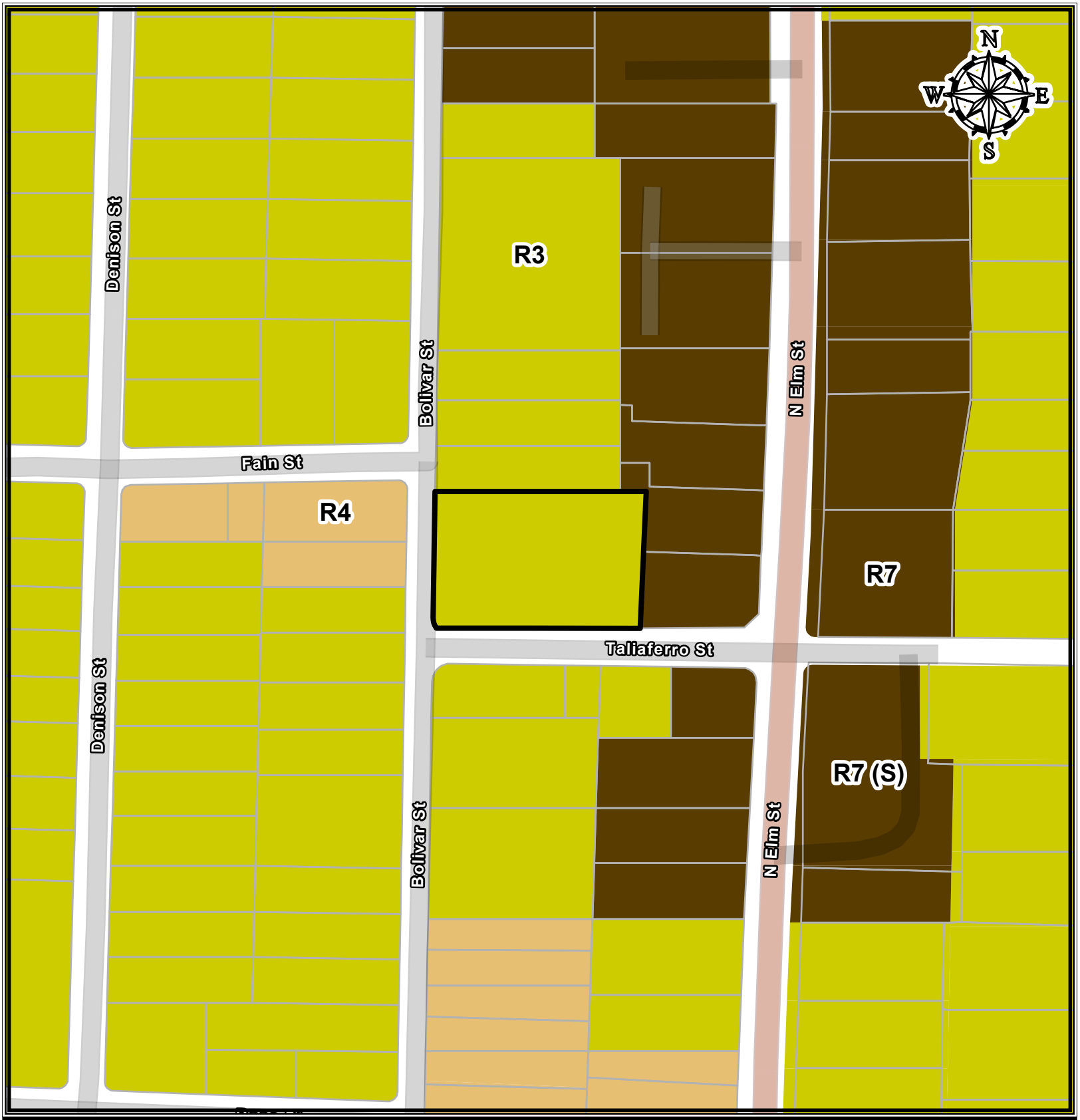
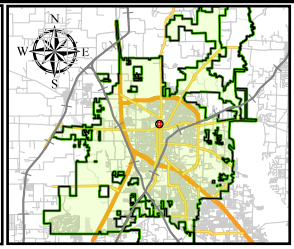
Z25-0018
Current Zoning Map



Current Zoning

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



0 40 80 160 Feet

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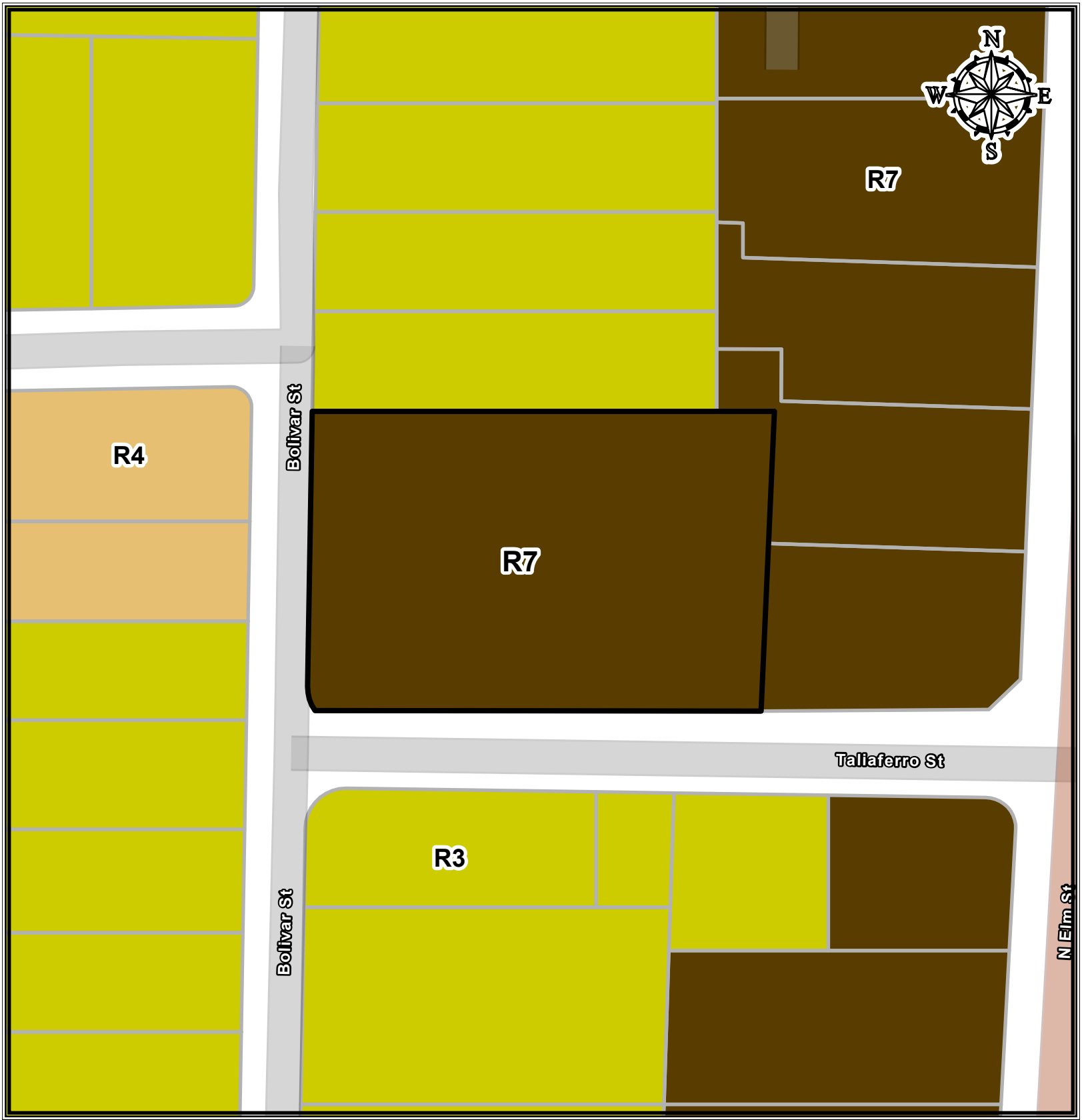
Z25-0018
Proposed Zoning Map



Current Zoning

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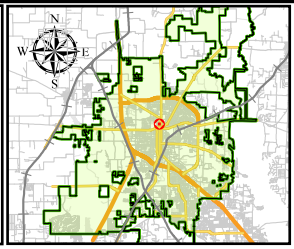

0 15 30 60 Feet

CITY OF DENTON
Development Services · GIS
Date: 1/6/2026

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FISCAL SUMMARY

CITY OF **DENTON**

GENERAL FUND IMPACTS

Revenues	40 Year Total
AD VALOREM TAXES	$625,300
RETAIL SALES TAX	
Direct Project Retail Sales Tax Revenue	$0
Net New Resident + New Commuters Retail Sales Tax Revenu	$168,200
OTHER TAXES (Mixed Beverage)	$0
LICENSE & PERMITS	
Zoning Fees	$16,500
Building Permits	$14,500
Certificate of Occupancy	$300
Beer & Wine Permits	$0
SERVICE FEES	
Restaurant Inspections	$0
Grocery Store Inspections	$0
Swimming Pool Inspections	$0
Electrical Inspections	$2,600
Plumbing Inspections	$900
Development Fees	$11,100
Plan Review Fees	$3,600

Expenses	40 Year Total
Neighborhood	($184,100)
Public Safety	($518,200)
Transportation	($24,900)
Admin & Community Services	($189,000)

OTHER FUND REVENUES

TOURISM & CONVENTION SALES TAX	$0
ENTERPRISE UTILITY FUNDS	
Electric Charge	$688,100
Water Charge	$160,400
Wastewater Charge	$124,900
Drainage Charge	$19,200
Solidwaste Charge	$134,300
WATER IMPACT FEE	$21,500
WASTEWATER IMPACT FEE	$14,100
TOTAL ROADWAY IMPACT FEE	$6,500
TOTAL PARKS LAND DEDICATION & DEV. TRUST	$2,300
TREE MITIGATION	$0

ROADWAY MAINTENANCE

ROADWAY MAINTENANCE	$0

New Residents From Residential

23

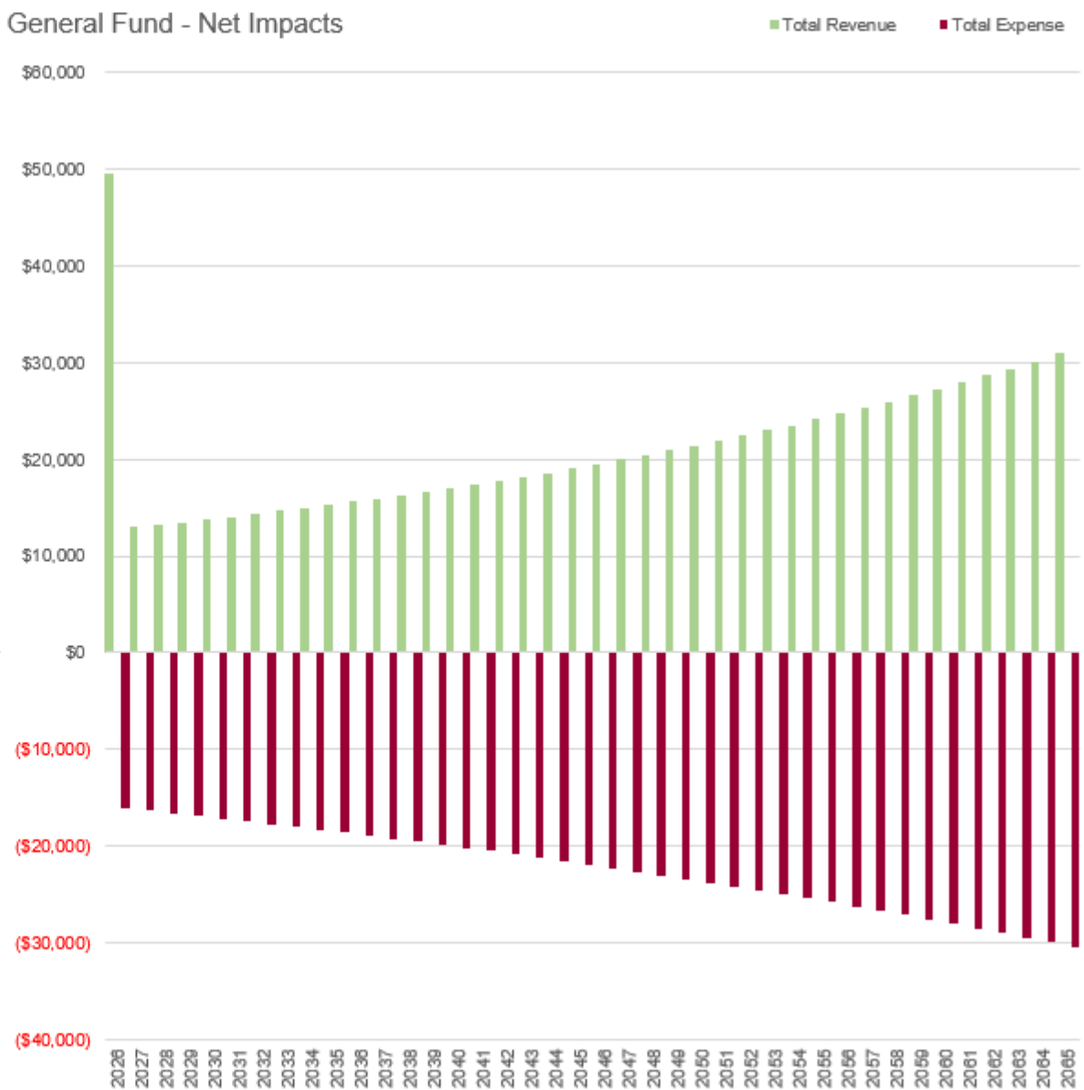
New Workers From Non-Residential *

0

* 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
$843,100	-$916,200	-$73,100



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**	
Residential Uses																	
Household Living																	
Single-Family Detached Dwelling	P+	P+	P+	P+	P+	P+	P+	P+									5.3.3A
Townhome					S+	P+	P+	P+	P+	P+							5.3.3B
Duplex					S+	P+	P+	P+	P+	P+							5.3.3C
Triplex						P+	P+	P+	P+	P+							5.3.3C
Fourplex						P+	P+	P+	P+	P+							5.3.3C
Multifamily Dwelling							S+	P+	P+	P+	S+	S+	S+				5.3.3D
Tiny Home Development	Subject to approval of a planned development (PD); see 5.3.3E																
Work/Live Dwelling	P+						P+	P+	P+	P+	P+	S+	S+				5.3.3F
Manufactured Home Development (HUD Code)						S+	S+										5.3.3G
Group Living																	
Chapter House							S	S								P	
Community Home	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+							5.3.3I
Dormitory							S	S	P								
Elderly Housing						S+	S+	P+	P+	P+	S+	S+					5.3.3H
Group Home	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+							5.3.3J
Public, Institutional, Religious, and Civic Uses																	
Community and Cultural Facilities																	
Airport, City-Owned																P	
Cemetery, City-Owned																P	
Club or Lodge	P	S	S	S	S	S	S+	P+	P	P+	P	P	P	P+	P+		5.3.4A
Community Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Day Care, Adult or Child	P	S	S	S	S	S	P	P	P	P	P	P	P	P+			5.3.4B
Funeral and Internment Facility									S	S	P	P	P	P			
Homeless Shelter	S+						S+	S+	S+	S+						P+	5.3.4C
Landfill, City-Owned																P	
Park, Playground, Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.4D
Educational Facilities																	
Business or Trade School								P+	P+	P+	P+	P	P	P	P		5.3.4E
College or University									P	P			P				
School, Private	P	S	S	S	S	S	S	P	P	P	P	P	P			P	

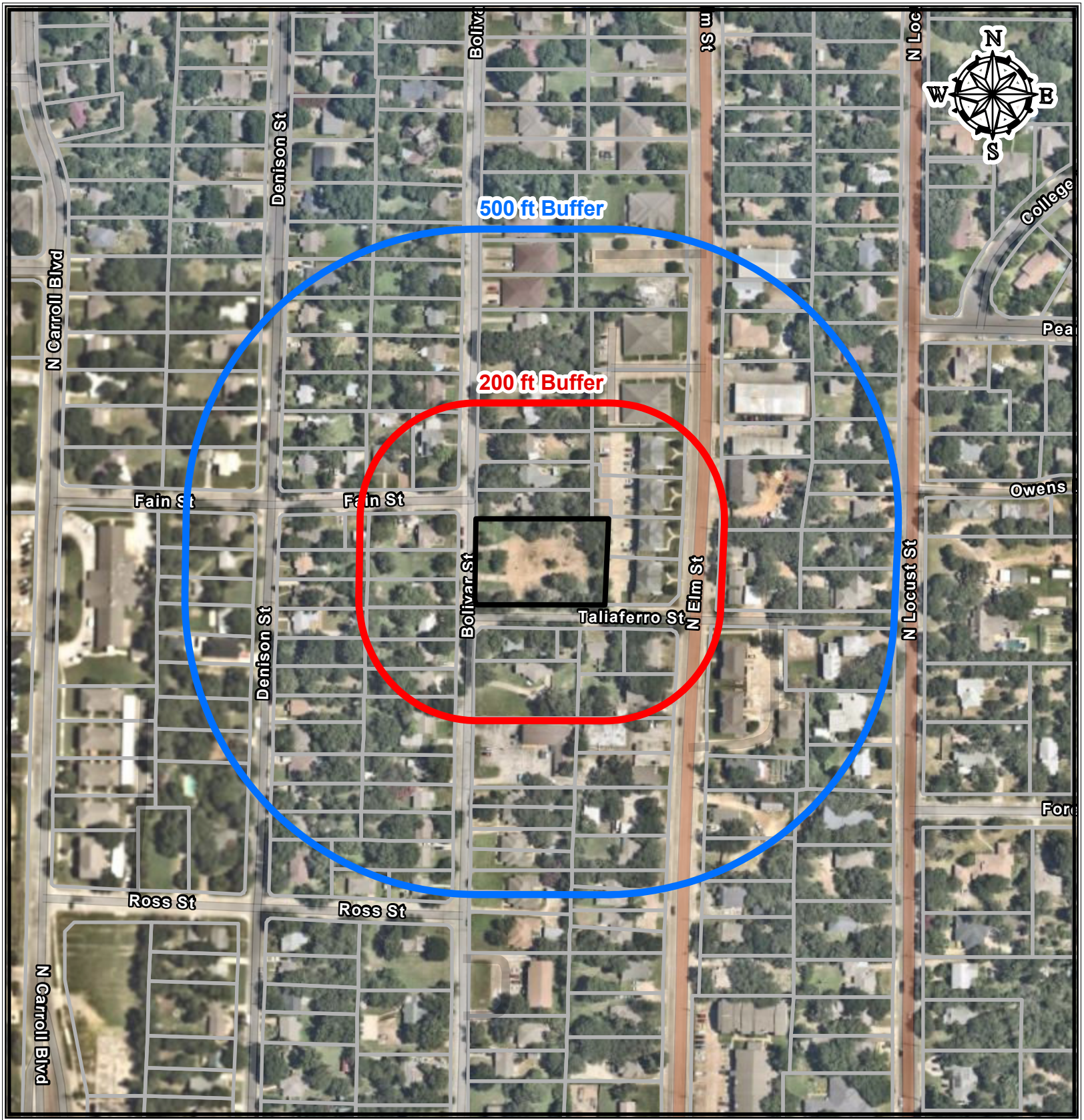
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Healthcare Facilities																	
Hospital Services										P+	P+	P	P				5.3.4F
Medical Clinic								S+	S+	P+	P+	P	P	P			5.3.4G
Medical Office							P+	P+	P+	P+	P+	P	P	P			5.3.4H
Commercial Uses																	
Agricultural and Animal Uses					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

Building Materials and Supply Store											S	P		P	P		
General Retail Unless Otherwise Specified, Less than 5,000 Square Feet							S+	P	P	P	P	P	P	P	P	P	5.3.5Q
General Retail Unless Otherwise Specified, Between 5,000 Square Feet and 15,000 Square Feet								P	P	P	P	P	P	P	P		
General Retail Unless Otherwise Specified, More than 15,000 Square Feet								S	S	P	P	P	P	P+	P+		5.3.5R
Smoke Shop									P	P	P	P					
Lodging Facilities																	
Bed and Breakfast	P+				S+	S+	S+	P+	P+	P+	P+						5.3.5S
Boarding or Rooming House								S	P	P	P						
Hotel								P	P	P	P	P	P	P			
Motel										P	P	P	P	P			
Short-Term Rental	P+	P+	P+	P+	P+	P+	P+	P+									5.3.5T
Vehicles and Equipment																	
Auto Wash										P	P	P	P	P	P		
Automotive Fuel Sales								S+	S+	P+	P+	P+	P+	P+	P+		5.3.5U
Automotive Repair Shop, Major										P+	P+	P+	S+	P+	P+		5.3.5V
Automotive Repair Shop, Minor								S+		P+	P+	P+	P+	P+	P+		5.3.5W
Automotive Sales or Leasing												P					
Automotive Wrecking Service, Impound Lot, Junkyard, and Salvage Yard														S+	P+		5.3.5X
Equipment Sales and Rental												S+		S+	P+		5.3.5Y
Parking Lot as a Principal Use									P	P	P	P	P	P	P		
Travel Plaza												P		P	P		
Adult Entertainment Establishments																	
Sexually Oriented Business															S+		5.3.5Z
Industrial Uses																	
Data Center																	
Data Center, Modular														S^+	S^+	S^+	5.3.6I

Data Center, Warehouse										S+	S+	S+	P+	P+	P+	P+	5.3.6J
Manufacturing and Processing																	
Craft Alcohol Production								S	P+	P+	P+	P	P	P	P		5.3.6A
Feedlot, Slaughterhouse, or Packaging Plant	S														S		
Food Processing, Less than 2,500 Square Feet								P+	P+	P+	P+	P+	P+	P+	P+		5.3.6B
Food Processing, More than 2,500 Square Feet								S+	S+	P+	P+	P+	P+	P+	P+		5.3.6C
Gas Well	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	Subchapter 6: Gas Wells
Manufacturing, Artisan								P+	P+	P	P	P	P	P	P		5.3.6D
Manufacturing, Low-Impact									S+	P+	P+	P+	P+	P	P		5.3.6E
Manufacturing, Medium-Impact													S	S	P		
Manufacturing, High-Impact															S		
Commercial Incinerator, Transfer Station															S		
Storage and Warehousing																	
Outdoor Storage														S+	S+	S+	5.3.6F
Self-Service Storage								S+	S+	S+	P+	S+	P+	P+	P+		5.3.6G
Storage of Hazardous Materials															S		
Warehouse and Wholesale Facility										S+	S+	P	P	P	P		5.3.6H
Public and Semi-Public Utility Uses																	
Basic Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Power Stations, Electric Substations, Interchanges, and Switch Stations	P+							P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.7A
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																
Accessory Uses																	
Accessory Dwelling Unit	P+	P+	P+	P+	P+	P+	P+	P+									5.4.4A
Donation Box																	5.4.4B
Home Occupation	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+						5.4.4C

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

Z25-0018
Notification Map



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Filing Number: 805072375
Original Date of Filing: May 23, 2023
Formation Date: N/A
Tax ID: 32090007884
Duration: Perpetual

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

FEIN:

Name: ELSI, LLC
Address: PO BOX 52093
DENTON, TX 76206-2093 USA

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

Name	Address	Inactive Date
LAW OFFICES OF KENNETH S. HARTER	6160 Warren Pkwy, Suite 100 Frisco, TX 75034 USA	

Order | Return to Search

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A CHANGE IN THE ZONING DISTRICT AND USE CLASSIFICATION FROM RESIDENTIAL 3 (R3) DISTRICT TO RESIDENTIAL 7 (R7) DISTRICT ON APPROXIMATELY 0.74 ACRES OF LAND GENERALLY LOCATED ON THE NORTHEAST CORNER OF BOLIVAR STREET AND TALIAFERRO STREET, APPROXIMATELY 155 FEET WEST OF NORTH ELM STREET IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; ADOPTING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF $2,000.00 FOR VIOLATIONS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (Z25-0018)

WHEREAS, Candy Whitaker of McAdams, on behalf of the property owner, requested to rezone approximately 0.74 acres of land from Residential 3 (R3) District to Residential 7 (R7) District, legally described in Exhibit "A", attached hereto and incorporated herein by reference (hereinafter, the "Property"); and

WHEREAS, on January 14, 2026, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded full and fair hearings to all property owners interested in this regard, and have recommended approval (0-0) of the request; and

WHEREAS, on February 17, 2026, the City Council likewise conducted a public hearing as required by law, and finds that the request meets and complies with all substantive and procedural standards set forth in Section 2.7.2 of the Denton Development Code, and is consistent with the Denton 2040 Comprehensive Plan and the Denton Development Code; and

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

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

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

SECTION 2. The zoning district and use classification for the Property is hereby changed to Residential 7 (R7) District.

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

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

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

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

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

	Aye	**Nay**	**Abstain**	**Absent**
Mayor 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 lying and being situated in the Count of Denton, State of Texas, out of the N.H. Meisenheimer Survey, Abst. No. 811, in the City of Denton, Texas, being a part of a certain three acre tract out of said survey conveyed by C. M. Williams and wife, Fay Williams, to W. P. Bell, by deed recorded in Volume 240, page 187, Deed Records of Denton County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said lot, same being in the north line of Taliaferro Street, same being in the east line of Bolivar Street;

THENCE North along the east line of Bolivar Street, same being the west line of said lot, 150 feet to a stake for the the northwest corner of said lot;

THENCE East along the north line of said lot, 215 feet, a stake for the northeast corner;

THENCE South 2 deg. 17' west 150 feet, a stake for the SE corner, same being in the north line of Taliaferro Street;

THENCE West along the north line of Taliaferro Street, 209 feet to the point of beginning;

and being the same tract conveyed by Jack Stephens et ux to S. Clyde Carpenter, by deed dated July 2, 1954, recorded in Volume 396, page 423, Deed Records of Denton County, Texa

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: January 14, 2026

SUBJECT

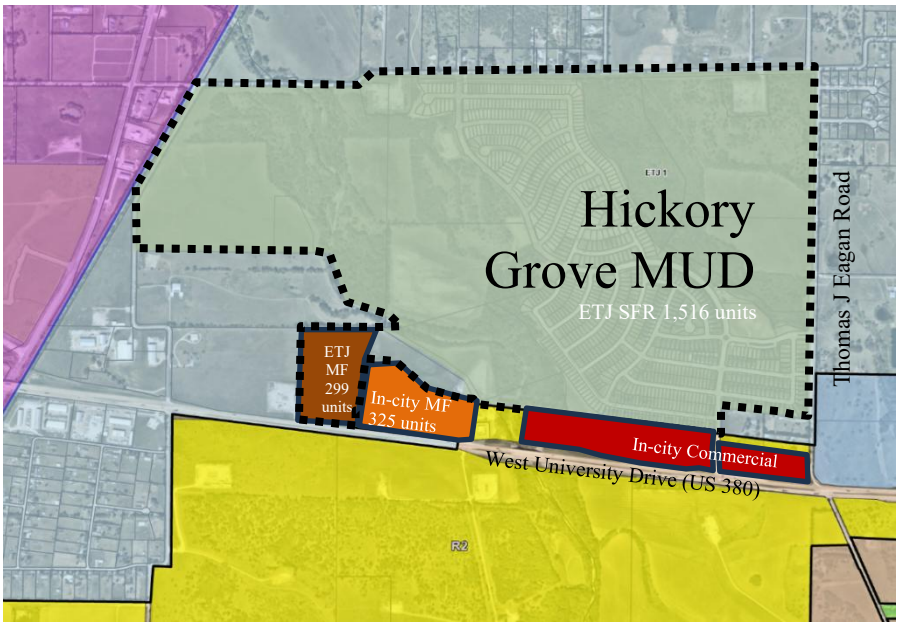
Hold a public hearing and consider making a recommendation to City Council regarding a Comprehensive Plan amendment to change the Future Land Use Designation from Agriculture and Low Residential to Regional Mixed-Use Future Land Use designation, on approximately 24.941 acres of land generally located at the northwest and northeast corners of the intersection of West University Drive (US 380) and Golden Hoof Drive, in the City of Denton, Denton County, Texas. (CA25-0005, Hickory Grove Commercial, Mia Hines)

BACKGROUND

This request is for a Future Land Use Map (FLUM) amendment for an approximately 18.948-acre tract of land located at the northwest corner of the intersection of West University (US 380) and Golden Hoof Drive (Tract 1) and an approximately 5.993-acre tract of land located at the northeast corner (Tract 2). The request is to modify the FLUM designation from Agriculture and Low Residential to Regional Mixed Use to facilitate commercial developments. This is one of two concurrent applications associated with the Hickory Grove Commercial development on this agenda. Details regarding the history of Hickory Grove and the request are provided below.

HISTORY

The 24.941 subject property was annexed into the City of Denton in 1974 along with several tracts of land along both the north and south sides of West University Drive (US 380) between North Masch Branch Road and the North Hickory Creek Tributary. As shown on the inset map, the Hickory Grove (also known as Legends Ranch) Municipal Utility District (MUD) Development Agreement called for the development of single-family residences in the City's ETJ just north of the subject property, multifamily residences in both the City limits and the City's ETJ west of the subject property, and unspecified "future commercial" development compliant with the



standards and regulations applicable to the Highway Corridor (HC) District within the subject property. Accordingly, the phased construction of the single-family residential subdivision began in 2023 and the City is currently reviewing civil engineering plans for the multifamily units being developed within the City's ETJ. Additionally, the developers voluntarily annexed the property intended for the development of the in-City multifamily residences and applied for a Comprehensive Plan Amendment and Rezoning to entitle the property for the anticipated multifamily development. The Planning and Zoning Commission considered and recommended approval of these applications at their December 17, 2025 meeting. City Council is scheduled to act on the applications on January 13, 2026.

EXISTING CONDITIONS AND PROPOSED CHANGE

The Denton 2040 Comprehensive Plan predominately designates the subject property for Agriculture land use, and the properties are currently zoned Residential 2 (R2). Along the northern portion of Tract 1, abutting Phase 1 of the Hickory Grove MUD single-family residential subdivision, the Future Land Use Map also reflects the designation of Low Residential. As shown in Exhibit 8 the subject property is adjacent to the North Hickory Creek Tributary and associated floodway and is partially encumbered by floodplain along the western boundary of the westernmost tract of land. All future development activity would have to occur outside the limits of the floodplain and buildings within the floodplain buffer would have to be constructed at the appropriate elevation. Additionally, an approved Environmentally Sensitive Area (ESA) field assessment reflects the existence of undeveloped floodplain ESA within this floodway corridor. Should the applicant propose to adjust the limits of the floodplain, an updated ESA assessment may be required. Future developments would be subject to the Denton Development Code requirements for development within ESA.

In addition to this requested Comprehensive Plan Amendment, the applicant also submitted a proposal for a zoning change from the R2 District to Suburban Corridor (SC) District to allow for the anticipated commercial development in accordance with the Agreement. This request to rezone to the HC District and is also on the January 14, 2026 Planning and Zoning Commission agenda for separate consideration (item Z25-0022).

The Denton Development Code (DDC) Section 2.7.1 establishes the comprehensive plan amendment process to provide flexibility in response to changing circumstances, to reflect changes in public policy, and to advance the general welfare of the city. Denton 2040 Comprehensive Plan was adopted on March 22, 2022 as an update to the previous comprehensive plan, Denton Plan 2030. To guide the City's zoning decisions and land use distribution, the plan includes a Future Land Use Map (FLUM) which identifies the locations of the different future land uses. Each Future Land Use Designation has distinct characteristics, and these are summarized below for the categories pertinent to this request:

a. **Agriculture (existing designation)**: This category includes farms and ranches as the predominant use along with rural residential (a maximum of one unit per five acres) and rural commercial including feed stores, farm equipment, etc. This land use may allow lots as small as one acre under the gross density provision to allow for conservation development which clusters smaller lots while permanently protecting scenic rural open space (through conservation easements). This land use may also include single-family homes on large lots, which are suited for areas on the periphery of the city that complement a more suburban type of development. Development in this future land use category will continue the present character of the rural areas of Denton with low-profile homes of no greater than two stories, generous lots and setbacks, and materials that complement the natural surroundings and ranch heritage.
b. **Low Residential (existing designation)**: This category includes the city's predominantly single-family neighborhoods, with lot sizes ranging from one acre or more in rural fringe areas up to five units per acre gross density throughout many of the city's suburban subdivisions. Dwelling in this land use district are generally one to two stories with private driveways and open space, consisting of privately-maintained tree canopy and front, back and side yards.

Building and driveway orientation, the locations of private garages, building material, and the presence of sidewalks vary by neighborhood and the era of neighborhood development. Generally, these types of single-family neighborhoods are developed as distinct subdivisions that are linked by the internal circulation systems with limited access to local and connector roads. This category may also include land uses that support residential neighborhoods, such as appropriately scaled commercial at arterial and collector street corners, and appropriately scaled public and quasi-public uses, such as religious and educational institutions. The appropriate density within this designation is up to 5 dwelling units per acre.

c. **Regional Mixed Use (proposed designation)**: This designation applies to areas that serve as regional destinations within Denton. Development may include residential, commercial, office, entertainment and other uses except industrial, at the highest levels of scale and density within the city. Unique development standards are proposed to create the walkable urban character and day and nighttime activity of an urban center. Major medical and health care institutions and the areas of influence around them are included in this future land use designation. This designation is located primarily along I-35 interchanges and along primary arterials to encourage the greatest regional accessibility. Future development in Regional Mixed-Use areas will complement and embrace existing, viable uses, and raise the standard of design to increase their regional draw, accommodate greater connectivity and mobility options, and create a sense of place.

This Comprehensive Plan amendment is not a change to the existing zoning of any property within the subject boundary, nor does it render any use or property non-conforming. The accompanying Zoning Change application shall be considered as a separate request.

A detailed Staff Analysis of the Comprehensive Plan Amendment request is provided in Exhibit 2.

OPTIONS

1. Recommend Approval
2. Recommend Denial
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 2.7.1D of the DDC for approval of a comprehensive plan amendment.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
September 3, 1974	City Council	Annexation	Approved
June 28, 2022	City Council	Legends Ranch (Hickory Grove) MUD Development Agreement	Approved
August 23, 2024	City Council	Amended Hickory Grove MUD Development Agreement	Approved

PUBLIC OUTREACH:

Nine (9) notices were sent to the property owners within 200 feet of the subject boundary. As of the writing of this report, no responses have been received by the City.

Five (5) notices were sent to residents within 500 feet of the subject boundary. As of the writing of this report, no responses have been received by the City.

A notice was published in the Denton Record Chronicle on Sunday, December 27, 2025.

A notice was published on the City's website on December 19, 2025.

Five (5) signs were posted on the property by January 2, 2026.

The applicants have not hosted any community meeting related to this request.

A map showing the notification boundaries as well as documentation regarding the sign posting is provided in Exhibit 9.

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Existing Future Land Use Map
5. Proposed Future Land Use Map
6. Project Narrative
7. Existing Thoroughfare Map
8. Existing ESA and Floodplain Map
9. Notification Map and Sign Posting
10. Draft Ordinance

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Mia Hines, AICP
Senior Planner

Planning Staff Analysis
CA25-0005 / Hickory Grove Commercial
City Council District #3

REQUEST:
To modify the Future Land Use Map on approximately 24.941 acres of land to change the designation from Agriculture and Low Residential to Regional Mixed Use.

STAFF 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 2.7.1D of the DDC for approval of a comprehensive plan amendment.

SITE DATA:
The subject property is made up of two tracts adjacent to the intersection of West University Drive (US 380) and Golden Hoof Drive, including approximately 18.958 acres located at the northwest corner (Tract 1) and approximately 5.993 acres located at the northwest corner (Tract 2). The entire subject property was annexed into the City of Denton in 1974, zoned Neighborhood Residential 2 (NR-2) with the adoption of the 2002 Denton Development Code, which transitioned to the Residential 2 (R2) District under the 2019 Denton Development Code. The area is currently undeveloped.

The subject property is adjacent to the North Hickory Creek Tributary and associated floodway and is partially encumbered by floodplain along the western boundary of Tract 1. Additionally, an approved Environmentally Sensitive Area (ESA) field assessment reflects the existence of undeveloped floodplain ESA within this floodway corridor. Future developments are subject to the Denton Development Code requirements for development within the floodplain and ESA.

Surrounding roadways include Thomas J Eagan Road to the east of Tract 2, Golden Hoof Drive between the two tracts, and West University Drive (US 380) to the south of the subject property. Thomas J Eagan Road is constructed with two travel lanes within an approximately 60-foot-wide right-of-way (ROW) and a posted speed limit of 35 miles per hour. Golden Hoof Drive, adjacent to the subject property, serves as a Collector Street and as the main entrance into the Hickory Grove single-family residential subdivision, with permitted speeds up to 35 miles per hour. The section of West University Drive (US 380) abutting the subject property is currently constructed with 6 travel lanes, 5-foot-wide sidewalks on both the north and south sides of the roadway, approximately 150-200 feet of ROW, and a posted speed limit of 65 miles per hour.

In accordance with the Hickory Grove Municipal Utility District (MUD) and Development Agreement, the subject property is intended for commercial development. Abutting Tract 1, to the north, is Phase 1 of the Hickory Grove MUD single-family residential subdivision and, to the west, a lift station constructed to serve the Hickory Grove MUD and surrounding developments. Abutting Tract 2 to the north are two tracts of land, one tract is developed with a single-family residence while the other tract is undeveloped. Further detail regarding the surrounding zoning, land uses, and roadways are provided in the table below.

[Continue on next page]

SURROUNDING ZONING AND USES:

Northwest: Extraterritorial Jurisdiction 1 (ETJ 1) Zoning: None (ETJ 1) Use: North Hickory Creek Tributary; lift station	North: ETJ 1 Zoning: None (ETJ 1) Use: Single-family residential (Hickory Grove MUD)	Northeast: Golden Hoof Drive; ETJ 1 Zoning: None (ETJ 1) Use: Single-family residence
West: Zoning: Residential 2 (R2) Use: Undeveloped; North Hickory Creek Tributary	**SUBJECT PROPERTY (Tract 1)**	East: Golden Food Drive Zoning: R2 (Tract 2) Use: Undeveloped
Southwest: West University Drive (US 380) Zoning: R2 Use: Undeveloped; North Hickory Creek Tributary	South: West University Drive (US 380) Zoning: R2 Use: Undeveloped/agriculture; gas well drilling and production	Southeast: West University Drive (US 380) & Golden Hoof Drive Zoning: R2 Use: Undeveloped and gas well drilling and production

Northwest: Zoning: R2 Use: Single-family residence	North: Zoning: R2 Use: Single-family residence	Northeast: Thomas J Eagan Road Zoning: Light Industrial (LI) Use: Undeveloped
West: ETJ 1 Zoning: Residential 2 (R2) (Tract 1) Use: Undeveloped;	**SUBJECT PROPERTY (Tract 2)**	East: Thomas J Eagan Road Zoning: LI Use: Undeveloped
Southwest: West University Drive (US 380) & Golden Hoof Drive Zoning: R2 Use: Undeveloped/agriculture; gas well drilling and production	South: West University Drive (US 380) Zoning: R2 Use: Undeveloped/agriculture; gas well drilling and production	Southeast: West University Drive (US 380) & Thomas J Eagan Road Zoning: R2 Use: 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 2.7.1D of the DDC applies to this Comprehensive Plan Amendment request. An analysis of this request per those criteria can be found below in Consideration B.

c. *If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5 through 2.9 controls*.
There are no conflicts between the general criteria and the criteria specific for comprehensive plan amendments.

2. *Prior Approvals*
The subject property was identified for "future commercial" development within the Hickory Grove Municipal Utility District (MUD). There are no other prior land use approvals, plans, development agreements, or plat approvals. The applicant has concurrently submitted a Zoning Change to a zoning district which allows for more commercial land uses than those permitted with the current R2 Zoning. These are separate requests, but the simultaneous consideration of these applications is intended to provide the Commission with a transparent and comprehensive look at the intended development of the property.

3. *Consistent with the Comprehensive Plan and Other Applicable Plans*
The decision–making authority:
a. Shall weigh competing goals, policies, and strategies.
The Denton 2040 Comprehensive Plan contains goals related to land use, fiscal and economic vitality, community character and urban design, parks and the environment, housing, community health and safety, infrastructure, and mobility. Saff acknowledges the following competing goals related to this proposal:
- Goal LU-1: Grow Compactly – Achieve sound, sustainable growth in compact development patterns with balanced land uses planned in coordination with transportation and infrastructure systems.
- Goal LU-6: Grow with Balance: achieve re-investment, revitalization, and redevelopment of key growth Centers cand Corridors

Action 2.2 calls for utilizing the Preferred Growth Concept Map, the Preferred Land Preservation Plan, and the Future Land Use Map (FLUM) to guide all development review applications within the plan horizon. Action 2.3 calls for providing expanded flexibility for mixed-use by implementing the mixed-use future land use designations that reflect the priorities of the Denton community and reflect current market conditions.

While Staff acknowledges that the location of this development is beyond the compact core of the City, given regional growth trends seen along the West University Drive (US 380) corridor west of Denton, the requested proposal to change the FLUM designation from Agriculture to the Regional Mixed-Use designation would provide flexibility with regard to permitted land uses, contributing to a balanced mix of residential and nonresidential land uses along a rapidly developing corridor. Currently, the properties between West University Drive (US 380) and FM 156 are either undeveloped with industrial or residential zoning, creating an approximately 4.3 mile stretch of West University Drive (US 380) not entitled for commercial and retail services. The proposed amendment would facilitate the development of commercial and retail services needed to serve the new residences within this area of the City and in the ETJ.

- Goal FEV-5: Design a fiscally advantageous land use pattern paired with fiscally responsible infrastructure management and investment.
- Goal FEV-6: Ensure that new development pays its fair and proportionate share of the cost to maintain current levels of services such as public safety, parks and recreation, streets, and utilities.

The proposed amendment is anticipated to allow for land uses which are more fiscally advantageous than agriculture. The subject property's location and direct access onto a freeway calls to question whether or not agriculture is the highest and best land use within this growing corridor. The Denton 2040 Comprehensive Plan acknowledges that, on average, no single land use provides a strictly positive fiscal result and the Preferred Growth Concept is intended to encourage a balanced development pattern to mitigate the financial implications of each land use type. Within the Denton Plan 2030, the entire Hickory Grove MUD area had a FLUM designation of Rural Areas. With the minor update, the Denton 2040 Plan changed the Future Land Use Designation from Rural Areas to Low Residential for the single-family portion of the Hickory Grove MUD but did not account for a future land use beyond Agriculture for the subject property despite the MUD development agreement acknowledging multifamily and commercial uses along the West University Drive (US 380) corridor. The current Agricultural FLUM designation significantly limits the potential of a development that does provide a net positive fiscal impact. The proposed Regional Mixed Use FLUM designation expands that opportunity.

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 request is to amend the future land use designation. As discussed above, the proposed amendment would help meet other goals of the Comprehensive Plan. It is important to note that while the proposed Regional Mixed Use designation may not initially appear consistent with the Agriculture designation on the property to the west, this area is intended to develop with commercial uses per the adopted MUD development agreement and will remain within the City's ETJ for the foreseeable future. Additionally, a Comprehensive Plan Amendment to change the FLUM designation to Regional Mixed Use on properties west of the subject property to provide greater flexibility and allow for more appropriate land uses in this corridor was recently considered by the Planning and Zoning Commission and scheduled for action at the January 13, 2026 City Council meeting.

4. *Compliance with this DDC*

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

This request is for a Comprehensive Plan Amendment, which provides the City's policy direction, but cannot be used to modify development standards. Therefore, any future development of this site must comply with applicable standards in the DDC unless those standards are modified through a Planned Development application.

b. *Compliance with these standards is applied at the level of detail required for the subject submittal.*
   The request is for an amendment to Denton 2040 Comprehensive Plan FLUM and has provided sufficient detail for the subject submittal. Subsequent applications associated with development of parcels within the subject property must provide an increasing level of detail to demonstrate that the proposal will be able to meet the standards in the DDC.

5. *Compliance with Other Applicable Regulations*
   This proposed Comprehensive Plan Amendment complies with all other applicable regulations. Subsequent applications associated with the future development of the property must also demonstrate compliance at the time of review and approval.

6. *Consistent with Interlocal and Development Agreements*
   As discussed above and in Exhibit 1, the subject property was identified for "future commercial" development within the Hickory Grove MUD Development Agreement. The proposed amendment is intended to facilitate the development of commercial land uses as was anticipated by that Agreement. There are no other interlocal or development agreements for the subject property.

7. *Minimizes Adverse Environmental Impacts*
   The area is adjacent to the floodway and partially encumbered by floodplain along the west boundary of the subject property. An approved Environmentally Sensitive Area (ESA) field assessment reflects the existence of undeveloped floodplain ESA within the subject property. Should the applicant propose to further adjust the limits of the floodplain, an updated ESA field assessment may be required. Future developments would be subject to the Denton Development Code requirements for development within ESA. Additionally, all of the City's tree preservation, landscaping, and stormwater standards apply to any future development.

8. *Minimizes Adverse Impacts on Surrounding Property*
   The proposed revision to the Future Land Use Map minimizes adverse impacts on surrounding property. The Regional Mixed Use Future Land Use designation would provide commercial and retail support for the emerging residential and commercial growth in this region of the City limits and ETJ. Should the FLUM amendment and subsequent Zoning Change be approved, the development will be required to demonstrate compliance with all applicable DDC requirements designed to minimize adverse impacts, including lighting, screening, drainage, and landscaping requirements.

9. *Minimizes Adverse Fiscal Impacts*
   No Fiscal Impact Analysis was completed for the requested Future Land Use Map amendment as no development plans are proposed with this project. A Fiscal Impact Analysis was completed with the companion rezoning request. It can generally be assumed that commercial development will increase revenue compared to the limited uses allowed today such as large-lot single-family homes and agriculture.

10. *Compliance with Utility, Service, and Improvement Standards*
    This proposed Comprehensive Plan Amendment is not expected to negatively impact utilities, services, or improvement standards. While the proposed Regional Mixed Use designation is intended to facilitate the development of commercial land uses, all future developments must propose the construction of and connection to utilities in compliance with the City's standards. As part of the surrounding Hickory Grove MUD development, City utilities are being extended along West University Drive (US 380) and throughout surrounding property to the north and west, to which future development on this property could connect.

11. *Provides Adequate Road Systems*
    Surrounding roadways include Thomas J Eagan Road, Golden Hoof Drive, and West University Drive (US 380). These roadways are adequate to support the anticipated commercial development. Future developments may be required to submit analyses of the traffic they intend to generate and future improvements to adjacent roadways may be required to ensure the continued provision of adequate road systems.

12. *Provides Adequate Public Services and Facilities*
    This Comprehensive Plan Amendment request is not anticipated to affect public services and facilities.

13. *Rational Phasing Plan*
    This Hickory Grove MUD development is being developed in accordance with a rational phasing plan with phases of the single-family land uses to the north proceeding the development of the multifamily residences planned to the west of the subject property. This request is to facilitate the development of the commercial development anticipated by this MUD.

B. Section 2.7.1D of the DDC states that an application for a Comprehensive Plan Amendment may be approved only following a determination that the proposed amendment:

1. Is consistent with the overall purpose and intent of the Comprehensive Plan and that any **one** of the following criteria has been met:

    a. *There was an error in the original Comprehensive Plan adoption;*
    The Future Land Use Map was based upon an existing land use analysis, growth capacity, and the preferred growth concept. The Agriculture designation was not an error and reflected existing conditions at the time. However, the Denton 2040 Comprehensive Plan was only intended to serve as an update to the existing Denton Plan 2030, meaning extensive analysis and substantive changes to the plan were not made. Within the Denton Plan 2030, the entire Hickory Grove MUD area had a FLUM designation of Rural Areas. With the update, the Denton 2040 Comprehensive Plan changed the Future Land Use Designation from Rural Areas to Low Residential for the single-family portion of the Hickory Grove MUD but did not account for a future land use beyond Agriculture for the subject property despite the MUD development agreement acknowledging multifamily and commercial uses along the Highway 380 corridor. Therefore, while a specific error did not occur with the adoption of the Denton 2040 Comprehensive Plan, the update did not account for all conditions, as detailed further in the consideration below. The applicant has stated that market conditions are now ripe for the development

of the subject property. Hence the applicant's seeking consideration of this amendment at this time.

b. *The City Council failed to take into account then-existing facts, projections, or trends that were reasonably foreseeable to exist in the future;*
As discussed herein, the Denton 2040 Comprehensive Plan anticipated development occurring within this area but did not plan for any future land uses beyond agriculture on the subject property, as evident by the change in the FLUM designation from Rural Areas to Low Residential for the area north of the subject property, opposite the floodplain. At the time of adoption of the Denton 2040 Comprehensive Plan, it was known that the MUD developer intended to develop nonresidential uses along the West University Drive (US 380)frontage.

c. *Events, trends, or facts after adoption of the Comprehensive Plan have changed the City Council's original findings made upon plan adoption; or*
The western region of the City has experienced significant residential and commercial growth and development since the adoption of the Denton 2040 Comprehensive Plan. Specifically, this growth and development has occurred on both the north and south sides of the corridor of West University Drive (US 380), starting at North IH-35 and stretching west toward the limits of the City's ETJ 2. This is evident by the additional warehousing and industrial commerce facilities west of North IH-35 and south of West University Drive (US 380), the Meadows MUD at the southwest and northwest corners of the intersection of US 380 and FM 156 North, as well as multiple other approved MUDs for property in the vicinity that are currently under City review. In addition to the approved MUDs, the City has been informed of up to three others that are under review for areas south of West University Drive (US 380) in the City's ETJ 2.

d. *Events, trends, or facts after adoption of the Comprehensive Plan have changed the character or condition of an area so as to make the proposed amendment necessary*
An increased interest in Infrastructure Finance Districts (such as Municipal Utility Districts) coupled with private development patterns around the City's rural fringes and within the ETJ seem to indicate an increase in demand for City services at a level that is largely beyond the City's control. The increased development activity described in the criterion above is changing the character of the western region of the City from predominantly agricultural land uses to low- and moderate- density residential land uses with commercial uses along key thoroughfares and at key intersections. As such, the designation of Regional Mixed-Use is appropriate for the region and consistent with the emerging development patterns in the area. Based on surrounding development patterns, the current Agricultural designation is not realistic in the long term.

2. *In addition to the above-listed criteria, any proposed amendment is subject to the following additional review standards:*
   a. *That the amendment is not in conflict with any portion of the goals and policies of the plan.*

The proposed amendment is not in conflict with the overall goals and policies of the plan. The intent of this amendment is to facilitate the development of commercial land uses. The Comprehensive Plan calls for compact development in conjunction with infrastructure improvements as well as preservation of the rural fringe. In the last several years, the City has seen a significant increase in this type of development in its ETJ as Municipal Utility Districts, over which the City has very limited control. Since the subject property is within the City limits, it was excluded from the Hickory Grove MUD, but anticipated commercial development in conjunction with the development included within the MUD.

b. *That the amendment constitutes a substantial benefit to the city and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.*

As discussed throughout, the proposed amendment is intended to provide support for the development of more fiscally advantageous land uses and infrastructure construction compared to the existing Agriculture FLUM designation.

c. *The extent to which the proposed amendment and other amendments in the general area are compatible with the land use goals of the plan and that they avoid creation of isolated uses that will cause incompatible community form and a burden on public services and facilities.*

The proposed amendment is intended to facilitate a compatible development pattern within the overall area. The Hickory Grove MUD includes the development of 1,516 single-family and 624 multifamily residences. Development within the Regional Mixed Use designated areas may include residential, commercial, office, entertainment, and other uses except industrial, at the highest levels of scale and density within the city. The proposed request could allow for the development of several uses that align with the Regional Mixed Use FLUM designation as this designation is intended to pave the way for commercial and retail services that could benefit the new residential communities being developed within this area.

d. *That the development pattern contained in the existing plan does not provide adequate and appropriate optional sites for the use or change being proposed in the amendment.*

The existing plan assigns a Agricultural of Low Residential FLUM designation to the vast majority of land that was undeveloped or used for agriculture at the time of the Plan's adoption. As discussed above, this approach did not consider growth trends in the broader region. Because of these ongoing growth trends and the City's lack of ability to regulate land use in the ETJ, a significant portion of the land that was indicated for Rural or Agriculture use in the City's western and northern ETJ areas was at the time or has since been planned as moderate density residential developments, governed by MUDs. Within the City limits, Regional Mixed Use FLUM designated areas are largely built out in accordance with the intent of this designation. The residential and commercial growth being experienced within this western region of the City limits and ETJ adds to the market demand for regional destinations and developments at higher levels of scale and intensity. The development pattern contained in the existing plan did not anticipate the increase in low-to-moderate residential development in the western portion of the City and therefore does not provide adequate optional sites within this region.

e. *That the impact of the amendment, when considered cumulatively with other applications and development in the general area, will not adversely impact the city or a portion of the city by:*

i. *Significantly altering acceptable existing land use patterns;*

The amendment is not anticipated to result in undesirable land use patterns. As discussed herein, the Hickory Grove MUD includes the development of single-family and multifamily residences, and the Development Agreement anticipated commercial development on the subject property. The applicant has concurrently submitted a Zoning Change to facilitate the anticipated commercial development. This proposed rezoning would alter the existing land use pattern by allowing for commercial land uses at a higher level of density than what is currently permitted, but this would not be inconsistent with the other applications and developments in the general area.

ii. *Having significant adverse impacts on public services and facilities that are needed to support the current land use and that cannot be mitigated to the maximum extent feasible;*

The proposed FLUM amendment is not anticipated to have an adverse impact on public services and facilities needed to support the current land uses. As discussed above, subsequent development applications must provide for adequate public services and facilities needed to support the existing and proposed land uses while minimizing costs incurred by the City.

iii. *Adversely impacting environmentally sensitive areas or resources; or*

The proposed modification to the Future Land Use Map would not limit the City's ability to regulate tree preservation, stormwater, and development activity within Environmentally Sensitive Areas.

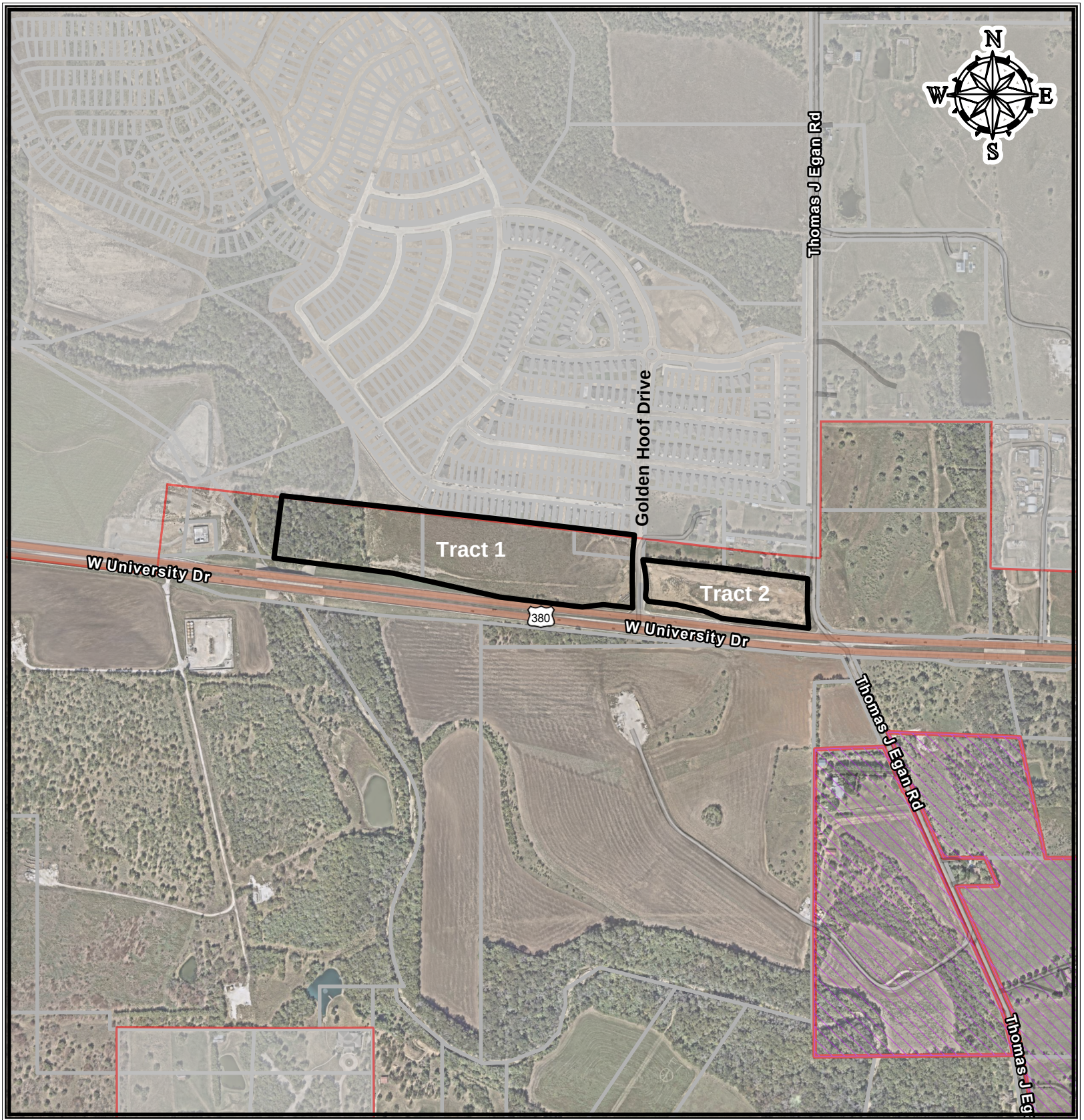
iv. *Adversely impacting existing uses because of increased traffic on existing systems.*

The existing land use plan for this area include developing low- and moderate-density residential, undeveloped property, and agriculture. During the Zoning Compliance Plan process, a trip and/or traffic assessment will be required to determine how the proposed land uses will impact the traffic on existing systems and future developers will be required to make transportation related improvements necessary to minimize adverse traffic impacts.

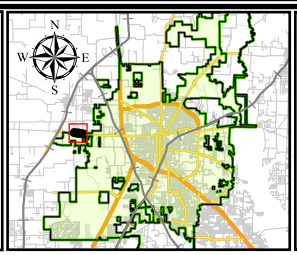
f. *That site conditions, including but not limited to topography, utility corridors/easements, drainage patterns, noise, odors, or environmental contamination, would make development under the current plan designation inappropriate.*

Under the current Future Land Use designations, appropriate zoning districts are limited to the Rural Residential and Residential 1 (R1) under the right conditions. The R2 zoning district and its permitted uses are no longer appropriate for this corridor as the property is adjacent to West University Drive (US 380). Recent development in the area and development inquiries include denser residential developments as well as commercial interest representing a much more efficient use of land to accommodate the significant population growth in the broader area.

CA25-0005
Aerial Site Location



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



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CITY OF DENTON
Development Services · GIS
Date: 1/5/2026

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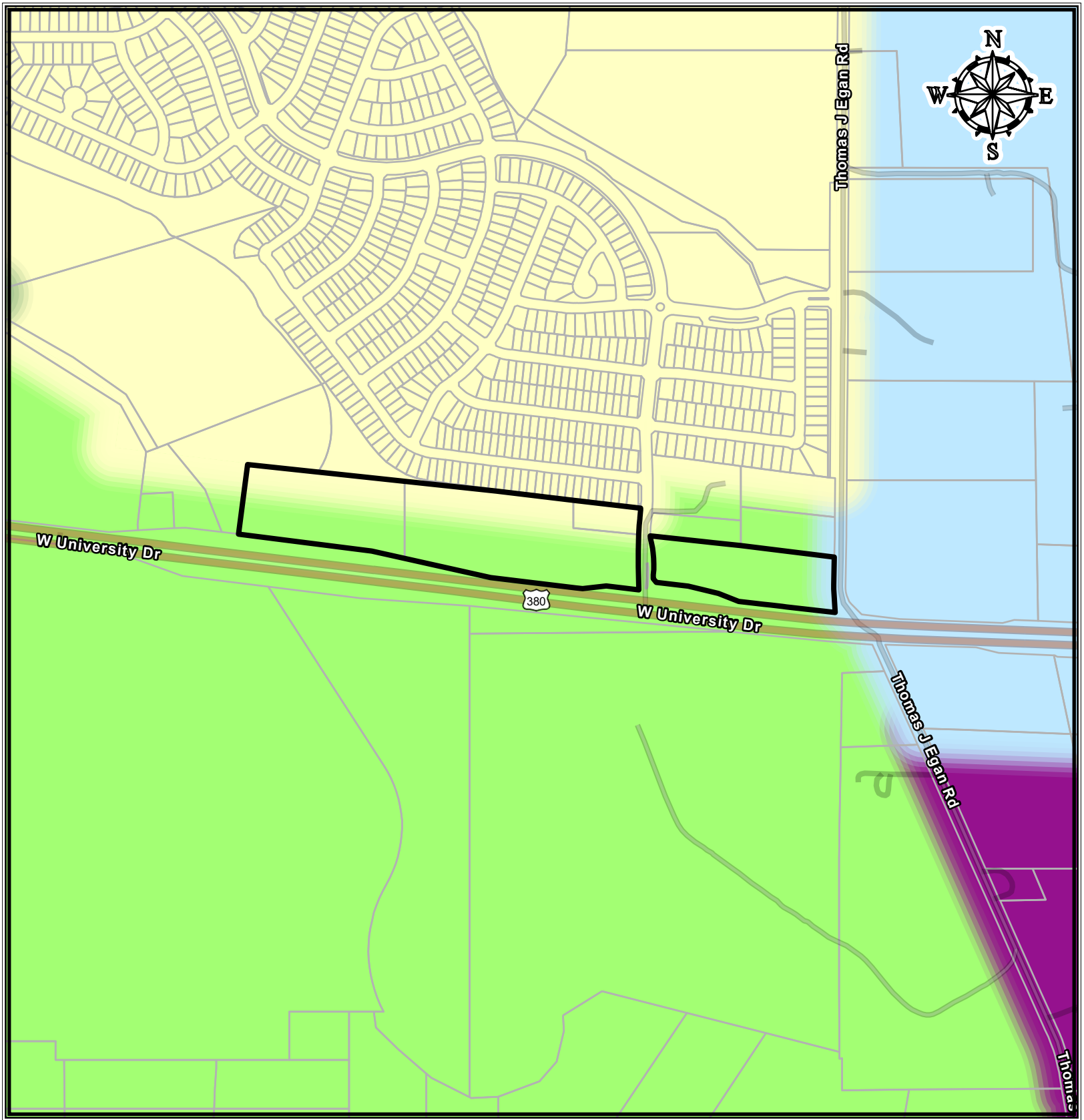
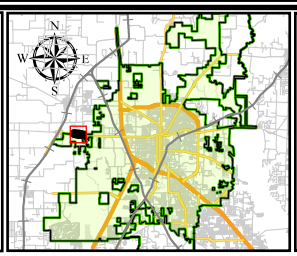
CA25-0005
Future Land Use Map



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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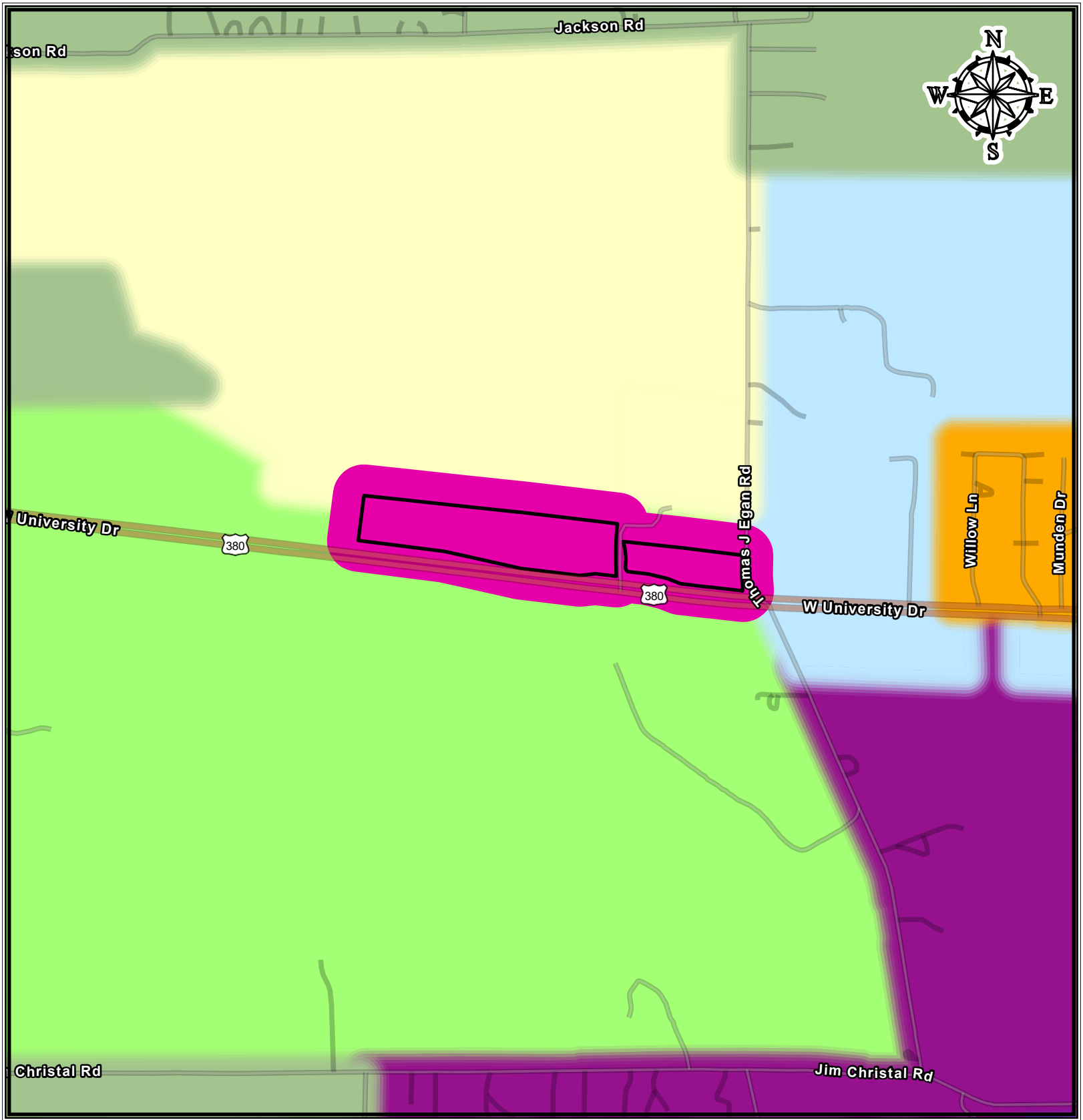
CA25-0005
Proposed Future Land Use Map



CA25-0005

Future Land Use 2040

- Agriculture
- Rural Areas
- Low Residential
- Moderate Residential
- Master Planned Community
- Downtown Denton
- Regional Mixed Use
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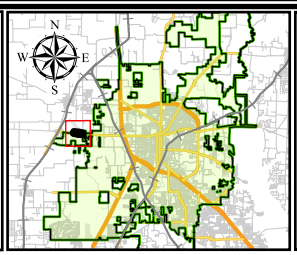

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CITY OF DENTON
Development Services • GIS
Date: 1/5/2026

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Comprehensive Plan Amendment
Project Narrative
Legends Ranch Development, LLC
Commercial Tract 1 & Tract 2
CA25-0005

Project Description/Summary:

Location:

The Legends Ranch Development, LLC Commercial Tract 1 is located northwest of the intersection of Golden Hoof Drive and US Highway 380. The western portion of the tract is adjacent to North Hickory Creek. This tract has approximately 2,095-feet of frontage on US 380. Tract 1 is a total of 18.95-acres. Commercial Tract 2 is located north of US Highway 380 and between Golden Hoof Drive and Thomas J Egan Road. Tract 2 has approximately 927-feet of frontage on US 380. Tract 2 is a total of 5.99-acres. Golden Hoof Drive divides Tract 1 and Tract 2.

Purpose/Project Description:

The purpose of the zoning submittal is to change the property zoning of both tracts from R2 to SC per the development agreement. The properties are currently annexed into the city and under R2 zoning classification. The proposed zoning of SC is consistent with the Denton Development Code to provide moderate- to high-intensity commercial, office, and retail uses along high-traffic corridors while providing appropriate buffering from adjacent neighborhoods.

Site History:

Both tracts are currently unplatted and within the City of Denton city limits. Both have always been vacant. The west portion of Commercial Tract 1 contains undeveloped floodplain ESA.

Surrounding Property Use:

Hickory Grove Development, formerly Legends ranch, is adjacent to the property to the north. To the west is Hickory Grove Multi-Family Phase 1. To the south is US 380.

Existing and Proposed Land Use:

Existing Zoning: R2

Proposed Zoning: SC

Existing Plat(s): No Plats exist for the property.

Acreage: Commercial Tract 1 is approximately 18.95-acres, and Commercial Tract 2 approximately 5.99-acres. The total acreage is approximately 24.94-acres.

Land Characteristics: Tract 1 contains trees on the western portion adjacent to and along North Hickory Creek and undeveloped floodplain ESA. There is approximately 21' of fall across Tract 1 from the northeast corner to the southwest corner. Per City maps, a portion of Tract 1 is within FEMA floodplain that is also located within an ESA, but there is no riparian buffer ESA onsite. Tract 2 contains trees along the boundary to the north. There is approximately 9' of fall from the north central portion of Tract 2 the southwest corner, and approximately 5' of fall from the north central portion to the east boundary.

Existing Uses: Both tracts are vacant.

Proposed Uses: This development will consist of various use commercia. The proposed development will have multiple points of connection to US 380, Golden Hoof Drive, and Thomas J Egan Road.

Phasing and Traffic Access: At this time, it is assumed that the proposed development will be constructed as commercial/retail pad sites. Construction access will be from Golden Hoof Drive.

Existing Utilities: Utilities in the form of City water, sanitary sewer and electric exist to the property. City water has been stubbed to Tract 1 with a 12-inch water main and Tract 2 with a 8-inch waterline, both constructed with Legends Ranch Phase 1A. City sewer service has been stubbed to Tract 1 with an 8-inch sewer main constructed with Legends Ranch Phase 1B and Tract 2 with an 8-inch sewer main constructed with Phase 1A. Both sewer stubs tie into an existing lift station west of North Hickory Creek.

Proposed Utilities: Water will be provided by connections with the existing stubs. The 12-inch stub in Tract 1 will be extended west along US 380. The internal water lines will create a looped system for the proposed development. Sewer will be provided by connecting to the existing stubs at the northwest corner of Tract 1 and the west of Tract 2.

Existing Topography and Drainage: Tract 1 falls from the northeast to the southwest towards North Hickory Creek. There is approximately 21' of fall across Tract 1 from the northeast corner to the southwest corner. There is approximately 9' of fall from the north central portion of Tract 2 the southwest corner, and approximately 5' of fall from the north central portion to the east boundary. The existing slopes are moderate and are suited for the proposed project.

Proposed Topography (Grading) and Drainage: Onsite cut-fill is proposed to grade the site for commercial site planning uses. The proposed grades will conform generally to existing slopes and patterns. The proposed hydrology will be paved or covered consistently with uses and intensity of development within SC zoning districts. Drainage systems will be enclosed conduits out-falling into the existing floodplain.

Public Benefit:

The following benefits are provided by this development to the public using the SC Zoning District:

The SC district is intended to support compatibility between moderate to higher-intensity commercial, office, and retail uses along high-traffic corridors. This zoning district will ensure appropriate buffering for adjacent neighborhoods is provided while also serving as a transition area between established single-family neighborhoods and high-traffic corridors such as US Highway 380. Having the SC zoning district adjacent to an existing residential neighborhood and along a highly visible corridor US 380 will increase regional draw, accommodate greater mobility options, and create a sense of place.

Community Amenities:

Within the SC development there will be open spaces and amenities typical to commercial development and will provide a safe environment for pedestrians and cyclists.

Proposed Mitigation Measures for Nuisance Abatement:

Control of noise, odor, fumes, dust, and lighting, and sufficient landscaping and screening created by the development will be accomplished with required, and if necessary, enhanced techniques and methods to be determined at the time of platting and design. Nuisances, if any, are not anticipated to be exacerbated or significantly different from the existing zoning as a result of the proposed zoning change.

Consistency with the requirements of the Denton Development Code (DDC):

It is anticipated that the proposed uses and development on the tract will be consistent with and in accordance with all requirements of the DDC and other applicable regulations.

Impact of the Proposed Change On:

a. The Goals and Objectives of The Denton 2040 Comprehensive Plan: The 2040 Comprehensive Plan Future Land Use Plan for this area is Agriculture. As this does not follow the Comprehensive Plan an amendment is being submitted to instead be for Suburban Corridor development. This proposed designation is consistent with the development along the US 380 corridor.

b. The Future Land Use Element of The Denton 2040 Comprehensive Plan: The proposed zoning district change meets the intent of the Development Agreement for the Legends Ranch Development Master Plan Community.

c. The Balance of Land Uses in the City: The balance of Land Uses in the City will not be altered because of the proposed zoning district change.

d. Adequate Public Facility Elements and How the Change Will Effect the Provision of Services Anticipated by The City**:** The proposed zoning change will have a negligible impact on the services provided by the City, DME, the D.I.S.D., and other services and infrastructure anticipated in the Denton 2040 Comprehensive Plan.

Further Evaluation of the Proposed Zoning Change Under the Following Factors:

a. *The existing land use pattern surrounding the property and the possible impact on existing or future development or uses are in accordance with existing regulations:* The surrounding mix of uses is compatible with the proposed use on the tract. Furthermore, the change of zoning does not materially alter, compound, diminish, or exacerbate any perceived adjacency issues that might already be present with the existing zoning.

b. *The possible creation of an isolated district unrelated to adjacent and nearby districts:* This will not occur as the proposed zoning is compatible with the surrounding uses. Furthermore, the proposed development will enhance the overall development to the north.

c. *The population density in order to facilitate the adequate provision of transportation, water, sewer, schools, parks, public convenience, and other public requirements:* The area of proposed change is not large enough, and the change in allowed density will not increase the population enough, to create negative impacts on the provision of services related to population. Development will generate impact fees for the City for services provided.

d. *The cost to the city and other governmental entities in providing, improving, increasing, or maintaining public utilities, schools, streets and other public safety measures:* The area of proposed change is not large enough, and will not increase the population enough, to create negative impacts on the provision of services related to population. Development will generate additional tax revenue for the City services provided.

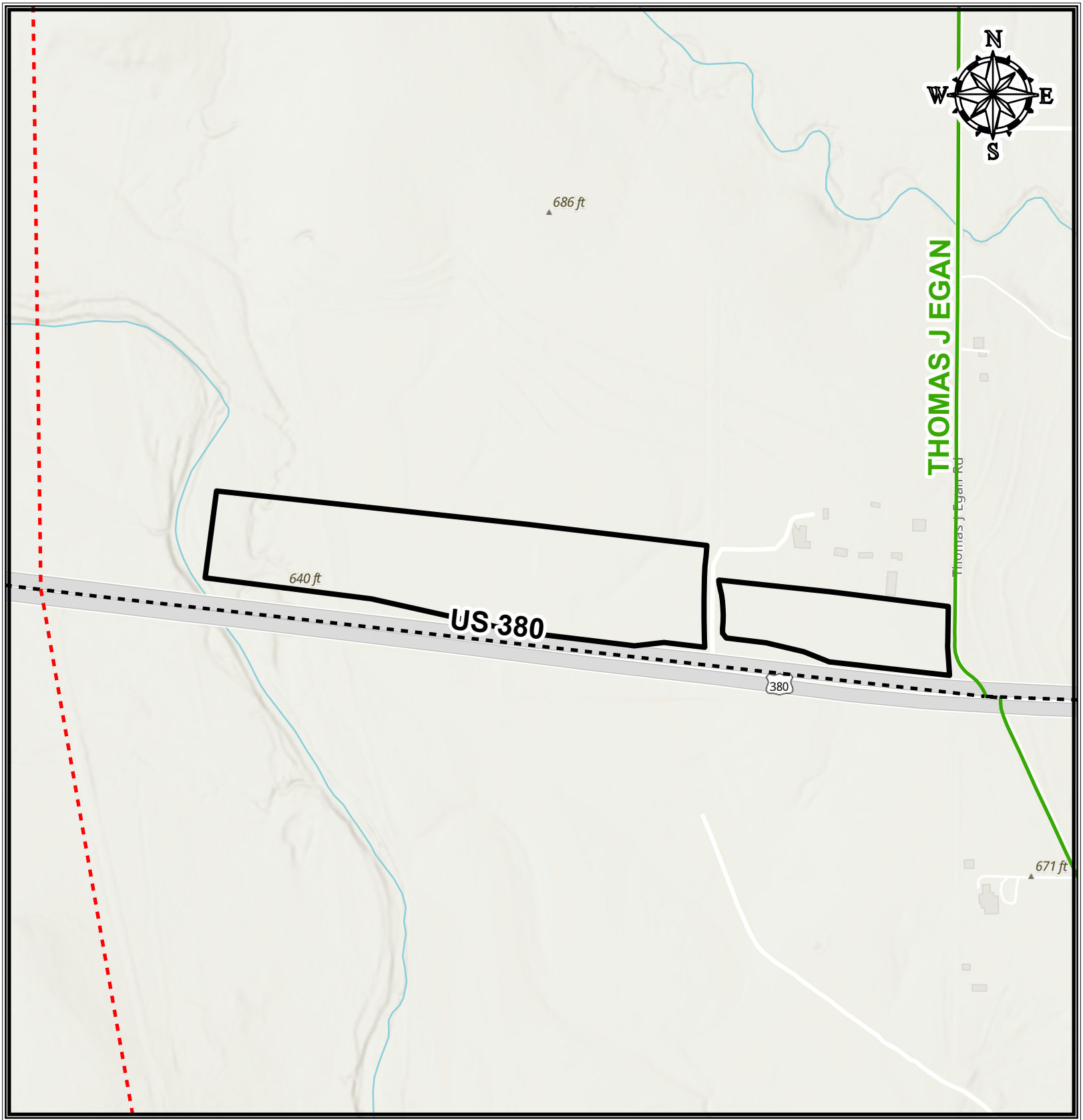
e. *The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity:* The proposed commercial development will plant trees and additional landscaping. Layout will provide connectivity with adjacent open spaces.

f. *Whether there are substantial reasons why the property cannot be used in accordance with existing zoning or that proposed by the Future Land Use Map:* The proposed zoning and comprehensive plan amendment will match the uses of the surrounding properties.

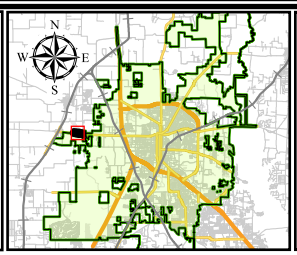
Zoning Map Amendment Approval Criteria:

a. *The proposed rezoning is consistent with the Comprehensive Plan. T*he proposed zone district change is not consistent with the 2040 Comprehensive Plan, and an amendment is being submitted.
b. *The proposed rezoning is consistent with the relevant Small Area Plan(s):*
c. *The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3: Zoning Districts:* The rezoning is consistent with the purpose statement for the SC district on the FLUP. When developed, the commercial development will be within walking distance of residential homes and auto accessible to the US 380 corridor.
d. *There have been significant changes to the area to warrant a zoning change:* The development of Hickory Grove, formerly Legends Ranch, and the Meadows, and future land for commercial corridors projects have caused significant changes in the area. SC zoning is consistent with these developments.
e. *The intensity in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood:* As shown above, this zoning change will have negligible impact on the surrounding properties.
f. *Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development:* Adequate public facilities are available, and this development will not have a negative impact on existing service.
g. *There was an error in establishing the current zoning:* There was not an error in establishing the current zoning.

CA25-0005
Thoroughfare Map



Mobility Plan 2022
- - - Proposed Freeway
- - - Proposed Primary Arterial
Exisitng Secondary Arterial
CA25-0005



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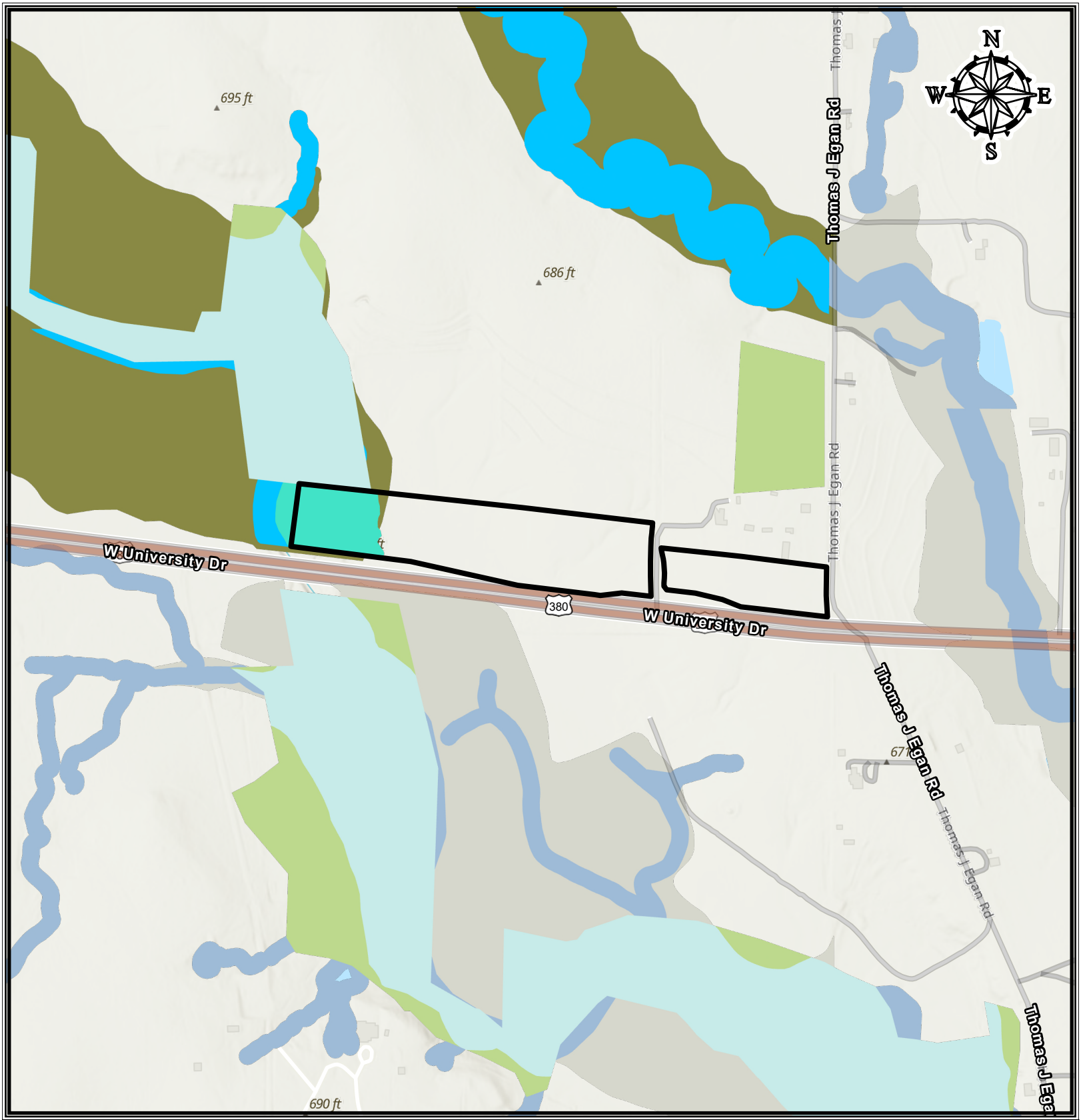
CA25-0005
Environmentally Sensitive Area Map



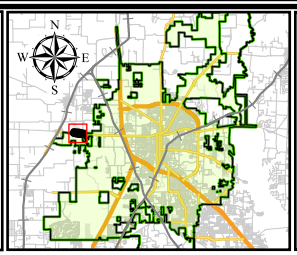
CA25-0005

Cross Timbers Upland Habitat
- Designation Confirmed
- Not Assessed or Assessment Expired

Water Related Habitat
- Designation Confirmed
- Not Assessed or Assessment Expired

Riparian Buffer ESA
- Designation Confirmed
- Not Assessed or Assessment Expired

Floodplain ESA
- Undeveloped Floodplain
- Not Assessed or Assessment Expired



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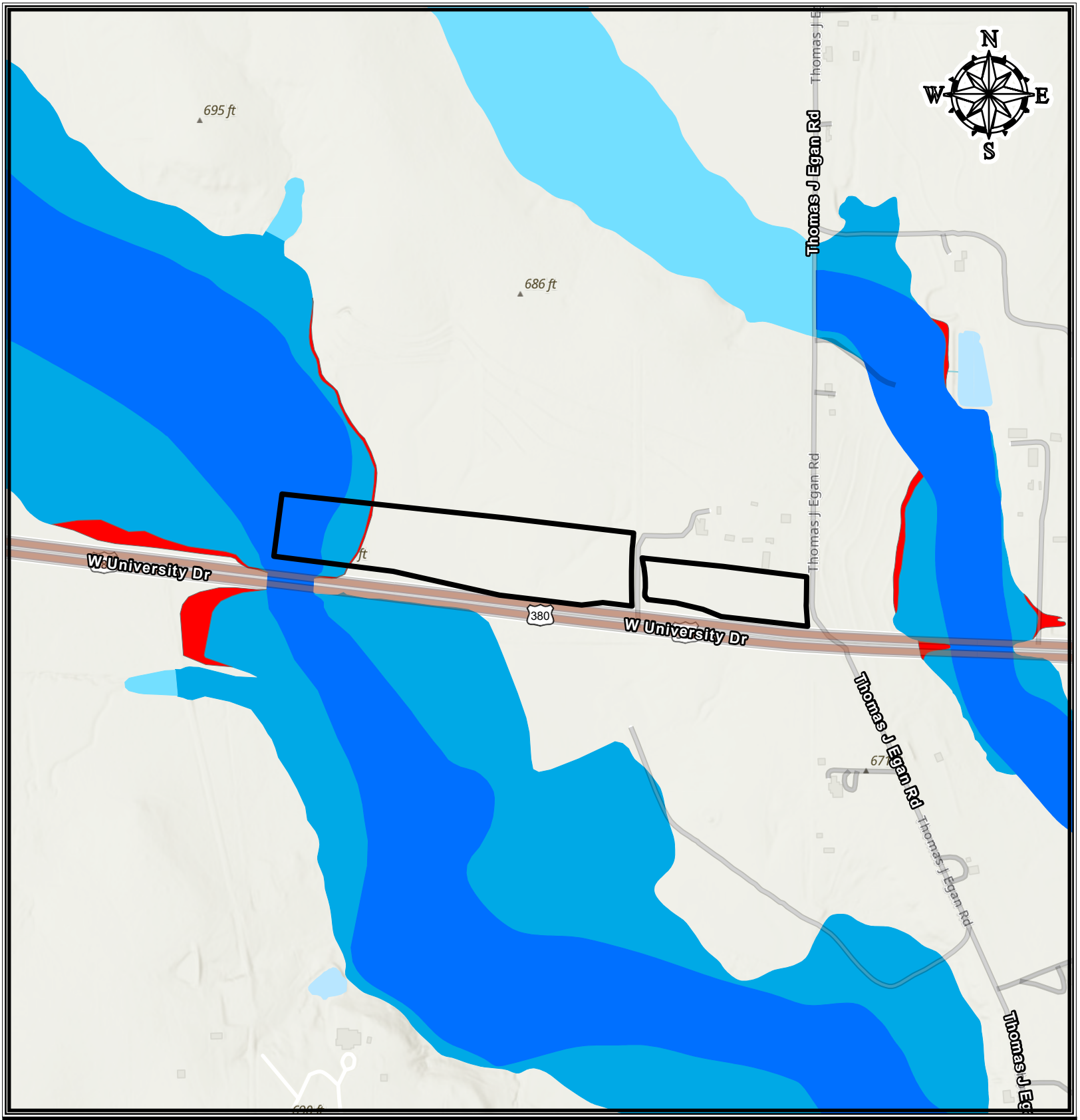
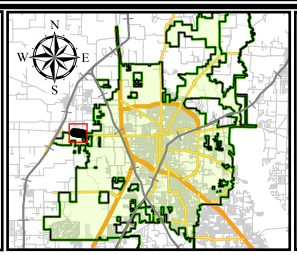
CA25-0005
FEMA Floodplain Map



CA25-0005

FEMA Floodplain Year 2024

- Zone X = 0.2% Annual Chance Flood
- Zone X = 1 % Annual Chance, Less Than 1 Sq Mi Drainage
- Zone A = 1 % Annual Chance, No BFE Detemined,
- Zone AE = 1 % Annual Chance, BFE Determined
- Floodway



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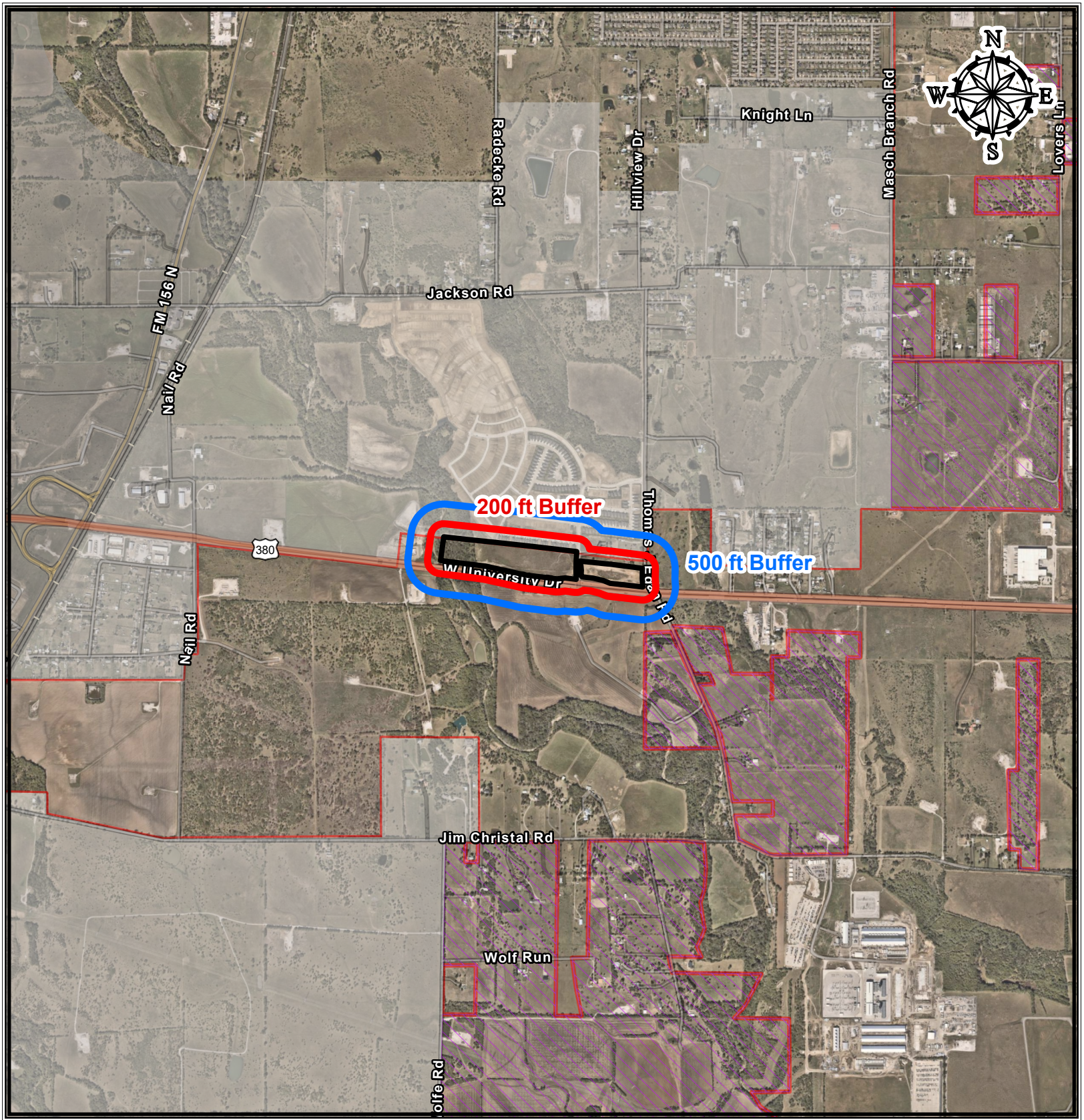
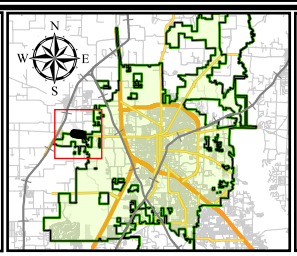
CA25-0005
Notification Map





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CITY OF DENTON
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Date: 1/5/2026

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DEPARTMENT OF DEVELOPMENT SERVICES

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

PUBLIC HEARING NOTIFICATION SIGN AFFIDAVIT OF SIGN POSTING

Project No. CA25-0005 / Z25-0022

Date of Planning and Zoning Commission Meeting: January 14, 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 Legends Ranch Retail Center CA25-0005 / Z25-0022,

located at _____

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

Posting of said signs was accomplished on Jan. 02, 2026, 2025 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 HWY 380 & Thomas Egan Rd.

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

Executed this the 2nd day of January 20 26

Matthew K. Hall

Signature of Applicant or Authorized Representative for Project No.

MATT K. HALL / SUPERIOR SIGNS - CA25-0005 / Z25-0022

Printed Name of Applicant or Authorized Representative for Project No.

STATE OF TEXAS COUNTY OF DENTON BEFORE ME, a Notary Public, on this 01/02/26 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 2nd day of January, 20 26.

Taryn Blair Watson

Notary Signature

TARYN BLAIR WATSON
Notary ID # 130465520
My Commission Expires
July 17, 2027

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: _____

GRAPHIC SCALE IN FEET
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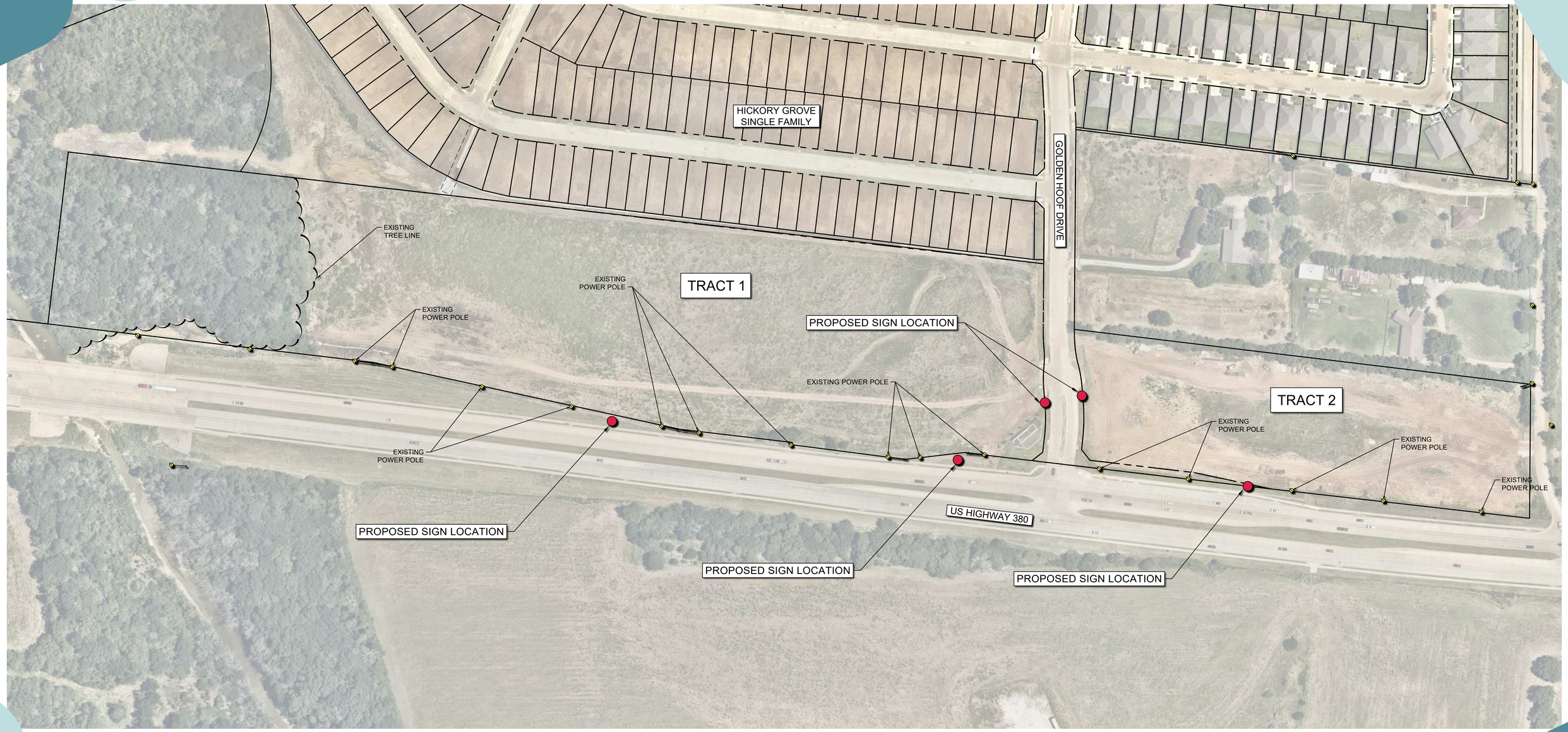
1"=100' @ 22x34



Legends Ranch Development, LLC Commercial Tracts 1 & 2

Denton, Texas

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LAST SAVED 11/4/2025 1:07 PM, BY: STANG, TYLER

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
P 972-335-3580
State of Texas Registration No. F-928

November 2025

Jan 2, 2026 at 5:09:54 PM
8774–8804 W University Dr
Denton TX 76249
United States
M

Jan 2, 2026 at 5:17:43 PM
Golden Hoof Dr
Denton TX 76249
United States
M

CITY OF DENTON

Notice of Public Hearing

Project Numbers: CA25-0005 & Z25-0022

Project Name:Legends Ranch Retail Center

Request: From Rural Residential, to Suburban Corridor

For more information:
www.cityofdenton.com/public-meetings
CALL: (940) 329-8600

Jan 2, 2026 at 5:23:26 PM
Golden Hoof Dr
Denton TX 76249
United States
M

CITY OF DENTON

Notice of Public Hearing

Project Numbers: CA25-0005 & Z25-0022

Project Name: Legends Ranch Retail Center

Request: From Rural Residential, to Suburban Corridor

For more information:
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CALL: (940) 329-8600

Jan 2, 2026 at 5:28:57 PM
W University Dr
Denton TX 76249
United States
M

CITY OF DENTON

Notice of Public Hearing

Project Numbers: CA25-0005 & Z25-0022

Project Name: Legends Ranch Retail Center

Request: From Rural Residential, to Suburban Corridor

For more information:
www.cityofdenton.com/public-meetings
CALL: (940) 329-8600

Jan 2, 2026 at 5:34:55 PM
W University Dr
Denton TX 76249
United States
M

CITY OF DENTON

Notice of Public Hearing

Project Numbers: **CA25-0005 & Z25-0022**

Project Name: **Legends Ranch Retail Center**

Request: **From Rural Residential, to Suburban Corridor**

For more information:

www.cityofdenton.com/public-meetings

CALL: (940) 329-8600

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A COMPREHENSIVE PLAN AMENDMENT FROM THE AGRICULTURE AND LOW RESIDENTIAL FUTURE LAND USE DESIGNATIONS TO THE REGIONAL MIXED USE FUTURE LAND USE DESIGNATION ON APPROXIMATELY 24.941 ACRES GENERALLY LOCATED AT THE NORTHWEST AND NORTHEAST CORNERS OF THE INTERSECTION OF WEST UNIVERSITY DRIVE (US 380) AND GOLDEN HOOF DRIVE, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; ADOPTING AN AMENDMENT TO THE CITY'S OFFICIAL FUTURE LAND USE MAP; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF $2,000.00 FOR VIOLATIONS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (CA25-0003)

WHEREAS, Kimley-Horn has applied for a comprehensive plan amendment from the Agriculture and Low Residential Future Land Use Designations to the Regional Mixed Use Future Land Use Designation on approximately 24.941 acres of land, legally described in Exhibit "A" and depicted in Exhibit "B" attached hereto, said amendment being depicted in Exhibit "C" incorporated herein by reference (hereinafter, the "Property"); and

WHEREAS, on January 14, 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 ___ (_-_) of the amendment; and

WHEREAS, on February 17, 2026, the City Council likewise conducted a public hearing as required by law, and finds that the request meets and complies with all substantive and procedural standards set forth in Subsection 2.7.1 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 a change in the Future Land Use designation of the property, have determined that the proposed change is in the best interest of the health, safety, morals, and general welfare of the City of Denton, and accordingly, the City Council of the City of Denton is of the opinion and finds that said Future Land Use Map 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 Future Land Use designation for the Property is hereby changed from Agriculture and Low Residential to Mixed Use Regional as shown on Exhibit "C."

SECTION 3. The City's Denton 2040 Comprehensive Plan is hereby amended to show the change in the Future Land Use Map.

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. That an offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Denton Code or Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record-Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

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

	Aye	**Nay**	**Abstain**	**Absent**
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2026.

_____
GERARD HUDSPETH, MAYOR

ATTEST:
INGRID REX, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

Exhibit A

TRACT 1

BEING a tract of land situated in the Thomas J. Egan Survey, Abstract No. 406, and the Memphis, El Paso and Pacific Railroad Company Survey, Abstract No. 1470, City of Denton, Denton County, Texas and being a portion of a called 565.364-acre tract of land described in a deed to Legends Ranch Development, LLC, recorded in Instrument No. 2019-146384, Official Records, Denton County, Texas, and being a portion of Lot 1, Block B, Golden Hoof Ranchettes, an Addition to the City of Denton, Texas, according to the plat thereof recorded in Volume 4, Page 8, Plat Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped “RPLS 4561” found for the westernmost corner of a tract of land described as Parcel 5 - Tract 2 in a deed to the State of Texas, recorded in Instrument No. 2009-116573, said Official Records, common to an angle point in the southerly line of said 565.364-acre tract, same being on the northerly right-of-way line of U.S. 380 (variable width public right-of-way);

THENCE in a westerly direction along the common line of said 565.364-acre tract and said U.S. 380 the following courses and distances:

North 82°39'34" West, a distance of 238.81 feet to a 1/2-inch iron rod with plastic cap stamped “RPLS 4561” found for corner;

North 07°20'26" East, a distance of 5.00 feet to an aluminum TXDot Monument found for corner;

North 83°19'32" West, a distance of 236.23 feet to a 1/2-inch iron rod with plastic cap stamped “RPLS 4561” found for the easternmost corner of a tract of land described as Parcel 5 - Tract 1 In a deed to the State of Texas, recorded in Instrument No. 2009-116573, said Official Records;

North 77°42'04" West, a distance of 655.45 feet to a 1/2-inch iron rod with plastic cap stamped “RPLS 4561” found for corner;

North 83°15'19" West, a distance of 685.77 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for the southernmost southeast corner of Hickory Grove, Phase 1B, an addition to the City of Denton, Texas, according to the final plat thereof recorded in Document No. 2024-94 of the Plat Records of Denton County, Texas;

THENCE departing said common line and along the southerly line of said Hickory Grove, Phase 1B, the following courses and distances:

North 06°44'41" East, a distance of 361.74 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for corner;

South 83°28'14" East, a distance of 193.43 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for corner;

South 83°31'06" East, a distance of 637.92 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for corner;

South 83°31'07" East, a distance of 908.19 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for corner;

South 83°10'56" East, a distance of 312.71 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for the easternmost southeast corner of said Hickory Grove, Phase 1B, same being on the westerly right-of-way line of Golden Hoof Drive, a variable width right-of-way, as dedicated in Hickory Grove, Phase 1A, an addition to the City of Denton, Texas, according to the amending plat thereof recorded in Document No. 2024-183;

THENCE along the westerly right-of-way line of said Golden Hoof Drive, the following courses and distances:

South 00°26'45" West, a distance of 136.46 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found at the beginning of a tangent curve to the left with a radius of 432.50 feet, a central angle of 05°13'40", and a chord bearing and distance of South 02°10'05" East, 39.45 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 39.46 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found at the beginning of a reverse curve to the right with a radius of 237.00 feet, a central angle of 09°57'23", and a chord bearing and distance of South 00°11'46" West, 41.13 feet;

In a southerly direction, with said reverse curve to the right, an arc distance of 41.18 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found at the beginning of a reverse curve to the left with a radius of 261.00 feet, a central angle of 09°57'23", and a chord bearing and distance of South 00°11'46" West, 45.30 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 45.35 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for corner;

South 04°46'55" East, a distance of 29.49 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found at the beginning of a tangent curve to the right with a radius of 360.00 feet, a central angle of 11°31'46", and a chord bearing and distance of South 00°58'58" West, 72.32 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 72.44 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for corner;

South 06°44'51" West, a distance of 30.00 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for on the north end of a corner clip at the intersection of the westerly right-of-way line of said Golden Hoof Drive, with the northerly right-of-way line of said U.S. 380;

THENCE South 51°59'21" West, along said corner clip, a distance of 28.40 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found on the south end of said corner clip, same being on the southerly line of said 565.364 acre tract;

THENCE North 83°15'09" West, departing said corner clip, along the northerly right-of-way line of said U.S. 380 and along the southerly line of said 565.364 acre tract, a distance of 143.54 feet to a 1/2 inch iron rod with plastic cap stamped “RPLS 4561” found for corner;

THENCE South 83°20'00" West, continuing along the northerly right-of-way line of said U.S. 380 and the southerly line of said 565.364 acre tract, a distance of 122.85 feet to the **POINT OF BEGINNING** and containing 18.948 acres (825,357 square feet) of land, more or less.

TRACT 2

BEING a tract of land situated in the Thomas J. Egan Survey, Abstract No. 406, City of Denton and City of Denton Extra Territorial Jurisdiction (E.T.J.), Denton County, Texas, and being a portion of a called 565.364 acre tract of land described in a deed to Legends Ranch Development, LLC as recorded in Instrument No. 2019-146384 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the westerly right-of-way line of Thomas J. Egan Road, a 22.50 feet-wide right-of-way, according to the plat of Golden Hoof Ranchettes, an addition to Denton County, recorded in Volume 4, Page 8 of the Plat Records of Denton County, Texas (P.R.D.C.T.), at the southeast corner of a 10 feet-wide right-of-way dedication according to the plat of Lot 1R1 and 1R2 of Golden Hoof Ranchettes, an addition to Denton County, recorded in Document No. 2015-319 P.R.D.C.T., being on the easterly line of said 565.364 acre tract;

THENCE South 00°26'20" West, along the westerly right-of-way line of said Thomas J. Egan Road and along the easterly line of said 565.364 acre tract, a distance of 280.07 feet to a 1/2 inch iron rod with plastic cap stamped “RPLS 4561” found for the southeast corner of said 565.364 acre tract, being on the northerly right-of-way line of U.S. Highway 380, a variable width right-of-way;

THENCE North 83°31'12" West, along the northerly right-of-way line of said U.S. Highway 380 and along the southerly line of said 565.364 acre tract, a distance of 540.31 feet to a 1/2 inch iron rod with plastic cap stamped “RPLS 4561” found for corner;

THENCE North 83°15'09" West, continuing along the northerly right-of-way line of said U.S. Highway 380 and the southerly line of said 565.364 acre tract, a distance of 3.35 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for corner;

THENCE North 78°01'51" West, departing the southerly line of said 565.364 acre tract and continuing along the northerly right-of-way line of said U.S. 380, a distance of 164.81 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for corner;

THENCE North 83°15'10" West, continuing along the northerly right-of-way line of said U.S. 380, a distance of 219.00 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found on the south end of a corner clip at the intersection of the northerly right-of-way line of said U.S. 380, with the easterly right-of-way line of Golden Hoof Drive, a variable width right-of-way, as dedicated in Hickory Grove, Phase 1A, an addition to the City of Denton, Texas, according to the amending plat thereof recorded in Document No. 2024-183 of the Plat Records of Denton County, Texas;

THENCE North 38°15'09" West, along said corner clip, a distance of 28.28 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found on the north end of said corner clip;

THENCE departing said corner clip and along the easterly right-of-way line of said Golden Hoof Drive, the following courses and distances:

North 06°44'51" East, a distance of 15.00 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found at the beginning of a tangent curve to the left with a radius of 440.00 feet, a central angle of 11°31'46", and a chord bearing and distance of North 00°58'58" East, 88.39 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 88.54 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for corner;

North 04°46'55" West, a distance of 29.49 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found at the beginning of a tangent curve to the left with a radius of 261.00 feet, a central angle of 09°57'23", and a chord bearing and distance of North 09°45'37" West, 45.30 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 45.35 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found at the beginning of a reverse curve to the right with a radius of 237.00 feet, a central angle of 09°57'23", and a chord bearing and distance of North 09°45'37" West, 41.13 feet;

In a northerly direction, with said reverse curve to the right, an arc distance of 41.18 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found at the beginning of a compound curve to the right with a radius of 367.50 feet, a central angle of 05°13'40", and a chord bearing and distance of North 02°10'05" West, 33.52 feet;

In a northerly direction, with said compound curve to the right, an arc distance of 33.53 feet to a 1/2 inch iron rod found for the southwest corner of Lot 6, Block A of said Golden Hoof Ranchettes;

THENCE South 83°08'15" East, departing the easterly right-of-way line of said Golden Hoof Drive, along the southerly line of said Lot 6, Block A of said Golden Hoof Ranchettes and along the southerly line of Lot 1R2 of said Lot 1R1 and 1R2 of Golden Hoof Ranchettes, a distance of 960.54 feet to a point for corner; to the **POINT OF BEGINNING** and containing 5.993 acres (261,043 square feet) of land, more or less.

Exhibit B

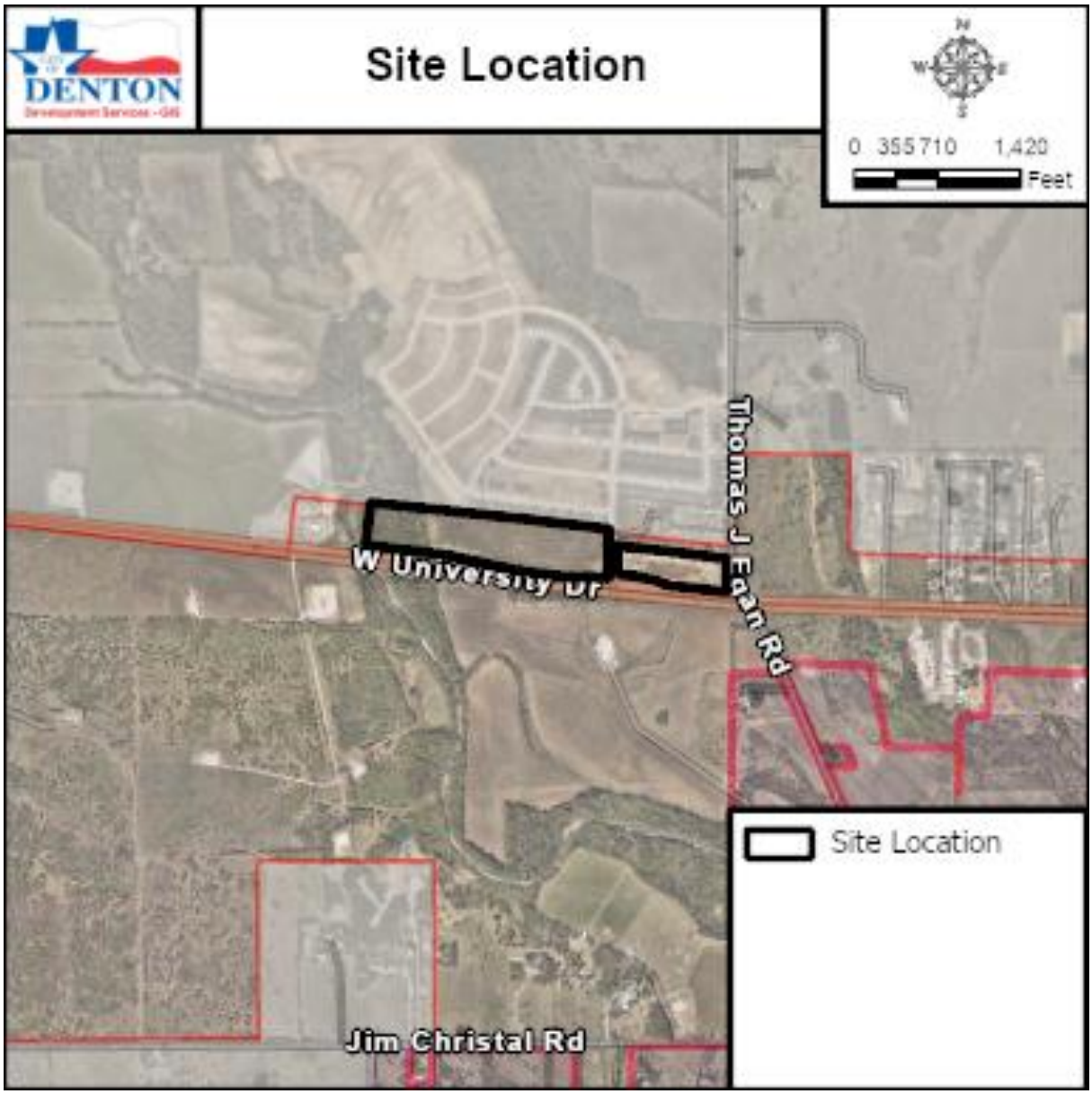
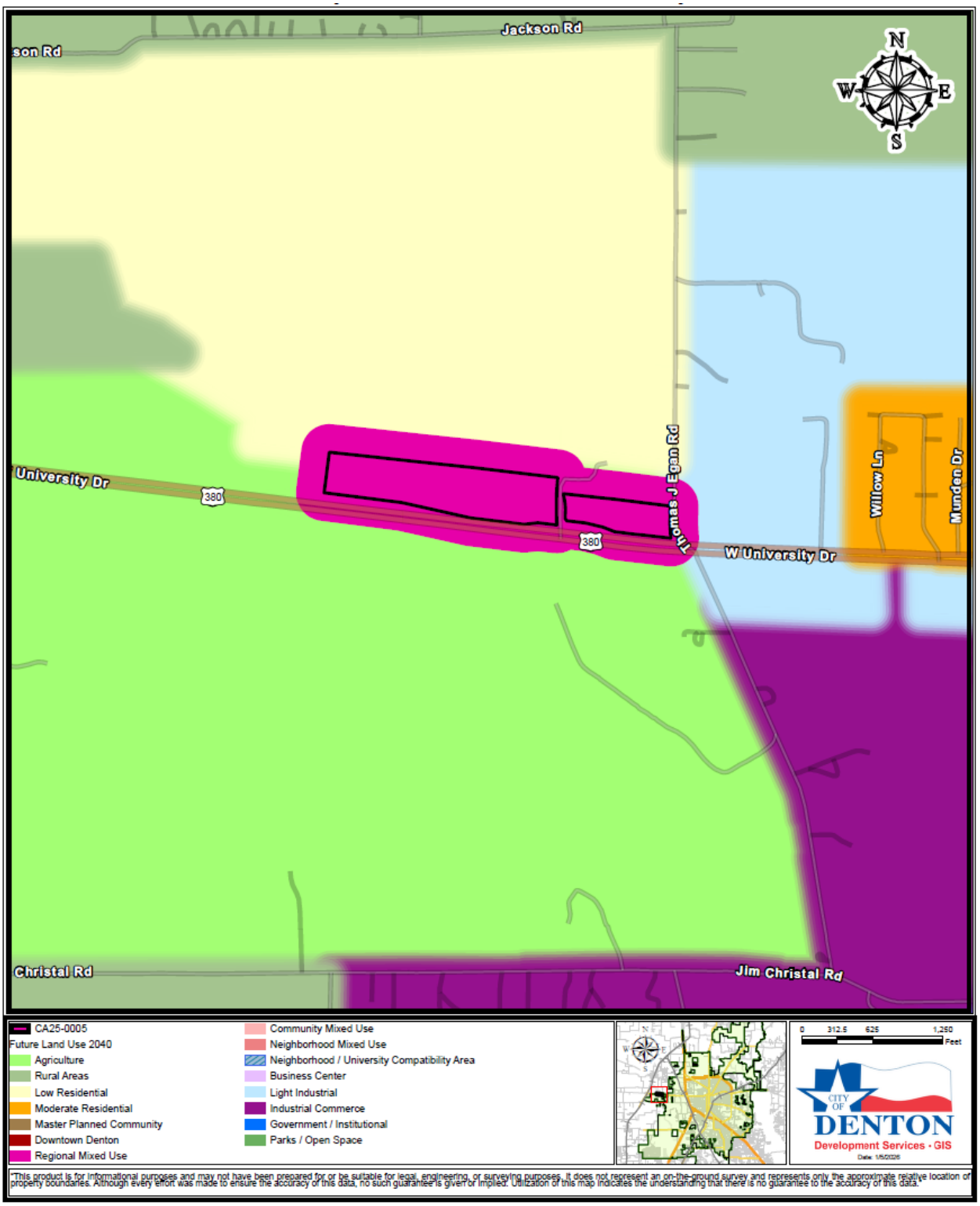

DENTON
Site Location
N
W
E
S
0 355 710 1,420
Feet
W University Dr
Thomas J Egan Rd
Jim Christal Rd
Site Location

Exhibit C


son Rd
Jackson Rd
N
W
E
S
University Dr
380
380
Thomas J Egan Rd
Willow Ln
Munden Dr
W University Dr
Christal Rd
Jim Christal Rd
CA25-0005
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
0 312.5 625 1,250
Feet
CITY OF DENTON
Development Services - GIS
"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied. Utilization of this map indicates the understanding that there is no guarantee to the accuracy of this data."

City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: January 14, 2026

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by applicant Thomas Fletcher with Kimley-Horn, to rezone approximately 24.941 acres of land from Residential 2 (R2) District to Suburban Corridor (SC) District generally located at the northwest and northeast corner of the intersection of West University Drive (US 380) and Golden Hoof Drive, in the City of Denton, Denton County, Texas. (Z25-0022, Hickory Grove Commercial, Mia Hines)

BACKGROUND

The request is for a rezoning from the Residential 2 (R2) District to the Suburban Corridor (SC) District. The subject property includes two tracts of land adjacent to the intersection of West University (US 380) and Golden Hoof Drive: an approximately 18.948-acre tract located at the northwest corner of the intersection (Tract 1) and an approximately 5.993-acre tract located at the northeast corner of the intersection (Tract 2). This is one of two concurrent applications associated with the Hickory Grove Commercial development on this agenda. Details regarding the history of Hickory Grove and the request are provided below.

HISTORY

The 24.941 subject property was annexed into the City of Denton in 1974 along with several tracts of land along both the north and south sides of West University Drive (US 380) between North Masch Branch Road and the North Hickory Creek Tributary. As shown on the inset map, the Hickory Grove (also known as Legends Ranch) Municipal Utility District (MUD) Development Agreement called for the development of single-family residences in the City's ETJ just north of the subject property, multifamily residences in both the City limits and the City's ETJ west of the subject property, and unspecified "future commercial" development compliant with the standards and regulations applicable to the Highway Corridor (HC) District within the subject property. As discussed within the Staff Analysis (Exhibit 2) the development standards and regulations of the requested SC Zoning is consistent with those applicable to the HC District and further limits otherwise permitted in the HC District but may not be compatible with the adjacent single-family residences. Accordingly, the phased construction of the single-family residential subdivision began in 2023 and the City is currently reviewing civil engineering plans for the multifamily units being developed within the City's ETJ. Additionally, the developers voluntarily annexed the property intended for the development of the in-City multifamily residences and applied for a Comprehensive Plan Amendment and Rezoning to entitle the property for the anticipated multifamily development. The Planning and Zoning Commission considered and recommended approval of these applications at their December 17, 2025 meeting. City Council is scheduled to act on the applications on January 13, 2026.

The subject property is adjacent to the North Hickory Creek Tributary and associated floodway and is partially encumbered by floodplain along the western boundary of Tract 1. Additionally, an approved Environmentally Sensitive Area (ESA) field assessment reflects the existence of undeveloped floodplain ESA within this floodway corridor. Should the applicant propose to adjust the limits of the floodplain or ESA for the purpose of development, an updated ESA assessment and Alternative ESA plan may be required. Future developments would be subject to the Denton Development Code requirements for development within ESA.

In addition to this requested Zoning Change, the applicant also submitted a proposal for a Comprehensive Plan Amendment to change the Future Land Use Designation from Agriculture and Low Residential to Regional Mixed Use to facilitate this zoning change and to allow for the anticipated commercial development. The request to amend the Comprehensive Plan is also on the January 14, 2026 Planning and Zoning Commission agenda for separate consideration (item CA25-0005).

A full Staff Analysis is provided in Exhibit 2.

OPTIONS

1. Recommend Approval
2. Recommend Denial
3. Postpone Item.

RECOMMENDATION

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

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
September 3, 1974	City Council	Annexation	Approved
June 28, 2022	City Council	Legends Ranch (Hickory Grove) MUD Development Agreement	Approved
August 23, 2024	City Council	Amended Hickory Grove MUD Development Agreement	Approved

PUBLIC OUTREACH:

Nine (9) notices were sent to the property owners within 200 feet of the subject boundary. As of the writing of this report, no responses have been received by the City.

Five (5) notices were sent to residents within 500 feet of the subject boundary. As of the writing of this report, no responses have been received by the City.

A notice was published in the Denton Record Chronicle on Sunday, December 27, 2025.

A notice was published on the City's website on December 19, 2025.

Five (5) signs were posted on the property by January 2, 2026.

The applicants have not hosted any community meetings related to this request.

A map showing the notification boundaries as well as documentation regarding the sign posting is provided in Exhibit 9.

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. Existing Zoning Map
5. Proposed Zoning Map
6. Future Land Use Map
7. Project Narrative
8. Comparison of Permitted Uses
9. Notification Map and Sign Posting
10. Fiscal Impact Summary
11. Draft Ordinance
12. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Mia Hines, AICP
Senior Planner

Planning Staff Analysis
Z25-0022/Hickory Grove Commercial
City Council District #3

REQUEST:
Request by Kimley-Horn, on behalf of Double R Devco, LLC to rezone approximately 24.941 acres of land from Residential 2 (R2) District to Suburban Corridor (SC) District generally located at the northwest and northeast corner of the intersection of West University Drive (US 380) and Golden Hoof Drive.

STAFF RECOMMENDATION:
Staff recommends approval of the request contingent upon the requested Comprehensive Plan Amendment as it complies with the criteria in Subsection 2.4.5.E of the Denton Development Code (DDC) for approval of all applications and the criteria in Subsection 2.7.2.D of the DDC for approval of a Zoning Map Amendment (Rezoning).

SITE DATA:
The subject property includes two tracts of land adjacent to the intersection of West University (US 380) and Golden Hoof Drive: an approximately 18.948-acre tract located at the northwest corner of the intersection (Tract 1) and an approximately 5.993-acre tract located at the northeast corner of the intersection (Tract 2). The subject property is adjacent to the North Hickory Creek Tributary and associated floodway and is partially encumbered by floodplain along the western boundary of Tract 1. An approved Environmentally Sensitive Area (ESA) field assessment reflects the existence of undeveloped floodplain ESA within this floodway corridor.

Between the two tracts, Golden Hoof Drive is a Residential Collector, most of which is in the ETJ. As Golden Hoof Drive is the main entrance into the Hickory Grove single-family residential subdivision, the section of the roadway adjacent to the subject property is currently constructed with 4 lanes partially divided by a landscaped median with designated right and left turn lanes onto West University Drive (US 380), which abuts the subject area to the south. West University Drive (US 380) is a Texas Department of Transportation (TXDOT) east/west roadway classified as a Freeway in the Denton 2022 Mobility Plan. This corridor of West University Drive (US 380) is currently constructed with 6 lanes divided by a landscaped median, a deceleration right-turn lane onto Golden Hoof Drive, and designated left turn lanes at major intersections. Additionally, the right-of-way contains 5-foot-wide sidewalks on both the north and south side of the roadway. This is generally consistent with the standard street section for a Freeway per the Mobility Plan.

In accordance with the Hickory Grove Municipal Utility District (MUD) and Development Agreement, the subject property is intended for commercial development. Abutting Tract 1, to the north, is Phase 1 of the Hickory Grove MUD single-family residential subdivision and, to the west, a lift station constructed to serve the Hickory Grove MUD and surrounding developments. Abutting Tract 2 to the north are two tracts of land, one tract is developed with a single-family residence while the other tract is undeveloped. Further detail regarding the surrounding zoning, land uses, and roadways are provided in the table below.

SURROUNDING ZONING AND USES:

Northwest: Extraterritorial Jurisdiction 1 (ETJ 1) Zoning: None (ETJ 1) Use: Undeveloped; North Hickory Creek Tributary	North: ETJ 1 Zoning: None (ETJ 1) Use: Single-family residential (Hickory Grove MUD)	Northeast: Golden Hoof Drive; ETJ 1 Zoning: None (ETJ 1) Use: Single-family residence
West: ETJ 1 Zoning: Residential 2 (R2) Use: North Hickory Creek Tributary; lift station	**SUBJECT PROPERTY (Tract 1)**	East: Golden Food Drive Zoning: R2 (Tract 2) Use: Undeveloped
Southwest: West University Drive (US 380) Zoning: R2 Use: Undeveloped; North Hickory Creek Tributary	South: West University Drive (US 380) Zoning: R2 Use: Undeveloped/agriculture; gas well drilling and production	Southeast: West University Drive (US 380) & Golden Hoof Drive Zoning: R2 Use: Undeveloped and gas well drilling and production

Northwest: Zoning: R2 Use: Single-family residence	North: Zoning: R2 Use: Single-family residence	Northeast: Thomas J Eagan Road Zoning: Light Industrial (LI) Use: Undeveloped
West: Zoning: Residential 2 (R2) (Tract 1) Use: Undeveloped;	**SUBJECT PROPERTY (Tract 2)**	East: Thomas J Eagan Road Zoning: LI Use: Undeveloped
Southwest: West University Drive (US 380) & Golden Hoof Drive Zoning: R2 Use: Undeveloped/agriculture; gas well drilling and production	South: West University Drive (US 380) Zoning: R2 Use: Undeveloped/agriculture; gas well drilling and production	Southeast: West University Drive (US 380) & Thomas J Eagan Road Zoning: R2 Use: 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.

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

c. *If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5 through 2.9 controls*.
There are no conflicts between the general criteria and the criteria specific for zoning requests.

2. *Prior Approvals*
Per the Hickory Grove Municipal Utility District (MUD), the subject property was identified for "future commercial" development compliant with the standards and regulations of the Highway Corridor (HC) District. The development standards and regulations of the requested SC Zoning is consistent with those applicable to the HC District and further prohibits or limits the development of some land uses which are permitted in the HC District but may not be compatible with the adjacent single-family residences including industrial laundry facility, automotive sales or leasing, equipment sales and rentals, travel plaza, and warehouse and wholesale facility. Additionally, many of the commercial land uses permitted within both districts are subject to use specific standards that limit the building size when developed in the SC District. Further, the maximum building height permitted within the SC district is 55 feet, which is more compatible to the surrounding context than the 100 feet maximum building height permitted within the HC District. The applicant has concurrently submitted a Comprehensive Plan Amendment. These are separate requests, but the simultaneous consideration of these applications is intended to provide the Commission with a transparent and comprehensive look at the intended development of the property.

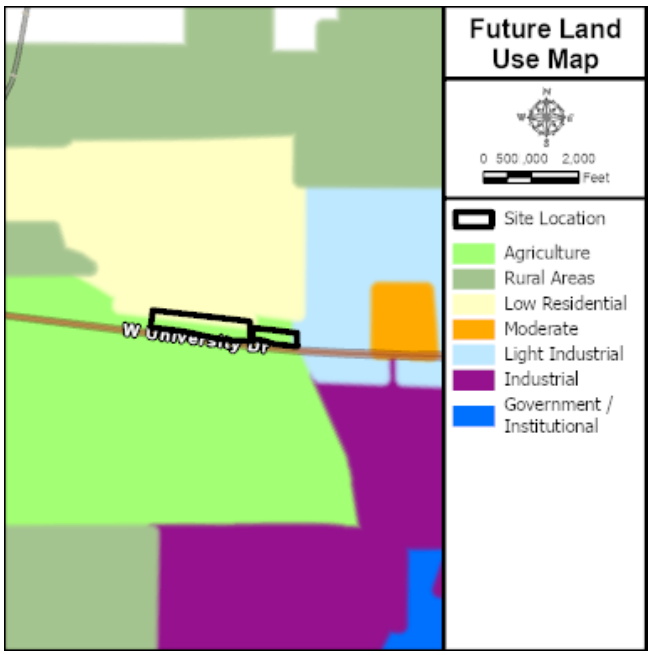
3. *Consistent with the Comprehensive Plan and Other Applicable Plans*
The decision–making authority:
   a. Shall weigh competing goals, policies, and strategies.
      - Goal LU-6: Grow with Balance: Establish land use designations that respond to the growing needs and character specifications of the Denton community.

[Continue on next page]

- The above-stated goal establishes the policy that the desired pattern of future land uses is depicted in the Future Land Use Map of the Denton 2040 Comprehensive Plan. The proposed SC zoning does not align with the existing Agriculture and Low Residential FLUM designation. However, the applicant is concurrently seeking an amendment to change the Agriculture and Low Residential FLUM designation to the Regional Mixed Use FLUM designation. As discussed with the criterion below, the requested SC zoning district generally aligns with the Regional Mixed Use Future Land Use Designation and achieves other goals of the Comprehensive Plan. Given the increased growth and interest within this region of the City over the last several years, the zoning change to SC allows for a mix of commercial uses to meet the needs of this portion of the Denton community.

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



As shown on the inset map, the Denton 2040 Comprehensive Plan Future Land Use Map indicates an Agriculture future land use designation for most of the subject property and Low Residential for a significantly smaller area of land located along the northern border of the subject property. The Agriculture category denotes areas that have large tracts of land in active agriculture uses for preservation, including ranchland, field crops, and other similar agricultural areas, but the Denton 2040 Comprehensive Plan acknowledges that some of the land categorized as Agriculture represents "growing room" when considering the City's capacity to accommodate future growth. The Low Residential category includes the city's predominantly single-family neighborhoods, with lot sizes ranging from one acre or more in rural fringe areas up to five units per acre gross density throughout many of the City's suburban subdivisions.

The proposed Regional Mixed Use Future Land Use designation applies to areas that serve as regional destinations within Denton. Development within these areas may include residential, commercial, office, entertainment and other uses except industrial, at the highest levels of scale and density within the City. Future development in these areas will complement and embrace existing, viable uses, and raise the standard of design to increase their regional draw, accommodate greater connectivity and mobility options, and create a sense of place. As noted above, the subject area has a FLUM designation of Agriculture and Low Residential but the applicant is concurrently requesting to change the Agriculture FLUM designation to the Regional Mixed Use FLUM designation (CA25-0005).

The proposed SC Zoning is consistent with the Regional Mixed Use Future Land Use Designation. While the applicant has stated that the intent is to develop 5-10 pad sites for commercial land uses on the subject property, the requested zoning change could facilitate the development of a variety of residential and commercial land uses by right and with the approval of a Specific Use Permit (SUP) consistent with this proposed Mixed Use Regional FLUM (see Exhibit 8 for a comparison of permitted land uses).

Further, the request is consistent with other Goals of the Denton 2040 Comprehensive Plan, including:

- Goal LU-1: *Grow Compactly: Achieve sound sustainable growth in compact development patterns with balanced land uses planned in coordination with transportation and infrastructure*.

  While Staff acknowledges that the location of this development is beyond the compact core of the City, given regional growth trends seen along the West University Drive (US 380) corridor west of Denton, the requested proposal to change the FLUM designation from Agriculture and Low Residential to the Regional Mixed-Use designation would provide flexibility with regard to permitted land uses, contributing to a balanced mix of residential and nonresidential land uses along a rapidly developing corridor. Currently, the properties between West University Drive (US 380) and FM 156 are either undeveloped with industrial or residential zoning, creating an approximately 4.3 mile stretch of West University Drive (US 380) not entitled for commercial and retail services. The proposed amendment would facilitate the development of commercial and retail services needed to serve the new residences within this area of the Denton community.

- Goal LU-4: *Grow Resourcefully: Manage growth for wise use of land resources with staged, contiguous, and compatible development*.

[Continue on next page]

With regard to utilities, the development of the Hickory Grove MUD anticipated commercial development within the subdivision and planned for the provision of public utility lines and services with capacities needed for this intended mix of residential and commercial development. Golden Hoof Drive includes street and driveway stubs for the anticipated development of the subject area and West University Drive (US 380), a highway, is constructed to support traffic volumes and speeds associated with this type of mixed-use corridor.

- Goal FEV-1: *Ensure the long-term financial stability of the city with fiscally responsible policies and actions.*
- Goal FEV-2: *Improve the City's job-to-worker ratio by increasing the number of jobs available to the resident workforce and local graduates.*
- Goal FEV-5: *Design a fiscally advantageous land use pattern paired with fiscally responsible infrastructure management and investment.*

  The proposed zoning would facilitate commercial development in close proximity to residences within the City's ETJ, ultimately providing for employment opportunities and commercial and retail services that are not currently available within the surrounding area. This would help achieve the goal of creating a well-rounded, self-sustaining local economy of diverse live/work/play development opportunities. Additionally, commercial development would allow for the City to capture tax revenue from the market created by the residential development occurring within the City's ETJ without necessitating significant City investment towards the development of those residential subdivisions, which typically nets deficit.

4. *Compliance with this DDC*
   a. *The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.*
      This request is for a rezoning of the subject site. All subsequent development or redevelopment on this site will comply with applicable standards in the DDC, including, but not limited to, minimum lot size and dimensions, building coverage, access, parking, tree preservation, and landscaping.

   b. *Compliance with these standards is applied at the level of detail required for the subject submittal.*
      Typically, a rezoning to one of the DDC's established districts does not include a full review of all development standards. If the proposed rezoning is approved and a new use and/or redevelopment is proposed, a detailed review of all required plat, zoning compliance plans, engineering plans, tree preservation plans, and building permit submittals is required prior to development.

5. *Compliance with Other Applicable Regulations*

This proposed rezoning complies with all other applicable regulations.

6. *Consistent with Interlocal and Development Agreements*
   As discussed above and in Exhibit 1, the Hickory Grove MUD and the associated Development Agreement anticipated "future commercial" for the subject property. The proposed amendment is intended to facilitate commercial development. There are no other interlocal or development agreements for the subject property.

7. *Minimizes Adverse Environmental Impacts*
   The proposed rezoning is not anticipated to create adverse environmental impacts. As discussed above, the subject property is adjacent to the floodway and partially encumbered by floodplain along the western boundary of Tract 1. All future development activity would have to occur outside the limits of the floodplain and buildings within the floodplain buffer would have to be constructed at the appropriate elevation. Additionally, an approved Environmentally Sensitive Area (ESA) field assessment reflects the existence of undeveloped floodplain ESA within the subject property and the City's regulations regarding development within the ESA, tree preservation, landscaping, and stormwater management will also apply to any future development.

8. *Minimizes Adverse Impacts on Surrounding Property*
   The proposed rezoning is not anticipated to have an adverse impact on surrounding property. Per the applicant, the marketing program for the Hickory Grove single-family residential subdivision to the north reflected commercial development occurring on the subject property to make new and future property owner aware of the anticipated commercial development. Additionally, DDC requirements for land-use compatibility buffering would apply to any future development on the subject property. Specifically, the development would have to adhere to DDC Subsection 7.7.6 Compatibility Landscape Buffer Requirements and DDC Subsection 7.10.6 Building Height in Transition Areas and design the site to mitigate any adverse impacts.

9. *Minimizes Adverse Fiscal Impacts*
   While the proposed rezoning would allow for the development of any land use permitted within the SC District, the applicant has stated that their intent is to develop 5-10 commercial pad sites.

   Staff used the Fiscal Impact Tool to analyze the proposed rezoning under this assumption to generate the overall projected General Fund revenues and expenses, including property tax payments, sales tax capture, roadway maintenance costs, utility usage, solid waste costs, public safety costs, and neighborhood service costs. The Fiscal Impact Summary indicates that the commercial development would result in a net $10,948,600 gain in revenue to the General Fund over a 40-year project duration. The results of this analysis may vary based upon the ultimate combination of uses selected for the future pad sites.

10. *Compliance with Utility, Service, and Improvement Standards*
    This proposed rezoning will not affect utilities, services, or improvements. If the site is developed, it will be reviewed to ensure compliance with all applicable standards, and utilities have been extended to the area to support the Hickory Creek MUD and are able to serve the subject property.

11. *Provides Adequate Road Systems*
    Surrounding roadways include Thomas J Eagan Road, Golden Hoof Drive, and West University Drive (US 380). These roadways are adequate to support the anticipated commercial development. Future developments may be required to submit analyses of the traffic they intend to generate and future improvements to adjacent roadways may be required to ensure the continued provision of adequate road systems.

12. *Provides Adequate Public Services and Facilities*
    There are adequate public facilities in the region to adequately serve the development.

13. *Rational Phasing Plan*
    The Hickory Grove MUD development is being developed in accordance with a rational phasing plan with phases of the single-family land uses to the north proceeding the develop of the multifamily residences planned for the tract of land west of the subject property. This request is to facilitate the development of the commercial uses anticipated by this MUID.

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

a. *The proposed rezoning is consistent with the Comprehensive Plan.*
   As discussed in Consideration A.3.b above, the proposed zoning of SC is not consistent with the existing Agriculture and Low Residential FLUM designations, but it is consistent with the proposed Regional Mixed Use FLUM designation and achieves other goals of the Comprehensive Plan.

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 Subsection 3.4.1.A, "The SC district is intended to provide moderate- to high-intensity commercial, office, and retail uses along high-traffic corridors. The SC district provides elevated building landscape design, buildings oriented to the street, and appropriate buffering from adjacent neighborhoods. While SC is primarily auto-oriented, it provides a safe environment for pedestrians and cyclists"

   The proposed SC zoning district in this location is consistent with the purpose statement as the section West University Drive (US 380) is a high-traffic corridor, serving as one of the City's main points of regional access for people traveling

towards Denton from the west. Additionally, this rezoning could be catalytic for more regional commercial development given that the intended development of the subject property, the adjacent Hickory Creek MUD, and the recent and ongoing development of multiple single-family residential and mixed-density subdivisions within the City's ETJ 1 and ETJ 2 will continue to add to regional demand for commercial and retail sales and services within this corridor.

d. There have been significant changes in the area to warrant a zoning change.

The western region of the City and its ETJ has experienced significant residential and commercial growth and development since the adoption of the Denton 2040 Plan. Specifically, the corridor of West University Drive (US 380), starting at North IH-35 and stretching west toward the limits of the City's ETJ 2. This is evident by the additional warehousing and industrial commerce facilities west of North IH-35 and south of West University Drive (US 380), the Hickory Grove MUD north and west of the subject property, the Meadows MUD at the southwest and northwest corners of the intersection of West University Drive (US 380) and FM 156 North, as well as multiple other approved MUDs for properties in the vicinity that are currently under City review. In addition to the approved MUDs, the City has been informed of additional upcoming MUDs that are under review for areas south of West University Drive (US 380) in the City's ETJ 2. This area of the City is expected to see continued growth and development.

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

Adjacent Zoning & Land Use

As discussed above, Staff does not anticipate that the land uses permitted with SC zoning would create a significant adverse impact to the adjacent neighborhood. Rather, this zoning change would allow the property the opportunity for development that meets the commercial and retail service needs of the developing residences to the north and west of the subject property.

Transportation Related to the Proposal

Prior to the development of the subject property, the applicant will be required to submit traffic counts based on their proposed land use. The developer would be responsible for making improvements that may be identified in the TIA to accommodate any additional trips generated by the use(s). The details of any needed improvements will be reviewed as part of the site planning, platting, and/or civil engineering plans for any future development. Furthermore, roadway improvements would be evaluated in accordance with the City's 2022 Mobility Plan.

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

Schools
For commercial developments, there is no anticipated impact to schools. Should the property develop as a residential use, staff would coordinate with DISD regarding capacity and level of service.

Water and Wastewater
Public water and wastewater services are available to the site. Future development proposals will be responsible for connecting to the water and wastewater facilities that have been recently extended to the area to serve the subject property as needed.

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

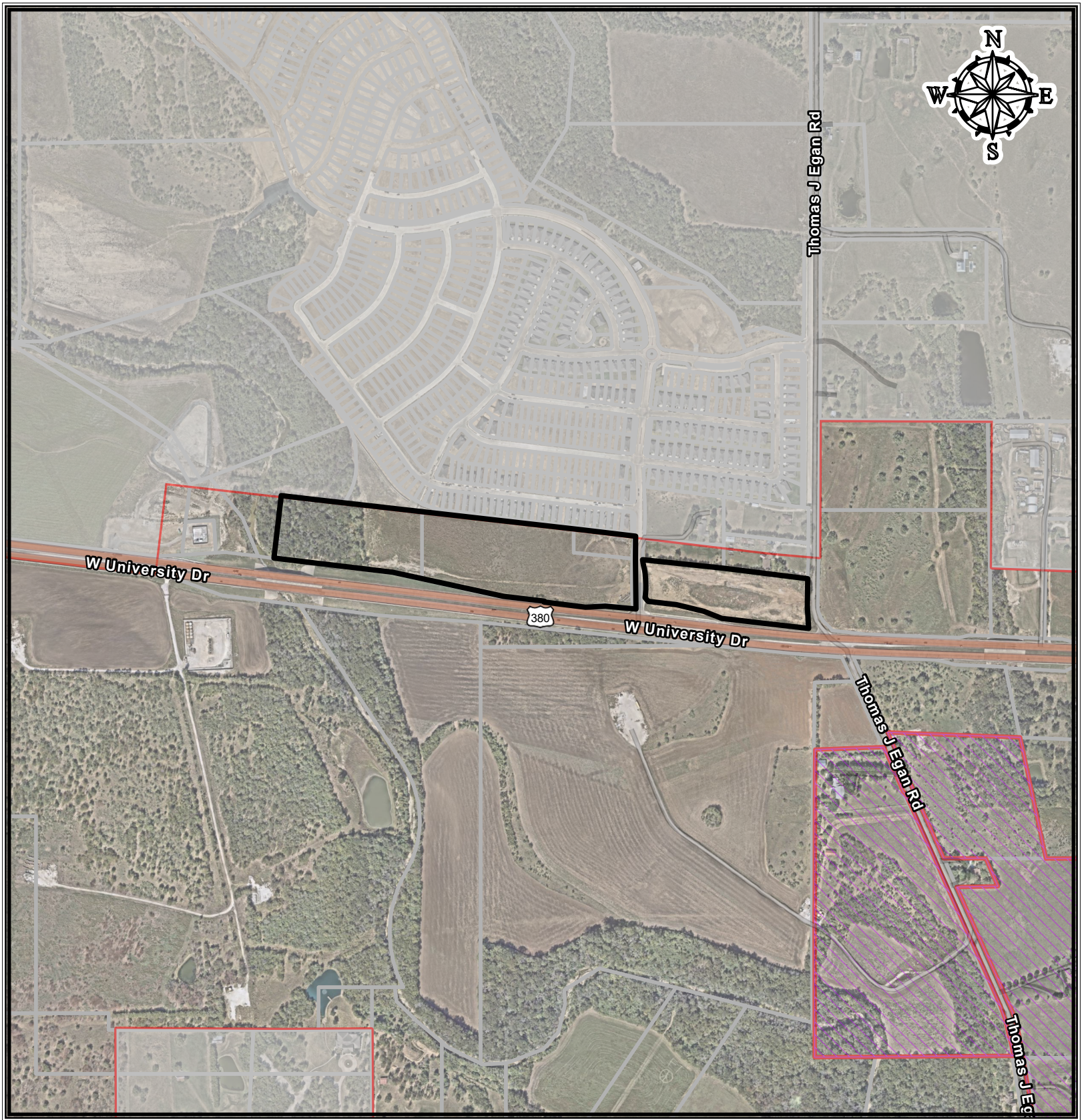
Nearest Fire Station
The subject property is approximately 5.2 miles from Fire Station #9 (4990 Airport Rd), within the eight minute or less response time boundary. Additionally, the Hickory Grove MUD Development Agreement requires the dedication of land for the construction of a new fire station along Thomas J Eagan Road, approximately 1.4 miles away from the subject property.

Parks
Should the property develop with a residential use, payment of park dedication and development fees will be required.

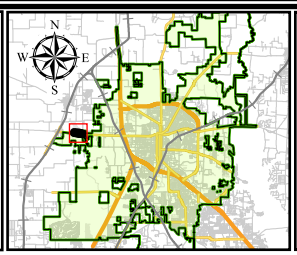
g. *There was an error in establishing the current zoning district.*

There was not an error in the assignment of the current zoning districts. As described herein, the current R2 is a result of placeholder zoning designations and transitions since the property's 1974 annexation. However, the current zoning combination is not appropriate in the context of a freeway nor in an area experiencing the significant growth that is being seen in the western parts of the City and ETJ.

Z25-0022
Aerial Site Location



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



0 225 450 900 Feet

CITY OF DENTON
Development Services · GIS
Date: 11/12/2025

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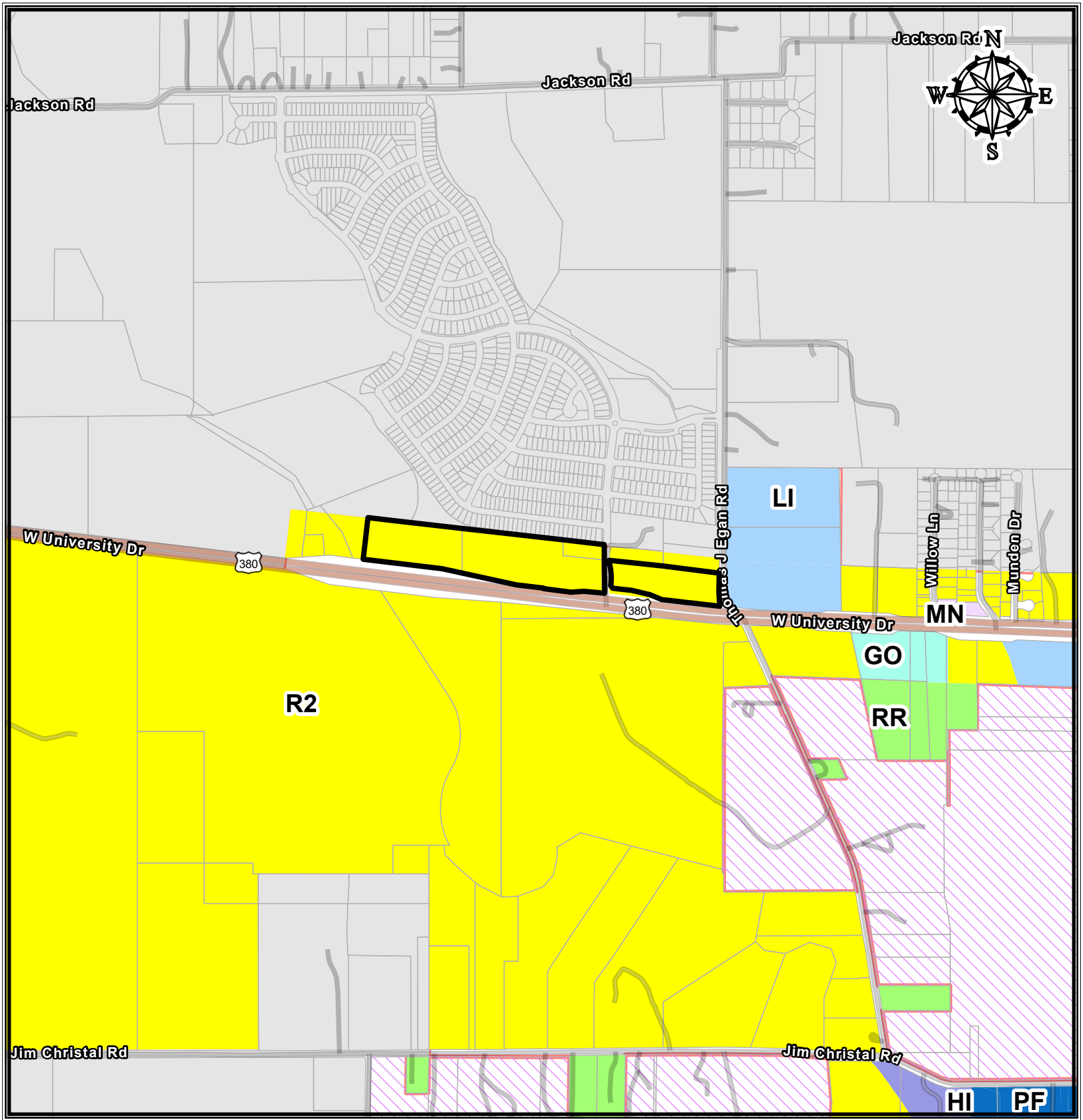
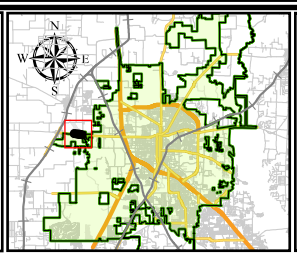
Z25-0022
Current Zoning Map



Current Zoning

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



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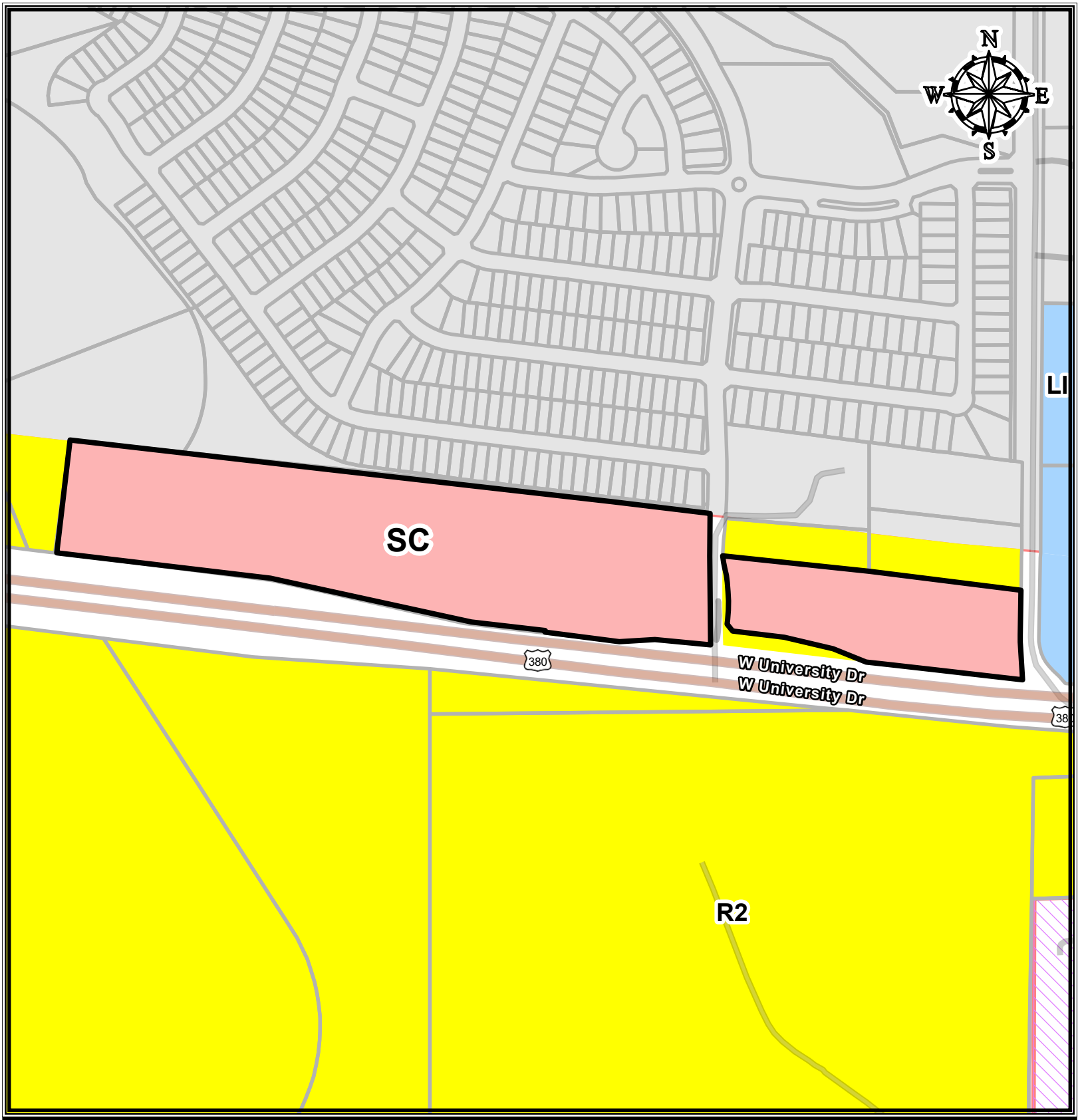
Z25-0022
Proposed Zoning Map



Roads

Current Zoning

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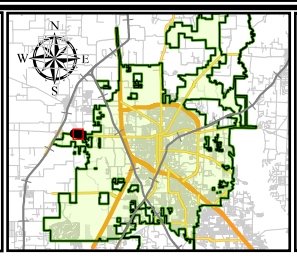
- MPC
- OVERLAY



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CITY OF DENTON
Development Services · GIS
Date: 1/6/2026

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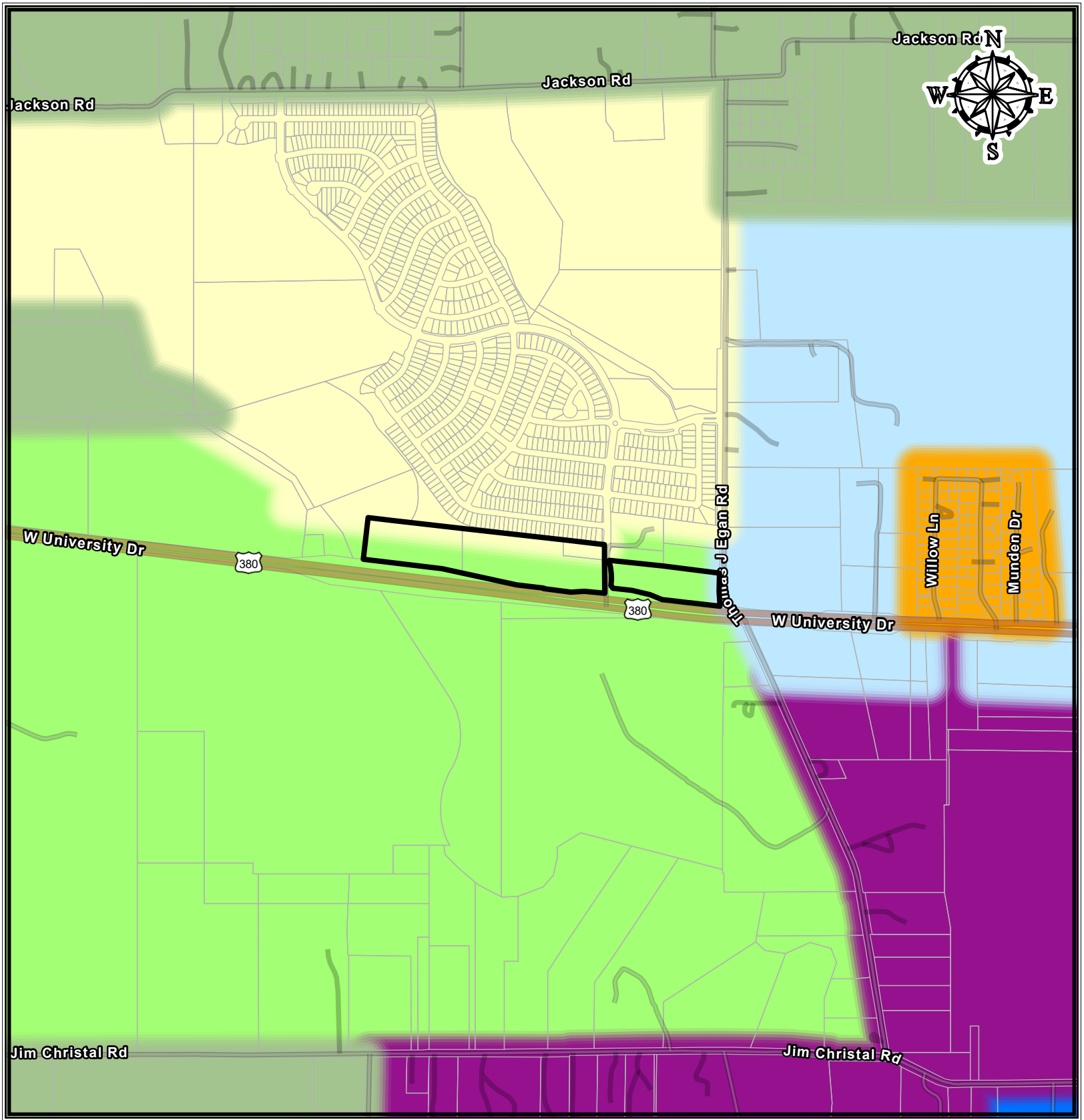
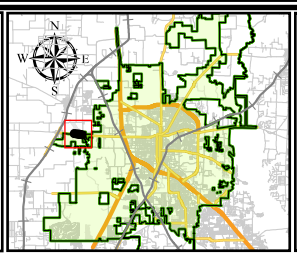
Z25-0022
Future Land Use Map



Future Land Use 2040

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



0 335 670 1,340 Feet

CITY OF DENTON
Development Services · GIS
Date: 11/12/2025

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Comprehensive Plan Amendment
Project Narrative
Legends Ranch Development, LLC
Commercial Tract 1 & Tract 2
Z25-0022

Project Description/Summary:

Location:

The Legends Ranch Development, LLC Commercial Tract 1 is located northwest of the intersection of Golden Hoof Drive and US Highway 380. The western portion of the tract is adjacent to North Hickory Creek. This tract has approximately 2,095-feet of frontage on US 380. Tract 1 is a total of 18.95-acres. Commercial Tract 2 is located north of US Highway 380 and between Golden Hoof Drive and Thomas J Egan Road. Tract 2 has approximately 927-feet of frontage on US 380. Tract 2 is a total of 5.99-acres. Golden Hoof Drive divides Tract 1 and Tract 2.

Purpose/Project Description:

The purpose of the zoning submittal is to change the property zoning of both tracts from R2 to SC per the development agreement. The properties are currently annexed into the city and under R2 zoning classification. The proposed zoning of SC is consistent with the Denton Development Code to provide moderate- to high-intensity commercial, office, and retail uses along high-traffic corridors while providing appropriate buffering from adjacent neighborhoods.

Site History:

Both tracts are currently unplatted and within the City of Denton city limits. Both have always been vacant. The west portion of Commercial Tract 1 contains undeveloped floodplain ESA.

Surrounding Property Use:

Hickory Grove Development, formerly Legends ranch, is adjacent to the property to the north. To the west is Hickory Grove Multi-Family Phase 1. To the south is US 380.

Existing and Proposed Land Use:

Existing Zoning: R2

Proposed Zoning: SC

Existing Plat(s): No Plats exist for the property.

Acreage: Commercial Tract 1 is approximately 18.95-acres, and Commercial Tract 2 approximately 5.99-acres. The total acreage is approximately 24.94-acres.

Land Characteristics: Tract 1 contains trees on the western portion adjacent to and along North Hickory Creek and undeveloped floodplain ESA. There is approximately 21' of fall across Tract 1 from the northeast corner to the southwest corner. Per City maps, a portion of Tract 1 is within FEMA floodplain that is also located within an ESA, but there is no riparian buffer ESA onsite. Tract 2 contains trees along the boundary to the north. There is approximately 9' of fall from the north central portion of Tract 2 the southwest corner, and approximately 5' of fall from the north central portion to the east boundary.

Existing Uses: Both tracts are vacant.

Proposed Uses: This development will consist of various use commercia. The proposed development will have multiple points of connection to US 380, Golden Hoof Drive, and Thomas J Egan Road.

Phasing and Traffic Access: At this time, it is assumed that the proposed development will be constructed as commercial/retail pad sites. Construction access will be from Golden Hoof Drive.

Existing Utilities: Utilities in the form of City water, sanitary sewer and electric exist to the property. City water has been stubbed to Tract 1 with a 12-inch water main and Tract 2 with a 8-inch waterline, both constructed with Legends Ranch Phase 1A. City sewer service has been stubbed to Tract 1 with an 8-inch sewer main constructed with Legends Ranch Phase 1B and Tract 2 with an 8-inch sewer main constructed with Phase 1A. Both sewer stubs tie into an existing lift station west of North Hickory Creek.

Proposed Utilities: Water will be provided by connections with the existing stubs. The 12-inch stub in Tract 1 will be extended west along US 380. The internal water lines will create a looped system for the proposed development. Sewer will be provided by connecting to the existing stubs at the northwest corner of Tract 1 and the west of Tract 2.

Existing Topography and Drainage: Tract 1 falls from the northeast to the southwest towards North Hickory Creek. There is approximately 21' of fall across Tract 1 from the northeast corner to the southwest corner. There is approximately 9' of fall from the north central portion of Tract 2 the southwest corner, and approximately 5' of fall from the north central portion to the east boundary. The existing slopes are moderate and are suited for the proposed project.

Proposed Topography (Grading) and Drainage: Onsite cut-fill is proposed to grade the site for commercial site planning uses. The proposed grades will conform generally to existing slopes and patterns. The proposed hydrology will be paved or covered consistently with uses and intensity of development within SC zoning districts. Drainage systems will be enclosed conduits out-falling into the existing floodplain.

Public Benefit:

The following benefits are provided by this development to the public using the SC Zoning District:

The SC district is intended to support compatibility between moderate to higher-intensity commercial, office, and retail uses along high-traffic corridors. This zoning district will ensure appropriate buffering for adjacent neighborhoods is provided while also serving as a transition area between established single-family neighborhoods and high-traffic corridors such as US Highway 380. Having the SC zoning district adjacent to an existing residential neighborhood and along a highly visible corridor US 380 will increase regional draw, accommodate greater mobility options, and create a sense of place.

Community Amenities:

Within the SC development there will be open spaces and amenities typical to commercial development and will provide a safe environment for pedestrians and cyclists.

Proposed Mitigation Measures for Nuisance Abatement:

Control of noise, odor, fumes, dust, and lighting, and sufficient landscaping and screening created by the development will be accomplished with required, and if necessary, enhanced techniques and methods to be determined at the time of platting and design. Nuisances, if any, are not anticipated to be exacerbated or significantly different from the existing zoning as a result of the proposed zoning change.

Consistency with the requirements of the Denton Development Code (DDC):

It is anticipated that the proposed uses and development on the tract will be consistent with and in accordance with all requirements of the DDC and other applicable regulations.

Impact of the Proposed Change On:

a. The Goals and Objectives of The Denton 2040 Comprehensive Plan: The 2040 Comprehensive Plan Future Land Use Plan for this area is Agriculture. As this does not follow the Comprehensive Plan an amendment is being submitted to instead be for Suburban Corridor development. This proposed designation is consistent with the development along the US 380 corridor.

b. The Future Land Use Element of The Denton 2040 Comprehensive Plan: The proposed zoning district change meets the intent of the Development Agreement for the Legends Ranch Development Master Plan Community.

c. The Balance of Land Uses in the City: The balance of Land Uses in the City will not be altered because of the proposed zoning district change.

d. Adequate Public Facility Elements and How the Change Will Effect the Provision of Services Anticipated by The City**:** The proposed zoning change will have a negligible impact on the services provided by the City, DME, the D.I.S.D., and other services and infrastructure anticipated in the Denton 2040 Comprehensive Plan.

Further Evaluation of the Proposed Zoning Change Under the Following Factors:

a. *The existing land use pattern surrounding the property and the possible impact on existing or future development or uses are in accordance with existing regulations:* The surrounding mix of uses is compatible with the proposed use on the tract. Furthermore, the change of zoning does not materially alter, compound, diminish, or exacerbate any perceived adjacency issues that might already be present with the existing zoning.

b. *The possible creation of an isolated district unrelated to adjacent and nearby districts:* This will not occur as the proposed zoning is compatible with the surrounding uses. Furthermore, the proposed development will enhance the overall development to the north.

c. *The population density in order to facilitate the adequate provision of transportation, water, sewer, schools, parks, public convenience, and other public requirements:* The area of proposed change is not large enough, and the change in allowed density will not increase the population enough, to create negative impacts on the provision of services related to population. Development will generate impact fees for the City for services provided.

d. *The cost to the city and other governmental entities in providing, improving, increasing, or maintaining public utilities, schools, streets and other public safety measures:* The area of proposed change is not large enough, and will not increase the population enough, to create negative impacts on the provision of services related to population. Development will generate additional tax revenue for the City services provided.

e. *The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity:* The proposed commercial development will plant trees and additional landscaping. Layout will provide connectivity with adjacent open spaces.

f. *Whether there are substantial reasons why the property cannot be used in accordance with existing zoning or that proposed by the Future Land Use Map:* The proposed zoning and comprehensive plan amendment will match the uses of the surrounding properties.

Zoning Map Amendment Approval Criteria:

a. *The proposed rezoning is consistent with the Comprehensive Plan. T*he proposed zone district change is not consistent with the 2040 Comprehensive Plan, and an amendment is being submitted.
b. *The proposed rezoning is consistent with the relevant Small Area Plan(s):* N/A
c. *The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3: Zoning Districts:* The rezoning is consistent with the purpose statement for the SC district on the FLUP. When developed, the commercial development will be within walking distance of residential homes and auto accessible to the US 380 corridor.
d. *There have been significant changes to the area to warrant a zoning change:* The development of Hickory Grove, formerly Legends Ranch, and the Meadows, and future land for commercial corridors projects have caused significant changes in the area. SC zoning is consistent with these developments.
e. *The intensity in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood:* As shown above, this zoning change will have negligible impact on the surrounding properties.
f. *Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development:* Adequate public facilities are available, and this development will not have a negative impact on existing service.
g. *There was an error in establishing the current zoning:* There was not an error in establishing the current zoning.

cross-referenced in the last column of Table 5.2-A: *Table of Allowed Uses*. Uses marked with a "+" following the "P" or "S" in a zoning district indicates that use-specific standards apply to that use type in that zoning district. For example, "P+" indicates that a use is permitted by-right, but that additional standards apply in that zoning district.

5.2.2 Organization of Table

In Table 5.2-A: *Table of Allowed Uses*, land uses are classified into general use categories and specific uses based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts.

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	
Residential Uses																	
HOUSEHOLD LIVING																	
Single-Family Detached Dwelling	P+	P+	P+	P+	P+	P+	P+	P+									5.3.3A
Townhome					S+	P+	P+	P+	P+	P+							5.3.3B
Duplex					S+	P+	P+	P+	P+	P+							5.3.3C
Triplex						P+	P+	P+	P+	P+							5.3.3C
Fourplex						P+	P+	P+	P+	P+							5.3.3C
Multifamily Dwelling							S+	P+	P+	P+	S+	S+	S+				5.3.3D
Tiny Home Development	Subject to approval of a planned development (PD); see 5.3.3E																
Work/Live Dwelling	P+						P+	P+	P+	P+	P+	S+	S+				5.3.3F
Manufactured Home Development (HUD Code)						S+	S+										5.3.3G
GROUP LIVING																	
Chapter House							S	S								P	
Community Home	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+							5.3.3I
Dormitory							S	S	P								
Elderly Housing						S+	S+	P+	P+	P+	S+	S+					5.3.3H
Group Home	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+							5.3.3IJ
Public, Institutional, Religious, and Civic Uses																	
COMMUNITY AND CULTURAL FACILITIES																	
Airport, City-Owned																P	
Cemetery, City-Owned																P	

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	
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	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	P	
Religious Assembly	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.4D
EDUCATIONAL FACILITIES																	
Business or Trade School								P+	P+	P+	P+	P	P	P	P		5.3.4E
College or University									P	P			P				
School, Private	P	S	S	S	S	S	S	P	P	P	P	P	P			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
HEALTHCARE FACILITIES																	
Hospital Services										P+	P+	P	P				5.3.4F
Medical Clinic								S+	S+	P+	P+	P	P	P			5.3.4G
Medical Office							P+	P+	P+	P	P+	P	P	P			5.3.4H
Commercial Uses																	
AGRICULTURAL AND ANIMAL USES																	
General Agriculture	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.5A
Commercial Stable	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.5B
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Kennel	P+	S+	S+								P+	P+	S+	P+	P+		5.3.5C
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
RECREATION AND ENTERTAINMENT																	
Amenity Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Indoor Recreation Facility	P							P	P	P	P	P	P	P			
Outdoor Recreation Facility	P	P	P	P	P	P	P	S	S	S	P	P	P	P			
RV Park	S+		S+	S+	S+	S+	S+							S+	P+		5.3.5E
FOOD AND BEVERAGE SERVICES																	
Bar, Tavern, or Lounge								S+	P	P	P	P	P	P			5.3.5F
Mobile Food Court								S+	S+	S+	S+	S+	S+	S+	S+		5.3.5G

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	
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+			5.3.5J
OFFICE, BUSINESS, AND PROFESSIONAL SERVICES																	
Administrative, Professional, and Government Office				S+	S+	S+	P+	P+	P+	P	P	P	P	P	P	P	5.3.5K
Bank or Financial Institution							S+	P+	P+	P	P	P	P	P			5.3.5L
Musician Studio								P+	P+	P+	P+	P+	P+	P+	P+		5.3.5M
Credit Access Business								S+	P+	P	P	P	P	P			5.3.5N
Printing, Copying, and Publishing Establishment								S	P	P	P	P	P	P	P		
PERSONAL SERVICES																	
Laundry Facility, Industrial												S	S	P	P		
Laundry Facility, Self-Service							S+	P+	P+	P+	P	P	P	P	P		5.3.5O
Personal Service, General								P	P	P	P	P	P	P			
Tattoo and Body Piercing Parlor								P+	P+	P+	P+	P+					5.3.5P
RETAIL SALES																	
Building Materials and Supply Store											S	P		P	P		
General Retail Unless Otherwise Specified, Less than 5,000 Square Feet							S+	P	P	P	P	P	P	P	P	P	5.3.5Q
General Retail Unless Otherwise Specified, Between 5,000 Square Feet and 15,000 Square Feet								P	P	P	P	P	P	P	P		
General Retail Unless Otherwise Specified, More than 15,000 Square Feet								S	S	P	P	P	P	P+	P+		5.3.5R
Smoke Shop									P	P	P	P					
LODGING FACILITIES																	
Bed and Breakfast	P+				S+	S+	S+	P+	P+	P+	P+						5.3.5S
Boarding or Rooming House								S	P	P	P						
Hotel								P	P	P	P	P	P	P			
Motel										P	P	P	P	P			
Short-Term Rental	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+				5.3.5T
VEHICLES AND EQUIPMENT																	
Auto Wash										P	P	P	P	P	P		
Automotive Fuel Sales								S+	S+	P+	P+	P+	P+	P+	P+		5.3.5U

Table 5.2-A: Table of Allowed Uses

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

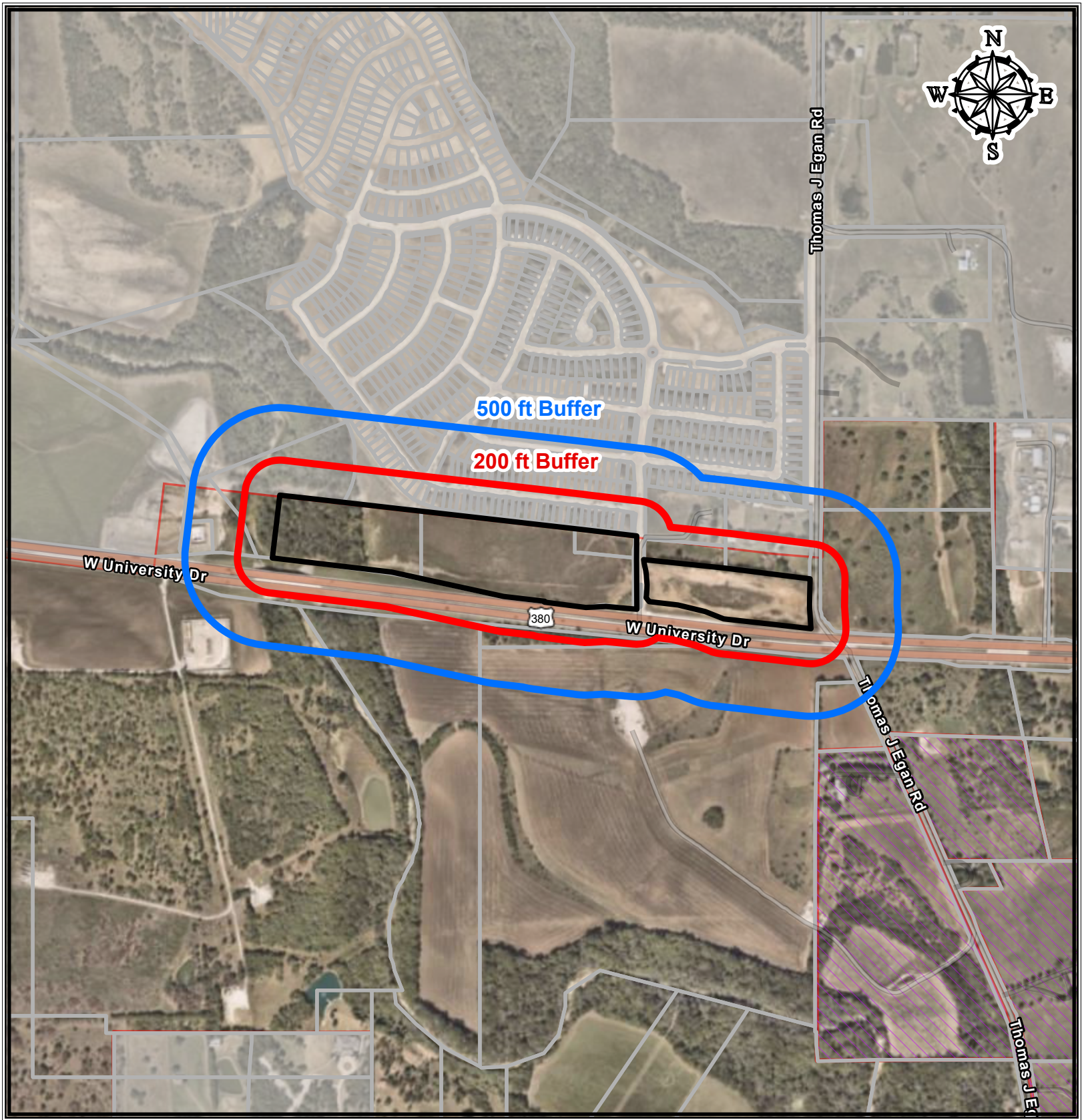
	Residential							Mixed-Use			Corridor		Other Nonresidential				Use-Specific Standards
	RR	R1	R2	R3	R4	R6	R7	MN	MD	MR	SC	HC	GO	LI	HI	PF	
Automotive Repair Shop, Major										P+	P+	P+	S+	P+	P+		5.3.5V
Automotive Repair Shop, Minor								S+		P+	P+	P+	P+	P+	P+		5.3.5W
Automotive Sales or Leasing												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		
ADULT ENTERTAINMENT ESTABLISHMENTS																	
Sexually Oriented Business															S+		5.3.5Z
Industrial Uses																	
MANUFACTURING AND PROCESSING																	
Craft Alcohol Production								S	P+	P+	P+	P	P	P	P		5.3.6A
Feedlot, Slaughterhouse, or Packaging Plant	S														S		
Food Processing, Less than 2,500 Square Feet								P+	P+	P+	P+	P+	P+	P+	P+		5.3.6B
Food Processing, More than 2,500 Square Feet								S+	S+	P+	P+	P+	P+	P+	P+		5.3.6C
Gas Well	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	Subchapter 6: *Gas Wells*
Manufacturing, Artisan								P+	P+	P	P	P	P	P	P		5.3.6D
Manufacturing, Low-Impact									S+	P+	P+	P+	P+	P	P		5.3.6E
Manufacturing, Medium-Impact													S	S	P		
Manufacturing, High-Impact															S		
Commercial Incinerator, Transfer Station															S		
Data Center, Modular														S+	S+	S+	5.3.6I
Data Center, Warehouse										S+	S+	S+	P+	P+	P+	P+	5.3.6J
STORAGE AND WAREHOUSING																	
Outdoor Storage (as a Primary Use)														S+	S+	S+	5.3.6F
Self-Service Storage								S+	S+	S+	P+	S+	P+	P+	P+		5.3.6F.1
Storage of Hazardous Materials															S		
Warehouse and Wholesale Facility										S+	S+	P	P	P	P		5.3.6G.4.a

Table 5.2-A: Table of Allowed Uses

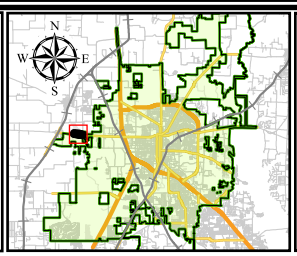
P = permitted S = specific use permit required Blank cell = use prohibited + = use-specific standards apply

	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	
Public and Semi-Public Utility Uses																	
Basic Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Power Stations, Electric Substations, Interchanges, and Switch Stations	P+							P+	P+	P+	P+	P+	P+	P+	P+	P+	5.3.7A
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*																
Accessory Uses																	
Accessory Dwelling Unit	P+	P+	P+	P+	P+	P+	P+	P+									5.4.4A
Donation Box	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4B
Home Occupation	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+						5.4.4C
Outdoor Storage, Accessory												P+	P+	P+	P+	P+	05.4.4D
Sale of Produce and Plants Raised on Premises	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4D.1
Solar Collector, (Ground- or Building-Mounted)	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.4.4F
Wind Energy Conversion System (WECS), Small (Ground-Mounted)	P+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	P+	P+	P+	5.4.4G
Wind Energy Conversion System (WECS), Small (Building-Mounted)	P+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	S+	P+	P+	P+	0
Temporary Uses																	
Temporary Storage Containers and Other Portable Storage Units	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.6A
Concrete or Asphalt Batching Plant, Temporary	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.6B
Farmer's Market or Open-Air Market								P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.4
Field or Construction Office	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.6C
Seasonal Sales								P+	P+	P+	P+	P+	P+	P+	P+		5.5.4
Special Event								P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.4
Portable Wireless Telecommunications Facility	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	P+	5.5.4

Z25-0022
Notification Map



Parcels Standalone



0 220 440 880 Feet

CITY OF DENTON
Development Services · GIS
Date: 11/12/2025

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

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. CA25-0005 / Z25-0022

Date of Planning and Zoning Commission Meeting: January 14, 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 Legends Ranch Retail Center CA25-0005 / Z25-0022,

located at _____

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

Posting of said signs was accomplished on Jan. 02, 2026, 2025 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 HWY 380 & Thomas Egan Rd.

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

Executed this the 2nd day of January 20 26

Matthew K. Hall

Signature of Applicant or Authorized Representative for Project No.

MATT K. HALL / SUPERIOR SIGNS - CA25-0005 / Z25-0022

Printed Name of Applicant or Authorized Representative for Project No.

STATE OF TEXAS COUNTY OF DENTON BEFORE ME, a Notary Public, on this 01/02/26 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 2nd day of January, 20 26.

Taryn Blair Watson

Notary Signature

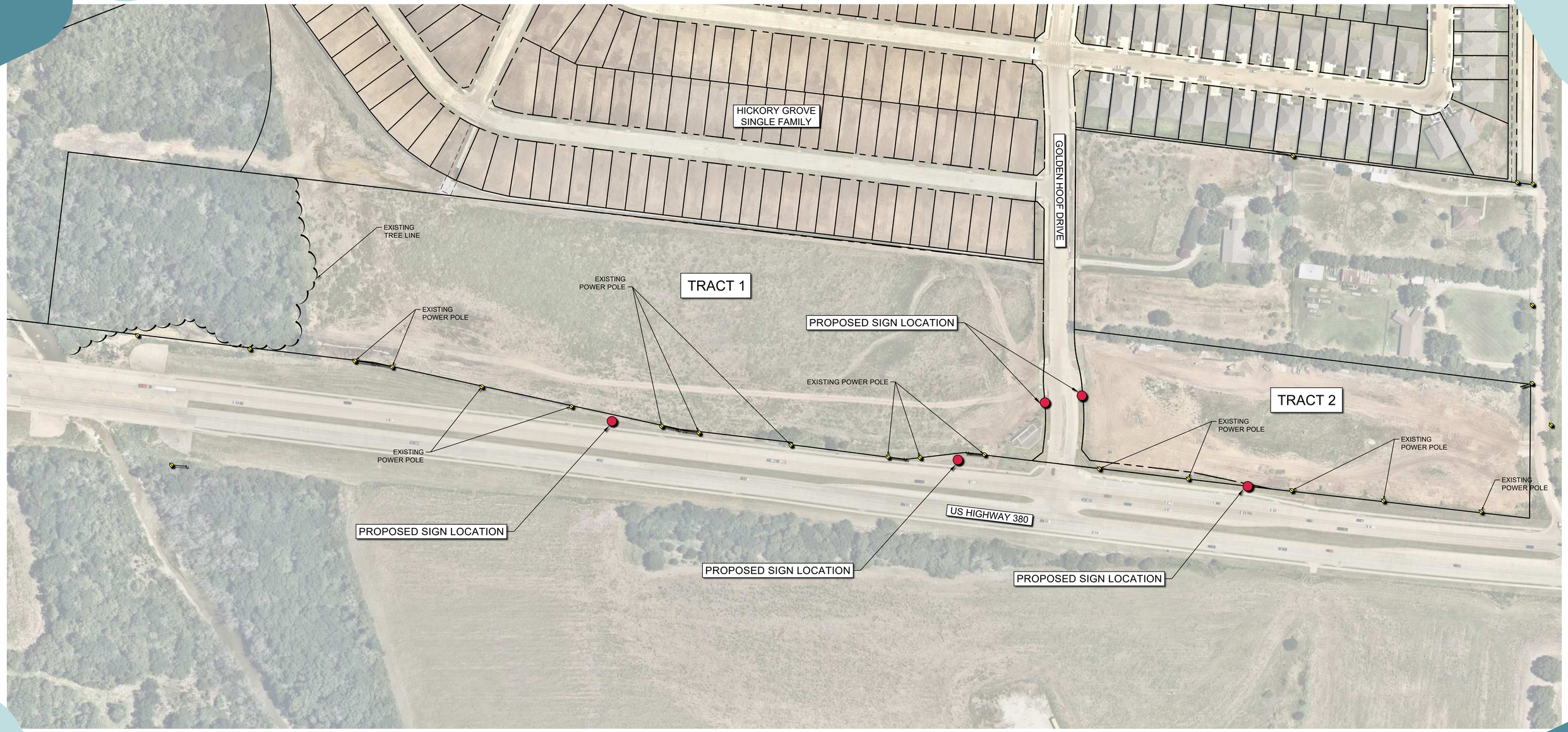
TARYN BLAIR WATSON
Notary ID # 130465520
My Commission Expires
July 17, 2027

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: _____

GRAPHIC SCALE IN FEET
0 50 100 200
1"=100' @ 22x34



Legends Ranch Development, LLC Commercial Tracts 1 & 2

Denton, Texas

DWG NAME K:\FRI_CIVIL\063246400-LEGENDS RANCH\CAD\EXHIBITS\PLANSHEETS\LEGENDS RANCH COMMERCIAL\PLANSHEETS\LEGENDS RANCH COMMERCIAL CP.DWG
LAST SAVED 11/4/2025 1:07 PM, BY: STANG, TYLER

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
P 972-335-3580
State of Texas Registration No. F-928

November 2025

Jan 2, 2026 at 5:09:54 PM
8774–8804 W University Dr
Denton TX 76249
United States
M

Jan 2, 2026 at 5:17:43 PM
Golden Hoof Dr
Denton TX 76249
United States
M

CITY OF DENTON

Notice of Public Hearing

Project Numbers: CA25-0005 & Z25-0022

Project Name:Legends Ranch Retail Center

Request: From Rural Residential, to Suburban Corridor

For more information:
www.cityofdenton.com/public-meetings
CALL: (940) 329-8600

Jan 2, 2026 at 5:23:26 PM
Golden Hoof Dr
Denton TX 76249
United States
M

CITY OF DENTON

Notice of Public Hearing

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Project Name: Legends Ranch Retail Center

Request: From Rural Residential, to Suburban Corridor

For more information:
www.cityofdenton.com/public-meetings
CALL: (940) 329-8600

Jan 2, 2026 at 5:28:57 PM
W University Dr
Denton TX 76249
United States
M

CITY OF DENTON

Notice of Public Hearing

Project Numbers: CA25-0005 & Z25-0022

Project Name: Legends Ranch Retail Center

Request: From Rural Residential, to Suburban Corridor

For more information:
www.cityofdenton.com/public-meetings
CALL: (940) 329-8600

Jan 2, 2026 at 5:34:55 PM
W University Dr
Denton TX 76249
United States
M

CITY OF DENTON

Notice of Public Hearing

Project Numbers: **CA25-0005 & Z25-0022**

Project Name: **Legends Ranch Retail Center**

Request: **From Rural Residential, to Suburban Corridor**

For more information:

www.cityofdenton.com/public-meetings

CALL: (940) 329-8600

FISCAL SUMMARY

CITY OF **DENTON**

GENERAL FUND IMPACTS

Revenues	40 Year Total
AD VALOREM TAXES	$6,590,500
RETAIL SALES TAX	
Direct Project Retail Sales Tax Revenue	$3,414,000
Net New Resident + New Commuters Retail Sales Tax Revenue	$0
OTHER TAXES (Mixed Beverage)	$3,049,900
LICENSE & PERMITS	
Zoning Fees	$25,200
Building Permits	$11,300
Certificate of Occupancy	$0
Beer & Wine Permits	$186,700
SERVICE FEES	
Restaurant Inspections	$93,500
Grocery Store Inspections	$16,700
Swimming Pool Inspections	$100
Electrical Inspections	$0
Plumbing Inspections	$0
Development Fees	$26,400
Plan Review Fees	$9,100

Expenses	40 Year Total
Neighborhood	($641,100)
Public Safety	($1,242,500)
Transportation	($53,500)
Admin & Community Services	($537,500)

OTHER FUND REVENUES

TOURISM & CONVENTION SALES TAX	$0
ENTERPRISE UTILITY FUNDS	
Electric Charge	$8,837,200
Water Charge	$904,900
Wastewater Charge	$1,360,900
Drainage Charge	$678,400
Solidwaste Charge	$2,562,300
WATER IMPACT FEE	$135,600
WASTEWATER IMPACT FEE	$84,300
TOTAL ROADWAY IMPACT FEE	$2,800
TOTAL PARKS LAND DEDICATION & DEV. TRUST	$0
TREE MITIGATION	$0

ROADWAY MAINTENANCE

ROADWAY MAINTENANCE	$0

New Residents From Residential

0

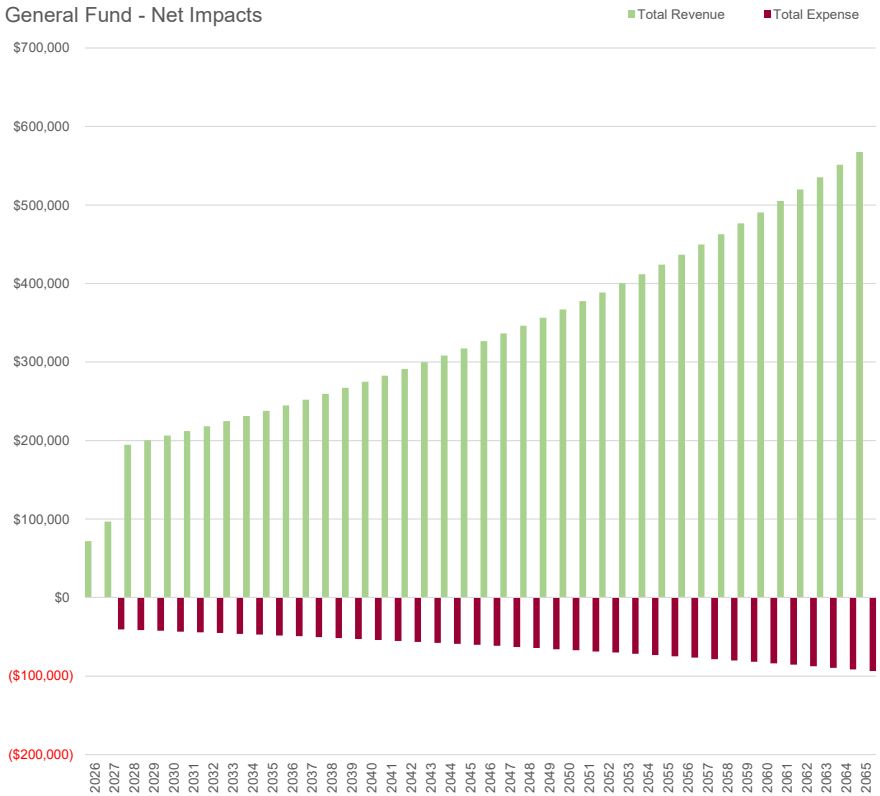
New Workers From Non-Residential *

57

* 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
$13,423,300	-$2,474,700	$10,948,600



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A CHANGE IN THE ZONING DISTRICT AND USE CLASSIFICATION FROM RESIDENTIAL 2 (R2) DISTRICT TO SUBURBAN CORRIDOR (SC) DISTRICT ON APPROXIMATELY 24.941 ACRES OF LAND GENERALLY LOCATED AT THE NORTHWEST AND NORTHEAST CORNER OF THE INTERSECTION OF WEST UNIVERSITY DIRVE (US 380) AND GOLDEN HOOF DRIVE, 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. (Z25-0022)

WHEREAS, Kimley-Horn, on behalf of the property owner, Double R Devco, LLC, requested to rezone approximately 24.941 acres of land from Residential 2 (R2) to Suburban Corridor (SC) District, legally described in Exhibit "A" attached hereto and depicted as Exhibit "B" and incorporated herein by reference (hereinafter, the "Property"); and

WHEREAS, on January 14, 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 ___ (_-_) of the request; and

WHEREAS, on February 17, 2026, the City Council likewise conducted a public hearing as required by law, and finds that the request meets and complies with all substantive and procedural standards set forth in Section 2.7.2 of the Denton Development Code, and is consistent with the Denton 2040 Comprehensive Plan and the Denton Development Code; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Denton, in considering the application for a zoning district change for the Property, have determined that the proposed zoning district 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 Suburban Corridor District.

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

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

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

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

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

	Aye	**Nay**	**Abstain**	**Absent**
Mayor 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

TRACT 1

BEING a tract of land situated in the Thomas J. Egan Survey, Abstract No. 406, and the Memphis, El Paso and Pacific Railroad Company Survey, Abstract No. 1470, City of Denton, Denton County, Texas and being a portion of a called 565.364-acre tract of land described in a deed to Legends Ranch Development, LLC, recorded in Instrument No. 2019-146384, Official Records, Denton County, Texas, and being a portion of Lot 1, Block B, Golden Hoof Ranchettes, an Addition to the City of Denton, Texas, according to the plat thereof recorded in Volume 4, Page 8, Plat Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped “RPLS 4561” found for the westernmost corner of a tract of land described as Parcel 5 - Tract 2 in a deed to the State of Texas, recorded in Instrument No. 2009-116573, said Official Records, common to an angle point in the southerly line of said 565.364-acre tract, same being on the northerly right-of-way line of U.S. 380 (variable width public right-of-way);

THENCE in a westerly direction along the common line of said 565.364-acre tract and said U.S. 380 the following courses and distances:

North 82°39'34" West, a distance of 238.81 feet to a 1/2-inch iron rod with plastic cap stamped “RPLS 4561” found for corner;

North 07°20'26" East, a distance of 5.00 feet to an aluminum TXDot Monument found for corner;

North 83°19'32" West, a distance of 236.23 feet to a 1/2-inch iron rod with plastic cap stamped “RPLS 4561” found for the easternmost corner of a tract of land described as Parcel 5 - Tract 1 In a deed to the State of Texas, recorded in Instrument No. 2009-116573, said Official Records;

North 77°42'04" West, a distance of 655.45 feet to a 1/2-inch iron rod with plastic cap stamped “RPLS 4561” found for corner;

North 83°15'19" West, a distance of 685.77 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for the southernmost southeast corner of Hickory Grove, Phase 1B, an addition to the City of Denton, Texas, according to the final plat thereof recorded in Document No. 2024-94 of the Plat Records of Denton County, Texas;

THENCE departing said common line and along the southerly line of said Hickory Grove, Phase 1B, the following courses and distances:

North 06°44'41" East, a distance of 361.74 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for corner;

South 83°28'14" East, a distance of 193.43 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for corner;

South 83°31'06" East, a distance of 637.92 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for corner;

South 83°31'07" East, a distance of 908.19 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for corner;

South 83°10'56" East, a distance of 312.71 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for the easternmost southeast corner of said Hickory Grove, Phase 1B, same being on the westerly right-of-way line of Golden Hoof Drive, a variable width right-of-way, as dedicated in Hickory Grove, Phase 1A, an addition to the City of Denton, Texas, according to the amending plat thereof recorded in Document No. 2024-183;

THENCE along the westerly right-of-way line of said Golden Hoof Drive, the following courses and distances:

South 00°26'45" West, a distance of 136.46 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found at the beginning of a tangent curve to the left with a radius of 432.50 feet, a central angle of 05°13'40", and a chord bearing and distance of South 02°10'05" East, 39.45 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 39.46 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found at the beginning of a reverse curve to the right with a radius of 237.00 feet, a central angle of 09°57'23", and a chord bearing and distance of South 00°11'46" West, 41.13 feet;

In a southerly direction, with said reverse curve to the right, an arc distance of 41.18 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found at the beginning of a reverse curve to the left with a radius of 261.00 feet, a central angle of 09°57'23", and a chord bearing and distance of South 00°11'46" West, 45.30 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 45.35 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for corner;

South 04°46'55" East, a distance of 29.49 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found at the beginning of a tangent curve to the right with a radius of 360.00 feet, a central angle of 11°31'46", and a chord bearing and distance of South 00°58'58" West, 72.32 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 72.44 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for corner;

South 06°44'51" West, a distance of 30.00 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for on the north end of a corner clip at the intersection of the westerly right-of-way line of said Golden Hoof Drive, with the northerly right-of-way line of said U.S. 380;

THENCE South 51°59'21" West, along said corner clip, a distance of 28.40 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found on the south end of said corner clip, same being on the southerly line of said 565.364 acre tract;

THENCE North 83°15'09" West, departing said corner clip, along the northerly right-of-way line of said U.S. 380 and along the southerly line of said 565.364 acre tract, a distance of 143.54 feet to a 1/2 inch iron rod with plastic cap stamped “RPLS 4561” found for corner;

THENCE South 83°20'00" West, continuing along the northerly right-of-way line of said U.S. 380 and the southerly line of said 565.364 acre tract, a distance of 122.85 feet to the **POINT OF BEGINNING** and containing 18.948 acres (825,357 square feet) of land, more or less.

TRACT 2

BEING a tract of land situated in the Thomas J. Egan Survey, Abstract No. 406, City of Denton and City of Denton Extra Territorial Jurisdiction (E.T.J.), Denton County, Texas, and being a portion of a called 565.364 acre tract of land described in a deed to Legends Ranch Development, LLC as recorded in Instrument No. 2019-146384 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the westerly right-of-way line of Thomas J. Egan Road, a 22.50 feet-wide right-of-way, according to the plat of Golden Hoof Ranchettes, an addition to Denton County, recorded in Volume 4, Page 8 of the Plat Records of Denton County, Texas (P.R.D.C.T.), at the southeast corner of a 10 feet-wide right-of-way dedication according to the plat of Lot 1R1 and 1R2 of Golden Hoof Ranchettes, an addition to Denton County, recorded in Document No. 2015-319 P.R.D.C.T., being on the easterly line of said 565.364 acre tract;

THENCE South 00°26'20" West, along the westerly right-of-way line of said Thomas J. Egan Road and along the easterly line of said 565.364 acre tract, a distance of 280.07 feet to a 1/2 inch iron rod with plastic cap stamped “RPLS 4561” found for the southeast corner of said 565.364 acre tract, being on the northerly right-of-way line of U.S. Highway 380, a variable width right-of-way;

THENCE North 83°31'12" West, along the northerly right-of-way line of said U.S. Highway 380 and along the southerly line of said 565.364 acre tract, a distance of 540.31 feet to a 1/2 inch iron rod with plastic cap stamped “RPLS 4561” found for corner;

THENCE North 83°15'09" West, continuing along the northerly right-of-way line of said U.S. Highway 380 and the southerly line of said 565.364 acre tract, a distance of 3.35 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for corner;

THENCE North 78°01'51" West, departing the southerly line of said 565.364 acre tract and continuing along the northerly right-of-way line of said U.S. 380, a distance of 164.81 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for corner;

THENCE North 83°15'10" West, continuing along the northerly right-of-way line of said U.S. 380, a distance of 219.00 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found on the south end of a corner clip at the intersection of the northerly right-of-way line of said U.S. 380, with the easterly right-of-way line of Golden Hoof Drive, a variable width right-of-way, as dedicated in Hickory Grove, Phase 1A, an addition to the City of Denton, Texas, according to the amending plat thereof recorded in Document No. 2024-183 of the Plat Records of Denton County, Texas;

THENCE North 38°15'09" West, along said corner clip, a distance of 28.28 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found on the north end of said corner clip;

THENCE departing said corner clip and along the easterly right-of-way line of said Golden Hoof Drive, the following courses and distances:

North 06°44'51" East, a distance of 15.00 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found at the beginning of a tangent curve to the left with a radius of 440.00 feet, a central angle of 11°31'46", and a chord bearing and distance of North 00°58'58" East, 88.39 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 88.54 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found for corner;

North 04°46'55" West, a distance of 29.49 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found at the beginning of a tangent curve to the left with a radius of 261.00 feet, a central angle of 09°57'23", and a chord bearing and distance of North 09°45'37" West, 45.30 feet;

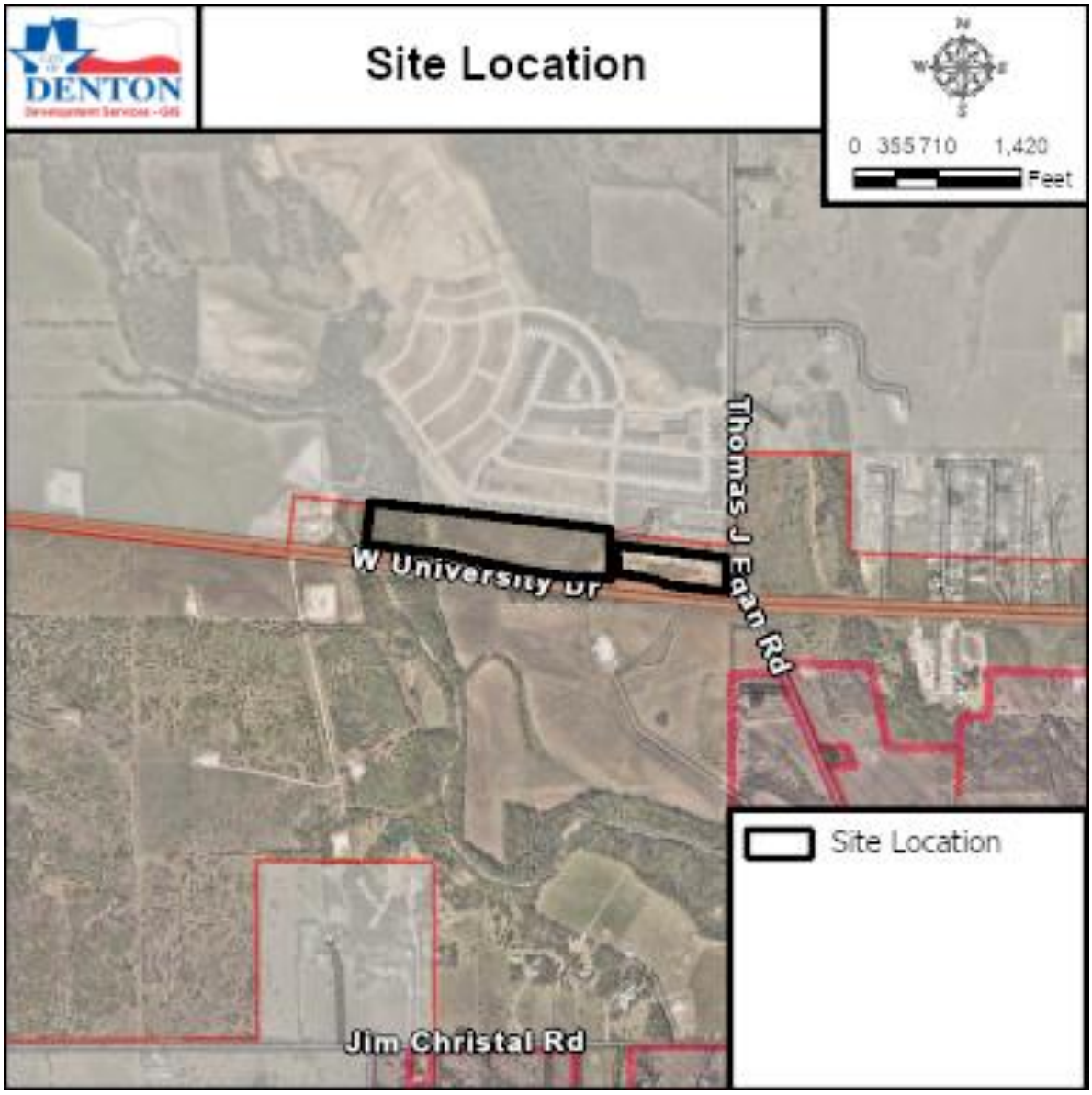
In a northerly direction, with said tangent curve to the left, an arc distance of 45.35 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found at the beginning of a reverse curve to the right with a radius of 237.00 feet, a central angle of 09°57'23", and a chord bearing and distance of North 09°45'37" West, 41.13 feet;

In a northerly direction, with said reverse curve to the right, an arc distance of 41.18 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” found at the beginning of a compound curve to the right with a radius of 367.50 feet, a central angle of 05°13'40", and a chord bearing and distance of North 02°10'05" West, 33.52 feet;

In a northerly direction, with said compound curve to the right, an arc distance of 33.53 feet to a 1/2 inch iron rod found for the southwest corner of Lot 6, Block A of said Golden Hoof Ranchettes;

THENCE South 83°08'15" East, departing the easterly right-of-way line of said Golden Hoof Drive, along the southerly line of said Lot 6, Block A of said Golden Hoof Ranchettes and along the southerly line of Lot 1R2 of said Lot 1R1 and 1R2 of Golden Hoof Ranchettes, a distance of 960.54 feet to a point for corner; to the **POINT OF BEGINNING** and containing 5.993 acres (261,043 square feet) of land, more or less

Exhibit B
Site Location



TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

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

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

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

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

Order | Return to Search

Instructions:

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

2026

Planning and Zoning Commission Requests for Information
Meeting Dates

	Request		Request Date	Status
1	Discussion related to removing minimum parking requirements from the DDC.	Villarreal	9/14/2022	This item is on hold given the pending city-wide parking study; City Council to provide subsequent direction at a future date.
2	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	Work session tentatively scheduled for January 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	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.	Pruett	10/8/2025	The requested information will be compiled and sent to the Commission via email at a future date.
6	Provide an overview of the different zoning districts, permitted use types, and the meaning of the different abbreviations.	Dyer	10/8/2025	To be scheduled for future work session.
7	Further discussion on the 2040 Comprehensive Plan review and update.	McDuff	12/17/2025	To be scheduled for future work session
8	Further discussion regarding the annexation and zoning processes.	Dyer	12/17/2025	To be scheduled for future work session

9	Report for apartment vacancies level be broken up apartment building by district, but not just by what is currently built but also include what is in the future.	Dyer	12/17/2025	To be scheduled for future work session
10	Requested a west 380 study.	Riggs	12/17/2025	To be scheduled for future work session
11	Requested an explanation of the financial tool staff uses.	Riggs	12/17/2025	To be scheduled for future work session
12	Requested a discussion on why all departments are not in attendance of the Commission and Council Meetings for specific questions.	Riggs	12/17/2025	To be scheduled for future work session

	Ongoing Items		Request Date	Status
1	Request for additional detail regarding the results of TIAs on future projects.	Smith	10/12/2022	Information regarding TIAs will be provided in the analysis of future projects.
2	Request to include the number of extension requests associated with a plat application within the agenda information summary (AIS).	Villarreal	12/13/2023	Information regarding the number of extension requests associated with a plat application will be provided for future projects.
3	Request to include link to videos of past Public Meetings related to a project when the Commission has previously had a public hearing on the item.	Ellis	8/14/2024	Links to video recordings of prior public hearings will be provided within the AIS for projects on which the Commission has previously held a public hearing (i.e. amendments to SUPs or PDs).

4	Requested as the smaller drainage studies are being completed for the Storm Water Master Plan to inform the commission of the long-term plans for areas to allow them to be more confident about development applications that come in where we see drainage issues existing as opposed to creating drainage with new development.	Pruett	11/13/2024	Provide periodic updates regarding completed area drainage studies that inform the Storm Water Master Plan.
	Annual Updates		**Request Date**	**Status**
1	Provide annual updates related to progress on implementing the Denton 2040 Comprehensive Plan Action Items	Smith	3/9/2022	2025 updated tentatively scheduled for January 2026, pending rollout of Envisio dashboard. 2024 update provided on August 28, 2024. 2023 update provided on June 14, 2023.