



City of Denton

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

Meeting Agenda Planning and Zoning Commission

Wednesday, August 27, 2025

5:00 PM

Council Work Session Room
&
Council Chambers

WORK SESSION BEGINS AT 5:00 P.M. IN THE COUNCIL WORK SESSION ROOM

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

REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION

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

Comments on Agenda Items:

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

Public Hearing Items:

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

Individuals may participate by using one of the following methods:

1. In Person for Regular or Consent Agenda Items:

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

2. In Person for Public Hearing Items:

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

3. eComment:

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

After determining that a quorum is present, the Planning and Zoning Commission of the City of Denton, Texas will convene in a Work Session on Wednesday, August 27, 2025, at 5:00 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

WORK SESSION

1. Citizen Comments on Consent Agenda Items

This section of the agenda allows citizens to speak on any item listed on the Consent Agenda prior to its consideration. Each speaker will be given a total of three (3) minutes to address any item(s). Any person who wishes to address the Planning and Zoning Commission regarding these items may do so by utilizing the "By Phone" registration process as referenced under the REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION detailed at the beginning of this agenda. Registration is required prior to the time the Planning and Zoning Commission considers this item. Registrants may call in and remain on hold or receive a call back at the time the Work Session is called to Order and are encouraged to ensure they remain accessible to accept the call.

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

This is an opportunity for Commissioners to ask questions of staff on the Consent and Regular Agenda items, which may include a full briefing on an item in the order it appears on the regular session agenda. Any such briefing will be repeated in regular session.

3. Work Session Reports

- A. [PZ25-171](#) Receive a report and hold a discussion regarding traffic impact analyses.

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

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

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, August 27, 2025, 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. [PZ25-167](#) Consider approval of the August 13, 2025, Planning and Zoning meeting minutes.

Attachments: [August 13, 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. [FP24-0029a](#) Consider a request by Greg Edwards of Allison Engineering Group, on behalf of the property owner, for a Final Plat of Prominence Square Phase 2, Lots 1-4, Block A. The approximately 3.957-acre site is generally located on the east side of North Loop 288, approximately 478 feet north of the northeast corner of the intersection of Prominence Parkway and North Loop 288, in the City of Denton, Denton County, Texas. (FP24-0029, Prominence Square Phase 2a, Sean Jacobson)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Plat](#)

- B. [FP25-0013c](#) Consider a request by Baird, Hampton & Brown, Inc., on behalf of HR JV L.P., for approval of a Final Plat for Landmark Center South Addition, Block 1, Lots 1 and 2. The 20.285-acre tract is located on the northwest corner of Robson Ranch Road and the frontage road of Interstate 35W in the City of Denton, Denton County, Texas. (FP25-0013c, Landmark Center South Addition, Cameron Robertson)

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

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Final Plat](#)

- C. [FP25-0022a](#) Consider a request by McAdams, on behalf of Rayzor Investments LTD, for approval of a Final Plat of Lot 1, Block A Roselawn Village Addition. The 22.453-acre tract is approximately located on the west side of Roselawn Drive, and approximately 295 ft south of Bernard Street in the City of Denton, Denton County, Texas. (FP25-0022a, Roselawn Village Apartments, Matt Bodine)

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

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PZ25-168](#) Elect a Vice-Chair to the Planning and Zoning Commission.

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

- B. [FP25-0018b](#) Consider a request by Double R. Devco, LLC and Hickory Grove Residential Community Inc. for a Final Plat of Hickory Grove, Phase 4. The 114.043-acre site is generally located just south of Jackson Road and approximately 80 feet east of the intersection of Nail Road and Jackson Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP25-0018b, Hickory Grove 4, 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](#)

- C. [PP25-0003](#) Consider a request by Kimley-Horn & Associates, on behalf of Rayzor Investments, LTD, for a Preliminary Plat of C5LC Rayzor Ranch Addition. The 81.24-acre tract is generally located south of U.S. Highway 380, approximately 900 feet west of Interstate-35, and approximately 600 feet north of Jim Christal Road in the City of Denton, Denton County, Texas. (PP25-0003, C5LC Rayzor Ranch Addition, Erin Stanley)

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

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. [Z25-0008](#) Hold a public hearing and consider making a recommendation to City Council regarding a request by CATDENTON FIVE, Inc. for a zoning change from Planned Development 142, Hillcrest Center, to Planned Development - General Office

(PD-GO) District including but not limited to establishing uses and standards. The approximately 68-acre site is generally located east of North Interstate 35, north of Loop 288, and southwest of Highway 77 (North Elm Street), in the City of Denton, Denton County, Texas. (Z25-0008, CAT 35, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Staff Analysis](#)
[Exhibit 3 - Site Location Map](#)
[Exhibit 4 - Existing Zoning Map](#)
[Exhibit 5 - Future Land Use Map](#)
[Exhibit 6 - Ordinance 1991-101 \(PD-142, Hillcrest Center\)](#)
[Exhibit 7 - PD Development Standards](#)
[Exhibit 8 - Fiscal Impact Summary](#)
[Exhibit 9 - Notification Map and Sign Posting Affidavit](#)
[Exhibit 10 - Draft Ordinance](#)

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ25-026](#) Hold a discussion regarding the Planning and Zoning Project Matrix.

Attachments: [Matrix 2025](#)

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 August 22, 2025, in advance of the 72-hour 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 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.



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Legislation Text

File #: PZ25-171, **Version:** 1

AGENDA CAPTION

Receive a report and hold a discussion regarding traffic impact analyses.



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: August 27, 2025

SUBJECT

Receive a report and hold a discussion regarding traffic impact analyses.

BACKGROUND

As part of the 2025 work plan, Staff is presenting a series of work session topics to provide a refresher to the Planning and Zoning Commission members regarding a variety of planning-related topics, the development application and review process, and the roles and responsibilities of the Planning and Zoning Commission. At this work session staff will present information regarding traffic impact analyses:

- What is a traffic impact analysis (TIA)?
- Purpose of a traffic impact analysis
- Components of a traffic impact analysis
- Traffic impact analysis in the development review process

The presentation slides from this work session will be shared with the Commission as a resource for future reference after the meeting.

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Hayley Zagurski, AICP
Acting Planning Director

Prepared by:
Matt Bodine
Assistant Planner



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Legislation Text

File #: PZ25-167, **Version:** 1

AGENDA CAPTION

Consider approval of the August 13, 2025, Planning and Zoning meeting minutes.

MINUTES
PLANNING AND ZONING COMMISSSION
August 13, 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, August 13, 2025, at 5:02 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, and Erica Garland

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 presented, and no discussion was had:

3.A(FP25-0020b), 4.D (V25-0058), 4.E (V25-0050), and 5.A (AES25-0001b)

The following items were presented, and discussion was had:

4.A (FR25-0019), 4.B (FP25-0025), 4.C (ZCP25-0010), 5.B (MPA24-0003c), and 5.C (PD25-0002)

Commissioner Riggs arrived at 5:09 p.m.

3. Work Session Reports

- A. PZ25-162 Receive a report and hold a discussion regarding municipal comprehensive planning and Denton 2040 Comprehensive Plan.

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

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

The Work Session was adjourned at 5:53 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, August 13, 2025, at 6:32 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, Erica Garland, and Clay Riggs

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. PZ25-156 Consider approval of the July 23, 2025, Capital Improvement Advisory Committee, and the July 23, 2025, Planning and Zoning meeting minutes.

Commissioner Dyer moved to approve the July 23, 2025, Capital Improvement Advisory Committee, and July 23, 2025, Planning and Zoning meeting minutes. Motion seconded by Commissioner Riggs. Motion carried.

AYES (5): Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, Erica Garland, and Clay Riggs

NAYS (0): None

3. CONSENT AGENDA

- A. FP25-0020b Consider a request by Animas Civil Engineering LLC, on behalf of Luxury Storage Condominiums LLC for approval of a Final Plat of Lot 1 Block A Luxury Storage Condominiums. The 9.405-acre tract is approximately located on the south side of Hickory Creek Road, and approximately 610 feet west of Teasley Lane (F.M. 2181) in the City of Denton, Denton County, Texas. (FP25-0020b, Luxury Storage Condominiums, Matt Bodine)

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

AYES (5): Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, Erica Garland, and Clay Riggs

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

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

City staff presented the item. No discussion followed.

Commissioner Riggs moved to approve the extension of the item to date certain of September 10, 2025. Motion seconded by Commissioner McDuff. Motion carried.

AYES (5): Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, Erica Garland, and Clay Riggs

NAYS (0): None

- B. FP25-0025 Consider a request by Landmark Surveyors, on behalf of Wes and Amber Parnell, for approval of a Final Plat of Lots 1-5, Block A, Fincher Oaks Addition. The 19.562-acre tract is approximately located on the southeast corner of the intersection of Oak Ridge Lane and Fincher Road in the Extraterritorial Jurisdiction 1 of the City of Denton, Denton County, Texas. (FP25-0025, Fincher Oaks, Matt Bodine)

City staff presented the item. No discussion followed.

Commissioner Riggs moved to approve the extension of the item to date certain of September 10, 2025. Motion seconded by Commissioner Dyer. Motion carried.

AYES (5): Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, Erica Garland, and Clay Riggs

NAYS (0): None

- C. ZCP25-0010 Consider a request by CBH Properties Denton, LLC for approval of a Site Plan for quick vehicle servicing within the Rayzor Ranch Overlay District, South Campus - South Commercial District (SCD) subarea, located on Lot 14, Block A of Rayzor Ranch Town Center. The approximately 1.036-acre subject property is generally located east of I-35, approximately 500 feet north of Panhandle Street in the City of Denton, Denton County, Texas. (ZCP25-0010, Christian Brothers Automotive, Mia Hines)

City staff presented the item. Discussion followed.

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

AYES (5): Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, Erica Garland, and Clay Riggs
NAYS (0): None

- D. V25-0058 Consider a request by Luis Gachuzo for approval of a subdivision variance from the 2019 Denton Development Code Subsection 8.3.2.C.2.a. regarding the maximum number of residential lots permitted to take access from a private access easement. The 10.00-acre tract is located approximately 391 feet north of Ganzar Road East, and approximately 4,755 feet east of I-35W in the Extraterritorial Jurisdiction Division 1 of the City of Denton, Denton County, Texas. (V25-0058, Gauchzo Addition, Angie Manglaris)

City staff presented the item. Discussion followed.

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

AYES (5): Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, Erica Garland, and Clay Riggs
NAYS (0): None

- E. V25-0050 Consider a request by David Jett of Eagle Surveying, on behalf of Armando Ruiz, for approval of a subdivision variance from the 2019 Denton Development Code Subsection 8.3.2E.3 regarding the maximum length of the flagpole portion of a flag shaped lot. The proposed lot in question is 2.228 acres and located north of E. Masch Branch Road, approximately 3,000 feet west of Barthold Road and 1,000 feet east of the town of the Town of Krum, in the City of Denton Extraterritorial Jurisdiction (ETJ 1), Denton County, Texas. (V25-0050, Masch Branch Green Addition, Erin Stanley)

City staff presented the item. Discussion followed.

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

AYES (5): Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, Erica Garland, and Clay Riggs
NAYS (0): None

5. PUBLIC HEARINGS

- A. AESA25-0001b Hold a public hearing and consider making a recommendation to the City Council regarding a request to approve an Alternative Environmentally Sensitive Area Plan to offset the removal of 0.21 acres of Environmentally Sensitive Areas (ESAs) on approximately 53.89 acres of land located north of Spencer Road and approximately 1,200 feet west of the intersection of Spencer Road and Loop 288 in the City of Denton, Denton County, Texas. (AESA25-0001a, Spencer Road Industrial, Christi Upton).

This item was opened at July 23, 2025, Planning and Zoning meeting.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

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

AYES (5): Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, Erica Garland, and Clay Riggs

NAYS (0): None

- B. Hold a public hearing and consider making recommendation to the City Council regarding a City-initiated Comprehensive Plan Amendment to modify the Thoroughfare Map of the 2022 Mobility Plan, including but not limited to modifications to the functional classification of Eagle Drive between North Texas Blvd to South Carroll Blvd, Welch Street between Eagle Drive to West Oak Street, and Avenue A between Highway I-35E to Eagle Drive from Secondary Arterial to Collector. The general area of change is located south and east of the University of North Texas in the City of Denton, Denton County, Texas; (MPA24-0003, Eagle Drive, Avenue A, & Welch, Sahar Esfandyari).

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Chair Pruett closed the public hearing.

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

AYES (5): Chair Eric Pruett, and Commissioners: Lisa Dyer, Mary Ann McDuff, Erica Garland, and Clay Riggs

NAYS (0): None

- C. Hold a public hearing and consider making a recommendation to City Council regarding a request by Lee Allison with Allison Engineering Group, on behalf of the property owner, Burbank House, LLC, to change the zoning from Residential 3 (R3), Residential 7 (R7), and Mixed-Use Neighborhood (MN) districts to an Overlay Planned Development - Residential 7 (PD-R7) District on approximately 0.74 acres of land generally located on the north side of East University Dr, approximately 240 feet west of North Bell Avenue, in the City of Denton, Denton County, Texas. (PD25-0002, 415 E University, Ashley Ekstedt).

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Rebuttal from the applicant occurred. Rebuttal from citizens occurred.

Chair Pruett closed the public hearing.

Chair Pruett moved to approve the item as presented. Motion seconded by Commissioner Dyer. Motion denied.

AYES (2): Chair Eric Pruett, and Commissioner: Lisa Dyer

NAYS (3): Commissioners: Mary Ann McDuff, Erica Garland, and Clay Riggs

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ25-025: Staff provided updates regarding the matrix and City Council items. The following items were added to the matrix:

Commissioner McDuff requested the matrix items be numbered and to discuss best practices for responding to developer and citizen inquiries.

Chair Pruett requested the Mobility Committee discuss the current process for establishing parking prohibitions and make recommendations to City Council for code amendments to simplify the process.

7. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 9:03 p.m.

X_____

Eric Pruett, Planning and Zoning Commission Chair

Date

X_____

Cathy Welborn, Administrative Assistant III

Date

Minutes approved on: _____

August 13, 2025 Planning and Zoning Meeting - EXHIBIT A					
Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone					
Name	Address	Agenda Item	Position	Method	Comments
Aimee Bissett (Applicant)	109 N Elm, Denton, 76201	AESA25-0001a	Support	In Person	See video for comment.
Rudi Reinecke	101 South Locust Street, Denton, 76201	AESA25-0001a	Support	In Person	See video for comment.
Angie Stripling (Bell Ave Historic District)	1815 N Bell Ave., Denton, 76209	PD25-0002	Opposed	In Person	See video for comment.
David Pierce	2016 N Bell Ave, Denton, 76209	PD25-0002	Opposed	In Person	See video for comment.
Ernie Stripling	1815 N Bell Ave., Denton, 76209	PD25-0002	Opposed	In Person	See video for comment.
Jean Hanson	300 Woodland St, Denton, 76209	PD25-0002	Opposed	In Person	See video for comment.
Karl Sharrah (Developer)	2415 N. Elm St., Denton 76201	PD25-0002	Support	In Person	See video for comment.
Lance Vanzant	512 West Hickory, Denton, 76201	PD25-0002	Not Stated	In Person	See video for comment.
Lee Allison (Applicant)	2415 N. Elm St., Denton 76201	PD25-0002	Support	In Person	See video for comment.
Mike Lavelle	3109 Broken Bow, Denton, 76209	PD25-0002	Opposed	In Person	See video for comment.
Richard Smith	1920 N Bell, Denton, 76209	PD25-0002	Opposed	In Person	See video for comment.
Victoria Hodge	1823 N Bell Ave, Denton, 76209	PD25-0002	Opposed	In Person	See video for comment.



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Legislation Text

File #: FP24-0029a, **Version:** 1

AGENDA CAPTION

Consider a request by Greg Edwards of Allison Engineering Group, on behalf of the property owner, for a Final Plat of Prominence Square Phase 2, Lots 1-4, Block A. The approximately 3.957-acre site is generally located on the east side of North Loop 288, approximately 478 feet north of the northeast corner of the intersection of Prominence Parkway and North Loop 288, in the City of Denton, Denton County, Texas. (FP24-0029a, Prominence Square Phase 2a, Sean Jacobson)



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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: August 27, 2025

SUBJECT

Consider a request by Greg Edwards of Allison Engineering Group, on behalf of the property owner, for a Final Plat of Prominence Square Phase 2, Lots 1-4, Block A. The approximately 3.957-acre site is generally located on the east side of North Loop 288, approximately 478 feet north of the northeast corner of the intersection of Prominence Parkway and North Loop 288, in the City of Denton, Denton County, Texas. (FP24-0029a, Prominence Square Phase 2a, Sean Jacobson)

BACKGROUND

The purpose of this Final Plat is to create four lots of record and to dedicate right-of-way and easements. The property is intended for commercial development.

The property is currently zoned General Office (GO).

Date Application Filed:	July 16, 2024
Date Withdrawn:	August 8, 2024
Days in Review:	23 Days
Date Application Resubmitted:	September 10, 2024
Date Withdrawn:	October 1, 2024
Days in Review:	21 Days
Date Application Resubmitted:	November 12, 2024
Date Withdrawn:	November 26, 2024
Days in Review:	14 Days
Date Application Resubmitted:	January 7, 2025
Date Withdrawn:	January 24, 2025
Days in Review:	17 Days
Date Application Resubmitted:	August 12, 2025
Planning & Zoning Commission Meeting:	August 27, 2025
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 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)

March 15, 2010	Planning & Zoning Commission	Preliminary Plat	Approved Preliminary Plat (Expired)
July 14, 2021	Planning & Zoning Commission	Rezone to GO and LI	Recommend Approval
August 3, 2021	City Council	Rezone to GO and LI	Approved Rezoning
September 14, 2022	Planning & Zoning Commission	Preliminary Plat	Approved Plat Review Extension
October 11, 2023	Planning & Zoning Commission	Preliminary Plat	Approved Preliminary Plat

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

Respectfully submitted:
Hayley Zagurski, AICP
Acting Planning Director

Prepared by:
Sean Jacobson
Associate Planner

Planning Staff Analysis

FP24-0029a / Prominence Square Phase 2a

Planning & Zoning Commission

REQUEST:

Final plat for an approximately 3.957-acre site

APPLICANT:

Greg Edwards on behalf of the property owner.

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: <div>The Final Plat meets all review criteria.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <div>The Final Plat meets all review criteria.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <div>There is no conflict.</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Prior Approvals			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
<p>a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</p> <p>Findings:</p> <div>Proposed Final Plat is consistent with the phasing plan of the approved Preliminary Plat.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. Consistent with Comprehensive Plan and Other Applicable Plans</p> <p>The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</p> <p>Findings:</p> <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</p> <p>Findings:</p> <div>There are no competing plan goals, policies, and strategies for this site.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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.</p> <p>Findings:</p> <div>The overall goals of the Comprehensive Plan are met with the proposed Final Plat.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

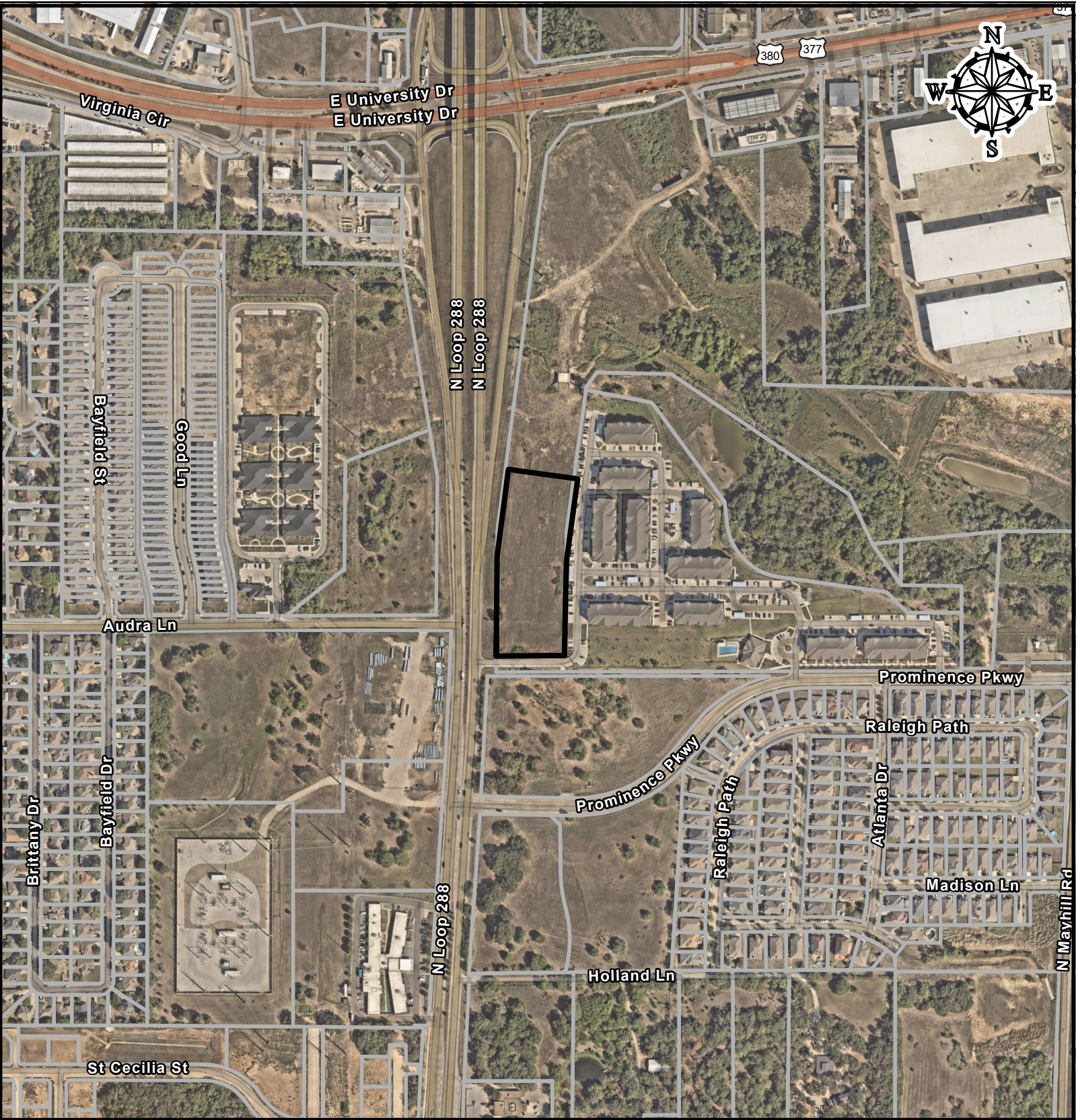
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
4. Compliance with this DDC				
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. Findings: <div>Proposed development has been reviewed and determined to meet all applicable standards in the DDC.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Compliance with these standards is applied at the level of detail required for the subject submittal. Findings: <div>The Final Plat was submitted at an adequate level of detail.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <div>Proposed development complies with all other applicable city, state and federal regulations.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <div>No interlocal or development agreements apply to this development.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
7. Minimizes Adverse Environmental Impacts				
<p>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.</p> <p>Findings:</p> <div> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Minimizes Adverse Impacts on Surrounding Property				
<p>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.</p> <p>Findings:</p> <div> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Minimizes Adverse Fiscal Impacts				
<p>a. The proposed development should not result in significant adverse fiscal impacts on the city.</p> <p>Findings:</p> <div> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Compliance with Utility, Service, and Improvement Standards				
<p>a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.</p> <p>Findings:</p> <div> <p>Proposed development complies with all applicable standards and specifications for infrastructure.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

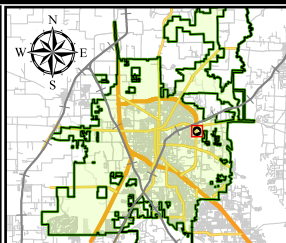
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
11. Provides Adequate Road Systems				
<p>a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.</p> <p>Findings:</p> <div> Proposed development has been designed to ensure safe ingress and egress and safe road conditions around the site. </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Provides Adequate Public Services and Facilities				
<p>a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.</p> <p>Findings:</p> <div> Adequate public service and facility capacity exists to accommodate uses permitted under the proposed development, while maintaining adequate levels of service to existing development. </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Rational Phasing Plan				
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p>Findings:</p> <div> The proposed plat complies with the phasing plan approved with the preliminary plat for this development and the approved Civil Engineering Plans for this phase show all required infrastructure required for this phase of the development. </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)		Applicability		
		Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. Findings: <div>The Final Plat complies with the phasing plan approved with the preliminary plat.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Whether the development will substantially comply with all requirements of this DDC. Findings: <div>Development has been determined to comply with all requirements of this DDC.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. Findings: <div>Development has been determined to comply with all applicable technical standards and specifications adopted by the City.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FP24-0029 Site Location



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

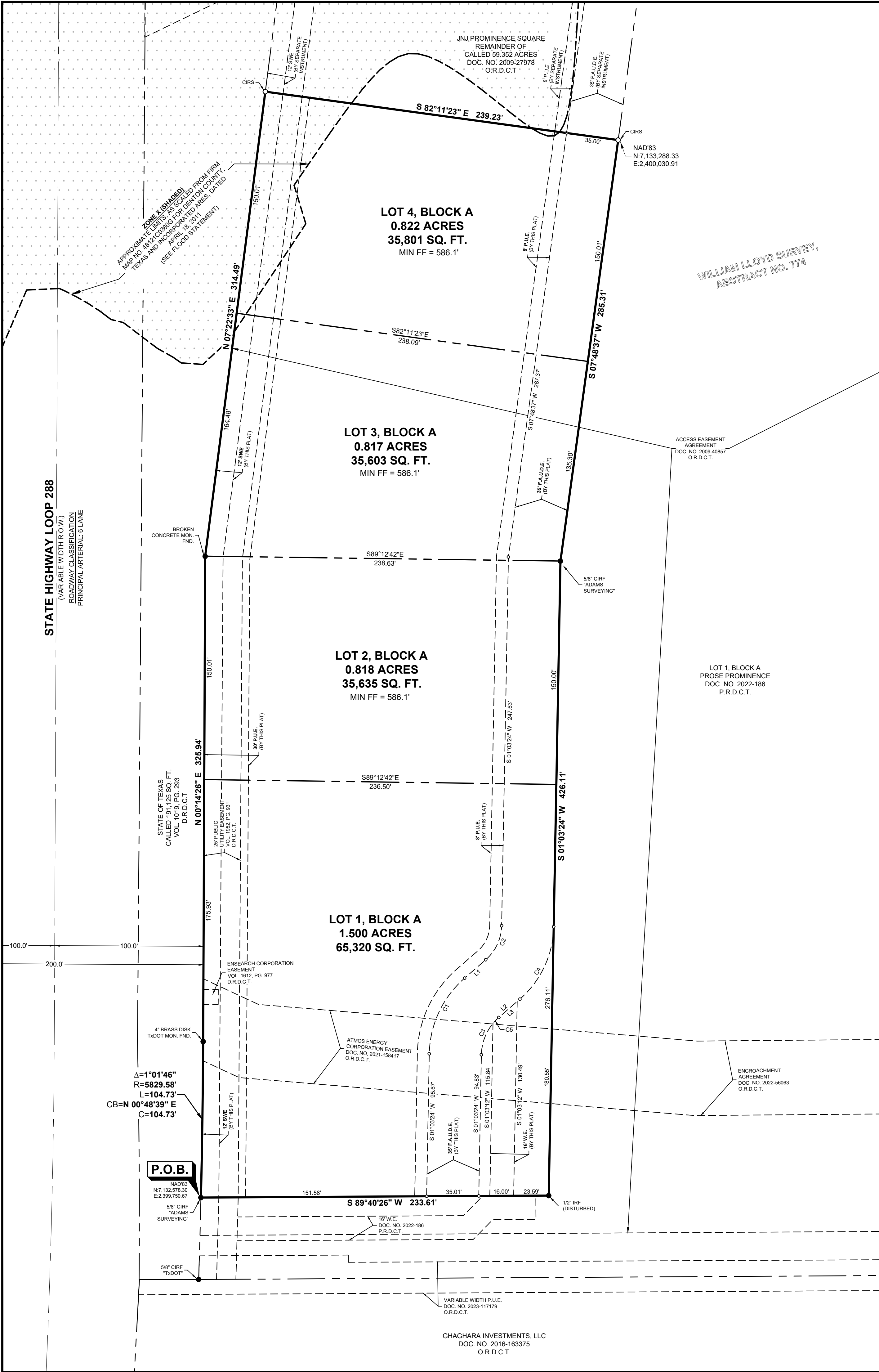


0 135 270 540
Feet

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

26
1 of 1

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 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.



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS JnJ Prominence Square, LP, is the owner of the land shown on this plat within the area described by metes and bounds as follows:

BEING a tract of land situated in the William Lloyd Survey, Abstract No. 774, in the City of Denton, Denton County, Texas and being part of a called 59.352 acre tract described in a Special Warranty Deed to JnJ Prominence Square LP, as recorded in Document No. 2009-27978 of the Official Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod with a cap, stamped "ADAMS SURVEYING", found on the easterly right-of-way line of State Highway Loop 288, a variable width right-of-way, for the most westerly northwest corner of Prose Prominence, an addition to the City of Denton, Texas according to the plat thereof recorded in Document No. 2022-186 of the Plat Records of said county, same being the beginning of a non-tangent curve to the left, having a central angle of 01°01'46", a radius of 5,829.58 feet, and a chord bearing and distance of North 00°48'39" East, 104.73 feet;

THENCE, along said curve and said easterly right-of-way line, an arc distance of 104.73 feet to a TxDot 4" Brass Disk found in concrete at the end of said curve;

THENCE North 00°14'26" East, continuing along said easterly right-of-way line, a distance of 325.94 feet to a broken concrete monument found;

THENCE North 07°22'33" East, continuing along said easterly right-of-way line, a distance of 314.49 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set;

THENCE South 82°11'23" East, leaving said easterly right-of-way line and crossing said 59.352 acre tract, a distance of 239.23 feet to a 1/2 inch iron rod with a yellow cap, stamped "Trinity 6854", set on the westerly line of said Prose Prominence;

THENCE South 07°48'37" West, along the westerly line of said Prose Prominence, a distance of 285.31 feet to an iron rod with a cap, stamped "ADAMS SURVEYING", found for an angle point;

THENCE South 01°03'24" West, continuing along said westerly line, a distance of 426.11 feet to a 1/2 inch iron rod found (disturbed) for an inner "L" corner of said Prose Prominence;

THENCE South 89°40'26" West, with the most westerly north line of said Prose Prominence, a distance of 233.61 feet to the POINT OF BEGINNING and containing 172,356 square feet or 3.957 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JnJ Prominence Square, LP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **Prominence Square, Phase 2**, an addition to the City of Denton, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, 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 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 _____, 20__.

By: Henry Rife

Signature Title: Owner's Representative

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Henry Rife, 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

Printed Name My Commission Expires

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	47°57'59"	69.00'	57.76'	S25°02'23"W	56.09'
C2	47°57'59"	31.00'	25.95'	S25°02'23"W	25.20'
C3	47°57'59"	34.00'	28.46'	S25°02'23"W	27.64'
C4	47°57'59"	66.00'	55.25'	S25°02'23"W	53.65'
C5	9°24'39"	34.00'	5.58'	S44°19'03"W	5.58'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S49°01'23"W	18.79'
L2	S49°01'23"W	18.79'
L3	S49°01'23"W	16.39'

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, A. D. 20__

Chairperson, Planning and Zoning Commission

City Secretary

GENERAL NOTES :

- The bearings and coordinates shown hereon are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
- All corners are 1/2" iron rods set with a plastic cap stamped "RPLS 6854" unless otherwise noted.
- The purpose of this plat is to create 4 platted lots and dedicate easements within a previously unplatted tract of land.
- The City of Denton has adopted the National Electrical Safety Code (The "Code"). The Code generally prohibits structures within 17.5 feet on either side of the centerline 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.
- NOTICE: 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.
- Water and Sewer service will be provided through the City of Denton water/sewer.
- This is a Final Plat of Phase 1 of Preliminary Plat PP22-0022.
- For lots which use a public access drive for one or both of their two required access points, pavement within public access drive or drives providing such required access shall be constructed to meet all standards of DDC 8.3.2C.3a-b before permits for any other private improvements to such lots are approved.
- The maintenance of paving, grading, bridges, drainage and access improvements (within the access easements connecting lots 1-4 shown), and/or easements shown on this plat are the responsibility of the property owners' association, according to the covenants and restrictions recorded in Document No. 2025-72558, O.R.D.C.T., and approval of this plat does not constitute acceptance of same for maintenance purposes by 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.
- All lots on this plat and to the north of this plat will have access in the event preceding lots do not develop.
- The following shall not be installed or planted within a utility or electric easement without approval by the city: trees and any structures, including retaining walls and signs. No part of a structure, including its underground foundation, shall encroach into an easement.
- Structures, eaves and overhangs, fences, retaining walls, storage sheds, decks, pools, landscaping or other aboveground man-made improvements shall not be permitted in drainage easements or floodplains

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0380G for Denton County, Texas and incorporated areas, dated April 18, 2011 this property is located within:

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

Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"

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.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael L. Black, 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 Extra Territorial Jurisdiction of the City of Denton, Texas.

Michael L. Black
Registered Professional Land Surveyor No. 6854

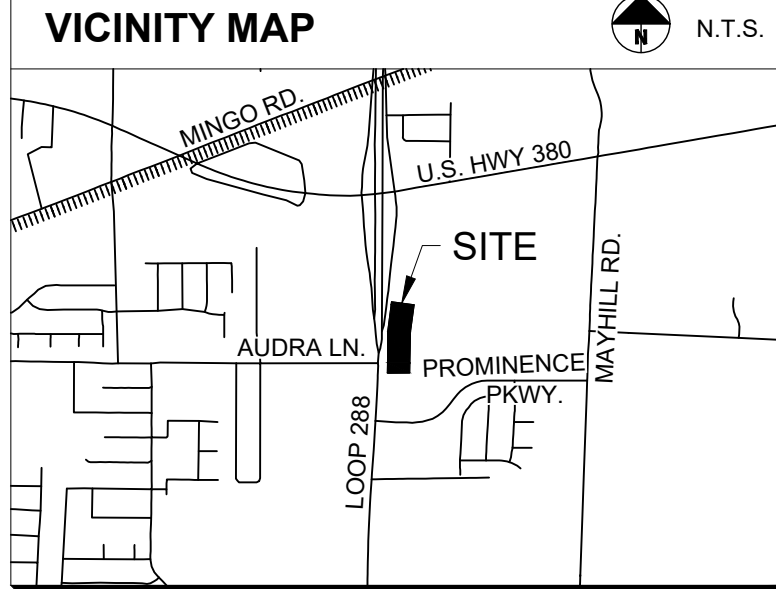
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael L. Black, 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 _____, 20__.

Notary Public, State of Texas

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



LEGEND	
—	BOUNDARY LINE
- - -	EASEMENT LINE
- - -	ADJOINER LINE
- - -	R.O.W. CENTERLINE
●	MONUMENT FOUND AS NOTED
○	1/2" IRON ROD W/ "TRINITY 6854" CAP SET
CIRS	1/2" IRON ROD W/ "TRINITY 6854" CAP SET
RF	IRON ROD FOUND
CIF	IRON ROD W/ A CAP FOUND
A.E.	ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.W.E.	SEWER EASEMENT
F.A.U.D.E.	FIRE LANE, ACCESS, UTILITY, & DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS

FINAL PLAT
**PROMINENCE SQUARE,
PHASE 2**
LOTS 1-4, BLOCK A
3.957 ACRES
OUT OF THE
WILLIAM LLOYD SURVEY, ABSTRACT NO. 774,
CITY OF DENTON, DENTON COUNTY, TEXAS

CITY OF DENTON PROJECT NO. FP24-0029

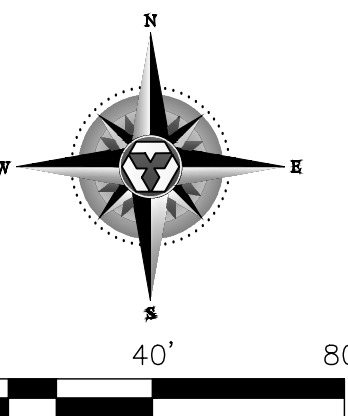


4401 N. Interstate 35, #202 Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MLB	TLS	07/30/2025	2024-076	1 OF 1

OWNER:
JnJ Prominence Square, LP
6605 Overlook Court
Plano, Texas 75024
Ph. 214-837-0787
Email: henryrife@charter.net
Contact: Henry Rife

SURVEYOR:
Trinity Land Surveying, LLC
4401 N. Interstate 35, Unit #202
Denton, TX 76207
Ph: (940) 380-9453
Email: mblack@trinity-surveying.com
Contact: Michael Black, RPLS



ENGINEER:
Allison Engineering Group
2415 N. Elm St.
Denton, TX 76207
Ph: (940) 380-9453
Email: gdw@allison-engineering.com
Contact: Greg Edwards, PE



City of Denton

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

Legislation Text

File #: FP25-0013c, **Version:** 1

AGENDA CAPTION

Consider a request by Baird, Hampton & Brown, Inc., on behalf of HR JV L.P., for approval of a Final Plat for Landmark Center South Addition, Block 1, Lots 1 and 2. The 20.285-acre tract is located on the northwest corner of Robson Ranch Road and the frontage road of Interstate 35W in the City of Denton, Denton County, Texas. (FP25-0013c, Landmark Center South Addition, Cameron Robertson)



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: August 27, 2025

SUBJECT

Consider a request by Baird, Hampton & Brown, Inc., on behalf of HR JV L.P., for approval of a Final Plat for Landmark Center South Addition, Block 1, Lots 1 and 2. The 20.285-acre tract is located on the northwest corner of Robson Ranch Road and the frontage road of Interstate 35W in the City of Denton, Denton County, Texas. (FP25-0013c, Landmark Center South Addition, Cameron Robertson)

BACKGROUND

The purpose of this Final Plat is to establish the first phase of the Mixed-Use Regional area of the Landmark mixed-use development, formerly known as Hunter Ranch. FP25-0013 was previously approved by the Planning & Zoning Commission on April 23, 2025. The applicant has resubmitted the Final Plat to show additional easements that have been recorded by separate instrument since the original approval date; the remainder of the original approved Final Plat remains intact.

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

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

Date Application Filed:	February 19, 2025
Planning & Zoning Commission Meeting:	March 19, 2025
Days in Review:	28 Days
Extension Approved:	March 19, 2025
Date Resubmitted:	March 31, 2025
Planning & Zoning Commission Meeting:	April 9, 2025
Days in Review:	9 Days
Extension Approved:	April 9, 2025
Date Resubmitted:	April 9, 2025
Planning & Zoning Commission Meeting:	April 23, 2025
Days in Review:	14 Days
Final Plat Approved:	April 23, 2025
Date Resubmitted:	August 14, 2025
Planning & Zoning Commission Meeting:	August 27, 2025
Days in Review:	13 Days

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)

Date	Council, Board, Commission	Request	Action
April 7, 2020	City Council	Approval of Ordinance No. MPC19-0002c	Approved
October 9, 2024	Planning & Zoning Commission	Approval of PP24-0005	Approved
March 19, 2025	Planning & Zoning Commission	First Extension of FP25-0013	Approved
April 9, 2025	Planning & Zoning Commission	Second Extension of FP25-0013a	Approved
April 23, 2025	Planning & Zoning Commission	Approval of FP25-0013c	Approved

PUBLIC OUTREACH

No public outreach is required for a final plat.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

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

Respectfully submitted:
Hayley Zagurski, AICP
Acting Planning Director

Prepared by:
Cameron Robertson, AICP
Principal Planner

Planning Staff Analysis

FP25-0013c/Landmark Center South Addition, Block 1, Lots 1 and 2

City Council District #4

Planning & Zoning Commission

REQUEST:

Final plat for an approximately 20.285-acre site

APPLICANT:

Baird, Hampton & Brown, Inc., on behalf of HR JV L.P.

RECOMMENDATION:

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

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. Findings: <div>The proposed Final Plat meets all criteria set forth by the Final Plat Checklist (FPC), authorized by DDC Subsection 2.6.4D.3</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <div>The Final Plat meets all applicable review criteria of DDC Section 2.6.4D as described herein.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <div></div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

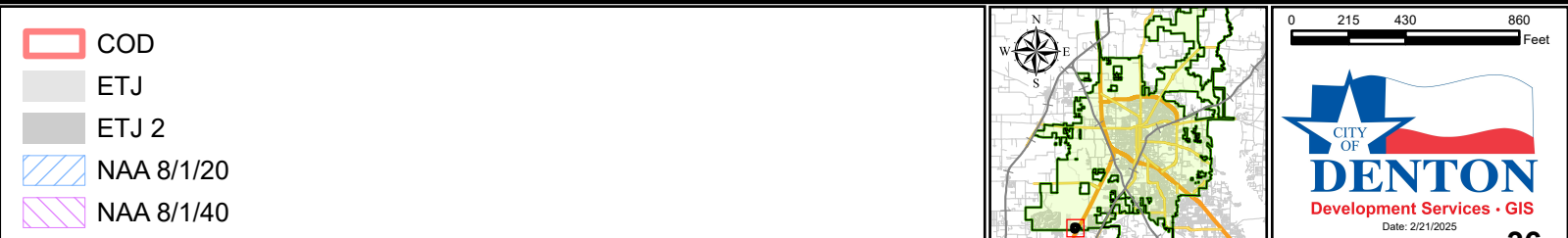
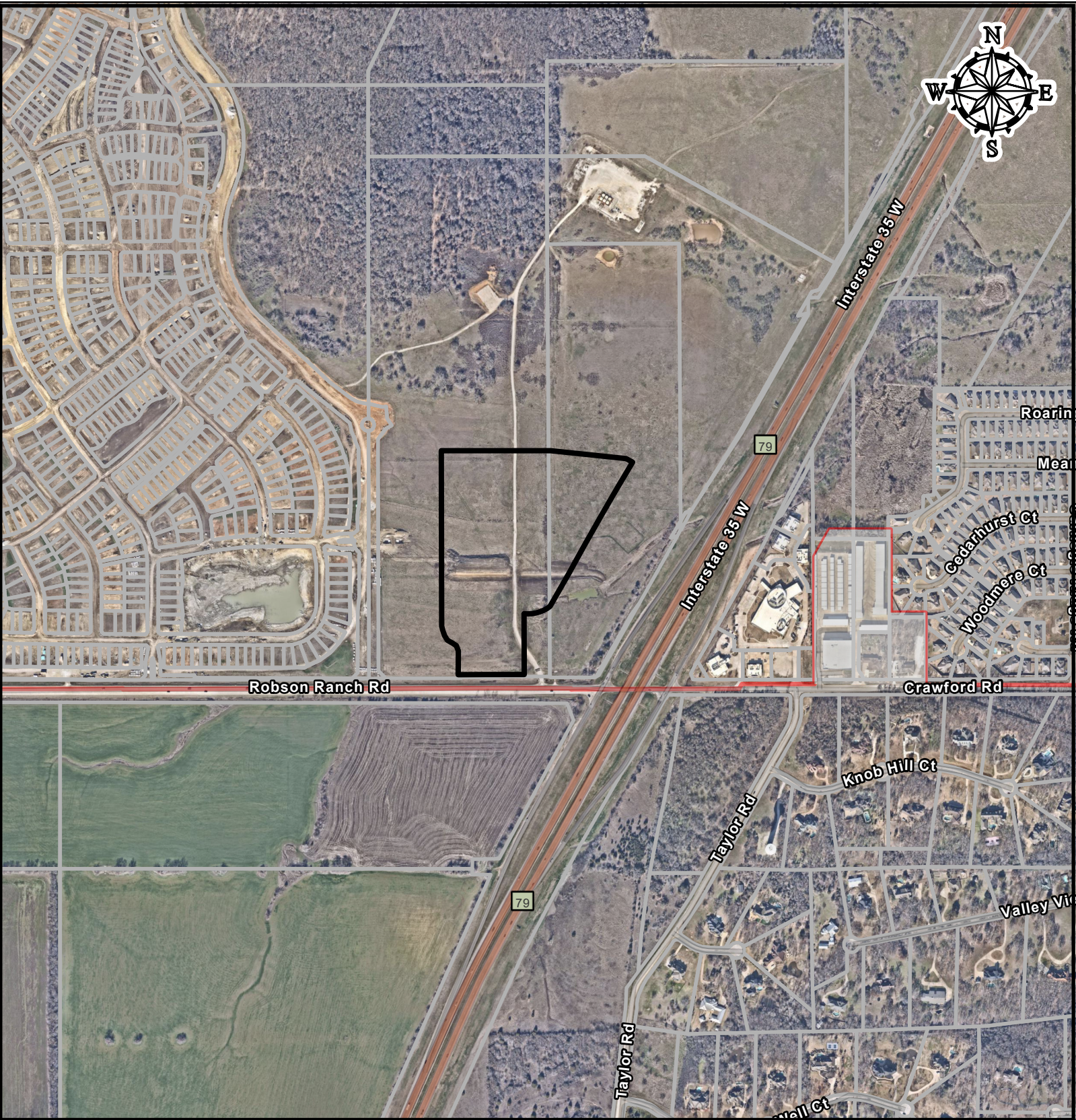
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
Findings: <div>The proposed Final Plat is consistent with Ordinance No. MPC19-0002c, which was approved by the Denton City Council on April 7, 2020. This plat is also consistent with the approved Preliminary Plat and the previously approved Final Plat.</div>				
3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans. Findings: <div>The Denton 2040 Comprehensive Plan Future Land Use Map designates the subject property as Master Planned Community. The proposed use is consistent with the designation.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. The decision-making authority shall weigh competing plan goals, policies, and strategies. Findings: <div></div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <div></div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <div>The Final Plat does comply with the applicable DDC requirements.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Compliance with these standards is applied at the level of detail required for the subject submittal. Findings: <div>The proposed Final Plat provides sufficient detail required for the submittal.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

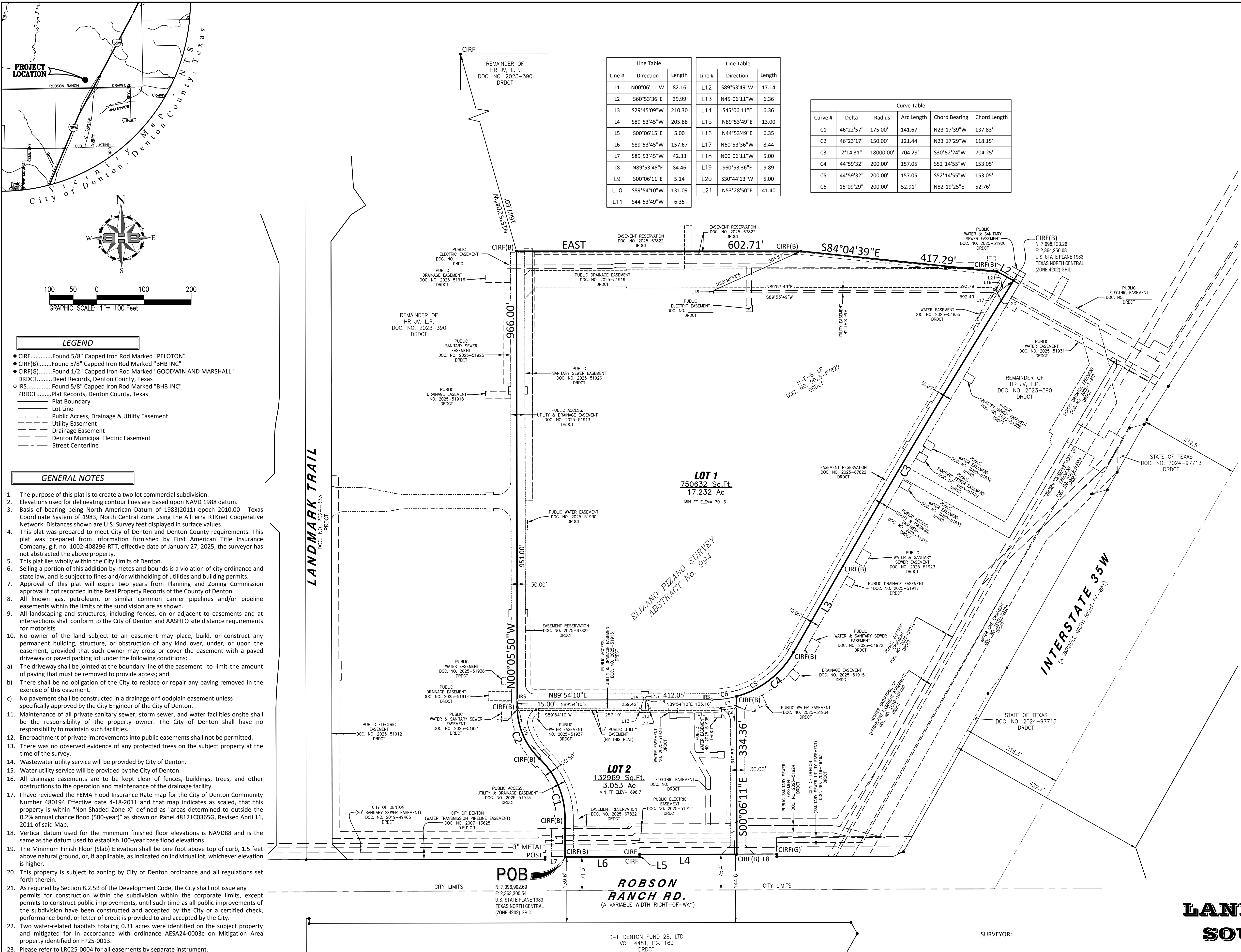
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
	<p>includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.</p> <p>Findings:</p> <div>The proposed Final Plat meets all City and other applicable regulations.</div>			
6. Consistent with Interlocal and Development Agreements				
	<p>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.</p> <p>Findings:</p> <div>The proposed Final Plat is consistent with Ordinance No. MPC19-0002c, which was approved by the Denton City Council on April 7, 2020, and the with the associated project agreements.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Minimizes Adverse Environmental Impacts				
	<p>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.</p> <p>Findings:</p> <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Minimizes Adverse Impacts on Surrounding Property				
	<p>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.</p> <p>Findings:</p> <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Minimizes Adverse Fiscal Impacts				
	<p>a. The proposed development should not result in significant adverse fiscal impacts on the city.</p> <p>Findings:</p> <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
10. Compliance with Utility, Service, and Improvement Standards				
<p>a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>The Final Plat does comply with the applicable DDC requirements as described herein.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Provides Adequate Road Systems				
<p>a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>The Final Plat has adequate road capacity and complies with this criterion.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Provides Adequate Public Services and Facilities				
<p>a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>There is adequate capacity to serve the proposed development.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Rational Phasing Plan				
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>The proposed development will include multiple phases as approved in the MPC ordinance. However, this is the first phase of the proposed mixed-use regional area of the development, so no subsequent phases have been completed.</p> </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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: <div>The proposed Final Plat conforms with PP24-0005, which was approved by the Planning & Zoning Commission on October 9, 2024.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Whether the development will substantially comply with all requirements of this DDC. Findings: <div>The Final Plat complies with the applicable requirements of the Denton Development Code.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. Findings: <div>The proposed Final Plat complies with all applicable technical standards and specifications adopted by the City.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FP25-0013 Site Location





CERTIFICATE OF APPROVAL

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this plat and subdivision of **Lots 1 and 2, Block 1, Landmark Center South Addition** in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this _____ day of 20_____.

Chair, Planning & Zoning Commission _____ City Secretary _____

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, H-E-B, LP, acting herein by and through its duly authorized agent, does hereby adopt this plat designating the herein above described property as **LOTS 1 AND 2, BLOCK 1, LANDMARK CENTER SOUTH ADDITION**, an addition to the City of Denton, Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

BY:
H-E-B, LP
a Texas limited partnership

Benjamin R. Scott
Group Vice President of Real Estate and Shopping Center Development

STATE OF TEXAS §
COUNTY OF §

Before me, the undersigned authority, on this day personally appeared Benjamin R. Scott 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 and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2025.

Notary Public in and for the State of Texas _____ My commission expires _____

SURVEYOR'S CERTIFICATE

I, Robert A. Lee, 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 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."

FINAL PLAT
LOTS 1 AND 2, BLOCK 1
LANDMARK CENTER
SOUTH ADDITION
BEING A 20.285 ACRE TRACT SITUATED IN THE
ELIZANO PIZANO SURVEY, ABSTRACT NO. 994
CITY OF DENTON, DENTON COUNTY, TEXAS
JULY 2025
FP25-0013

BAIRD, HAMPTON & BROWN
engineering and surveying

OWNER:
H-E-B, LP
646 South Flores St.
San Antonio, TX 78204

3801 William D. Tate, Suite 500 Grapevine, TX 76051
rlee@bhbins.com • 817.251.8550 • bhbins.com
TBPELS Firm #44, #10011302

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS H-E-B, LP is the owner of a tract of land situated in the Elizano Pizano Survey, Abstract No. 994, Denton County, Texas, same being all of a tract of land described in deed to H-E-B, LP, as recorded in Document Number 2025-67822, Deed Records, Denton County, Texas (DRDCT) and being more particularly described by metes and bounds as follows (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central (4202) NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.);

BEGINNING at a found 5/8-inch capped iron rod marked "BHB INC" (CIRF(B)) having a Texas State Plane (NAD83), Texas North Central Zone (4202) Grid coordinate of Northing: 7,096,902.69; Easting: 2,363,300.54 for the southwest corner of the said H-E-B, LP tract, same being an ell corner in a remainder tract of land as described by deed to HR JV, LP as recorded in Document Number 2023-390, DRDCT, and being in the north right-of-way line of Robson Ranch Road (a variable width right-of-way from which a found 3-inch metal post for a re-entrant corner in the said HR JV, LP tract, same being an ell corner in the said north right-of-way line bears South 89°53'45" West, a distance of 42.33 feet;

THENCE with the common line between the said H-E-B, LP tract and the said HR JV, LP tract the following courses and distances:

North 00°06'11" West, a distance of 82.16 feet to a CIRF(B);

along a curve to the left having a central angle of 46°22'57", a radius of 175.00 feet, an arc length of 141.67 feet and a chord which bears North 23°17'39" West, a distance of 137.83 feet to a CIRF(B);

along a curve to the right having a central angle of 46°23'17", a radius of 150.00 feet, an arc length of 121.44 feet and a chord which bears North 23°17'29" West, a distance of 118.15' to a CIRF(B);

North 00°05'50" West, a distance of 966.00 feet to a CIRF(B) from which a found 5/8-inch capped iron rod marked "PELTON" (CIRF) for the northwest corner of the said HR JV, LP tract bears North 15°52'04" West, a distance of 1647.60 feet;

EAST, a distance of 602.71 feet to an CIRF(B);

South 84°04'39" East, a distance of 417.29 feet to a CIRF(B);

South 60°53'36" East, a distance of 39.99 feet to a CIRF(B) having a Texas State Plane (NAD83), Texas North Central Zone (4202) Grid coordinate of Northing: 7,098,123.26; Easting: 2,364,250.08;

along a curve to the left having a central angle of 02°14'31", a radius of 18,000.00 feet, an arc length of 704.29 feet and a chord which bears South 30°52'24" West, a distance of 704.25 feet to a CIRF(B);

South 29°45'09" West, a distance of 210.30 feet to a CIRF(B);

along a curve to the right having a central angle of 44°59'32", a radius of 200.00 feet, an arc length of 157.05 feet and a chord which bears South 52°14'55" West, a distance of 153.05 feet to a CIRF(B);

South 00°06'11" East, a distance of 334.36 feet to a CIRF(B) for the southeast corner of the said H-E-B, LP tract, same being an ell corner in the said HR JV, LP tract, and being in the said north right-of-way line of Robson Ranch Road from which a found 1/2-inch capped iron rod marked "GOODWIN AND MARSHALL" for a re-entrant corner in the said HR JV, LP tract, same being an ell corner in the said north right-of-way line bears North 89°53'45" East, a distance of 84.46 feet;

THENCE with the common line between the said H-E-B, LP tract and the said north right-of-way line the following courses and distances:

South 89°53'45" West, a distance of 205.88 feet to a found 5/8-inch capped iron rod marked "PELTON" (CIRF);

South 00°06'15" East, a distance of 5.00 feet to a CIRF;

South 89°53'45" West, a distance of 157.67 feet to **POINT OF BEGINNING** and containing 883,601 square feet or 20.285 acre of land more or less.

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, H-E-B, LP, acting herein by and through its duly authorized agent, does hereby adopt this plat designating the herein above described property as **LOTS 1 AND 2, BLOCK 1, LANDMARK CENTER SOUTH ADDITION**, an addition to the City of Denton, Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

BY:
H-E-B, LP
a Texas limited partnership

Benjamin R. Scott
Group Vice President of Real Estate and Shopping Center Development

STATE OF TEXAS §
COUNTY OF §

Before me, the undersigned authority, on this day personally appeared Benjamin R. Scott 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 and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2025.

Notary Public in and for the State of Texas _____ My commission expires _____

SURVEYOR'S CERTIFICATE

I, Robert A. Lee, 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 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."

FINAL PLAT
LOTS 1 AND 2, BLOCK 1
LANDMARK CENTER
SOUTH ADDITION
BEING A 20.285 ACRE TRACT SITUATED IN THE
ELIZANO PIZANO SURVEY, ABSTRACT NO. 994
CITY OF DENTON, DENTON COUNTY, TEXAS
JULY 2025
FP25-0013

BAIRD, HAMPTON & BROWN
engineering and surveying

OWNER:
H-E-B, LP
646 South Flores St.
San Antonio, TX 78204

3801 William D. Tate, Suite 500 Grapevine, TX 76051
rlee@bhbins.com • 817.251.8550 • bhbins.com
TBPELS Firm #44, #10011302

Drawing: H:\Survey23\065\005 Robson Ranch\DWG\FINAL PLAT.dwg

37



City of Denton

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

Legislation Text

File #: FP25-0022a, **Version:** 1

AGENDA CAPTION

Consider a request by McAdams, on behalf of Rayzor Investments LTD, for approval of a Final Plat of Lot 1, Block A Roselawn Village Addition. The 22.453-acre tract is approximately located on the west side of Roselawn Drive, and approximately 295 ft south of Bernard Street in the City of Denton, Denton County, Texas. (FP25-0022a, Roselawn Village Apartments, Matt Bodine)



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: August 27, 2025

SUBJECT

Consider a request by McAdams, on behalf of Rayzor Investments LTD, for approval of a Final Plat of Lot 1, Block A Roselawn Village Addition. The 22.453-acre tract is approximately located on the west side of Roselawn Drive, and approximately 295 ft south of Bernard Street in the City of Denton, Denton County, Texas. (FP25-0022a, Roselawn Village Apartments, Matt Bodine)

BACKGROUND

The purpose of the Final Plat is to record an unplatted tract of land into a platted addition and dedicate new easements for future development of multifamily dwellings. The property is predominately zoned Mixed-Use Neighborhood (MN) Zoning District which allows for the multifamily dwelling use by right. A portion of the tract adjacent to the western property line is zoned Residential 4 – (R4) Zoning District. The zoned R4 portion of the tract is designated on the development plans as a preserved Environmentally Sensitive Area. The development will take access from the proposed extension of Grackel Street and Roselawn Drive. The plat also reflects a new alignment for Roselawn Drive at the southeast corner of the property that was acquired by the City in 2008. The City of Denton will provide water and wastewater services. The zoning compliance plan and civil engineering plans have been approved by staff.

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

Date Application Filed:	May 27, 2025
Planning & Zoning Commission Meeting:	June 25, 2025
Days in Review:	29 Days
Extension Approved	June 25, 2025
Date Resubmitted:	June 24, 2025
Date Withdrawn:	July 18, 2025
Days in Review:	24 Days
Date Resubmitted:	August 14, 2025
Planning & Zoning Commission Meeting:	August 27, 2025
Days in Review:	13 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 recommend approval of this plat as it meets the established criteria for approval. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

<u>Date</u>	<u>Council, Board, Commission</u>	<u>Request</u>	<u>Action</u>
1960	City Council	Annexation	Annexed into City Limits
October 1, 2019	City Council	Citywide zoning district transition from NRMU to MN and from NR-4 to R-4 zoning districts. (DCA18-0009)	Approved
June 25, 2025	Planning & Zoning Commission	Final Plat Review Extension Request (FP25-0020)	Approved

PUBLIC OUTREACH

No public outreach is required for a Final Plat.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

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

Respectfully submitted:
Hayley Zagurski, AICP
Acting Planning Director

Prepared by:
Matt Bodine
Assistant Planner

Planning Staff Analysis

FP25-0022a/ Roselawn Village Addition

City Council District #3

Planning & Zoning Commission

REQUEST:

Final Plat for an approximately 22.453-acre site.

APPLICANT:

McAdams on behalf of Rayzor Investments, LTD.

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: <div>The Final Plat meets all review criteria specified in this DDC and as required by the Final Plat Checklist (FPC) authorized per Denton Development Code Section 2.4.4B.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <div>The Final Plat meets all applicable review criteria of DDC Subsection 2.6.4D as described herein.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <div>There is no conflict.</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Prior Approvals			
a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
<p>agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</p> <p>Findings:</p> <div>The Final Plat is consistent with the approved Zoning Compliance Plan (ZCP25-0002) and Civil Engineering Plans (CEP25-0031) associated with this development.</div>				
<p>3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.</p> <p>Findings:</p> <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a. The decision-making authority shall weigh competing plan goals, policies, and strategies</p> <p>Findings:</p> <div>There are no competing plan goals, policies, and strategies for this site.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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.</p> <p>Findings:</p> <div>This criterion is not applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
4. Compliance with this DDC				
<p>a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.</p> <p>Findings:</p> <div>The Final Plat is compliant with the DDC.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>b. Compliance with these standards is applied at the level of detail required for the subject submittal.</p> <p>Findings:</p> <div>The Final Plat was submitted at an adequate level of detail.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

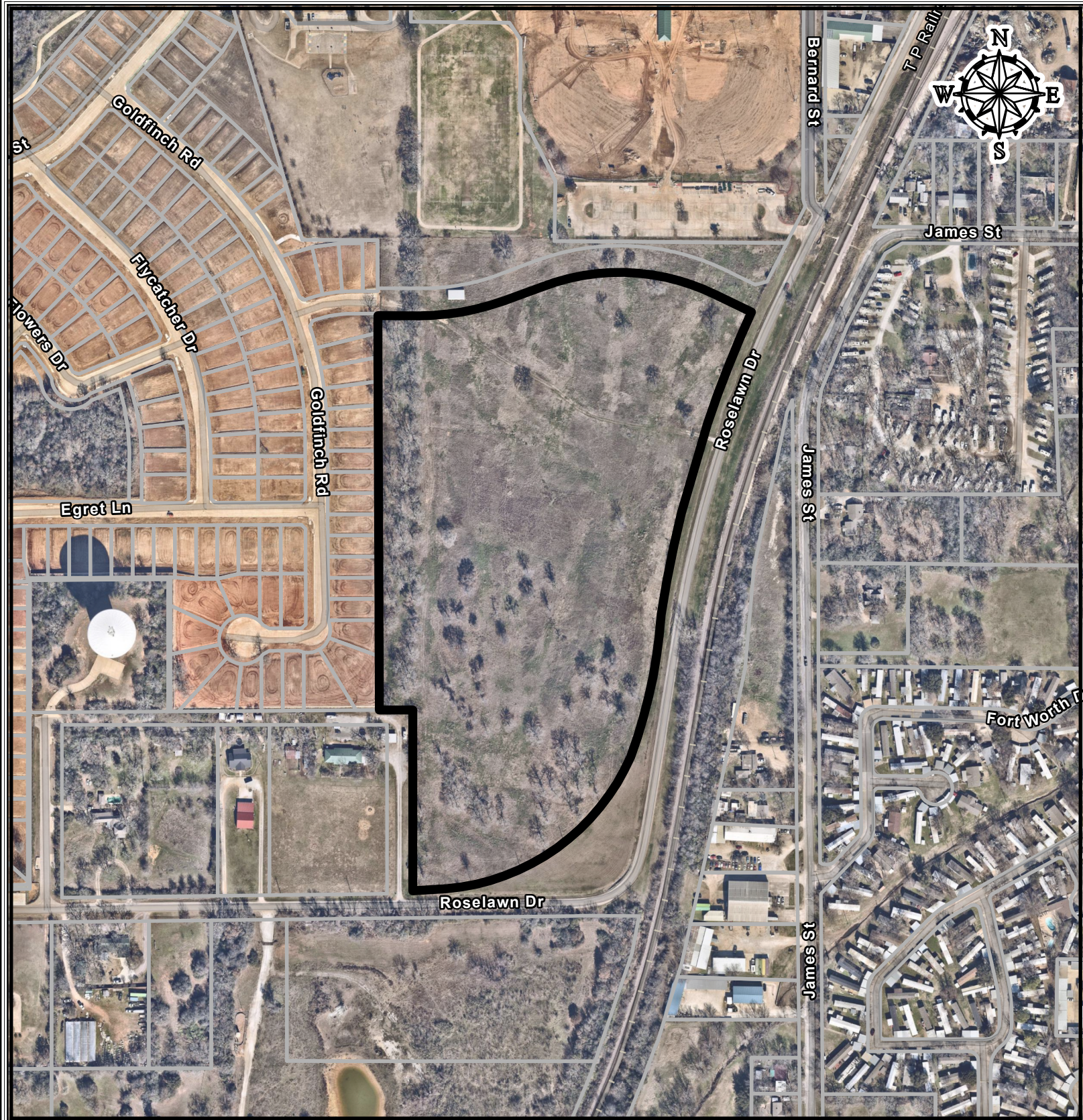
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
5. Compliance with Other Applicable Regulations				
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of 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: <div>The Final Plat is compliant with this criterion.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <div>There are no development agreements applicable to this Final Plat.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Minimizes Adverse Fiscal Impacts				
a. The proposed development should not result in significant adverse fiscal impacts on the city. Findings:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

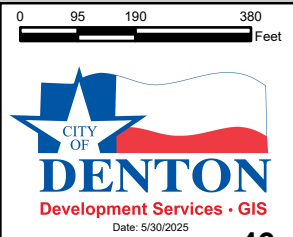
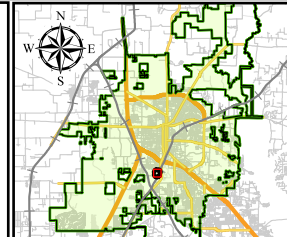
Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)		Applicability		
		Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. Findings: <div>There is no approved preliminary plat associated with the proposed Final Plat. The applicant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

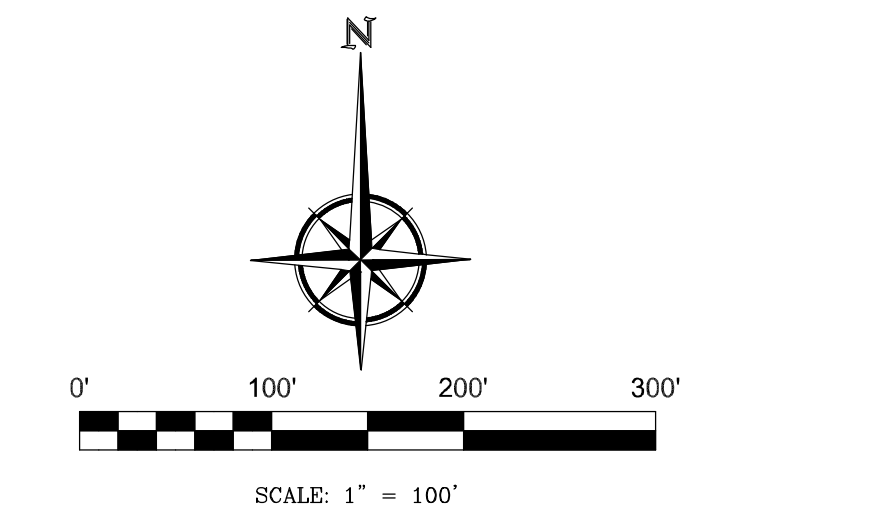
FP25-0022

Site Location Map



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





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.

SURVEY NOTES:

- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
- This addition contains Cross Timbers Upland Habitat Environmentally Sensitive Area subject to the Denton Development Code Section 7.4.8. Maintenance within the Environmentally Sensitive Area (ESA) shall be limited to preserve the site's natural integrity. Routine activities such as mowing, leaf removal, pesticide/fertilizer use, and weeding within the ESA are restricted. Hand clearing of invasive species and spot herbicide treatment are permitted. Mechanical clearing or widespread herbicide application requires prior coordination with the City of Denton Environmental Services. Trash removal shall occur on foot at least quarterly. Tree trimming for pedestrian safety or tree health shall be evaluated and performed by an ISA-certified arborist. Future property owners must comply with this maintenance plan to protect the ESA.

DRAINAGE AND DETENTION EASEMENT NOTE:

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 Private Detention and Public Storm Sewer Easements within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Private Detention and Public Storm Sewer Easements. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Private Detention and Public Storm Sewer Easements, as herein above defined, unless approved by the City. The owners shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Private Detention and Public Storm Sewer Easements is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.

GAS WELL SITE LOCATION NOTE:

The lot marked with an asterisk (*) is within 1000 feet of a Gas Well Drilling and Production Site and there is the possibility that existing wells may be re-drilled and/or re-fracture stimulated in the future. A vicinity map showing the location of the Sites in relation to the Lots is provided on this plat. As of the date of this plat, these are producing wells. Additional drilling and/or fracking operations may occur on this Site(s) in the future.

ACCESS EASEMENT NOTE:

Maintenance of the facilities and improvements located within the Access Easement, is the sole responsibility of the Property Owner, and shall maintain the facilities and improvements in a state of good repair at all times.

GENERAL NOTES:

- The purpose of this plat is to record an unplatted tract of land into a platted addition and dedicate new easements for future development.
- Elevations used for delineating contour lines are based upon NAVD 1988 datum.
- The Bearings shown hereon are Geodetic and were derived from GPS observations and measurements from The City of Denton Control Monuments #163 and #174 and are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD-83 projection.
- This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by Stewart Title Guaranty Company. File No. 24000230144, Effective Date, August 25, 2024 and issued September 10, 2024. The surveyor has not abstracted the above property.
- This plat lies wholly within the City Limits of Denton.
- 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.
- Approval of this plat will expire two years from Planning & Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.
- There are no gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision.
- All landscaping and structures, including fences, on or adjacent to easements and at intersections shall conform to the City of Denton and AASHTO site distance requirements for motorists.
- No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under, or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parking lot under the following conditions:
 - The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
 - There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
 - No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
- 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.
- Encroachment of private improvements into public easements shall not be permitted.
- 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.
- 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.
- Onsite sewage facilities are prohibited to encroach into public easements.

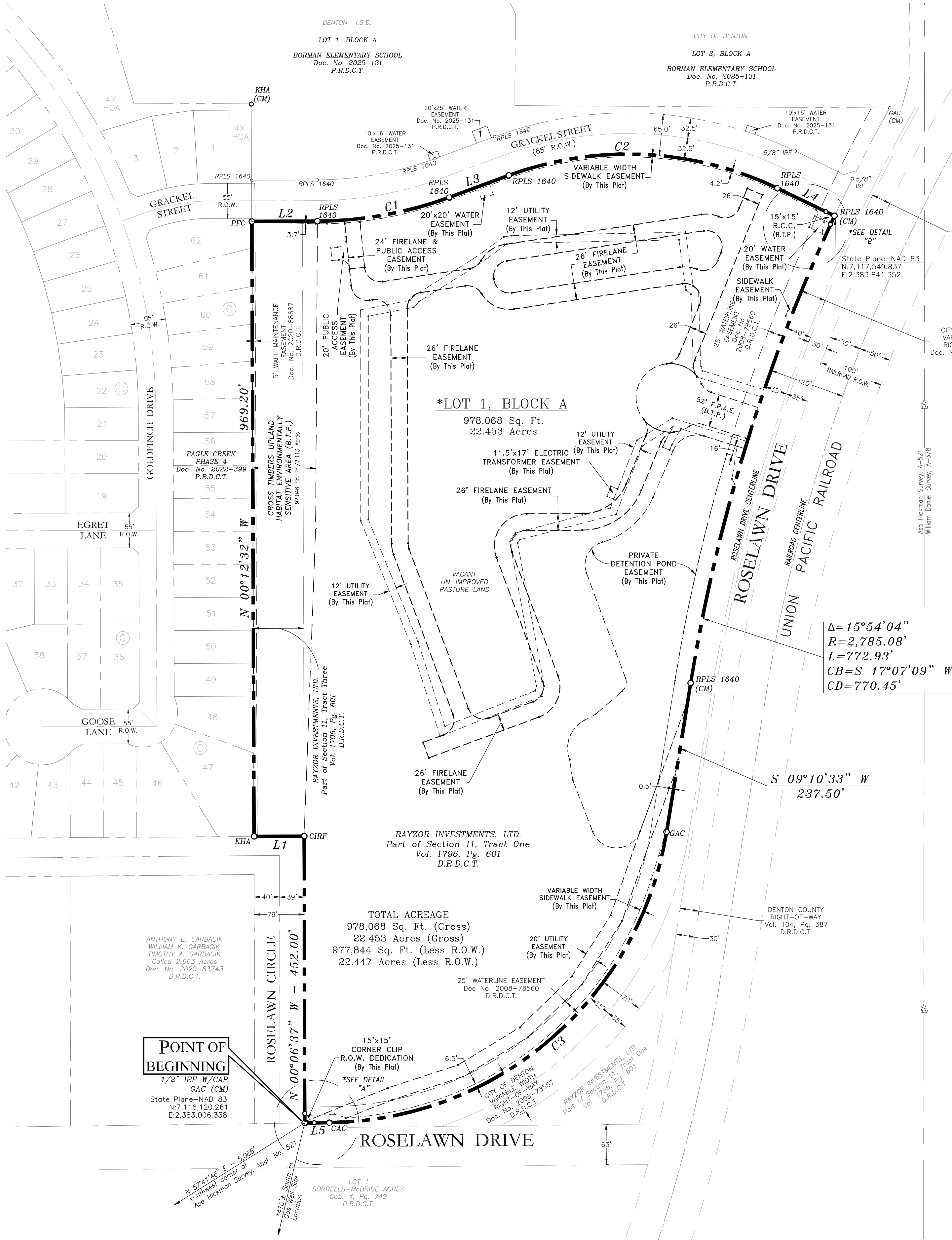
Wastewater utility service for this property will be provided by the City of Denton.
- Water utility service will be provided by the City of Denton Water Department.
- All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
- This Surveyor has reviewed FEMA Flood Insurance Rate Map for the City of Denton, Community Number 48121C0370G, effective date April 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 0370G of said map.
- Vertical datum used for the minimum finished floor elevations is NAVD 1988 and is the same as the datum used to establish 100-year base flood elevations.
- The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level rather than relative based on NAVD 1988 Datum.
- This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
- 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.
- All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.

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LEGEND

CIRS O	PROPERTY CORNER
---	BOUNDARY LINE
---	ADJOINER BOUNDARY LINE
---	EASEMENT LINE
---	PRIVATE DETENTION EASEMENT LINE
---	CENTERLINE OF ROAD
---	CENTERLINE OF RAILROAD
---	RAILROAD RIGHT-OF-WAY
---	ROSELAWN DRIVE RIGHT-OF-WAY
---	SURVEY ABSTRACT LINE



*NEW EASEMENT ANNOTATIONS, LINE AND CURVE TABLES
ON SHEETS 2 AND 3

ENGINEER

CROSS ENGINEERING CONSULTANTS, INC.
Contact: Jonathan Hake, P.E.
1720 W. Virginia Street
McKinney, Texas 75069
972-562-4409
jhake@crossengineering.biz

SURVEYOR

RINGLEY & ASSOCIATES
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
lhr@ringley.com

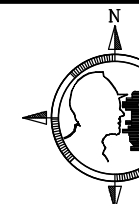
OWNER

RAYZOR INVESTMENTS, LTD.
Contact: Philip A. Baker
400 W. Oak, Suite 302
Denton, Texas 76201
940-387-8711
pabaker@rayzorco.com

FINAL PLAT

LOT 1, BLOCK A
ROSELAWN VILLAGE ADDITION

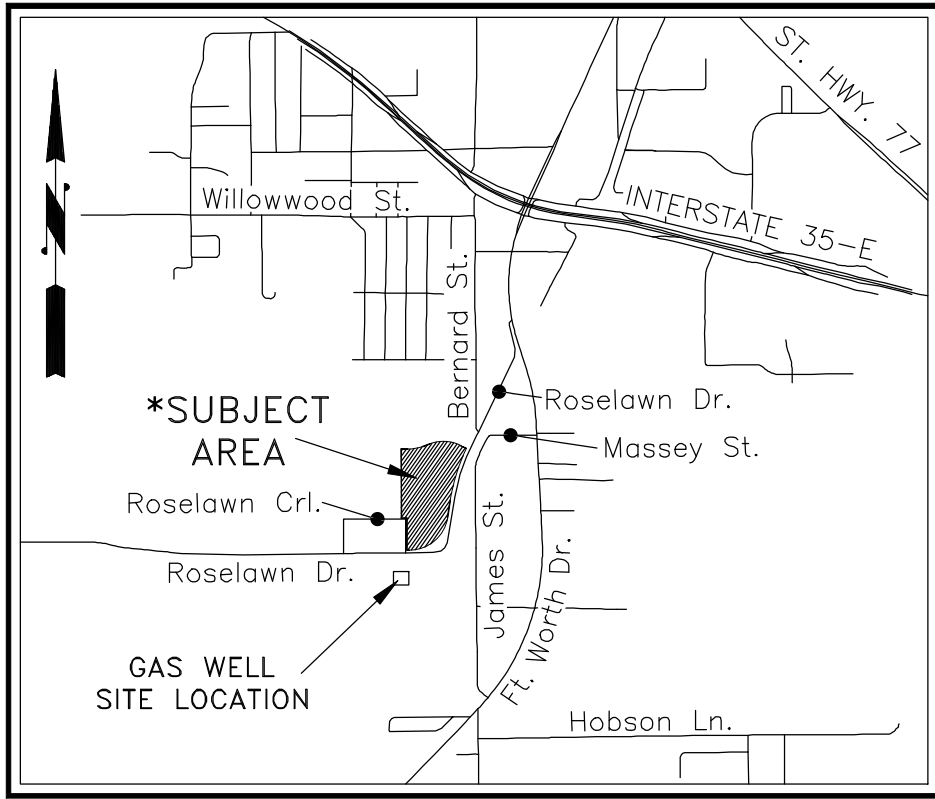
22.453 Acres
situated in the
Asa Hickman Survey, Abstract No. 521
City of Denton, Denton County, Texas



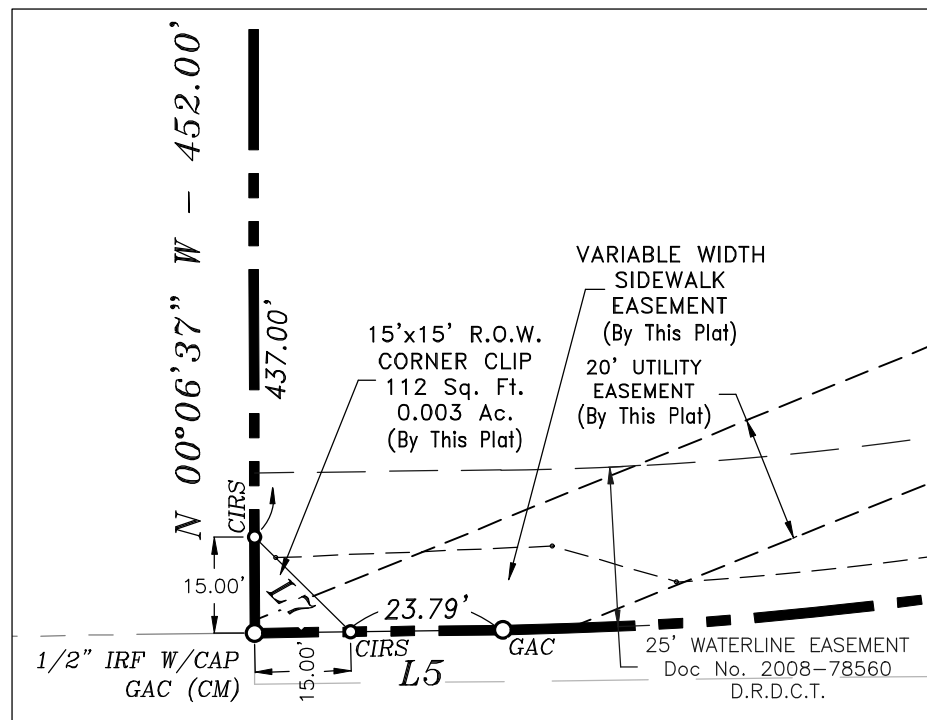
RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee, McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Shook	04/09/2025	1"=100'	2021-028	2021-028-PP.DWG	1 of 4

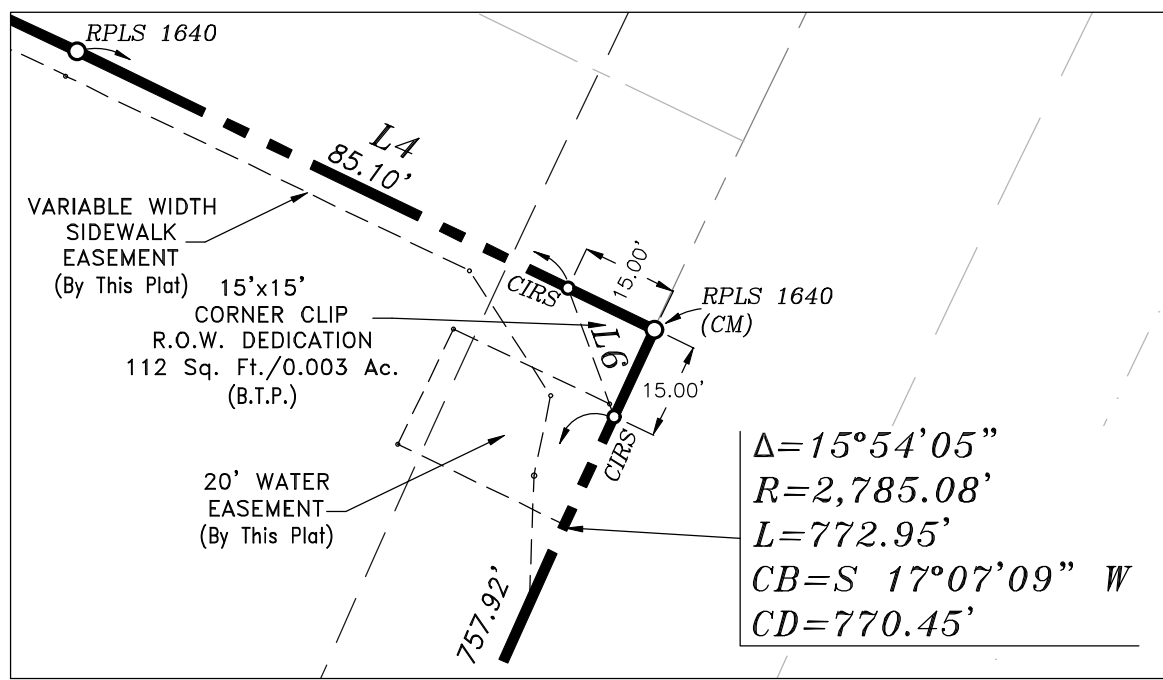


VICINITY MAP



DETAIL "A"

Scale: 1"=30'



DETAIL "B"

Scale: 1"=30'

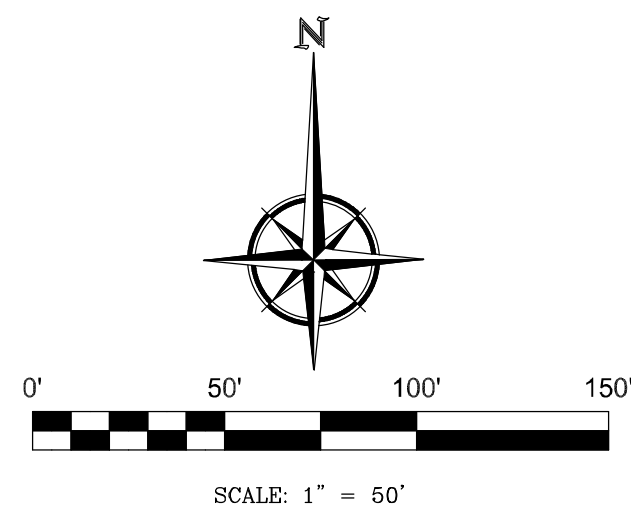
BOUNDARY CURVE TABLE

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C3	80°10'04"	545.00'	762.56'	S 49°13'56" W	701.86'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°40'35" W	79.00'
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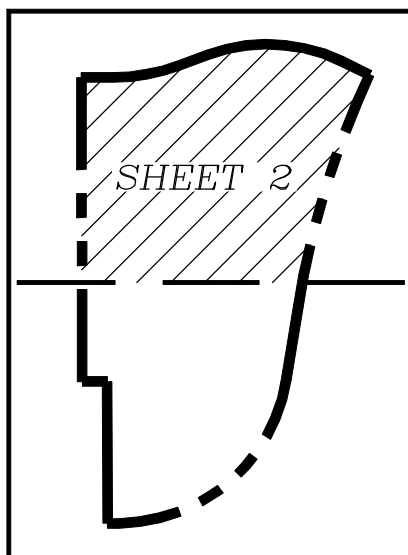
CITY OF DENTON
PROJECT No. FP25-0022



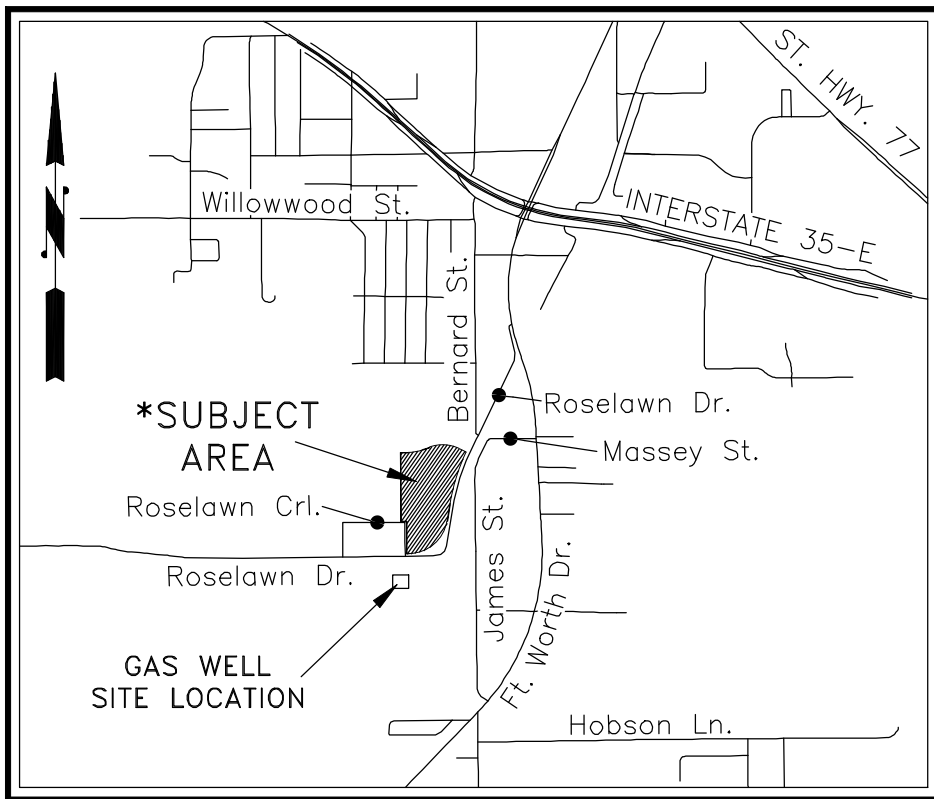
LEGEND

CIRPS	PROPERTY CORNER
---	BOUNDARY LINE
---	ADJOINER BOUNDARY LINE
---	EASEMENT LINE
---	PRIVATE DETENTION EASEMENT LINE
---	CENTERLINE OF ROAD
---	CENTERLINE OF RAILROAD
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KEY MAP
Not To Scale



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B.T.P. = By This Plat

*LOT 1, BLOCK A

978,068 Sq. Ft.
22.453 Acres
RAYZOR INVESTMENTS, LTD.
Part of Section 11, Tract Three
Vol. 1796, Pg. 601
D.R.D.C.T.

ENGINEER

CROSS ENGINEERING CONSULTANTS, INC.
Contact: Jonathan Hake, P.E.
1720 W. Virginia Street
McKinney, Texas 75069
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*NEW EASEMENT LINE AND CURVE TABLES ON SHEET 3

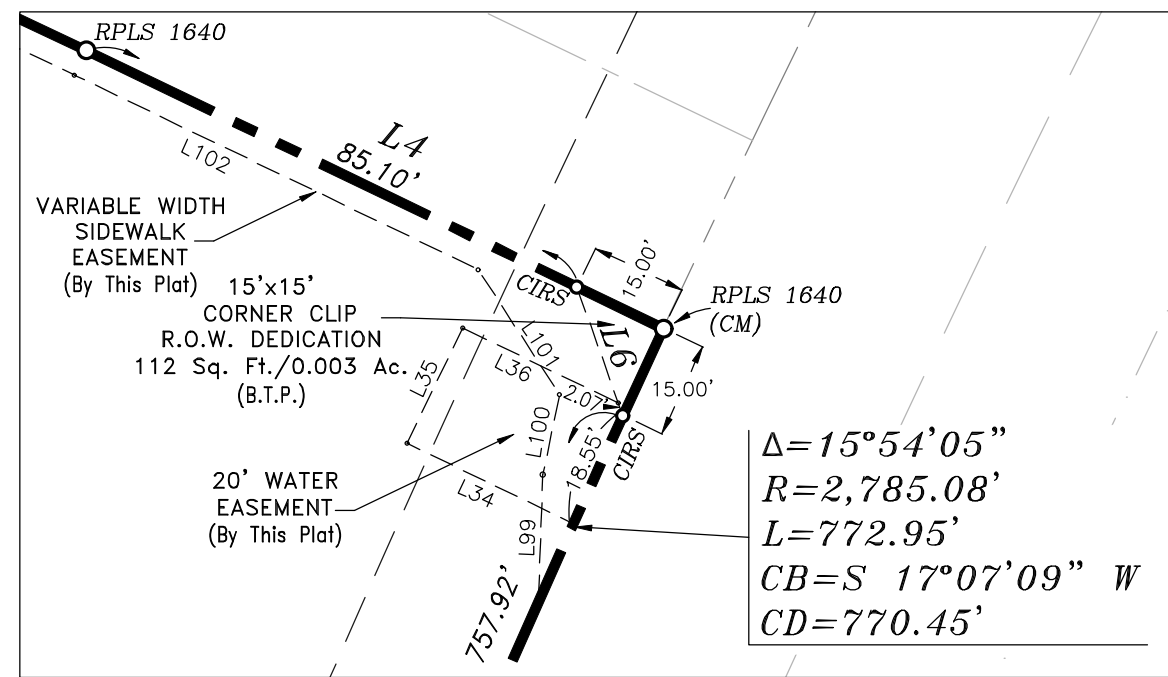
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DETAIL "B"
Scale: 1"=30'

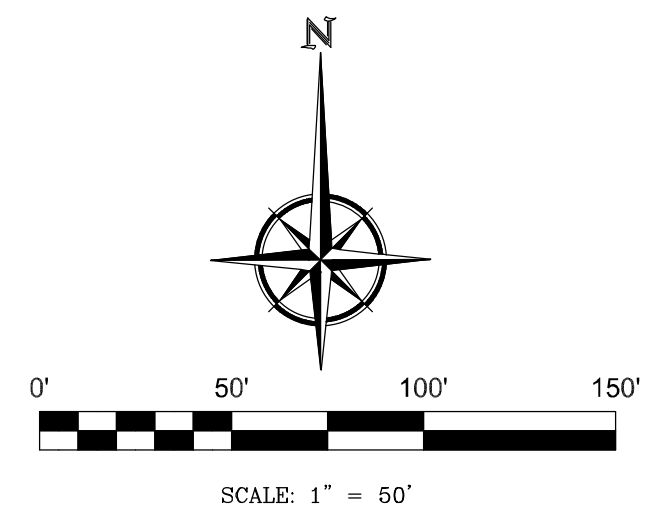
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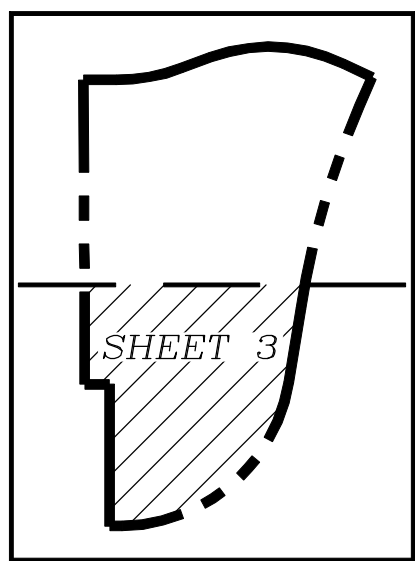
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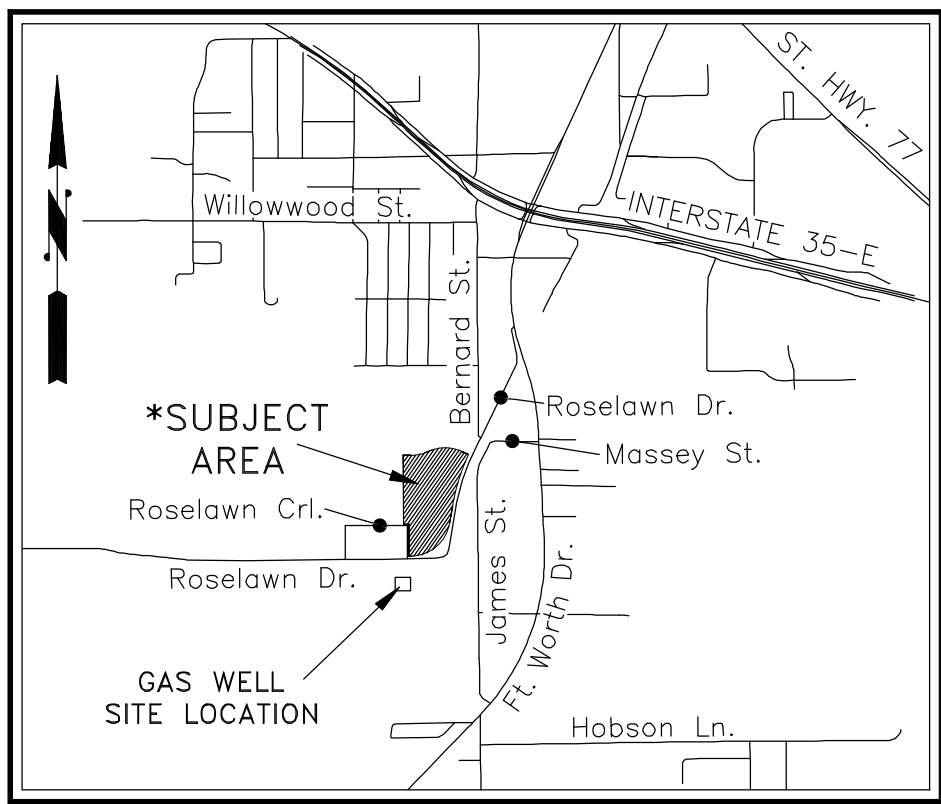
LEGEND	
CIRS ○	PROPERTY CORNER
---	BOUNDARY LINE
- - -	ADJOINER BOUNDARY LINE
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KEY MAP

Not To Scale



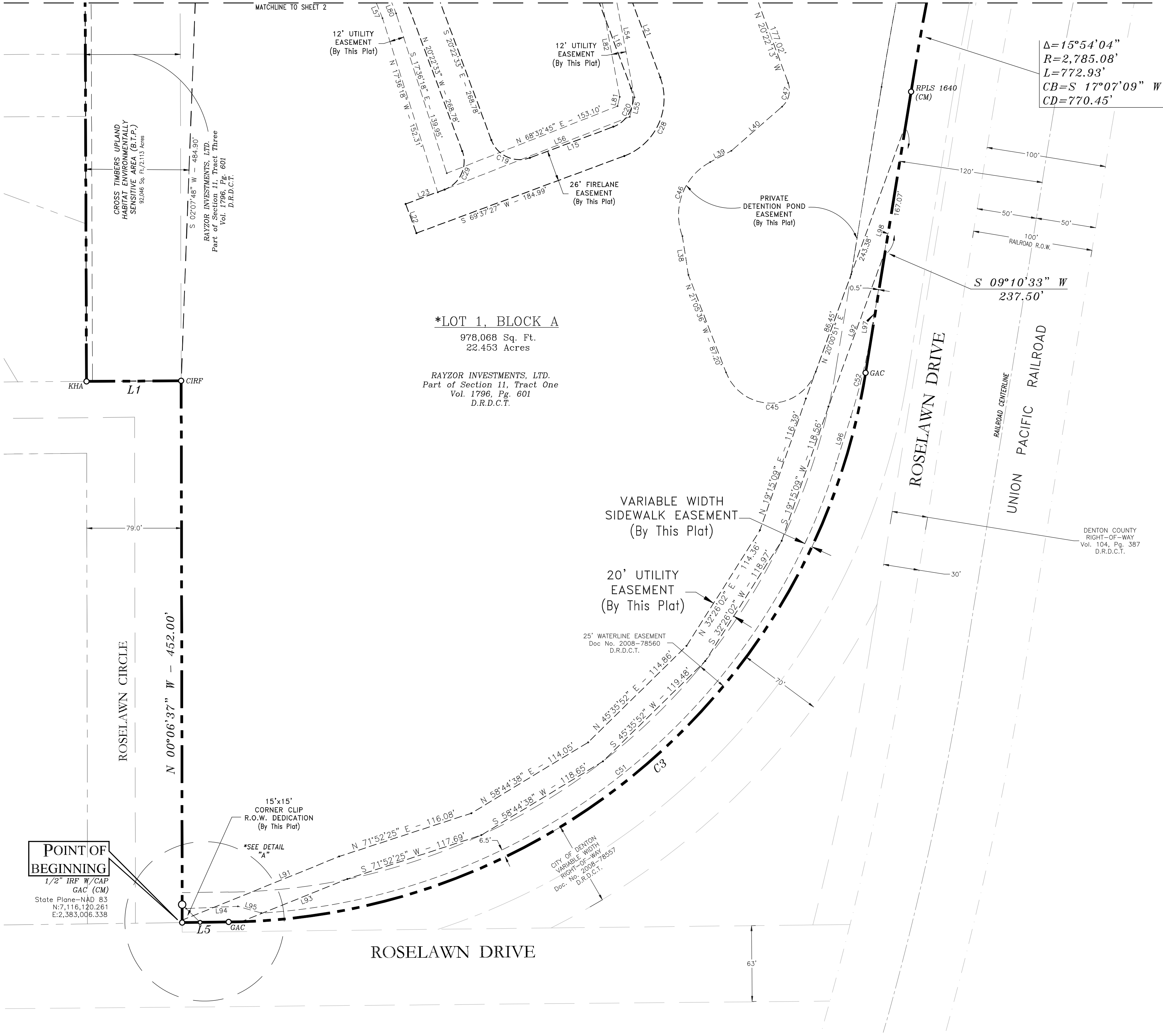
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MATCHLINE TO SHEET 2



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978,068 Sq. Ft.
22.453 Acres

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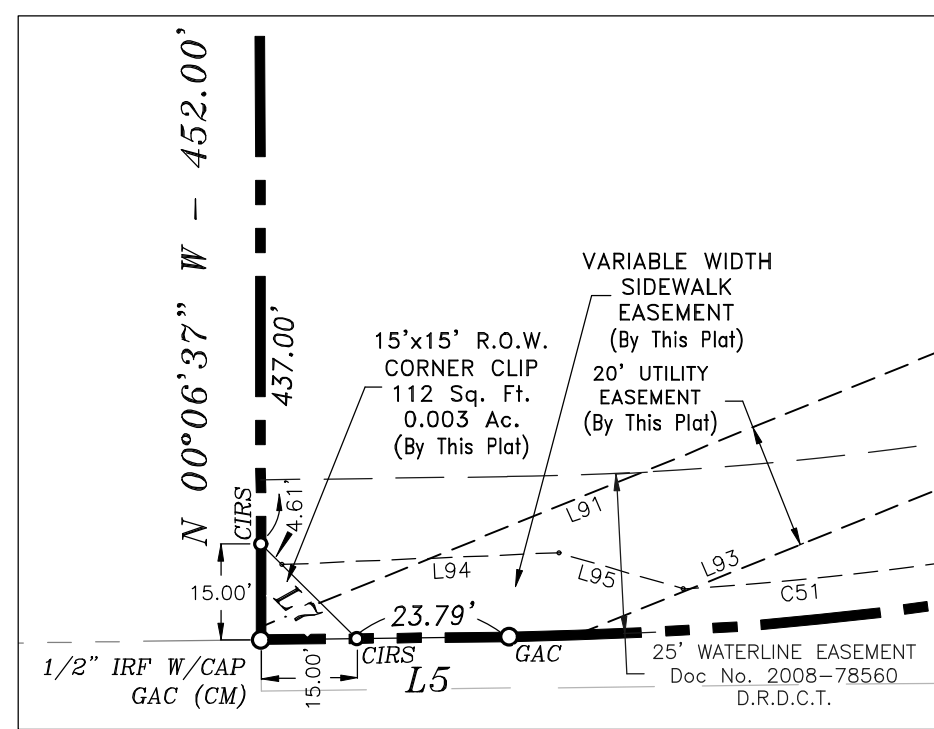
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EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L8	S 05°52'31" E	71.16'
L9	S 84°07'29" W	24.00'
L10	N 05°52'31" W	71.69'
L11	N 22°17'38" E	33.00'
L12	S 67°42'22" E	26.00'
L13	N 22°17'38" E	83.33'
L14	S 81°28'20" W	71.33'
L15	N 69°37'27" E	74.36'
L16	N 20°22'33" W	208.01'
L17	N 89°47'28" E	87.57'
L18	N 22°17'38" E	82.82'
L19	S 22°17'38" W	82.82'
L20	S 89°47'28" W	87.57'
L21	S 20°22'33" E	208.01'
L22	N 20°22'33" W	26.00'
L23	N 69°37'27" E	34.63'
L24	S 81°28'20" W	4.96'
L25	N 05°52'31" W	26.06'
L26	N 08°31'40" W	1.00'
L27	S 22°17'38" W	13.78'
L28	S 84°07'29" W	11.00'
L29	N 05°52'31" W	20.00'
L30	N 84°07'29" E	11.00'
L31	S 20°15'40" E	20.00'
L32	S 69°45'08" W	20.00'
L33	N 20°15'40" W	20.00'
L34	N 64°16'55" W	28.90'
L35	N 25°43'05" E	20.00'
L36	S 64°16'55" E	27.06'
L37	N 72°45'35" W	25.00'
L38	N 08°48'36" W	32.71'
L39	N 61°55'22" E	19.98'
L40	N 48°56'32" E	56.16'
L41	N 23°17'59" E	80.47'
L42	S 72°45'35" E	67.91'
L43	N 27°45'35" W	9.16'
L44	N 08°55'16" E	51.97'
L45	N 72°45'35" W	92.85'
L46	S 29°20'16" W	23.05'
L47	S 22°17'38" W	8.79'
L48	N 67°42'22" W	12.00'
L49	N 22°17'38" E	9.53'
L50	N 29°20'16" E	27.21'
L51	S 58°01'24" W	56.63'
L52	S 75°12'46" W	156.42'
L53	S 33°33'33" W	6.49'
L54	S 10°29'18" E	229.07'
L55	S 13°21'18" W	16.70'
L56	S 68°32'45" W	17.21'
L57	N 22°05'55" W	210.11'
L58	N 00°12'32" W	88.26'
L59	N 79°04'14" E	79.48'
L60	N 40°14'00" E	9.57'
L61	N 58°06'16" E	110.35'
L62	N 54°18'53" E	59.06'
L63	N 81°07'25" E	11.62'
L64	S 07°57'33" E	85.79'
L65	S 49°04'14" E	11.30'
L66	S 01°40'06" E	119.45'
L67	S 20°50'04" E	7.37'
L68	S 72°57'29" E	101.66'
L69	N 72°57'29" W	107.53'
L70	N 20°50'04" W	15.27'
L71	N 01°40'06" W	116.12'
L72	N 49°47'36" W	10.53'
L73	N 07°57'33" W	79.72'
L74	S 81°07'25" W	7.96'
L75	S 54°18'53" W	56.59'
L76	S 58°06'16" W	108.86'
L77	N 40°14'00" E	3.94'
L78	S 79°04'14" W	73.77'
L79	S 00°12'32" E	78.33'
L80	S 22°05'55" E	208.23'
L81	N 13°21'18" E	7.90'
L82	N 10°29'18" W	231.39'
L83	N 33°33'33" E	15.91'
L84	N 75°12'46" E	154.90'
L85	N 21°24'05" E	114.35'
L86	N 58°01'24" E	66.10'
L87	S 72°45'35" E	123.71'
L88	N 67°42'22" W	11.50'
L89	N 21°24'05" E	17.00'
L90	S 67°43'01" E	11.50'
L91	N 67°54'30" E	141.30'
L92	S 20°00'51" W	138.78'
L93	S 68°07'23" W	95.73'
L94	N 87°34'17" E	43.29'
L95	S 73°54'46" E	20.22'
L96	N 17°50'50" E	40.13'
L97	N 09°10'33" E	73.68'
L98	N 19°19'58" E	2.84'
L99	N 02°00'44" E	19.87'
L100	N 11°42'10" E	12.75'
L101	N 33°02'00" W	23.29'
L102	N 64°16'07" W	70.03'
L103	S 69°45'08" W	100.00'
L104	S 89°15'46" W	18.07'
L105	N 88°04'45" W	100.76'
L106	N 12°54'11" W	15.66'
L107	N 21°33'24" E	8.68'
L108	N 56°01'19" E	15.66'



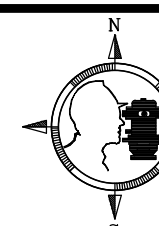
EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	18°07'28"	20.00'	6.33'	S 03°11'13" W	6.30'
C5	17°10'31"	20.00'	6.00'	N 14°27'47" W	5.97'
C6	92°39'09"	25.00'	40.43'	S 52°12'06" E	36.16'
C7	52°06'57"	25.00'	22.74'	N 55°24'51" E	21.96'
C8	51°59'43"	51.00'	46.28'	N 55°21'14" E	44.71'
C9	30°56'32"	51.00'	27.54'	S 83°10'38" E	27.21'
C10	90°00'00"	25.00'	39.27'	N 67°17'38" E	35.36'
C11	61°14'54"	25.00'	26.72'	S 08°19'49" E	25.47'
C12	57°30'11"	54.00'	54.20'	N 67°42'22" W	51.95'
C13	61°14'54"	25.00'	26.72'	N 52°55'05" E	25.47'
C14	120°56'32"	25.00'	52.77'	N 38°10'38" W	43.51'
C15	68°14'01"	51.00'	60.74'	N 64°31'54" W	57.21'
C16	68°06'47"	25.00'	29.72'	N 64°28'17" W	28.00'
C17	81°40'51"	25.00'	35.64'	S 40°37'54" W	32.70'
C18	20°10'01"	25.00'	8.80'	S 10°17'32" E	8.75'
C19	90°00'00"	25.00'	39.27'	S 65°22'33" E	35.36'
C20	90°00'00"	25.00'	39.27'	N 24°37'27" E	35.36'
C21	110°10'01"	51.00'	98.06'	N 34°42'28" E	83.64'
C22	67°29'50"	75.00'	88.35'	N 56°02'33" E	83.33'
C23	61°14'54"	25.00'	26.72'	N 08°19'49" W	25.47'
C24	57°30'11"	54.00'	54.20'	S 67°42'22" E	51.95'
C25	61°14'54"	25.00'	26.72'	S 52°55'05" W	25.47'
C26	67°29'50"	101.00'	118.98'	S 56°02'33" W	112.22'
C27	110°10'01"	25.00'	48.07'	S 34°42'28" W	41.00'
C28	90°00'00"	51.00'	80.11'	S 24°37'27" W	72.12'
C29	90°00'00"	25.00'	39.27'	N 24°37'27" E	35.36'
C30	20°10'01"	51.00'	17.95'	N 15°33'58" E	17.86'
C31	98°19'09"	25.00'	42.90'	N 49°22'06" W	37.83'
C32	95°01'22"	25.03'	41.52'	N 50°59'21" W	36.92'
C33	89°52'46"	25.00'	39.22'	N 36°24'43" E	35.32'
C34	120°56'32"	25.00'	52.77'	N 38°10'38" E	43.51'
C35	90°00'00"	25.00'	39.27'	S 67°17'38" W	35.36'
C36	30°56'32"	51.00'	27.54'	N 83°10'38" W	27.21'
C37	90°07'14"	25.00'	39.32'	N 53°35'17" W	35.39'
C38	10°50'04"	20.00'	3.78'	N 66°46'59" W	3.78'
C39	51°39'55"	25.00'	22.54'	S 81°58'02" W	21.79'
C40	279°31'46"	54.00'	263.45'	N 15°33'58" E	69.76'
C41	47°51'52"	25.00'	20.88'	S 48°16'04" E	20.28'
C42	90°00'00"	15.00'	23.56'	N 50°52'31" W	21.21'
C43	90°00'00"	15.00'	23.56'	N 39°07'29" E	21.21'
C44	7°29'09"	2,808.10'	366.89'	S 12°54'34" W	366.63'
C45	139°04'02"	39.98'	97.04'	S 89°27'26" W	74.91'
C46	82°37'25"	50.00'	72.10'	N 20°36'39" E	66.02'
C47	69°19'05"	18.00'	21.78'	N 14°16'54" E	20.47'
C48	95°21'23"	37.00'	61.58'	N 27°18'29" E	54.71'
C49	50°40'54"	124.55'	110.17'	N 48°25'49" E	106.61'
C50	83°41'32"	40.06'	58.51'	N 64°46'05" E	53.44'
C51	68°54'14"	538.50'	647.60'	N 51°57'57" E	609.27'
C52	8°20'17"	555.50'	80.84'	N 13°20'42" E	80.77'
C53	45°58'45"	538.25'	431.94'	N 87°15'28" W	420.44'
C54	12°46'47"	612.92'	136.71'	S 81°54'13" W	136.43'

FINAL PLAT

LOT 1, BLOCK A
ROSELAWN VILLAGE ADDITION
22.453 Acres

situated in the
Asa Hickman Survey, Abstract No. 521
City of Denton, Denton County, Texas



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hake	04/09/2025	1"=50'	2021-028	2021-028-PP.DWG	3 of 4

CITY OF DENTON
PROJECT No. FP25-0022

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, RAYZOR INVESTMENTS, LTD. Is the owner of that certain tract of land situated in the City of Denton, in the Asa Hickman Survey, Abstract No. 521 of Denton County, Texas and being a part of Section 11, Tract One and a part of Section 11, Tract Three as described in a Special Warranty Deed to Rayzor Investments, Ltd., dated December 4, 1985 and recorded in Volume 1796, Page 601, Deed Records, Denton County, Texas (D.R.D.C.T.) and the consolidation of said parcels being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with an orange plastic cap, stamped "G & A Consultants", found next to a fence corner post, on the current north right-of-way line of Roselawn Drive (60' wide public right-of-way at this point) for the most westerly northwest corner of that certain called 2.073 acre strip of land, described in "Exhibit A" of a Street Right-of-way Donation Deed to the City of Denton, recorded in Document No. 2008-78557, D.R.D.C.T. and said point being on the west line of the above described Section 11, Tract One and the east line of Roselawn Circle (an Easement & Right-of-way for Public Road and Street Purposes - 79' wide at this point) as described in Volume 387, Page 560, D.R.D.C.T.;

THENCE: North 00 deg. 06 min. 37 sec. West, departing from said Roselawn Drive, along the common line of said Section 11, Tract One and said Roselawn Circle and with an existing barbed wire fence, a distance of 452.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found on the north side of a fence corner post for the southeast corner of the above described Section 11, Tract Three and the northeast corner of said Roselawn Circle;

THENCE: South 89 deg. 40 min. 35 sec. West, along the south line of said Section 11, Tract Three and the north line of said Roselawn Circle and with an existing barbed wire fence, a distance of 79.00 feet to a 5/8 inch iron rod, topped with a red plastic cap, stamped "KHA", found on the south side of a fence corner post for the southeast corner of Block C of Eagle Creek Phase 4, an addition to the City of Denton according to the plat thereof, recorded in Document No. 2022-399, Plat Records, Denton County, Texas (P.R.D.C.T.);

THENCE: North 00 deg. 12 min. 32 sec. West, departing from said Roselawn Circle, along the east line of said Block C and with an existing barbed wire fence, a distance of 969.20 feet to a point for corner (PFC) in the concrete base of a metal fence post that bears North 16 deg. 38 min. West - 0.35 feet for reference, said point being the southwest corner of Crackel Street (65' wide right-of-way) as dedicated by the Final Plat of Borman Elementary School, an addition to the City of Denton, according to the plat thereof recorded in Document No. 2025-131, P.R.D.C.T.;

THENCE: North 89 deg. 46 min. 18 sec. East, along the southerly right-of-way line of said Crackel Street, a distance of 103.32 feet to a 5/8 inch iron rod, topped with a red plastic cap, stamped "RPLS 1640" (hereinafter referred to as "RPLS 1640 cap"), found for corner at the beginning of a curve to the left, having a radius of 607.50 feet, a central angle of 20 deg. 01 min. 15 sec. and a chord that bears North 79 deg. 45 min. 44 sec. East - 211.20 feet;

THENCE: Continuing along the southerly right-of-way line of said Crackel Street and with said curve to the left, an arc distance of 212.28 feet to a 5/8 inch iron rod with RPLS 1640 cap found for corner at the end of said curve;

THENCE: North 69 deg. 45 min. 08 sec. East, along the southerly right-of-way line of said Crackel Street, a distance of 100.00 feet to a 5/8 inch iron rod with RPLS 1640 cap found for corner at the beginning of a curve to the right, having a radius of 542.50 feet, a central angle of 45 deg. 58 min. 40 sec. and a chord that bears South 87 deg. 15 min. 28 sec. East - 423.75 feet;

THENCE: Continuing along the southerly right-of-way line of said Crackel Street and with said curve to the right, an arc distance of 435.34 feet to a 5/8 inch iron rod with RPLS 1640 cap found for corner at the end of said curve;

THENCE: South 64 deg. 16 min. 07 sec. East, continuing along the southerly right-of-way line of said Crackel Street, a distance of 100.10 feet to a 5/8 inch iron rod with RPLS 1640 cap found for corner on the west right-of-way line of the above described Roselawn Drive, for the southeast corner of Crackel Street right-of-way and said point being in a non-tangent curve to the left, having a radius of 2,785.08 feet, a central angle of 15 deg. 54 min. 04 sec. and a chord that bears South 17 deg. 07 min. 09 sec. West - 770.45 feet;

THENCE: Along the west right-of-way line of Roselawn Drive, with an existing barbed wire fence and with said curve to the left, an arc distance of 772.93 feet to a 5/8 inch iron rod with RPLS 1640 cap, found for corner at the end of said curve;

THENCE: South 09 deg. 10 min. 33 sec. West, continuing along the west right-of-way line of Roselawn Drive and with said fence, a distance of 237.50 feet to a 1/2 inch iron rod, topped with an orange plastic cap, stamped "G & A Consultants", found for corner at the beginning of a curve to the right, having a radius of 545.00 feet, a central angle of 80 deg. 10 min. 04 sec. and a chord that bears South 49 deg. 13 min. 56 sec. West - 701.86 feet;

THENCE: Continuing along the northwesterly right-of-way of Roselawn Drive, with said fence and with said curve to the right, an arc distance of 762.56 feet to a 1/2 inch iron rod, topped with an orange plastic cap, stamped "G & A Consultants", found for corner at the end of said curve;

THENCE: South 89 deg. 17 min. 22 sec. West, continuing along the north right-of-way line of Roselawn Drive and with said fence a distance of 38.79 feet to the POINT OF BEGINNING and containing 978,068 square feet or 22.453 acres of land.

SURVEYOR'S CERTIFICATE

I, **Lawrence H. Ringley**, 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.

DATED this the _____ day of _____, 2025.

Lawrence H. Ringley
State of Texas, No. 4701

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

WITNESS MY HAND in COLLIN COUNTY, TEXAS, this the _____ day of _____, 2025.

Notary Public, State of Texas

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THERE PRESENTS,

THAT, **RAYZOR INVESTMENTS, LTD.**, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **LOT 1, BLOCK A, OF ROSELAWN VILLAGE ADDITION**, an addition to the City of Denton, Denton County, Texas, and described in a Special Warranty Deed recorded in Volume 1796, Page 601, Deed Records of Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND, THIS THE _____ DAY _____, 2025.

RAYZOR INVESTMENTS, LTD.
A Texas limited partnership

By: _____
Philip A. Baker
Vice President

STATE OF TEXAS §
COUNTY OF DENTON §

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

WITNESS MY HAND in DALLAS COUNTY, TEXAS, this the _____ day of _____, 2025.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this plat and subdivision of ROSELAWN VILLAGE 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

FINAL PLAT

LOT 1, BLOCK A
NRP ROSELAWN ADDITION
22.453 Acres
situated in the
Asa Hickman Survey, Abstract No. 521
City of Denton, Denton County, Texas

CITY OF DENTON
PROJECT No. FP25-0022

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.

ENGINEER

CROSS ENGINEERING CONSULTANTS, INC.
Contact: Jonathan Hake, P.E.
1720 W. Virginia Street
McKinney, Texas 75069
972-562-4409
jhake@crossengineering.biz

SURVEYOR

RINGLEY & ASSOCIATES
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
lhr@ringley.com

OWNER

RAYZOR INVESTMENTS, LTD.
Contact: Philip A. Baker
400 W. Oak, Suite 302
Denton, Texas 76201
940-387-8711
pabaker@rayzorco.com

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Drawn by	Date	Scale	Job	Title	Sheet
Mark Hake	04/09/2025	N.T.S.	2021-028	2021-028-PP.DWG	4 of 4

TEXAS SECRETARY of STATE
JANE NELSON

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	4579710	Entity Type:	Domestic Limited Partnership (LP)
Original Date of Filing:	January 7, 1986	Entity Status:	In existence
Formation Date:	N/A	FEIN:	
Tax ID:	32036494063		
Duration:	Perpetual		
Name:	RAYZOR INVESTMENTS, LTD.		
Address:	400 West Oak Street, Suite 200 Denton, TX 76201-9038 USA		

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Name	Address					Inactive Date
Philip A Baker	400 West Oak Street, Suite 302, P O Box 336 Denton, TX 76201-9038 USA					



City of Denton

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

Legislation Text

File #: PZ25-168, **Version:** 1

AGENDA CAPTION

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



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: August 27, 2025

SUBJECT

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

BACKGROUND

The Planning and Zoning Commission elects a vice-chairperson from its members annually. Since the vice-chairperson recently stepped down from the Commission, a new vice-chairperson will need to be elected from the remaining members of the Commission.

Per the Boards, Commissions and Council Committees Handbook:

Election of Officers

Procedures for the election of officers for appointed boards are established to ensure consistency with the City Council's goals and policies in making board appointments. Except where otherwise provided by state law, federal law, City Charter, or City ordinances or resolutions, election of officers for City of Denton council-appointed boards will be as follows:

- The chair and vice-chair will be elected by voting board members.
- Election of officers shall be annually and occur in January or February. For those boards not meeting regularly, the election shall be held during the first board meeting of the calendar year. If, for any reason, the chair or vice-chair vacates their seat, a special election shall be held to fill the unexpired term. A temporary chair may be selected by the board pursuant to Roberts Rules of Order.
- The staff liaison, designated by the City Manager, shall serve as the official secretary to the board or commission to ensure records are maintained in accordance with requirements of the City Secretary's office.
- The City Council shall reserve the right, as deemed necessary in individual instances, to appoint the chair and vice-chair for any special issue or temporary advisory committees. If the City Council chooses not to make the appointment for chair and vice-chair, then the procedure outlined in this policy will apply.

According to Robert's Rules of Order, once a chairperson and vice-chairperson are elected, they will "take possession of [their] office immediately upon [their] election's becoming final."

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Hayley Zagurski, AICP
Acting Planning Director

Prepared by:
Cathy Welborn
Administrative Assistant III



City of Denton

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

Legislation Text

File #: FP25-0018b, **Version:** 1

AGENDA CAPTION

Consider a request by Double R. Devco, LLC and Hickory Grove Residential Community Inc. for a Final Plat of Hickory Grove, Phase 4. The 114.043-acre site is generally located just south of Jackson Road and approximately 80 feet east of the intersection of Nail Road and Jackson Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP25-0018b, Hickory Grove 4, Mia Hines)



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: August 27, 2025

SUBJECT

Consider a request by Double R. Devco, LLC and Hickory Grove Residential Community Inc. for a Final Plat of Hickory Grove, Phase 4. The 114.043-acre site is generally located just south of Jackson Road and approximately 80 feet east of the intersection of Nail Road and Jackson Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP25-0018b, Hickory Grove 4, Mia Hines).

BACKGROUND

The purpose of this Final Plat is to facilitate the development of 294 single-family residential lots and eleven lots to be owed and maintained by the Hickory Grove HOA. The property is located within the Legends Ranch Municipal Utility District (MUD), and the full development originally proposed six phases for the construction of the single-family residential lots. This proposed Final Plat is for the 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. Although Preliminary Plats are not typically allowed within the ETJ, as part of the City Council's consent to the creation of the MUD, a development agreement was entered into that included provisions allowing for the MUD developers to submit a preliminary plat to phase the development.

The Final Plat for this phase was approved on June 25, 2025. While preparing to file, however, the applicant expressed a desire to reconfigure the plat in order to add another lot, requiring additional review and approval. The revised plat reflects the addition of Lot 146X, HOA, Block A as well as a new 25-foot-wide water easement through Lot 5X, HOA, Block A.

Date Application Filed:	May 13, 2025
Planning & Zoning Commission Meeting:	June 11, 2025
Days in Review:	29 Days
Extension Approved:	June 11, 2025
Date Resubmitted:	June 10, 2025
Planning & Zoning Commission Meeting:	June 25, 2025
Days in Review:	15 Days
Date Revision Submitted:	August 12, 2025
Planning & Zoning Commission Meeting:	August 27, 2025
Days in Review:	15 Days

OPTIONS

1. Approve as submitted
2. 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.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
June 28, 2022	City Council	Legends Ranch MUD consent and development agreement	Approved
August 10, 2022	Planning & Zoning Commission	Legends Ranch Preliminary Plat (PP22-0017)	Extension approved
October 26, 2022	Planning & Zoning Commission	Legends Ranch Preliminary Plat (PP22-0017)	Approved
June 11, 2025	Planning and Zoning Commission	Final Plat Extension for Phase 4 (FP25-0018a)	Extension Approved
June 25, 2025	Planning and Zoning Commission	Final Plat for Phase 4 (FP25-0018b)	Approved

PUBLIC OUTREACH

No public outreach is required for final plats.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

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

Respectfully submitted:
Hayley Zagurski, AICP
Acting Planning Director

Prepared by:
Mia Hines, AICP
Senior Planner

Planning Staff Analysis

FP25-0018b / Hickory Grove 4

Planning & Zoning Commission

REQUEST:

Final plat for an approximately 114.043-acre site

APPLICANT:

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

RECOMMENDATION:

Staff recommends denial of this Final Plat as it does not meet the established approval criteria as detailed in the table below.

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: <div>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.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <div>The Final Plat meets the review criteria of DDC Section 2.6.4D as described herein.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <div>There is no conflict.</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
Findings: The Final Plat is consistent with the Preliminary Plat. Since the approval of the Preliminary Plat, the applicant has submitted a revised phasing plan. The proposed Final Plat is consistent with the revised phasing plan. The Final Plat proposes a utility easement that is not consistent with the approved Civil Engineering Plans for this phase.				
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.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
4. Compliance with this DDC				
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. Findings: All applications shall include all required information requested by the Director to demonstrate compliance with City codes per DDC Section 2.4.4B. Per the Development Agreement, the subject property is subject to those portions of the DDC typically applicable to the City's Division 1 ETJ as well as development and subdivision regulations contained in Section 3.4, Subchapter 7, and Subchapter 8 of the Denton Development Code. The proposed Final Plat complies with the applicable DDC requirements.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

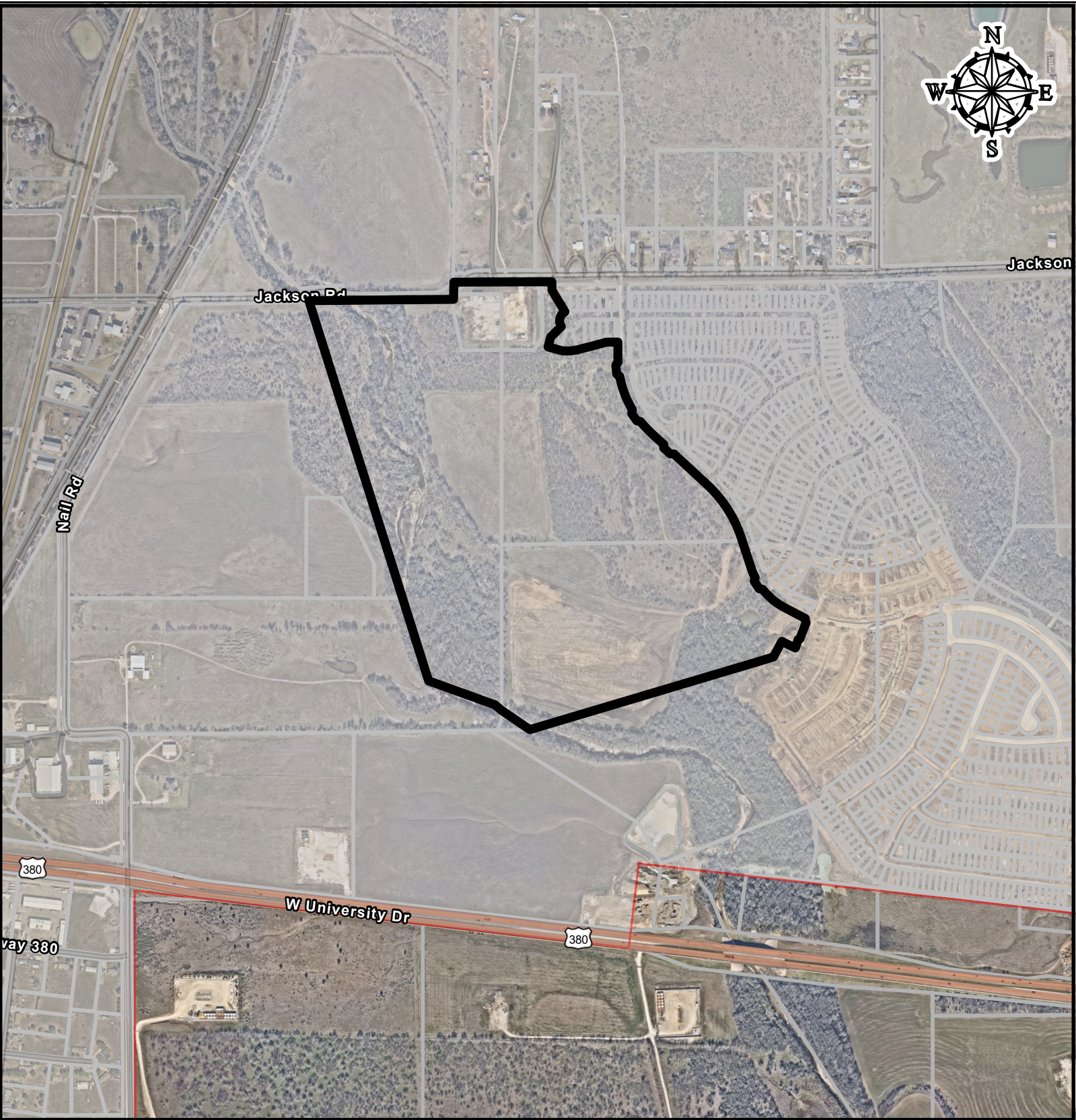
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
b. Compliance with these standards is applied at the level of detail required for the subject submittal. Findings: <div>The Final Plat was not submitted at an adequate level of detail. Additional dimension labels are needed to adequately reflect the property lines for the proposed Lot 5x HOA, Block A.</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: <div>The Final Plat complies with all other applicable city regulations.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <div>The proposed development is compliant with the development agreement adopted for this Municipal Utility District. As described herein, the Final Plat does not comply with all applicable DDC standards as required by the agreement.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
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.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

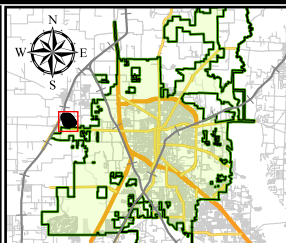
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
13. Rational Phasing Plan				
<p>a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>The proposed Final Plat is consistent with the revised phasing plan approved following the Preliminary Plat.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)		Applicability		
		Met	Not Met	N/A
<p>14. Whether the final plat conforms to the preliminary plat, including any conditions of approval.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat is consistent with the Preliminary Plat. Since the approval of the Preliminary Plat, the applicant has submitted a revised phasing plan. The proposed Final Plat is consistent with the revised phasing plan.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15. Whether the development will substantially comply with all requirements of this DDC.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>As discussed herein, the Final Plat does not yet comply with the applicable requirements of the Denton Development Code.</p> </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16. Whether the development will comply with the applicable technical standards and specifications adopted by the City.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 5px;"> <p>The Final Plat complies with the applicable technical standards and specifications adopted by the City.</p> </div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


FP25-0018 Aerial Site Location



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



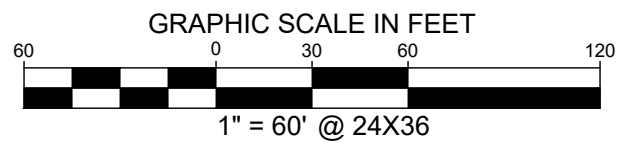
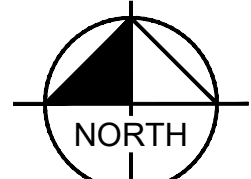
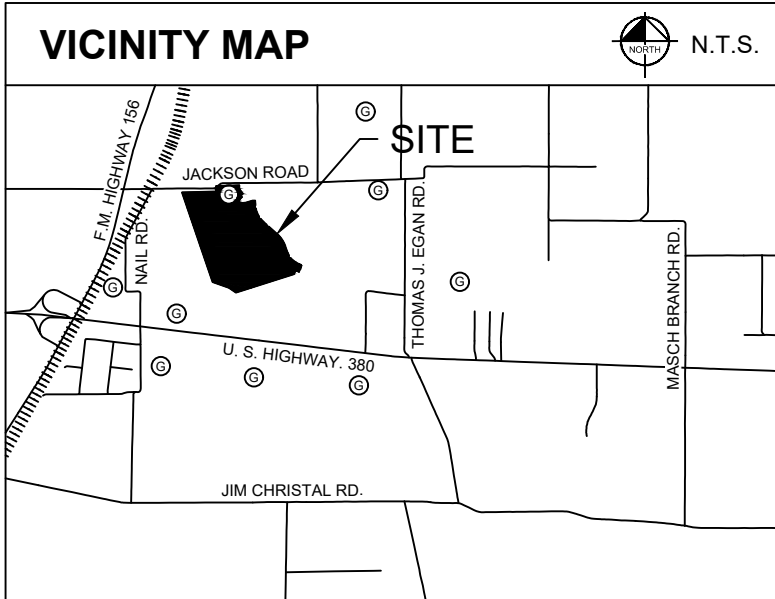
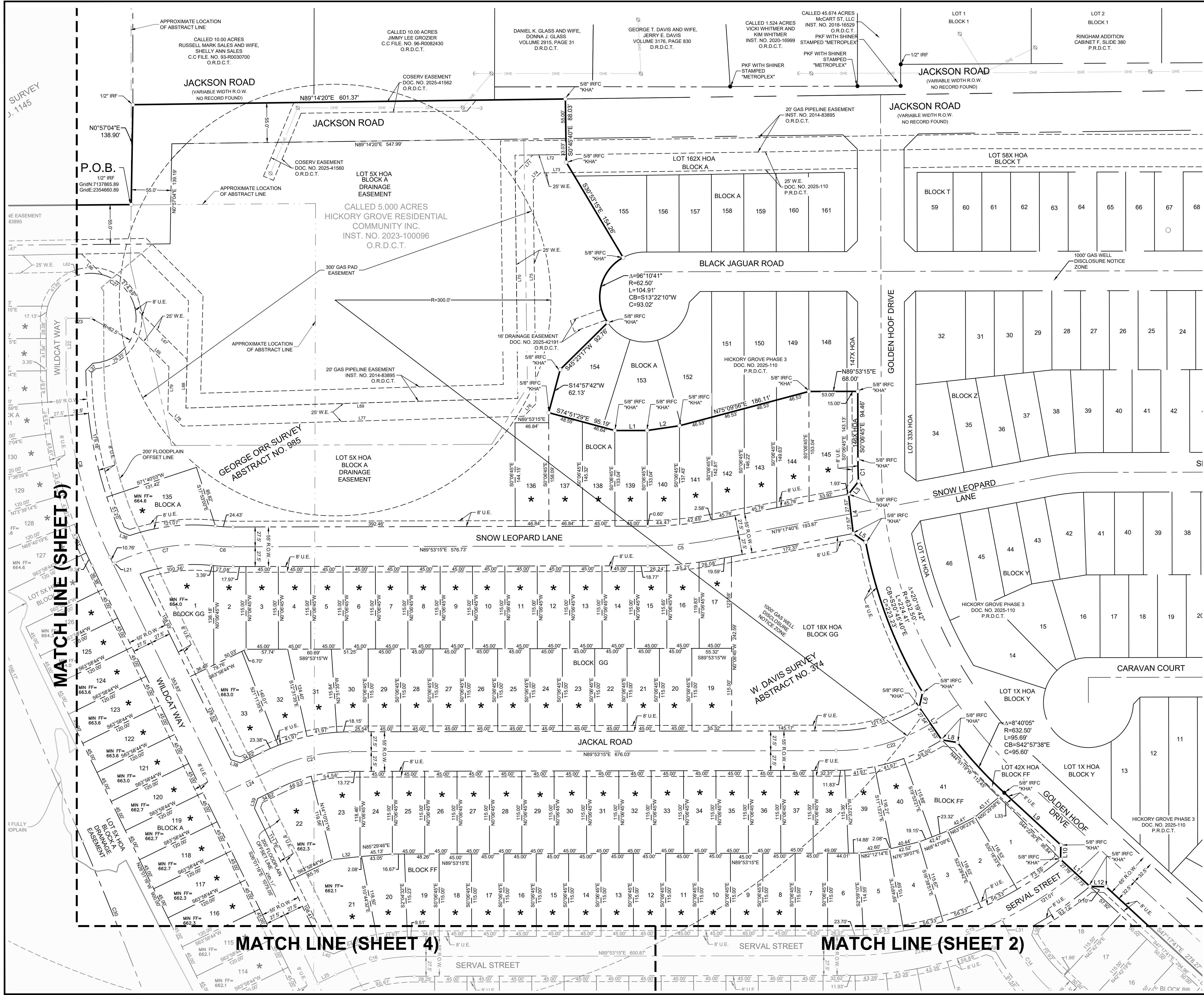
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CITY OF DENTON
Development Services • GIS
Date: 5/20/2025

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1 of 1

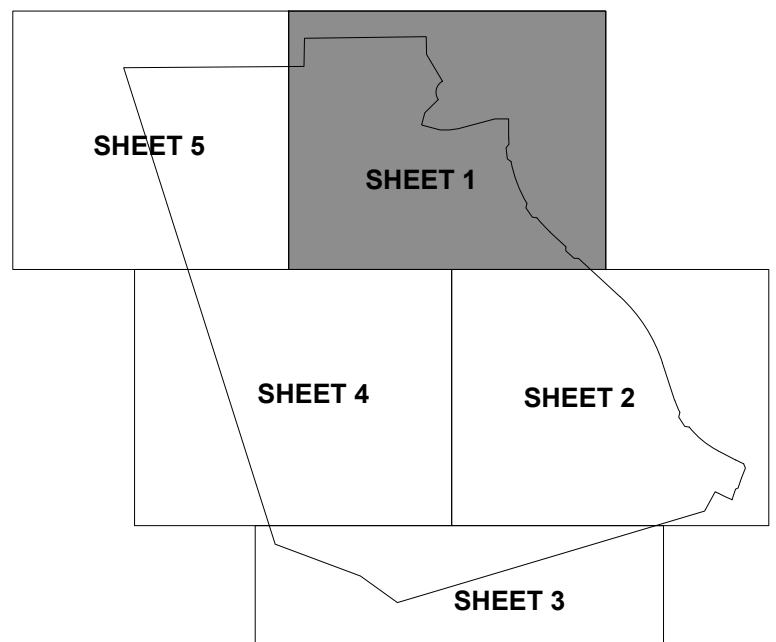
*This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative property boundaries. Although every effort was made to ensure the accuracy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



SEE SHEET 6 FOR
GENERAL NOTES

SEE SHEET 6 FOR LOT
AREA TABLE

SEE SHEET 3 FOR LINE &
CURVE TABLES



KEY MAP
N.T.S.

FINAL PLAT HICKORY GROVE, PHASE 4

BLOCK A, LOTS 4X, 5X, 68-145 & 146X; BLOCK AA, LOTS 1-8 & 9X;
BLOCK BB, LOTS 1-18 & 19X; BLOCK CC, LOTS 1-25;
BLOCK DD, LOTS 1-34; BLOCK EE, LOTS 1-35;
BLOCK FF, LOTS 1-41 & 42X; BLOCK GG, LOTS 1-17, 18X & 19-33

271 RESIDENTIAL LOTS
7 HOA LOTS

114.043 ACRES (4,967,700 SQ. FT.)

OUT OF THE
GEORGE ORR SURVEY, ABSTRACT NO. 985; WILLIAM DAVIS SURVEY, &
M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 1470
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #P25-0018
AUGUST 2025

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

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

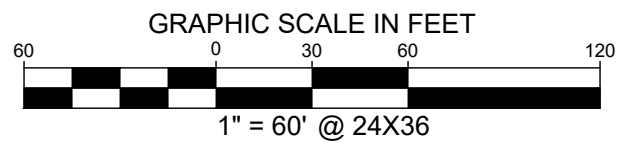
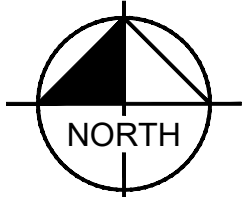
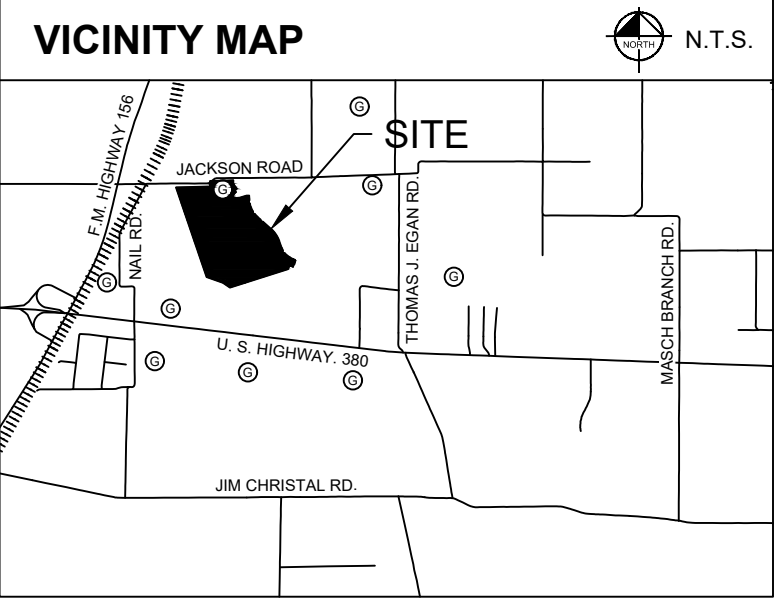
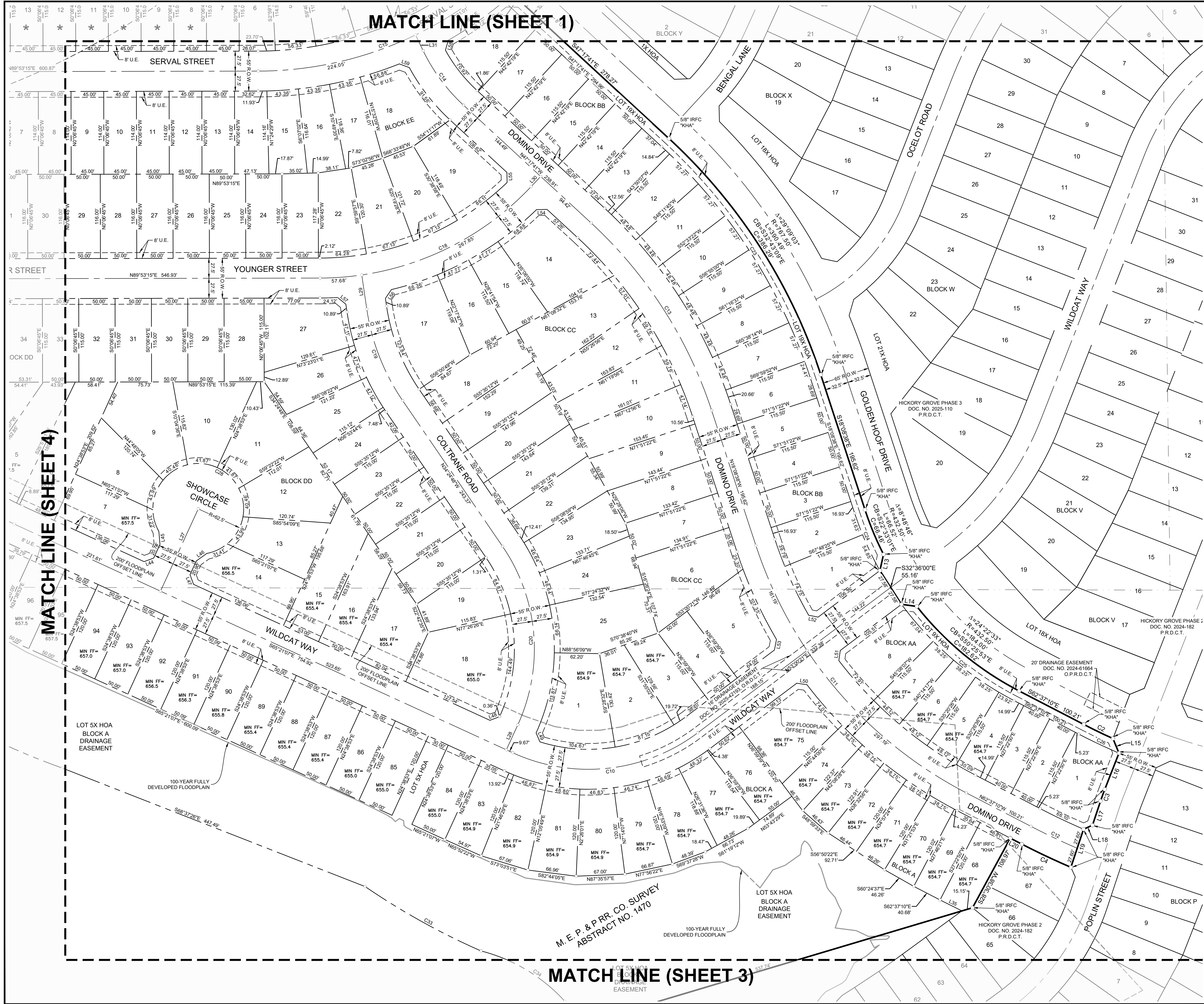
OWNER:
Double R, Devco, LLC
1501 Alta Drive, Fort Worth,
Texas 76107

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

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

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

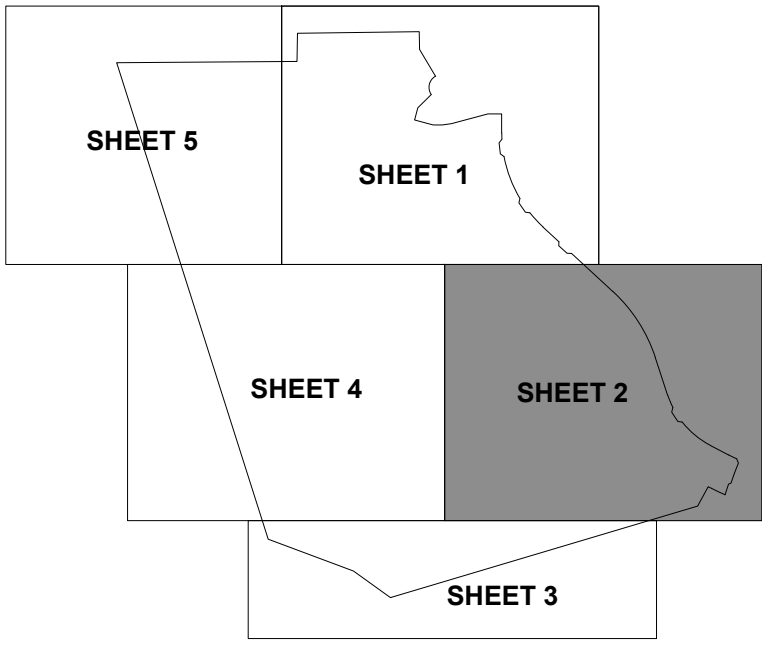
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SEE SHEET 6 FOR
GENERAL NOTES

SEE SHEET 6 FOR LOT
AREA TABLE

SEE SHEET 3 FOR LINE &
CURVE TABLES



FINAL PLAT HICKORY GROVE, PHASE 4

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271 RESIDENTIAL LOTS
7 HOA LOTS

114.043 ACRES (4,967,700 SQ. FT.)

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CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #P25-0018
AUGUST 2025

Kimley»Horn

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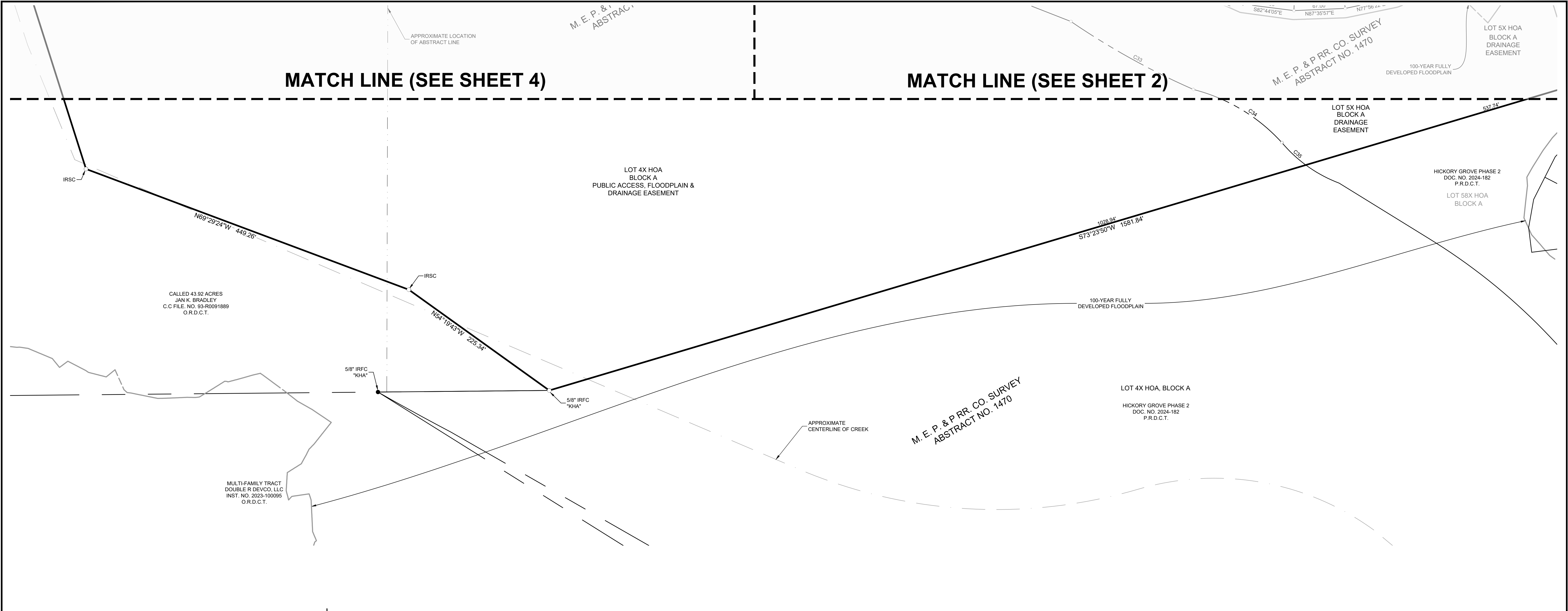
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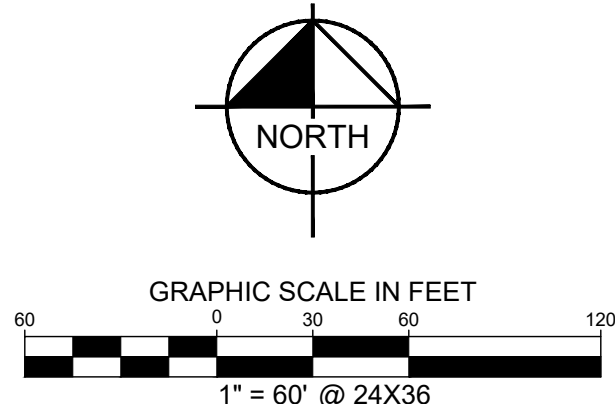
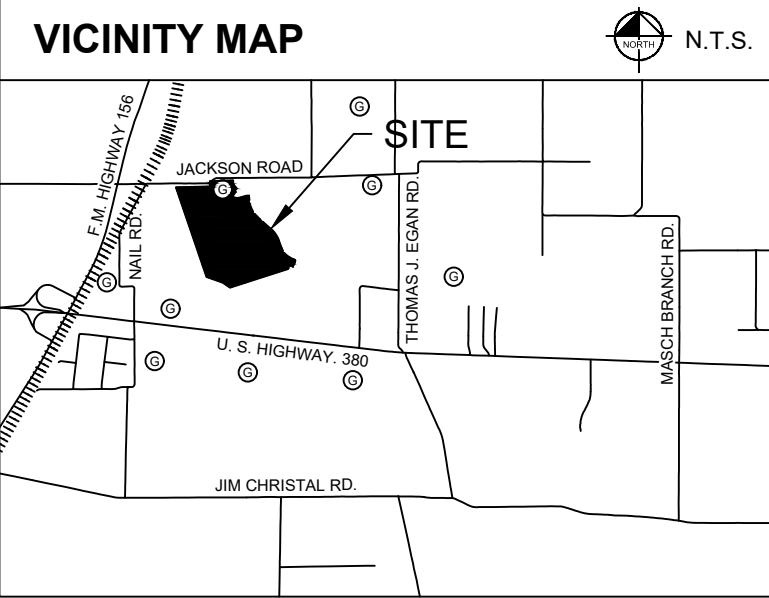
APPLICANT:
Kimley-Horn & Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (469) 576-1056
Contact: Thomas L. Fletcher, P.E.

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



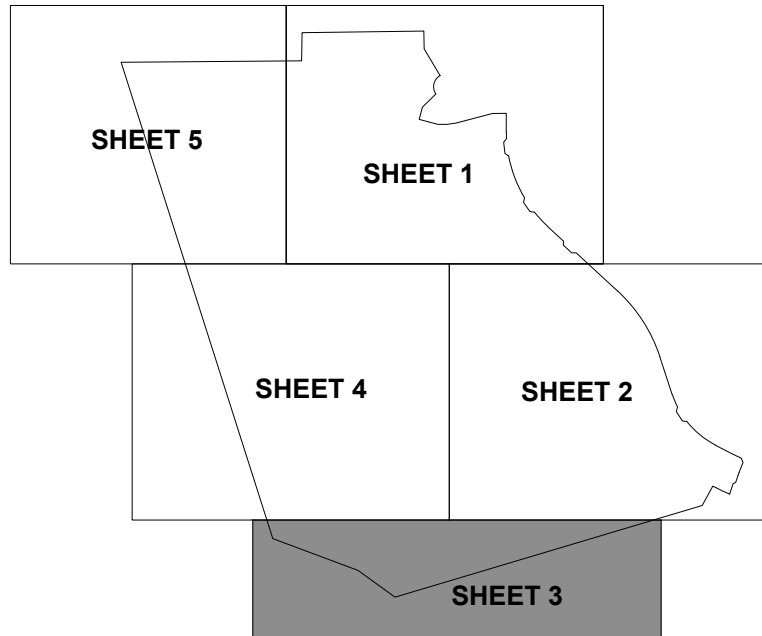
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	ADJACENT PROPERTY LINE
	EASEMENT LINE
	CENTERLINE OF ROAD
	OVERHEAD UTILITY LINE
	CENTERLINE OF CREEK
	ABSTRACT LINE
	LOT LINE

LEGEND	
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
PAGE	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS
D.C.T.	DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS
D.C.T.	DENTON COUNTY, TEXAS
STREET NAME CHANGE	STREET NAME CHANGE
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.E.	VISIBILITY EASEMENT
Q.A.	QUAY ANCHOR
Q.U.	UTILITY POLE
Q.P.	PROPERTY CORNER SYMBOL
R.O.W.	RIGHT-OF-WAY
G.W.D.	GAS WELL DRILLING & PRODUCTION SITE
*	SEE GENERAL NOTE #52



SEE SHEET 6 FOR
GENERAL NOTES

SEE SHEET 6 FOR
LOT AREA TABLE



KEY MAP
N.T.S.

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°53'15"E	45.00'	L31	N25°47'14"W	24.18'	L61	N88°55'49"E	690.21'
L2	N81°42'05"E	45.46'	L32	N83°42'42"E	38.94'	L62	N45°00'00"W	6.40'
L3	S37°51'59"W	22.49'	L33	N46°37'20"W	25.80'	L63	N88°07'14"W	98.83'
L4	S06°44'25"E	55.13'	L34	N77°25'17"E	44.95'	L64	S88°55'49"W	700.20'
L5	S55°18'44"E	21.07'	L35	S63°30'25"E	33.76'	L65	N45°00'00"W	68.75'
L6	S12°32'32"W	21.52'	L36	S66°54'14"E	14.64'	L66	N45°00'00"W	40.64'
L7	S34°46'23"E	55.08'	L37	S44°43'20"W	14.17'	L67	N45°00'00"W	103.07'
L8	S80°46'07"E	22.00'	L38	N71°01'16"W	14.14'	L68	N01°23'23"E	67.45'
L9	S47°17'41"E	107.06'	L39	S18°58'44"W	14.14'	L69	S88°20'28"W	461.69'
L10	S01°17'33"W	19.84'	L40	N70°30'12"W	14.27'	L70	S00°41'06"E	313.58'
L11	S47°16'14"E	55.49'	L41	S19°23'12"W	14.04'	L71	S44°31'56"W	34.91'
L12	S89°04'50"E	22.37'	L42	S70°30'12"E	14.27'	L72	S89°22'09"W	46.25'
L13	S12°31'45"W	22.82'	L43	S19°37'13"W	13.98'	L73	S89°17'09"W	44.30'
L14	S82°07'24"E	21.26'	L44	N69°38'53"E	14.14'	L74	S44°31'56"W	14.16'
L15	S22°24'42"E	21.65'	L45	N04°59'27"W	17.92'	L75	S00°41'31"E	310.72'
L16	S21°23'00"W	53.53'	L46	N54°17'13"E	17.62'	L76	S43°11'38"W	23.97'
L17	S18°23'05"W	35.02'	L47	S20°21'07"E	14.14'	L77	S88°20'28"W	475.34'
L18	S65°46'03"W	13.54'	L48	N69°38'53"E	14.14'	L78	N45°28'04"W	28.29'
L19	S18°23'19"W	55.20'	L49	S23°17'31"E	13.40'	L79	N01°23'23"E	62.66'
L20	N62°37'10"W	17.76'	L50	S81°58'05"E	14.14'			
L21	N63°58'44"E	2.87'	L51	S08°02'07"W	14.15'			
L22	S00°06'45"E	69.62'	L52	S78°39'08"E	13.29'			
L23	S89°53'15"W	35.00'	L53	S11°03'01"W	14.87'			
L24	N63°58'44"E	72.12'	L54	S88°51'09"W	14.42'			
L25	N63°58'44"E	27.50'	L55	S00°58'47"E	13.81'			
L26	N63°58'44"E	27.50'	L56	S34°26'47"W	14.67'			
L27	N24°38'53"E	124.65'	L57	S51°11'39"E	14.67'			
L28	N24°38'53"E	37.86'	L58	S16°28'09"W	14.33'			
L29	N08°22'26"W	47.50'	L59	S69°48'30"E	14.76'			
L30	N43°15'35"E	19.26'	L60	N88°07'14"W	90.60'			

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°46'16"	632.50'	30.59'	S01°29'53"E	30.59'	C36	29°55'14"	685.83'	358.15'	N41°51'12"W	354.09'
C2	3°04'18"	832.50'	44.63'	S64°09'19"E	44.63'	C37	34°22'37"	240.05'	144.03'	N10°27'54"W	141.88'
C3	2°59'55"	327.50'	17.14'	S19°53'03"W	17.14'	C38	67°43'38"	164.60'	194.56'	S21°10'02"E	183.43'
C4	4°12'24"	1018.00'	74.74'	N64°43'22"W	74.72'	C39	94°25'21"	125.78'	207.29'	N04°24'49"W	184.61'
C5	10°35'36"	500.00'	92.44'	N84°35'27"E	92.31'	C40	33°59'43"	286.42'	169.94'	S24°00'03"W	167.46'
C6	6°17'23"	250.00'	27.44'	S86°58'03"E	27.43'	C41	0°07'01"	96246.11'	196.67'	S02°10'49"W	196.67'
C7	32°11'54"	250.00'	140.49'	S80°04'41"W	138.65'	C42	29°11'07"	357.80'	182.26'	S35°15'18"E	180.29'
C8	25°54'31"	600.00'	271.31'	S13°04'00"E	269.01'	C43	26°17'48"	467.67'	214.65'	S30°53'40"E	212.77'
C9	39°19'51"	450.00'	308.90'	S45°41'11"E	302.87'						
C10	61°38'32"	250.00'	268.96'	N83°49'37"E	256.18'						
C11	44°28'33"	590.50'	458.37'	S40°22'54"E	446.95'						
C12	4°04'24"	990.50'	70.42'	S64°39'22"E	70.40'						
C13	29°09'03"	609.50'	310.10'	N32°43'09"W	306.77'						
C14	21°30'27"	250.00'	93.84'	S36°32'28"E	93.29'						
C15	39°32'31"	500.00'	345.07'	N70°07'00"E	338.26'						
C16	25°54'31"	250.00'	113.05'	S76°56'00"W	112.09'						
C17	25°54'31"	250.00'	113.05'	S76°56'00"W	112.09'						
C18	46°37'40"	400.00'	325.52'	N66°34'25"E	316.61'						
C19	26°02'22"	300.00'	136.34'	S21°23'37"E	135.17'						
C20	59°03'41"	250.00'	257.70'	N04°52'58"W	246.44'						
C21	25°54'31"	250.00'	113.05'	S76°56'00"W	112.09'						
C22	34°39'48"	250.00'	151.25'	N72°33'21"E	148.95'						
C23	29°09'03"	752.50'	382.86'	N32°43'09"W	378.74'						
C24	11°04'18"	447.50'	86.47'	S23°40'46"E	86.34'						
C25	26°20'18"	447.50'	205.71'	S49°27'01"E	203.91'						
C26	4°08'15"	847.50'	61.20'	S64°41'18"E	61.19'						
C27	267°42'29"	62.50'	292.02'	N46°15'30"W	90.14'						
C28	289°00'54"	62.50'	315.27'	N65°16'00"W	72.57'						
C29	13°06'02"	1605.68'	367.13'	N30°46'55"W	366.33'						
C30	2°47'47"	5397.94'	263.45'	N21°46'26"W	263.43'						
C31	28°21'35"	592.65'	293.34'	S27°34'47"E	290.36'						
C32	17°40'28"	1029.75'	317.65'	S61°28'39"E	316.40'						
C33	10°36'31"	987.10'	182.77'	S60°57'03"E	182.51'						
C34	33°26'36"	233.73'	136.43'	N59°00'50"W	134.50'						
C35	13°32'25"	181.52'	42.90'	S46°51'01"E	42.80'						

FINAL PLAT
HICKORY GROVE, PHASE 4
BLOCK A, LOTS 4X, 5X, 68-145 & 146X; BLOCK AA, LOTS 1-8 & 9X;
BLOCK BB, LOTS 1-18 & 19X; BLOCK CC, LOTS 1-25;
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BLOCK FF, LOTS 1-41 & 42X; BLOCK GG, LOTS 1-17, 18X & 19-33

271 RESIDENTIAL LOTS
7 HOA LOTS

114.043 ACRES (4,967,700 SQ. FT.)
OUT OF THE
GEORGE ORR SURVEY, ABSTRACT NO. 985; WILLIAM DAVIS SURVEY, &
M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 1470
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP25-0018
AUGUST 2025

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale
1" = 60'

Drawn by
JCC

Checked by
KHA

Date
AUG. 2025

Project No.
068517166

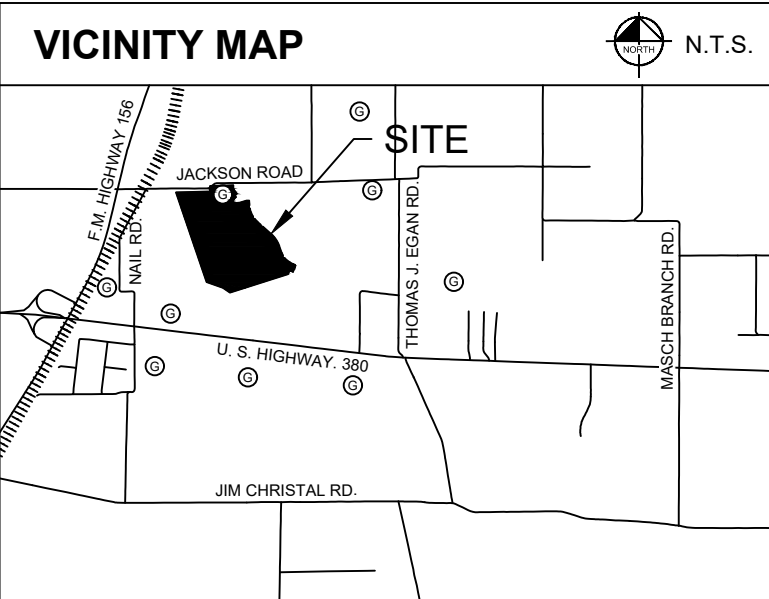
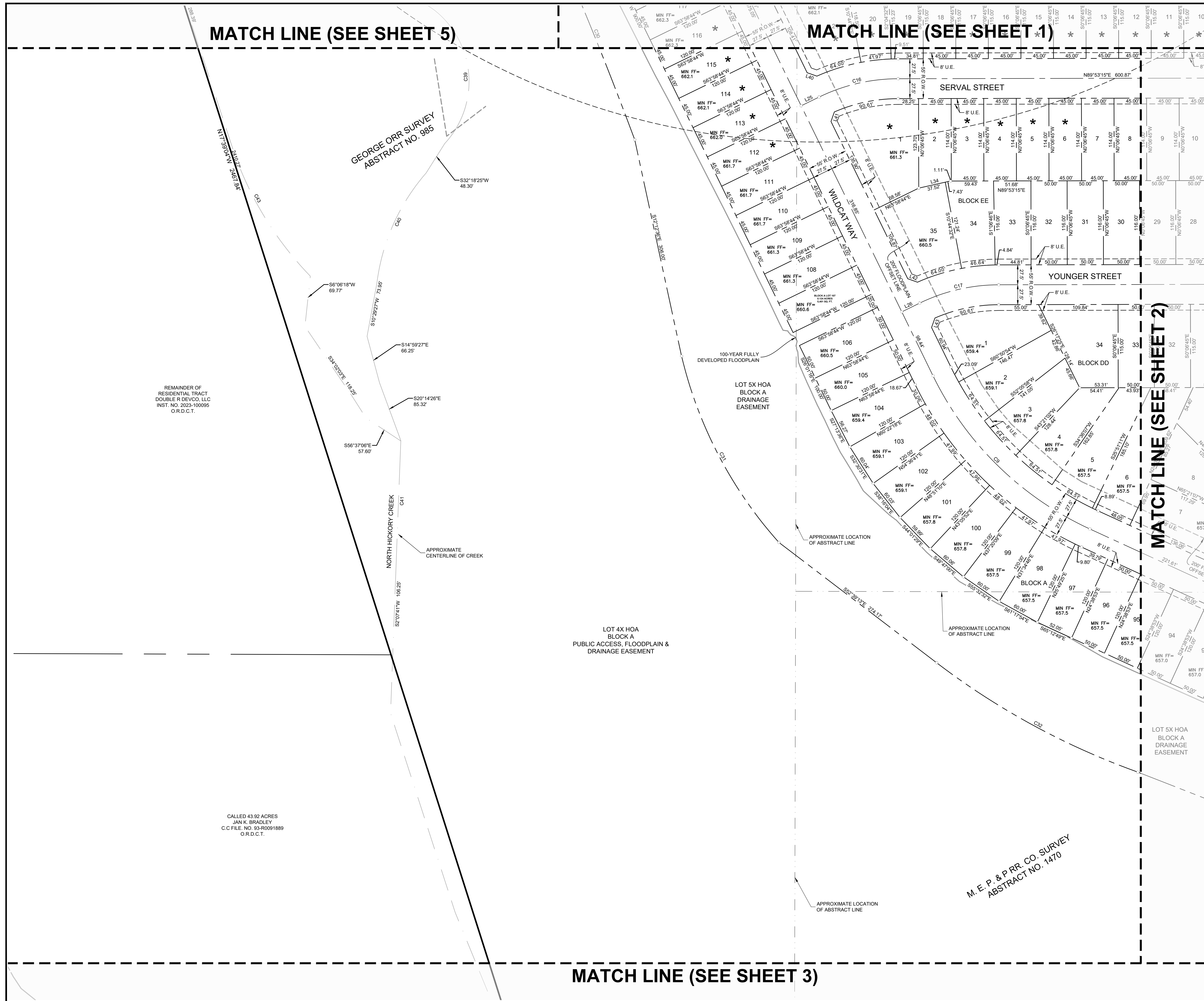
Sheet No.
3 OF 7

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

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

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

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

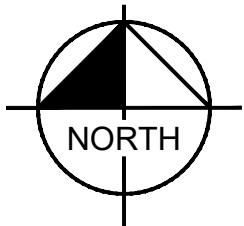


LINE TYPE LEGEND

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

LEGEND

IRSC	5/8" IRON ROD W/ "OHIA" CAP
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
PC	POINT OF COMMENCING
PB	POINT OF BEGINNING
HDA	HOMEOWNERS EASEMENT
D	DRAWER/OWNER'S ASSOCIATION
VD	VOLUME
PS	PAGE
INST.	INSTRUMENT
O.R.C.T.	OFFICIAL RECORDS,
	DENTON COUNTY, TEXAS
D.R.C.T.	DEED RECORDS,
	DENTON COUNTY, TEXAS
	STREET NAME CHANGE
U/E	UTILITY EASEMENT
S/E	SEWER EASEMENT
W/E	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V/E	VEGETATION EASEMENT
Q	QUY ANCHOR
U	UTILITY POLE
U	UTILITY CORNER SYMBOL
R.O.W.	RIGHT-OF-WAY
	CASEY FIELD DRILLING AND PRODUCTION SITE
☆	SEE GENERAL NOTE #32



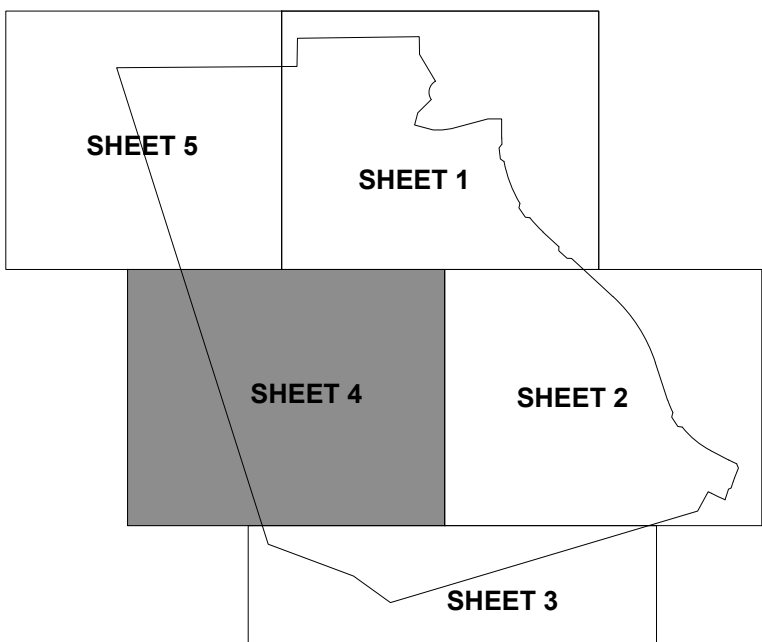
GRAPHIC SCALE IN FEET

1" = 60' @ 24X36

**SEE SHEET 6 FOR
GENERAL NOTES**

**SEE SHEET 6 FOR LOT
AREA TABLE**

**SEE SHEET 3 FOR LINE &
CURVE TABLES**



KEY MAP
N.T.S.

FINAL PLAT HICKORY GROVE, PHASE 4

BLOCK A, LOTS 4X, 5X, 68-145 & 146X; BLOCK AA, LOTS 1-8 & 9X;
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CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP25-0018
AUGUST 2025

Kimley»»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 60'	JCC	KHA	AUG. 2025	068517166	4 OF 7

OWNER:

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

OWNER:

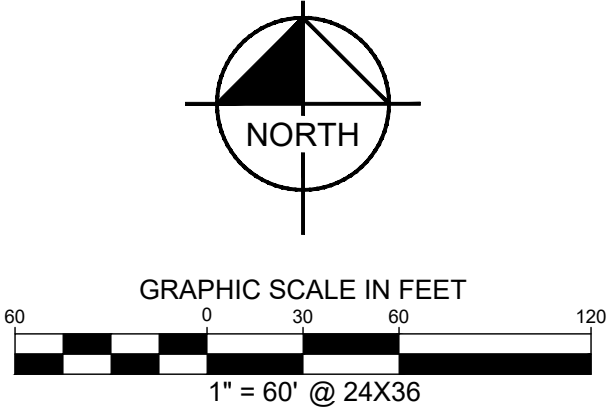
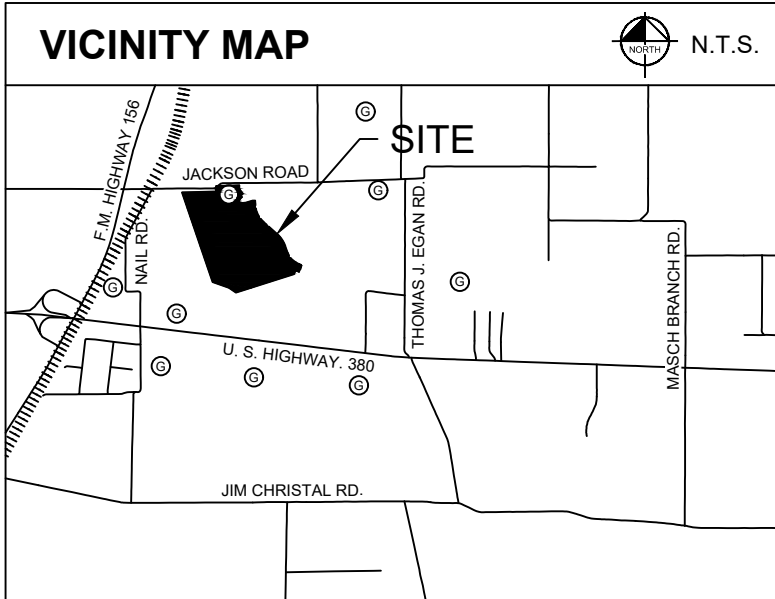
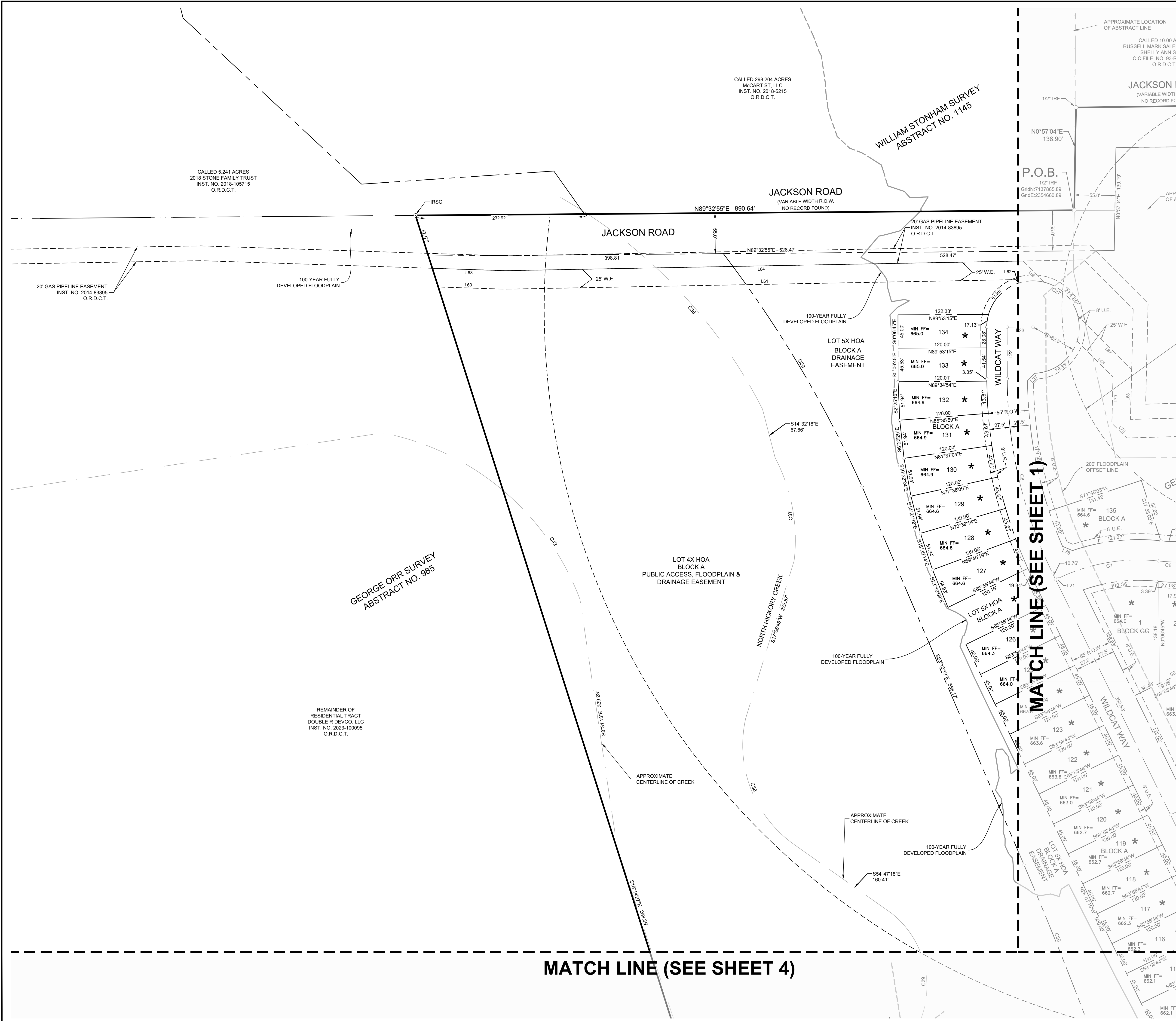
Hickory Grove Residential Community Inc.
6751 North Freeway, Fort Worth
Texas 76131

APPLICANT:

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

SURVEY

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



LINE TYPE LEGEND

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

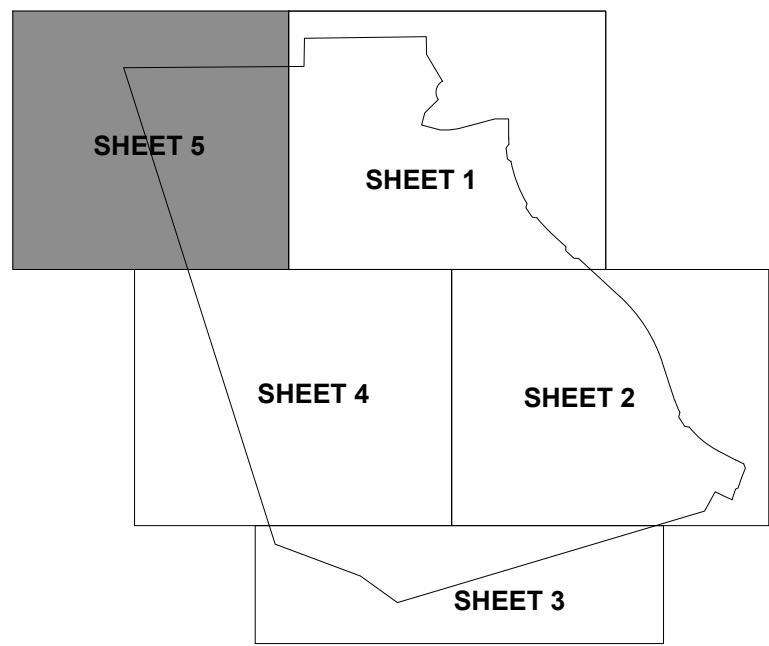
LEGEND

IRSC	5/8" IRON ROD W/ "10H" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
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O.R.D.C.T.	OFFICIAL RECORDS
D.R.D.C.T.	DENTON COUNTY, TEXAS
D.R.D.C.T.	DENTON COUNTY, TEXAS
	STREET NAME CHANGE
U.E.	UTILITY EASEMENT
S.W.E.	SEWAGE EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.E.	VEHICLE EASEMENT
	GUY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
R.O.W.	RIGHT-OF-WAY
	GAS WELL DRILLING & PRODUCTION SITE
	SEE GENERAL NOTE #32

SEE SHEET 6 FOR
GENERAL NOTES

SEE SHEET 6 FOR LOT
AREA TABLE

SEE SHEET 3 FOR LINE &
CURVE TABLES



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N.T.S.

FINAL PLAT
HICKORY GROVE, PHASE 4

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271 RESIDENTIAL LOTS
7 HOA LOTS

114.043 ACRES (4,967,700 SQ. FT.)

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M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 1470
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP25-0018
AUGUST 2025

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	AUG. 2025	068517166	5 OF 7
OWNER: Double R. Devco, LLC 1501 Alta Drive, Fort Worth, Texas 76107 OWNER: Hickory Grove Residential Community Inc. 6751 North Freeway, Fort Worth Texas 76131 APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (469) 576-1056 Contact: Thomas L. Fletcher, P.E. SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS					

MATCH LINE (SEE SHEET 4)

MATCH LINE (SEE SHEET 1)

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE					
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.			
BLOCK A LOT 4X HOA	40.696	1,772,729	BLOCK A LOT 96	0.138	6,000	BLOCK A LOT 126	0.124	5,400	BLOCK BB LOT 1	0.184	8,013	BLOCK CC LOT 12	0.193	8,394	BLOCK DD LOT 17	0.202	8,819	BLOCK EE LOT 13	0.118	5,130	BLOCK FF LOT 8	0.119	5,175	BLOCK GG LOT 26	0.119	5,175
BLOCK A LOT 5X HOA	17.423	758,932	BLOCK A LOT 97	0.140	6,096	BLOCK A LOT 127	0.135	5,862	BLOCK BB LOT 2	0.140	6,080	BLOCK CC LOT 13	0.234	10,213	BLOCK DD LOT 18	0.338	14,709	BLOCK EE LOT 14	0.120	5,228	BLOCK FF LOT 9	0.119	5,175	BLOCK GG LOT 27	0.119	5,175
BLOCK A LOT 68	0.124	5,405	BLOCK A LOT 98	0.148	6,449	BLOCK A LOT 128	0.131	5,718	BLOCK BB LOT 3	0.133	5,775	BLOCK CC LOT 14	0.268	11,681	BLOCK DD LOT 19	0.171	7,464	BLOCK EE LOT 15	0.127	5,539	BLOCK FF LOT 10	0.119	5,175	BLOCK GG LOT 28	0.119	5,175
BLOCK A LOT 69	0.111	4,833	BLOCK A LOT 99	0.148	6,450	BLOCK A LOT 129	0.131	5,718	BLOCK BB LOT 4	0.133	5,775	BLOCK CC LOT 15	0.145	6,326	BLOCK DD LOT 20	0.132	5,750	BLOCK EE LOT 16	0.130	5,677	BLOCK FF LOT 11	0.119	5,175	BLOCK GG LOT 29	0.119	5,175
BLOCK A LOT 70	0.117	5,090	BLOCK A LOT 100	0.148	6,456	BLOCK A LOT 130	0.131	5,718	BLOCK BB LOT 5	0.133	5,775	BLOCK CC LOT 16	0.145	6,336	BLOCK DD LOT 21	0.132	5,750	BLOCK EE LOT 17	0.130	5,651	BLOCK FF LOT 12	0.119	5,175	BLOCK GG LOT 30	0.125	5,464
BLOCK A LOT 71	0.117	5,090	BLOCK A LOT 101	0.148	6,449	BLOCK A LOT 131	0.131	5,718	BLOCK BB LOT 6	0.136	5,916	BLOCK CC LOT 17	0.255	11,120	BLOCK DD LOT 22	0.132	5,750	BLOCK EE LOT 18	0.210	9,152	BLOCK FF LOT 13	0.119	5,175	BLOCK GG LOT 31	0.140	6,086
BLOCK A LOT 72	0.118	5,157	BLOCK A LOT 102	0.148	6,452	BLOCK A LOT 132	0.131	5,718	BLOCK BB LOT 7	0.140	6,107	BLOCK CC LOT 18	0.194	8,445	BLOCK DD LOT 23	0.132	5,750	BLOCK EE LOT 19	0.214	9,315	BLOCK FF LOT 14	0.119	5,175	BLOCK GG LOT 32	0.158	6,903
BLOCK A LOT 73	0.120	5,212	BLOCK A LOT 103	0.148	6,454	BLOCK A LOT 133	0.125	5,426	BLOCK BB LOT 8	0.140	6,107	BLOCK CC LOT 19	0.172	7,506	BLOCK DD LOT 24	0.134	5,849	BLOCK EE LOT 20	0.156	6,794	BLOCK FF LOT 15	0.119	5,175	BLOCK GG LOT 33	0.234	10,196
BLOCK A LOT 74	0.115	5,029	BLOCK A LOT 104	0.144	6,283	BLOCK A LOT 134	0.124	5,413	BLOCK BB LOT 9	0.140	6,107	BLOCK CC LOT 20	0.167	7,290	BLOCK DD LOT 25	0.150	6,523	BLOCK EE LOT 21	0.157	6,835	BLOCK FF LOT 16	0.119	5,175	JACKSON ROAD ROW	2.049	89,248
BLOCK A LOT 75	0.231	10,053	BLOCK A LOT 105	0.138	6,000	BLOCK A LOT 135	0.202	8,807	BLOCK BB LOT 10	0.140	6,107	BLOCK CC LOT 21	0.162	7,074	BLOCK DD LOT 26	0.165	7,188	BLOCK EE LOT 22	0.154	6,702	BLOCK FF LOT 17	0.119	5,175	OVERALL	114.043	4,967,700
BLOCK A LOT 76	0.151	6,592	BLOCK A LOT 106	0.138	6,000	BLOCK A LOT 136	0.155	6,752	BLOCK BB LOT 11	0.140	6,107	BLOCK CC LOT 22	0.164	7,145	BLOCK DD LOT 27	0.227	9,886	BLOCK EE LOT 23	0.134	5,832	BLOCK FF LOT 18	0.119	5,175	ROW DEDICATION 2	12.159	529,656
BLOCK A LOT 77	0.156	6,817	BLOCK A LOT 107	0.124	5,401	BLOCK A LOT 137	0.163	7,105	BLOCK BB LOT 12	0.140	6,107	BLOCK CC LOT 23	0.180	7,821	BLOCK DD LOT 28	0.145	6,325	BLOCK EE LOT 24	0.133	5,800	BLOCK FF LOT 19	0.122	5,324			
BLOCK A LOT 78	0.156	6,779	BLOCK A LOT 108	0.124	5,400	BLOCK A LOT 138	0.144	6,263	BLOCK BB LOT 13	0.135	5,861	BLOCK CC LOT 24	0.175	7,631	BLOCK DD LOT 29	0.132	5,750	BLOCK EE LOT 25	0.133	5,800	BLOCK FF LOT 20	0.136	5,921			
BLOCK A LOT 79	0.155	6,759	BLOCK A LOT 109	0.124	5,400	BLOCK A LOT 139	0.137	5,987	BLOCK BB LOT 14	0.133	5,775	BLOCK CC LOT 25	0.236	10,259	BLOCK DD LOT 30	0.132	5,750	BLOCK EE LOT 26	0.133	5,800	BLOCK FF LOT 21	0.248	10,799			
BLOCK A LOT 80	0.155	6,771	BLOCK A LOT 110	0.124	5,400	BLOCK A LOT 140	0.140	6,102	BLOCK BB LOT 15	0.133	5,775	BLOCK CC LOT 26	0.132	5,750	BLOCK DD LOT 31	0.132	5,750	BLOCK EE LOT 27	0.133	5,800	BLOCK FF LOT 22	0.217	9,439			
BLOCK A LOT 81	0.155	6,768	BLOCK A LOT 111	0.124	5,400	BLOCK A LOT 141	0.145	6,322	BLOCK BB LOT 16	0.133	5,775	BLOCK CC LOT 27	0.177	7,720	BLOCK DD LOT 32	0.132	5,750	BLOCK EE LOT 28	0.133	5,800	BLOCK FF LOT 23	0.148	6,425			
BLOCK A LOT 82	0.156	6,777	BLOCK A LOT 112	0.124	5,400	BLOCK A LOT 142	0.149	6,503	BLOCK BB LOT 17	0.133	5,775	BLOCK CC LOT 28	0.168	7,334	BLOCK DD LOT 33	0.132	5,750	BLOCK EE LOT 29	0.133	5,800	BLOCK FF LOT 24	0.121	5,253			
BLOCK A LOT 83	0.143	6,226	BLOCK A LOT 113	0.124	5,400	BLOCK A LOT 143	0.153	6,657	BLOCK BB LOT 18	0.174	7,586	BLOCK CC LOT 29	0.180	7,822	BLOCK DD LOT 34	0.215	9,381	BLOCK EE LOT 30	0.133	5,800	BLOCK FF LOT 25	0.119	5,175			
BLOCK A LOT 84	0.138	6,000	BLOCK A LOT 114	0.124	5,400	BLOCK A LOT 144	0.156	6,810	BLOCK BB LOT 19X HOA	0.326	14,184	BLOCK CC LOT 30	0.205	8,941	BLOCK DD LOT 35	0.205	8,941	BLOCK EE LOT 31	0.133	5,800	BLOCK FF LOT 26	0.119	5,175			
BLOCK A LOT 85	0.138	6,000	BLOCK A LOT 115	0.124	5,400	BLOCK A LOT 145	0.180	7,848	BLOCK CC LOT 1	0.249	10,830	BLOCK CC LOT 31	0.249	10,831	BLOCK DD LOT 36	0.249	10,831	BLOCK EE LOT 32	0.133	5,800	BLOCK FF LOT 27	0.119	5,175			
BLOCK A LOT 86	0.138	6,000	BLOCK A LOT 116	0.124	5,400	BLOCK A LOT 146X HOA	0.047	2,040	BLOCK CC LOT 2	0.185	8,062	BLOCK CC LOT 32	0.118	5,130	BLOCK DD LOT 37	0.221	9,613	BLOCK EE LOT 33	0.135	5,877	BLOCK FF LOT 28	0.119	5,175			
BLOCK A LOT 87	0.138	6,000	BLOCK A LOT 117	0.124	5,400	BLOCK AA LOT 1	0.193	8,397	BLOCK CC LOT 3	0.149	6,491	BLOCK CC LOT 33	0.118	5,130	BLOCK DD LOT 38	0.166	7,224	BLOCK EE LOT 34	0.118	5,130	BLOCK FF LOT 29	0.119	5,175			
BLOCK A LOT 88	0.138	6,000	BLOCK A LOT 118	0.124	5,400	BLOCK AA LOT 2	0.106	4,620	BLOCK CC LOT 4	0.132	5,750	BLOCK CC LOT 34	0.118	5,130	BLOCK DD LOT 39	0.235	10,242	BLOCK EE LOT 35	0.118	5,130	BLOCK FF LOT 30	0.119	5,175			
BLOCK A LOT 89	0.138	6,000	BLOCK A LOT 119	0.124	5,400	BLOCK AA LOT 3	0.106	4,620	BLOCK CC LOT 5	0.219	9,536	BLOCK CC LOT 35	0.118	5,130	BLOCK DD LOT 40	0.207	9,009	BLOCK EE LOT 36	0.118	5,130	BLOCK FF LOT 31	0.119	5,175			
BLOCK A LOT 90	0.138	6,000	BLOCK A LOT 120	0.124	5,400	BLOCK AA LOT 4	0.111	4,850	BLOCK CC LOT 6	0.263	11,449	BLOCK CC LOT 36	0.118	5,130	BLOCK DD LOT 41	0.213	9,260	BLOCK EE LOT 37	0.118	5,130	BLOCK FF LOT 32	0.119	5,175			
BLOCK A LOT 91	0.138	6,010	BLOCK A LOT 121	0.124	5,400	BLOCK AA LOT 5	0.115	4,988	BLOCK CC LOT 7	0.154	6,708	BLOCK CC LOT 37	0.118	5,130	BLOCK DD LOT 42	0.220	9,605	BLOCK EE LOT 38	0.118	5,130	BLOCK FF LOT 33	0.132	5,755			
BLOCK A LOT 92	0.138	6,000	BLOCK A LOT 122	0.124	5,400	BLOCK AA LOT 6	0.115	4,988	BLOCK CC LOT 8	0.159	6,921	BLOCK CC LOT 38	0.118	5,130	BLOCK DD LOT 43	0.166	7,224	BLOCK EE LOT 39	0.118	5,130	BLOCK FF LOT 34	0.132	5,735			
BLOCK A LOT 93	0.138	6,000	BLOCK A LOT 123	0.124	5,400	BLOCK AA LOT 7	0.115	4,988	BLOCK CC LOT 9	0.170	7,422	BLOCK CC LOT 39	0.118	5,130	BLOCK DD LOT 44	0.221	9,615	BLOCK EE LOT 40	0.118	5,130	BLOCK FF LOT 35	0.131	5,711			
BLOCK A LOT 94	0.138	6,000	BLOCK A LOT 124	0.124	5,400	BLOCK AA LOT 8	0.198	8,609	BLOCK CC LOT 10	0.186	8,087	BLOCK CC LOT 40	0.118	5,130	BLOCK DD LOT 45	0.219	9,529	BLOCK EE LOT 41	0.118	5,130	BLOCK FF LOT 36	0.124	5,389			
BLOCK A LOT 95	0.138	6,000	BLOCK A LOT 125	0.124	5,400	BLOCK AA LOT 9X HOA	0.120	5,221	BLOCK CC LOT 11	0.192	8,368	BLOCK CC LOT 41	0.118	5,130	BLOCK DD LOT 46	0.171	7,446	BLOCK EE LOT 42	0.118	5,130	BLOCK FF LOT 37	0.119	5,175			

GENERAL NOTES:

1. The purpose of this plat is create 271 residential lots and 6 HOA lots and dedicate easements and rights-of-way.

2. Master Note N/A

3. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849393.

4. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from the information by Fidelity National Title Insurance company, GF. No. 23030303COM, effective date March 29, 2023. The surveyor has not abstracted the above property.

5. This plat lies wholly within the ETJ of the City of Denton, and Denton County.

6. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.

7. Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.

8. All gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown.

9. All landscaping and structures, including fences, on or adjacent to easements and at intersections shall conform to the City of Denton and AASHTO site distance requirements for motorists.

10. No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parkinglot under the following conditions:

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

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

c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.

11. Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.

12. Encroachment of private improvements into public easements shall not be permitted.

13. Master Note N/A

14. Master Note N/A

15. Wastewater utility service will be provided by the City of Denton.

16. Master Note N/A

17. Master Note N/A
18. Water utility service will be provided by the City of Denton.

19. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.

20. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0355G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within:

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

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

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

21. Vertical datum used for the minimum finished floor elevations is NAVD 88 and is the same as the datum used to establish 100-year base flood elevations.

22. 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. Master Note N/A

27. Master Note N/A

28. Master Note N/A
29. Driveway Requirements for the locations, widths and offset from intersection and any existing driveways or proposed driveways, shall conform to Section 7.8.9 of the Development Code and in the relevant section of the Transportation Criteria Manual of the City of Denton.

30. Street trees located within the right-of-way shall not be planted within 10 feet of either side of side lot lines.

31. Master Note N/A

32. Gas Well Notification Disclosure: Lots indicated with  are within 1,000 feet of Gas Well Drilling and Production Site(s) with producing wells, and the possibility that existing wells may be re-drilled and/or re-fracture stimulated in the future. A vicinity map showing the location of the Sites in relation to the Lots is provided on this plat. As of the date of this plat, these are producing wells. Additional drilling and/or fracking operations may occur on this site in the future.

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

34. All lake/detention tracts, easements open space, or other common areas within the boundaries of this plat shall be maintained by the applicable homeowner's association, or other perpetual private entity. Homeowner's associations shall be established in accordance with Section 8.3.6.J of the Development Code of the City of Denton.

35. Master Note N/A

36. Master Note N/A

37. Master Note N/A

38. 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. All lots labeled "HOA" are to be owned and maintained by the Homeowner's Association. (Block A, LOTS 4X, 5X & 146X; BLOCK AA, LOT 9X; BLOCK BB, LOT 19X; BLOCK FF, LOT 42X; BLOCK GG, LOT 18X)
48. Lot 4X HOA, Block T & Lot 5X, Block T are dedicated to the City of Denton as Public Access Easements for use by the public for the purpose of walking, running, hiking, biking, or traversing over, upon and across, and otherwise using recreational trails on the areas clearly marked for public trails, and for use by City of Denton for the purpose of location, placement, relocation, construction, operation, enlargement, maintenance, alteration, repair, rebuilding, removal, public use, and patrol of clearly marked public recreational trail facilities, public trail materials, and related appurtenances, equipment, and signage.

49. 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

OWNERS' CERTIFICATE

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

WHEREAS DOUBLE R. DEVCO, LLC & HICKORY GROVE RESIDENTIAL COMMUNITY INC., are the sole owners of a tract of land situated in the George Orr Survey, Abstract No. 985, the M. E. P. & P. RR. CO. Survey, Abstract No. 1470 and the W. Davis Survey, Abstract No. 374, City of Denton E.T.J., Denton County, Texas, and being a portion of a called 340.198 acre tract of land described as Residential Tract in a deed to Double R. Devco, LLC, recorded in Instrument No. 2023-100095 of the Official records of Denton County, Texas, and being all of a called 5,000 acre tract of land described in a deed to Hickory Grove Residential Community Inc., recorded in Instrument No. 2023-100096 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found within the margins of Jackson Road, a variable width right-of-way, no record found, for the southeast corner of a called 298.204 acre tract of land described in a deed to McCart St, LLC, recorded in Instrument No. 2018-5215 of the Official Records of Denton County, Texas, same being an angle point in the northerly line of said 340.198 acre tract ;

THENCE North 00°57'04" East, within the margins of said Jackson Road, along the northerly line of said 340.198 acre tract and along the easterly line of said 298.204 acre tract, a distance of 138.90 feet to a 1/2 inch iron rod found for the southwest corner of a called 10.00 acre tract of land described in a deed to Russell Mark Sales and wife, Shelly Ann Sales, recorded in County Clerk's File No. 93-R0030700 of the Official Records of Denton County, Texas, common to the northernmost northwest corner of said 340.198 acre tract;

THENCE North 89°14'20" East, departing the easterly line of said 298.204 acre tract, within the margins of said Jackson Road, and along the northerly line of said 340.198 acre tract, the southerly line of said 10.00 acre tract and along the southerly line of a called 10.00 acre tract of land described in a deed to Jimmy Lee Grozier, recorded in County Clerk's File No. 96-R0082430 of the Official Records of Denton County, Texas, a distance of 601.37 feet to a point 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE South 00°45'40" East, departing the margins of said Jackson Road and the northerly line of said 340.198 acre tract, and along the westerly line of Hickory Grove Phase 3, an Addition to Denton County, Texas, according to the Final Plat thereof recorded in Document No. 2025-110 of the Plat Records of Denton County, Texas, a distance of 88.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE continuing along the westerly line of said Hickory Grove Phase, the following courses and distances:

South 30°53'15" East, a distance of 154.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left with a radius of 62.50 feet, a central angle of 96°10'41", and a chord bearing and distance of South 13°22'10" West, 93.02 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 104.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 45°23'17" West, a distance of 92.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 14°57'42" West, a distance of 62.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 74°51'29" East, a distance of 95.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 89°53'15" East, a distance of 45.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 81°42'05" East, a distance of 45.46 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 75°09'56" East, a distance of 186.11 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 89°53'15" East, a distance of 68.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 00°06'45" East, a distance of 94.46 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 632.50 feet, a central angle of 02°46'16", and a chord bearing and distance of South 01°29'53" East, 30.59 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 30.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 37°51'59" West, a distance of 22.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 06°44'25" East, a distance of 55.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 55°18'44" East, a distance of 21.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left with a radius of 632.50 feet, a central angle of 20°19'42", and a chord bearing and distance of South 20°45'40" East, 223.23 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 224.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 12°32'32" West, a distance of 21.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 34°46'23" East, a distance of 55.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 80°46'07" East, a distance of 22.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left with a radius of 632.50 feet, a central angle of 08°40'05", and a chord bearing and distance of South 42°57'38" East, 95.60 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 95.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 47°17'41" East, a distance of 107.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 01°17'33" West, a distance of 19.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 47°16'14" East, a distance of 55.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 89°04'50" East, a distance of 22.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 47°17'41" East, a distance of 278.27 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 767.50 feet, a central angle of 29°09'03", and a chord bearing and distance of South 32°43'09" East, 386.29 feet;

In a southeasterly direction, with said tangent curve to the right, an arc distance of 390.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 18°08'38" East, a distance of 195.62 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 08°48'46", and a chord bearing and distance of South 22°33'01" East, 66.46 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 66.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 12°31'45" West, a distance of 22.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 32°36'00" East, a distance of 55.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 82°07'24" East, a distance of 21.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left with a radius of 432.50 feet, a central angle of 24°22'33", and a chord bearing and distance of South 50°25'53" East, 182.62 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 184.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 62°37'10" East, a distance of 100.21 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 832.50 feet, a central angle of 03°04'18", and a chord bearing and distance of South 64°09'19" East, 44.63 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 44.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said Hickory Grove Phase 3, common to an angle point in the northerly line 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;

THENCE along the northerly line of said Hickory Grove Phase 2, the following courses and distance:

South 22°24'42" East, a distance of 21.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 21°23'00" West, a distance of 53.53 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 327.50 feet, a central angle of 02°59'55", and a chord bearing and distance of South 19°53'03" West, 17.14 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 17.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 18°23'05" West, a distance of 35.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 65°46'03" West, a distance of 13.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 18°23'19" West, a distance of 55.20 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 1,018.00 feet, a central angle of 04°12'24", and a chord bearing and distance of North 64°43'22" West, 74.72 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 74.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 62°37'10" West, a distance of 17.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner; South 28°30'38" West, a distance of 108.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 73°23'50" West, a distance of 1,581.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southeast corner of a called 43.92 acre tract of land described in a deed to Jan K. Bradley, recorded in County Clerk's File No. 93-R0091889 of the Official Records of Denton County, Texas, common to an angle point in the westerly line of said 340.198 acre tract;

THENCE North 54°19'43" West, departing the northerly line of said Hickory Grove Phase 2, along the common line of said 340.198 acre tract and said 43.92 acre tract, a distance of 225.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 69°29'24" West, continuing along the common line of said 340.198 acre tract and said 43.92 acre tract, a distance of 449.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 43.92 acre tract, same being an angle point in the westerly line of said 340.198 acre tract;

THENCE North 17°39'04" West, departing the westerly line of said 340.198 acre tract and crossing said 340.198 acre tract, a distance of 2,467.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set in the northerly line of said 340.198 acre tract, same being the southerly line of a called 5,241 acre tract of land described in a deed to 2018 Stone Family Trust, recorded in Instrument No. 2018-105715 of the Official Records of Denton County, Texas, same also being within the margins of aforementioned Jackson Road;

THENCE North 89°32'55" East, within the margins of said Jackson Road, along the northerly line of said 340.198 acre tract, the southerly line of said 5,241 acre tract and the southerly line of said aforementioned 298.204 acre tract, a distance of 890.64 feet to the POINT OF BEGINNING and containing 114.043 acres (4,967,700 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DOUBLE R. DEVCO, LLC and HICKORY GROVE RESIDENTIAL COMMUNITY INC., does hereby adopt this plat designating the herein described property as HICKORY GROVE, PHASE 4, 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: _____

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

By: Hickory Grove Residential Community Inc.,
a nonprofit corporation

By: _____
Signature

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

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

FINAL PLAT
HICKORY GROVE, PHASE 4

BLOCK A, LOTS 4X, 5X, 68-145 & 146X; BLOCK AA, LOTS 1-8 & 9X;
BLOCK BB, LOTS 1-18 & 19X; BLOCK CC, LOTS 1-25;
BLOCK DD, LOTS 1-34; BLOCK EE, LOTS 1-35;
BLOCK FF, LOTS 1-41 & 42X; BLOCK GG, LOTS 1-17, 18X & 19-33

271 RESIDENTIAL LOTS
7 d HOA LOTS

114.043 ACRES (4,967,700 SQ. FT.)

OUT OF THE
GEORGE ORR SURVEY, ABSTRACT NO. 985; WILLIAM DAVIS SURVEY, &
M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 1470
CITY OF DENTON E.T.J., DENTON COUNTY, TEXAS
CITY PROJECT #FP25-0018
AUGUST 2025

<div>Kimley»Horn</div> <div>6160 Warren Parkway, Suite 210 Frisco, Texas 75034</div> <div>FIRM # 10193822</div> <div>Tel. No. (972) 335-3580 Fax No. (972) 335-3779</div>					
Scale N/A	Drawn by JCC	Checked by KHA	Date AUG. 2025	Project No. 068517166	Sheet No. 7 OF 7
OWNER: Double R. Devco, LLC 1501 Alta Drive, Fort Worth, Texas 76107 OWNER: Hickory Grove Residential Community Inc. 6751 North Freeway, Fort Worth, Texas 76131 APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (469) 578-1056 Contact: Thomas L. Fletcher, P.E. SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS					

TEXAS SECRETARY of STATE
JANE NELSON**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

Filing Number: 803822054
Original Date of Filing: November 6, 2020
Formation Date: N/A
Tax ID: 32076598922
Duration: Perpetual

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

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

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Name		Address			Inactive Date	
DOUGLAS REAGAN HORTON		1501 Alta Dr Fort Worth, TX 76107-1569 USA				

[Order](#)[Return to Search](#)Instructions:

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



City of Denton

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

Legislation Text

File #: PP25-0003, **Version:** 1

AGENDA CAPTION

Consider a request by Kimley-Horn & Associates, on behalf of Rayzor Investments, LTD, for a Preliminary Plat of C5LC Rayzor Ranch Addition. The 81.24-acre tract is generally located south of U.S. Highway 380, approximately 900 feet west of Interstate-35, and approximately 600 feet north of Jim Christal Road in the City of Denton, Denton County, Texas. (PP25-0003, C5LC Rayzor Ranch Addition, Erin Stanley)



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: August 27, 2025

SUBJECT

Consider a request by Kimley-Horn & Associates, on behalf of Rayzor Investments, LTD, for a Preliminary Plat of C5LC Rayzor Ranch Addition. The 81.24-acre tract is generally located south of U.S. Highway 380, approximately 900 feet west of Interstate-35, and approximately 600 feet north of Jim Christal Road in the City of Denton, Denton County, Texas. (PP25-0003, C5LC Rayzor Ranch Addition, Erin Stanley)

BACKGROUND

The purpose of this Preliminary Plat is to establish 4 industrial lots, 1 gas well lot, 1 open space lot, and establish easements. The property is located in the City of Denton and split zoned Light and Heavy Industrial. The majority of the subject property is bordered by developed property and the Kansas City Southern Railroad, making it unfeasible to provide frontage onto a public street for all lots. In this case, the Denton Development Code allows lots within a subdivision or addition surrounded by developed property to take access to a public street via public access easements. This Preliminary Plat will establish development phases as well as establish the necessary access, fire lane, and utility easements to serve the proposed lots.

Date Application Filed:	July 29, 2025
Planning & Zoning Commission Meeting:	August 27, 2025
Days in Review:	29 Days

This is the **first extension request** for this item.

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. The applicant has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (see Exhibit 5). The requested extension could be granted to a date certain of September 24, 2025.

OPTIONS

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

RECOMMENDATION

Staff recommends denial of this Preliminary Plat as it does not meet the established criteria for approval. However, Staff has no objection to the requested one-time 30-day extension to a date certain of September 24, 2025. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
February 7, 1984	City Council	Annexation (1984-15)	Approved
February 5, 2002	City Council	Rezone to IC-E and IC-G	Approved
October 1, 2019	City Council	Rezone to Light Industrial and Heavy Industrial (DCA18-0009u)	Approved

PUBLIC OUTREACH

No public outreach is required for a Preliminary 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. Preliminary Plat
5. Extension Request

Respectfully submitted:
Hayley Zagurski, AICP
Acting Planning Director

Prepared by:
Erin Stanley
Assistant Planner

Planning Staff Analysis

PP25-0003 / C5LC Rayzor Ranch Addition

Planning & Zoning Commission

REQUEST:

Preliminary Plat for an approximately 81.24-acre site

APPLICANT:

Kimley-Horn & Associates, on behalf of Rayzor Investments, LTD

RECOMMENDATION:

Staff recommends denial of this Preliminary Plat as it does not meet the established approval criteria; however, staff has no objection to the requested extension, which could be granted to September 24, 2025

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				
<p>a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.</p> <p>Findings:</p> <div style="border: 1px solid black; padding: 10px;"> <p>The Preliminary Plat does not meet all review criteria, as detailed in the following items as required by the Preliminary Plat Checklist (PPC) authorized per Denton Development Code Section 2.4.4B:</p> <ol style="list-style-type: none"> 1. Provide an owners authorization form for Rayzor Well Pads LLC-Series 8H. (PPC 1.2) 2. Show utility easements to Lot 5. (PPC 3.1) 3. Show, label, and dimension the floodplain easement. (DCM 4.12.1, PPC 3.9) 4. Label minimum finish floor elevation for each pad site on any lot adjacent to the floodplain or within the 200 feet permit buffer around the floodplain. Display the location of the centerline of creeks and drainage ways tied to dimensions in feet and hundredths of feet with bearings and angles. No unplatted remainder will be allowed between property boundaries and centerlines of creeks. (PPC 3.10) 5. 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, PPC 6.8) 6. If proposing connections to any water main 16" or greater, provide written approval by the General Manager of Water Utilities. The existing water mains on US-380 and on Jim Chistal Road are 20-inch DIP. Written approval would be initiated in the form of a design deviation request. (PPC 6.9) </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
<p>7. Dimension from centerline to edge of ROW. (PPC 3.11)</p> <p>8. Label type and size of boundary monuments and label as found or set for all property corners, points of intersection, and points of curvature/tangency. (PPC 2.11)</p> <p>9. Minimum 250' setback does not apply to industrial uses. Update note to read "Industrial buildings must comply with fire code separation distances from existing gas wells." Add to note 14 or add another note (referred to on the face of the plat like note 14) that advises lot purchasers of the existence of producing wells on the Drilling and Production Site(s) on Lot 5, the possibility of new wells that may be drilled and fracture stimulated on the Drilling and Production Site(s), as well as the possibility that gas wells on the Drilling and Production Site(s) may be re-drilled and /or re-fracture stimulated in the future. (CL 6.3b)</p>				
<p>b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.</p> <p>Findings:</p> <p>The Preliminary Plat does not meet the review criteria of DDC Section 2.6.3D as described below.</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls.</p> <p>Findings:</p> <p>There is no conflict.</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Prior Approvals				
<p>a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.</p> <p>Findings:</p> <p>The proposed Preliminary Plat complies with the dimensional standards of the established zoning districts. No development agreements or plans have been approved for the subject property.</p>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans. Findings: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. The decision-making authority shall weigh competing plan goals, policies, and strategies Findings: <div>There are no competing plan goals, policies, and strategies for this site.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <div> <p>The Preliminary Plat does not meet all review criteria, as detailed in Criterion 1a and below.</p> <ol style="list-style-type: none"> 1. Comply with DDC Subchapter 6: Gas Wells. The land area contained in the proposed site plan (building 1 area) is currently located within the boundary of two existing Gas Well Development Plats (GWP08-0020 and GWP05-0010). The gas well operator, Eagle Ridge, must be included in the discussion to plat the property. </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Compliance with these standards is applied at the level of detail required for the subject submittal. Findings: <div>Additional information on development phasing is required to determine if all standards have been met.</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Compliance with Other Applicable Regulations				

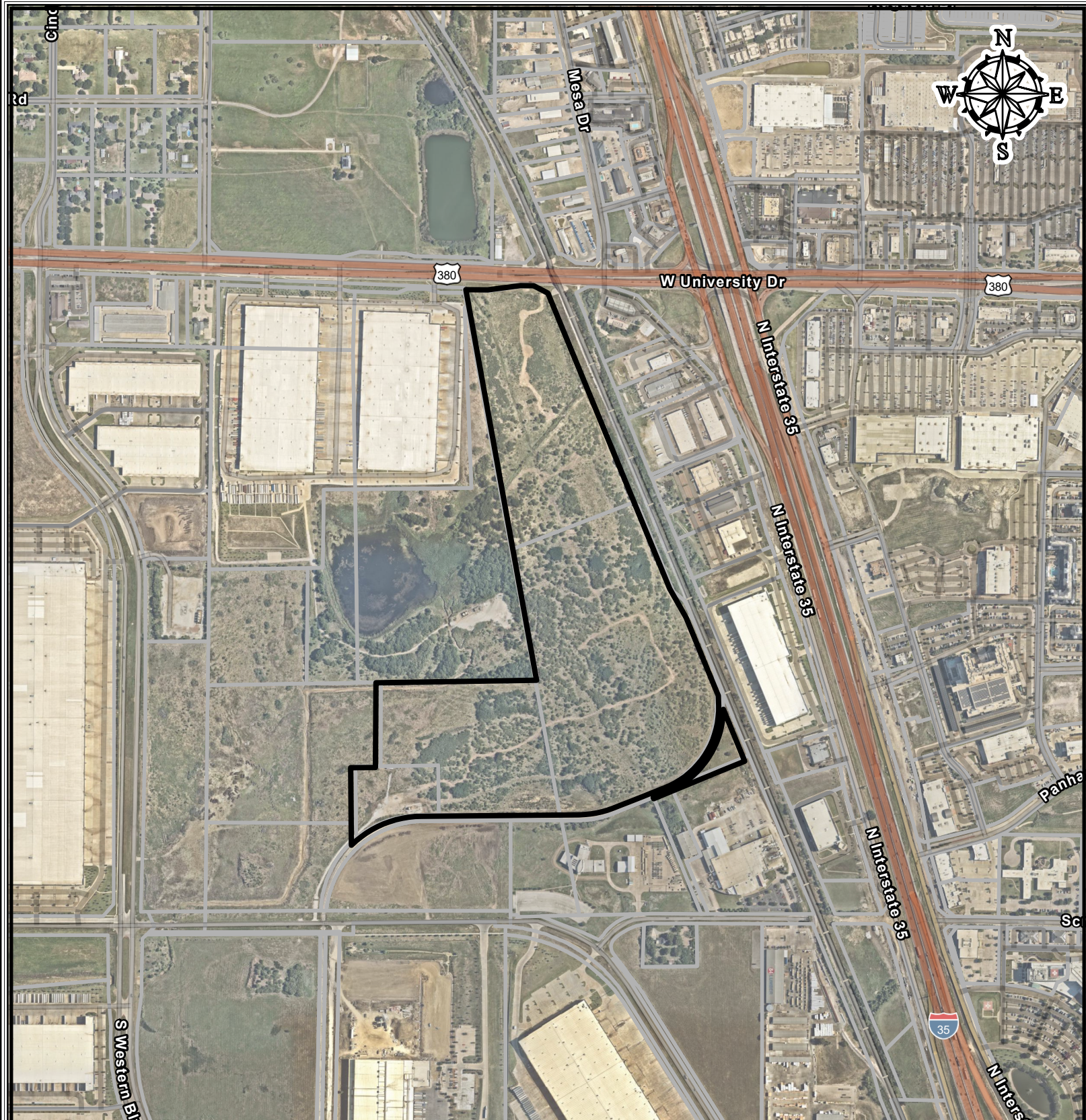
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
<p>a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.</p> <p>Findings:</p> <div> <p>The proposed Preliminary Plat does not comply with all floodplain and utility standards in the Design Criteria Manual, as detailed herein and below.</p> <ol style="list-style-type: none"> 1. Show, label, and dimension the floodplain easement. (DCM 4.12.1, PPC 3.9) 2. Label minimum finish floor elevation for each pad site on any lot adjacent to the floodplain or within the 200 feet permit buffer around the floodplain. Display the location of the centerline of creeks and drainage ways tied to dimensions in feet and hundredths of feet with bearings and angles. No unplatted remainder will be allowed between property boundaries and centerlines of creeks. (PPC 3.10) 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, PPC 6.8) </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Consistent with Interlocal and Development Agreements				
<p>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.</p> <p>Findings:</p> <div> <p>There are no interlocal or development agreements for the subject property.</p> </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Minimizes Adverse Environmental Impacts				
<p>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.</p> <p>Findings:</p> <div> <p>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</p> </div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Minimizes Adverse Impacts on Surrounding Property				

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
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: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Minimizes Adverse Fiscal Impacts				
a. The proposed development should not result in significant adverse fiscal impacts on the city. Findings: <div>Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: <div> <p>The proposed Preliminary Plat does not comply with all utility standards as detailed herein and below.</p> <ol style="list-style-type: none"> 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, PPC 6.8) <p>Additional information on development phasing is required to determine if lots have adequate access and utilities provided.</p> </div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: <div>Additional information on development phasing is required to determine if lots have adequate access.</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

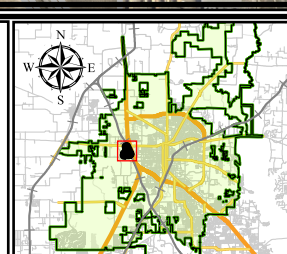
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
Findings: <div>The development will be served by City of Denton water and wastewater. Additional information on development phasing is required to determine if lots have adequate access.</div>				
13. 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: <div>The phasing plan has not been provided with the first submittal of this Preliminary Plat and has been requested for review.</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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: <div>The Preliminary Plat meets the above approval criteria.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Provides evidence of public water and sewer system connections. Findings: <div>This development will be served by City of Denton Water and Wastewater.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Identifies and adequately mitigates known natural hazard areas. Findings: <div>The proposed development must comply with all applicable standards and specifications adopted by the City.</div>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Proposes reasonable project phasing in terms of infrastructure capacity. Findings: <div>The phasing plan has not been provided with the first submittal of this Preliminary Plat and has been requested for review.</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PP25-0003 Aerial Site Location



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



0 240 480 960 Feet

CITY OF DENTON
Development Services • GIS
Date: 8/21/2025

"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 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."

A north arrow pointing upwards, with the word "NORTH" written below it. Below the north arrow is a graphic scale bar labeled "GRAPHIC SCALE IN FEET". The scale bar has markings for 200, 0, 100, and 200 feet. Below the scale bar, the text "1" = 200' @ 24X36" is written.

IMPORTANT NOTICE:

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

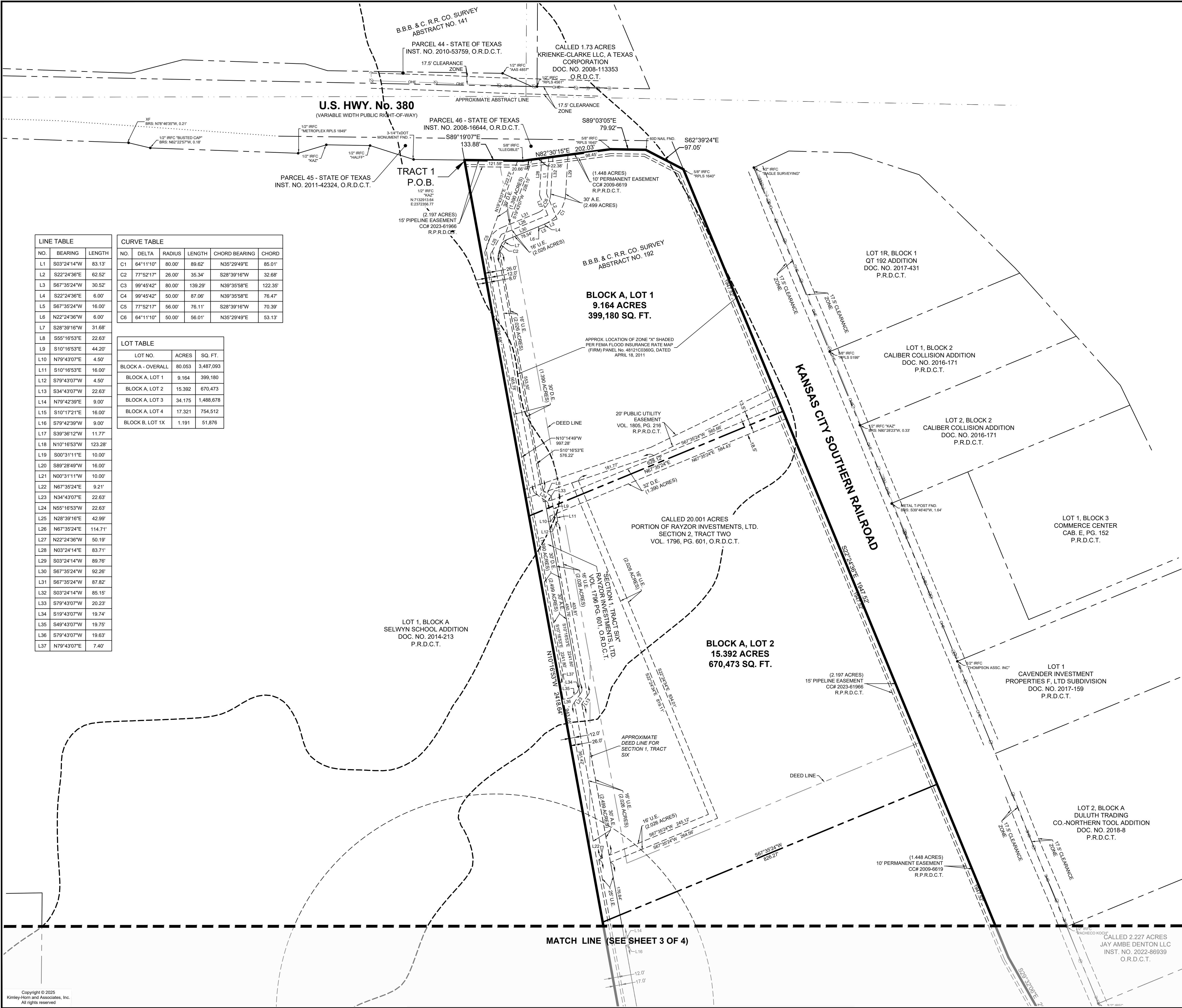
LOTS 1-5, BLOCK A; LOT 1X, BLOCK B

4 INDUSTRIAL LOTS
1 OPEN SPACE LOT
1 GAS WELL LOT

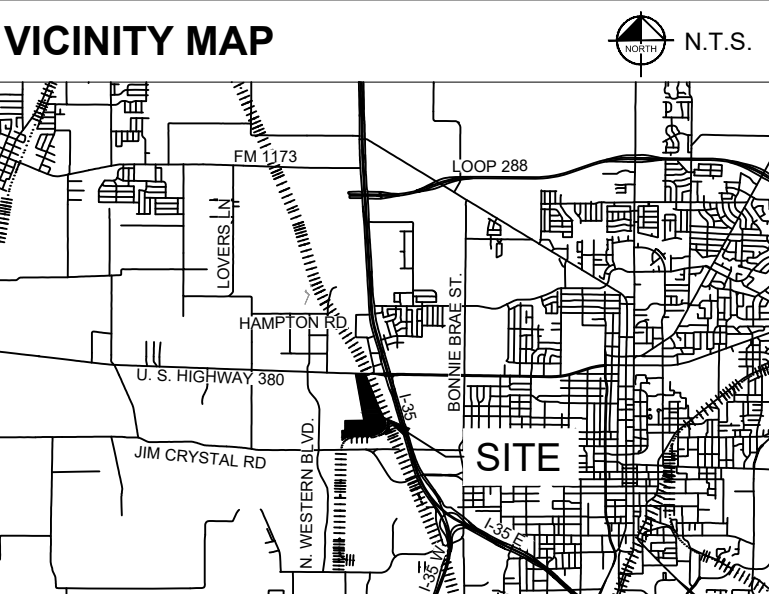
81.244 ACRES SITUATED IN THE
B. B. B. & C. RR. CO., ABSTRACT NO. 192
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NO. PP25-0003

OWNER:
Rayzor Investments, Ltd.
400 W. Oak St., Suite 302
Denton, Texas 76201
Ph:
Contact: Philip A. Baker

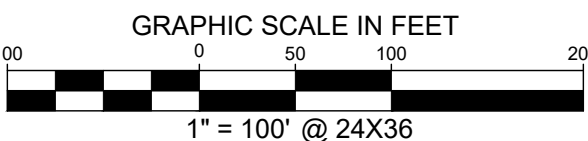
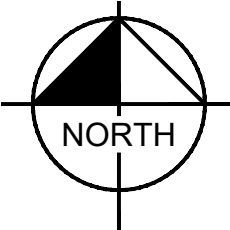
APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, TX 76201
Ph: 940-287-3620
Contact: Mack Mattke, P.E.



LEGEND	
IRSC	5/8" IRON ROD W/ "XHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
VOL.	VOLUME
P.L.	PAGE
INST.	INSTRUMENT
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
●	FOUND MONUMENT
○	SET MONUMENT
R.O.W.	RIGHT-OF-WAY
⊙	GAS WELL



LINE TYPE LEGEND	
————	BOUNDARY LINE
- - - - -	ADJACENT PROPERTY LINE
- · - · -	PROPOSED LOT LINE
- · - · -	OLD LOT LINE
- - - - -	EASEMENT LINE
- · - · -	CENTERLINE
- - - - -	ABSTRACT LINE
- - - - -	FLOODPLAIN LINE



SEE NOTES ON SHEET 4

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PRELIMINARY PLAT C5LC RAYZOR RANCH ADDITION

LOTS 1-5, BLOCK A; LOT 1X, BLOCK B

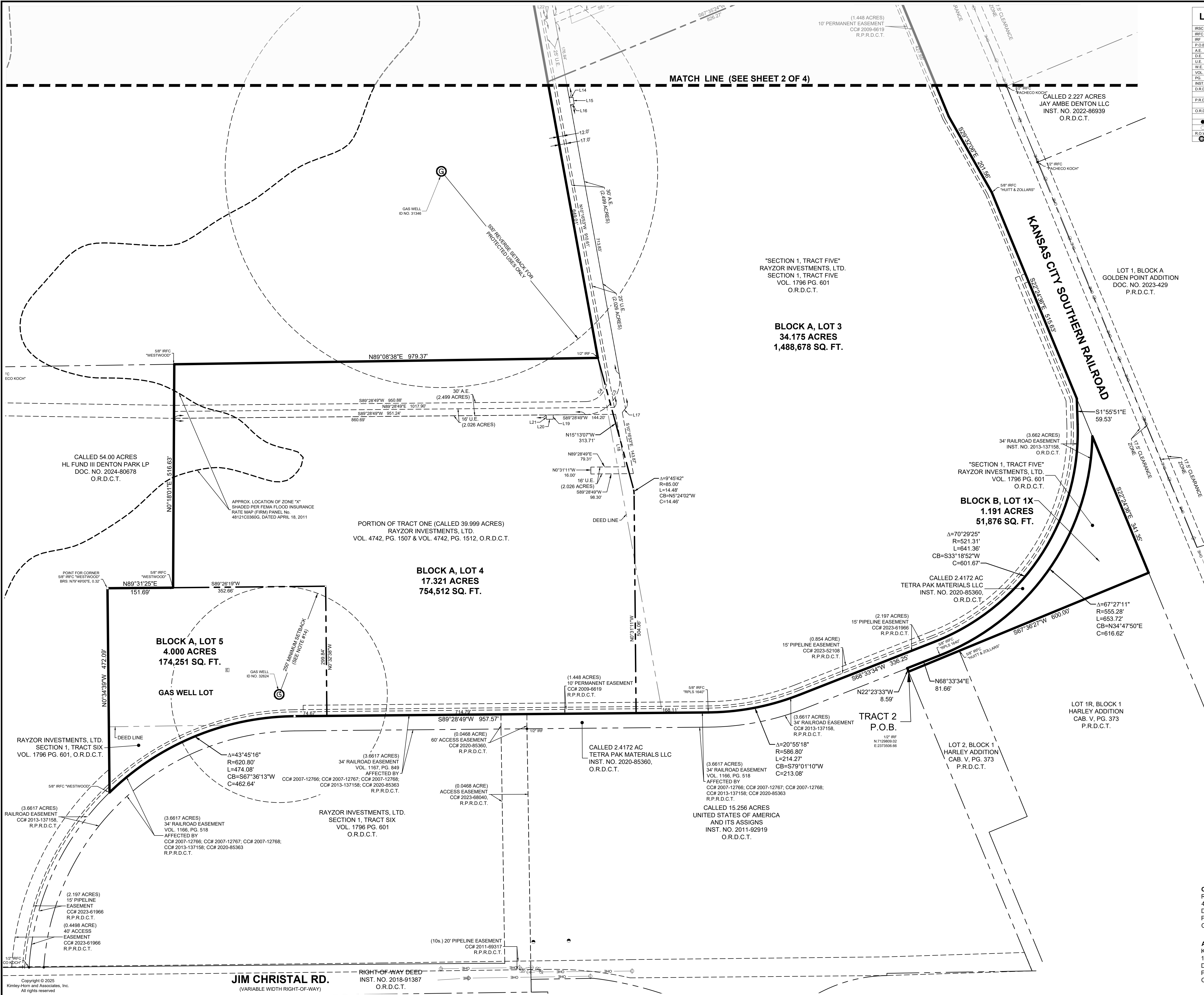
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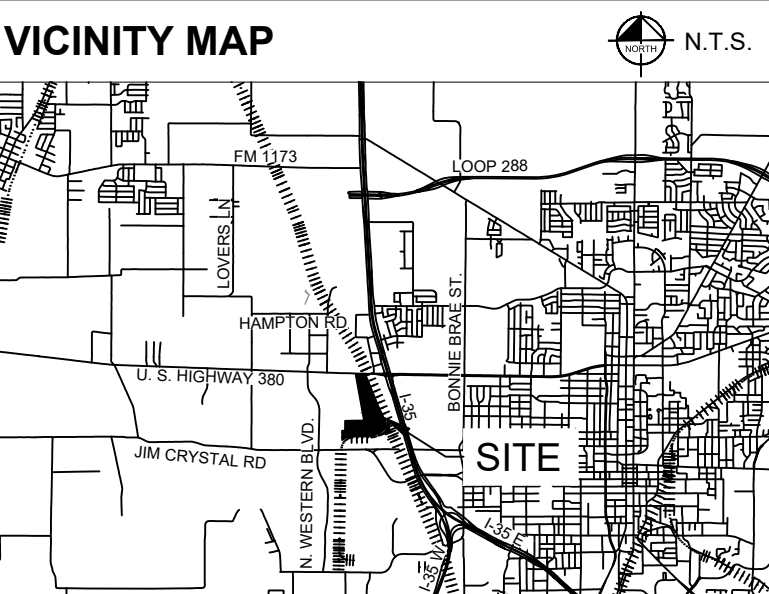
SURVEYOR: 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822	Kimley»Horn		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
	Scale 1" = 100'	Drawn by MBM/JCC	Checked by KHA	Project No. 064513418
		Date JULY 2025	Project No. 064513418	SHEET 2 OF 4

OWNER:
Rayzor Investments, Ltd.
400 W. Oak St., Suite 302
Denton, Texas 76201
Ph:
Contact: Philip A. Baker

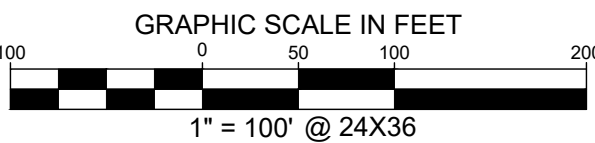
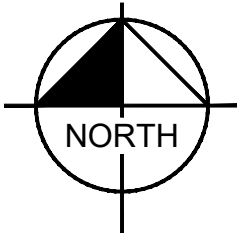
APPLICANT:
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Ph: 940-287-3620
Contact: Mack Mattke, P.E.



LEGEND	
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IRFC	IRON ROD FOUND
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
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P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
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○	SET MONUMENT
R.O.W.	RIGHT-OF-WAY
⊙	GAS WELL



LINE TYPE LEGEND	
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- - -	ADJACENT PROPERTY LINE
- · - · -	PROPOSED LOT LINE
- · - · -	OLD LOT LINE
- · - · -	EASEMENT LINE
- · - · -	CENTERLINE
- · - · -	ABSTRACT LINE
- · - · -	FLOODPLAIN LINE



SEE NOTES ON SHEET 4
SEE LINE & CURVE & LOT TABLE ON
SHEET 2

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PRELIMINARY PLAT C5LC RAYZOR RANCH ADDITION

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CITY OF DENTON, DENTON COUNTY, TEXAS
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SURVEYOR:		Kimley»Horn	
6160 Warren Parkway, Suite 210 Frisco, Texas 75034		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
Scale	Drawn by	Checked by	Date
1" = 100'	MBM/JCC	KHA	JULY 2025
FIRM # 10193822		Project No.	SHEET
		064513418	3 OF 4

OWNER:
Rayzor Investments, Ltd.
400 W. Oak St., Suite 302
Denton, Texas 76201
Ph:
Contact: Philip A. Baker

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, TX 76201
Ph: 940-287-3620
Contact: Mack Matkka, P.E.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS RAYZOR INVESTMENTS, LTD., are the rightful owners of two tracts of land situated in the BBB&CRR Co. Survey, Abstract No. 192, City of Denton, Denton County, Texas and being all of a called 20.001-acre described as Section 2, Tract 2, a portion of a tract of land described as Section 1, Tract Five, a portion of a tract of land described as Section 1, Tract Six, all said tracts of land described in the deed to Rayzor Investments, Ltd., recorded in Volume 1796, Page 601, Official Records of Denton County, Texas, and a portion of a called 39.999-acre tract of land described as Tract One in the deed to Rayzor investments, LTD, recorded in Volume 4742, Page 1507, and Volume 4742, Page 1512, Official Records of Denton County, Texas, (same being the Save and Except 39.999-acre tract from Section 1, Tract Six in said Volume 1796, Page 601), and being more particularly described by the metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "KAZ" found for the northeast corner of Lot 1, Block A, Selwyn School Addition an addition to the City of Denton, Texas according to the plat thereof recorded in Document Number 2014-213 of Plat Records of Denton County, Texas and the southwest corner of a called 0.4272 acre described as Parcel 46 in the Right-of-Way Deed to the State of Texas, recorded in Document Number 2008-16644, Official Records of Denton County, Texas, same being the southeast corner of a tract of land described as "Parcel 45" in the Right-of-Way deed to the State of Texas, recorded in Document No. 2011-42324, Official Records of Denton County, Texas, same also being in the southerly right-of-way line of U.S. Highway 380 (a variable width right-of-way);

THENCE along the said southerly right-of-way line, and said Parcel 46 the following courses:

South 89°19'07" East, a distance of 133.88 feet to a 5/8" iron rod with plastic cap stamped "ILLEGIBLE" found for corner;

North 82°30'15" East, a distance of 202.03 feet to a 5/8" iron rod with plastic cap stamped "RPLS 1640" found for corner;

South 89°03'05" East, a distance of 79.92 feet to a 60D Nail found for corner;

South 62°39'24" East, a distance of 97.05 feet to a 5/8" iron rod with plastic cap stamped "RPLS 1640" found for the southeast corner of said Parcel 46, same being the intersection of the southerly right-of-way line of said U.S. Highway 380 and the westerly right-of-way line of Gulf, Colorado & Santa Fe Railway described in the deed recorded in Volume 439, Page 312, Deed Records of Denton County, Texas;

THENCE along said westerly right-of-way line the following courses:

South 22°24'36" East, a distance of 1,947.52 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 29°32'06" East, a distance of 201.56 feet to a 5/8" iron rod with plastic cap stamped "HUITT & ZOLLARS" found for corner;

South 22°24'36" East, a distance of 515.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of a called 2.4172-acre tract described in the deed to Tetra Pak Materials, LLC, recorded in Document Number 2020-85360, Official Records of Denton County, Texas;

THENCE departing said westerly right-of-way line and along the north line of said 2.4172-acre tract of land the following courses:

South 01°55'51" East, a distance of 59.53 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 521.31 feet, a central angle of 70°29'25", and a chord bearing and distance of South 33°18'52" West, 601.67 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 641.36 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 68°33'34" West, a distance of 336.25 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 586.80 feet, a central angle of 20°55'18", and a chord bearing and distance of South 79°01'10" West, 213.08 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 214.27 feet to a 5/8" iron rod with plastic cap stamped "RPLS 1640" found for corner;

South 89°28'49" West, a distance of 957.57 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 620.80 feet, a central angle of 43°45'16", and a chord bearing and distance of South 67°36'13" West, 462.64 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 474.08 feet to a 5/8" iron rod with plastic cap stamped "WESTWOOD" found for the southeast corner of a called 54.00-acre tract of land described in the deed to HL Fund III Denton Park, LP, recorded in Document Number 2024-80678, Official Records of Denton County, Texas;

THENCE along the easterly line of said 54.00-acre tract, the following courses:

North 00°34'39" West, a distance of 472.09 feet to a point for the inner ell corner of said 54.00-acre tract; from which a 5/8" iron rod with a plastic cap stamped "WESTWOOD" found for witness bears: North 79°49'00" East, 0.32 feet;

North 89°31'25" East, a distance of 151.69 feet to a 5/8" iron rod with plastic cap stamped "WESTWOOD" found for the easternmost southeast corner of said 54.00-acre tract;

North 00°18'01" East, a distance of 516.63 feet to a 5/8" iron rod with plastic cap stamped "WESTWOOD" found for the easternmost northeast corner of said 54.00-acre tract, same being on the southerly line of the aforementioned Lot 1, Block A, from which a 5/8" iron rod with plastic cap stamped "PACHECO KOCH" found for the inner ell corner of said 54.00-acre tract and the southernmost southwest corner of said Lot 1, Block A bears South 89°08'38" West, a distance of 424.25 feet;

THENCE North 89°08'38" East, along the southerly line of said Lot 1, Block A, a distance of 979.37 feet to a 1/2" iron rod found for southeast corner of said Lot 1, Block A;

THENCE North 10°16'53" West, along the easterly line of said Lot 1, Block A, a distance of 2,418.64 feet to the POINT OF BEGINNING and containing 3,487,093 square feet or 80.053 acres of land, more or less.

TRACT 2

BEING a tract of land situated in the BBB&CRR Co. Survey, Abstract No. 192, City of Denton, Denton County, Texas and being a portion of a tract of land described as Section 1, Tract Five, in the deed to Rayzor Investments, Ltd., recorded in Volume 1796, Page 601, Official Records of Denton County, Texas, and being more particularly described by the metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of Lot 2, Block 1, of Harley Addition, an addition to the City of Denton, Texas, according to the plat thereof recorded in Cabinet V, Page 373, Plat Records of Denton County, Texas and being on the easterly line of a called 15.256-acre tract of land described in the deed to The United States of America and its assigns recorded in Instrument Number 2011-92919, Official Records of Denton County, Texas, from which a 5/8" iron rod with plastic cap stamped "HUITT & ZOLLARS" found for the common north corner of said Lot 2, Block 1 and Lot 1R, Block 1, of said Harley Addition, bears North 67°36'27" East, a distance of 126.22 feet;

THENCE North 22°23'33" West, along said east line, a distance of 8.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" set the northeast corner of said 15.256-acre tract, same being in the southerly line of a called 2.4172-acre tract of land described in the deed to Tetra Pak Materials, LLC, recorded in Instrument Number 2020-858360, Official Records of Denton County, Texas;

THENCE along the southerly line of said 2.4172-acre tract the following courses:

North 68°33'34" East, a distance of 81.66 feet to a 5/8" iron rod with plastic cap stamped "RPLS 1640" found at the beginning of a non-tangent curve to the left with a radius of 555.28 feet, a central angle of 67°27'11", and a chord bearing and distance of North 34°47'50" East, 616.62 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 653.72 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the easternmost southeast corner of said 2.4172-acre tract, same being on the westerly right-of-way line of Gulf, Colorado & Santa Fe Railway described in the deed recorded in Volume 439, Page 312, Deed Records of Denton County, Texas;

THENCE South 22°24'36" East, along said westerly right-of-way line, a distance of 341.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 1R, Block 1;

THENCE South 67°36'27" West, along the northerly line of said Harley Addition, a distance of 600.00 feet to the POINT OF BEGINNING and containing 51,876 square feet or 1.191 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RAYZOR INVESTMENTS, LTD., does hereby adopt this plat designating the herein described property as C5LC RAYZOR RANCH ADDITION, an addition to Denton County, Texas, and does hereby dedicate to the public use forever, in fee simple, the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. 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: RAYZOR INVESTMENTS, LTD., a Texas limited partnership

By: The Rayzor Company, a Texas corporation,
its general partner

By: _____
Signature

By: _____
Printed Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and 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 _____, 2025.

NOTES:

- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849393.
- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- NOTICE: 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.
- 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.
- Acceptance of the drainage features 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, Drainage Criteria and Comprehensive Master Drainage Plan.
- Property owner is responsible for the maintenance and improvements located within the Drainage Access Easement.
- No lot shall be platted such that it creates an un-developable lot by cutting-off one or more other lots from the only approved legal access to a right-of-way for that lot or those lots, unless a public access easement is provided through the lot being platted which maintains that unobstructed connection to the right-of-way for the adjoining lot or lots with this subdivision which would otherwise have been cut-off from the right-of-way.
- Maintenance of paving, grading, drainage, and access improvements within the access easements shown on this plat are the responsibility of the property owners and approval of this plat does not constitute acceptance of the same maintenance purposes by the City of Denton.
- For lots which use a public access drive for one or both of their two required access points, pavement within the public access drive or drives providing such required access shall be constructed to meet all standards of DDC 8.3.2C.3a-b before the permits for any other private improvements to such lots are approved.
- On site sewer facilities shall not be located inside publicly dedicated easements.
- The purpose of this plat is create 4 industrial lots, 1 open space lot and 1 gas well lot and dedicate easements.
- The site will be served through City of Denton water/ sewer.
- City of Denton is granted temporary access to enter the property during construction for necessary inspections.
- Industrial buildings allowed outside of the 250' minimum setback.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 480194 for Denton County, Texas and incorporated areas, dated April 18, 2011 this property is located within Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" 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.

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 _____, 20_____.

Notary Public, State of Texas

APPROVED BY THE PLANNING AND ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 2025

PLANNING AND ZONING CHAIRPERSON

CITY SECRETARY

PRELIMINARY PLAT
C5LC RAYZOR RANCH
ADDITION

LOTS 1-5, BLOCK A; LOT 1X, BLOCK B

4 INDUSTRIAL LOTS
1 OPEN SPACE LOT
1 GAS WELL LOT

81.244 ACRES SITUATED IN THE
B. B. B. & C. RR. CO., ABSTRACT NO. 192
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NO. PP25-0003

SURVEYOR:	Kimley»Horn				
	6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779				
Scale	Drawn by	Checked by	Date	Project No.	SHEET
N/A	MBM/JCC	KHA	JULY 2025	064513418	4 OF 4

OWNER:
Rayzor Investments, Ltd.
400 W. Oak St., Suite 302
Denton, Texas 76201
Ph:
Contact: Philip A. Baker

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, TX 76201
Ph: 940-287-3620
Contact: Mack Mattkke, P.E.

From: Mattke, Mack <Mack.Mattke@kimley-horn.com>

Sent: Wednesday, August 20, 2025 1:52 PM

To: Stanley, Erin <Erin.Stanley@cityofdenton.com>

Cc: Meza, Miranda <miranda.meza@cityofdenton.com>

Subject: RE: PP25-0003 - Core5 Industrial / 1st DAT Review Comments Available to View/Download

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

Erin – I’m sorry I missed this one in my inbox. Can you please extend this preliminary plat, we will resubmit on 8/26 and track the 9/24 P&Z date?

Thanks -

Mack Mattke, P.E.

Kimley-Horn | 100 W. Oak Street, Suite 203, Denton, Texas 76201

Direct: 940-536-0176 | Mobile: 319-210-2929 | Main: 940-287-3620



City of Denton

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

Legislation Text

File #: Z25-0008, Version: 1

AGENDA CAPTION

Hold a public hearing and consider making a recommendation to City Council regarding a request by CATDENTON FIVE, Inc. for a zoning change from Planned Development 142, Hillcrest Center, to Planned Development - General Office (PD-GO) District including but not limited to establishing uses and standards. The approximately 68-acre site is generally located east of North Interstate 35, north of Loop 288, and southwest of Highway 77 (North Elm Street), in the City of Denton, Denton County, Texas. (Z25-0008, CAT 35, Julie Wyatt)



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: August 27, 2025

SUBJECT

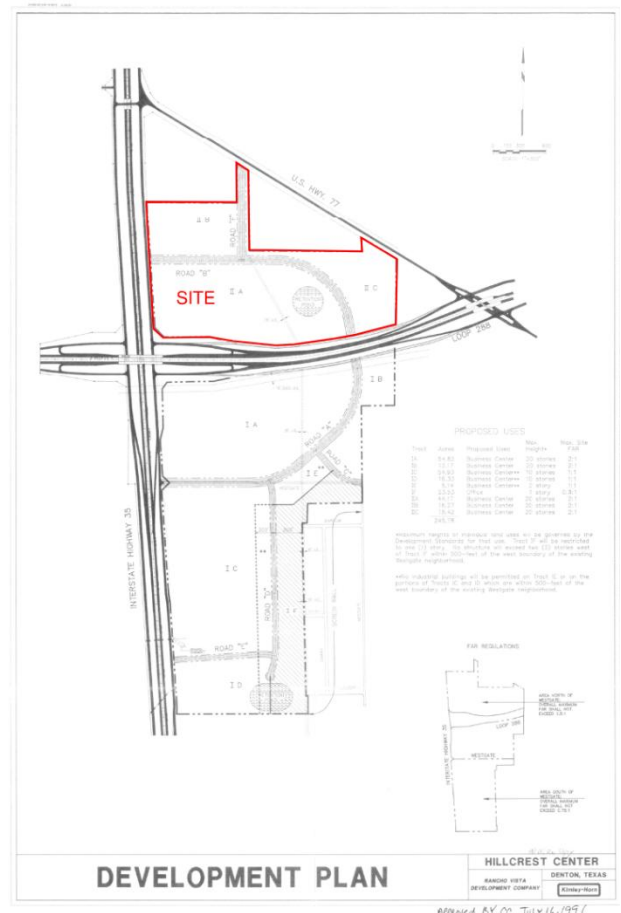
Hold a public hearing and consider making a recommendation to City Council regarding a request by CATDENTON FIVE, Inc. for a zoning change from Planned Development 142, Hillcrest Center, to Planned Development – General Office (PD-GO) District including but not limited to establishing uses and standards. The approximately 68-acre site is generally located east of North Interstate 35, north of Loop 288, and southwest of Highway 77 (North Elm Street), in the City of Denton, Denton County, Texas. (Z25-0008, CAT 35, Julie Wyatt)

BACKGROUND

The applicant, Mack Matke with Kimley Horn, on behalf of the property owner, CATDENTON FIVE, Inc. is requesting to rezone approximately 68 acres from Planned Development 142 to Planned Development – General Office (PD-GO) District. According to the applicant, the purpose of the request is to facilitate the development of warehouse, light industrial, and other employment uses, although an end user has not yet been identified. However, if approved, any allowed use could operate on the site.

Site History

Originally called “Hillcrest Center,” PD-142 District was approved by Ordinance 91-101 (Exhibit 6), which established the project boundaries, permitted land uses, development regulations, roadway network, and subdistricts on a total of 245.8 acres, which included the subject property on its northern end. The subject property includes the 68 acres located inside the triangle created by I35, Hwy 77, and Loop 288 as shown on the original Hillcrest Center PD Development Plan, right. The



purpose of PD-142 was to create an “Urban Center” at the intersection of I-35 and Loop 288 with a concentration of commercial, retail, office, and light industrial uses to serve as a hub for economic activity and employment.

With the exception of the Stonehill Center outlet mall, most of the original PD area has remained undeveloped (including the subject property of 68 acres), and the regulations have remained in effect since 1991, including the permitted uses and development standards. The following is a sample of the types of allowed uses. A full listing of all permitted uses and development standards is provided in Exhibit 6.

- Hotel or Motel
- Community Center (Public)
- Hospital
- Light Industrial
- Nursing Home
- Auto Sales and Repair (in building)
- Offices, Professional and Administrative
- Restaurant
- Retail Stores and Shops
- Storage or Sales Warehouse

In addition to specifying permitted and prohibited uses, the development standards in PD-142 prescribe setbacks and maximum buildings heights based on the type of developing land use, provide for specific setbacks and screening adjacent to the single-family uses along Westgate, and requires development follow the 1988 landscape standards that were in effect at the time.

Current Request

As stated above, the applicant’s proposed uses include warehouse and light industrial, both of which are permitted in PD-142. Consequently, the applicant could maintain the existing PD-142 District and develop the site under the existing regulations with a Detailed Plan. A Detailed Plan is a site plan of the proposed development: building, parking, access, and landscaping. It is the final step in Denton’s 1991 Development Code Planned Development procedure and requires approval by City Council through the dual public hearing process.

However, instead of developing within PD-142, the applicant elected to pursue rezoning to GO District with an Overlay PD. This option ensures that current regulations related to permitted uses, site design, buffering, and landscaping will apply to the property. Additionally, the proposal includes additional screening and architectural standards to minimize visual impacts associated with large structures, truck maneuvering, and loading areas.

The DDC was amended in 2022 to create a process for establishing PD districts specifically for this purpose; in this case the applicant is requesting the Overlay PD which allows for development standards to be modified without necessitating a Development Plan, which is otherwise required for a Standard PD. Per the DDC, an Overlay PD may be used impose additional use-specific standards, and/or modify setbacks, landscaping, screening, or buffering requirements to ensure compatibility between the proposed development and neighboring properties.

Because of the site’s prominence as the City’s northern gateway and at the confluence of three highways, the proposed overlay is intended to accomplish the following:

- Enhance the landscape space and screening at the right-of-way

- Reduce the visual impact of loading areas and dock doors
- Provide flexibility in parking regulations and design to ensure adequate parking for both industrial and office uses over the life of the development
- Increase the architectural standards
- Limit the amount and permitted locations for Outdoor Storage, Accessory

These standards are outlined in Exhibit 7 and summarized in the table below. For standards not specified in the PD Regulations, the applicable GO development standards within the DDC would apply.

Standard	GO District	Proposed PD-GO District
Screening and Buffering	<ul style="list-style-type: none"> • DDC Subsection 7.7.5F.4.b.i requires two elements to screen at the right-of-way with no minimum width • Per DDC Subsection 7.7.6A, Industrial uses are not required to provide a buffer against undeveloped or Agricultural uses. 	<ul style="list-style-type: none"> • Minimum 30- to 35-foot-wide landscape buffer is required along rights-of-way. Right-of-Way Elements as required in DDC Subsection 7.7.5F.4.b.i, as amended, shall be planted between the street and the parking lot, except along I-35 where the elements must include a masonry wall and accent trees. • A 10-foot-wide buffer is required along the easternmost property line of the Planned Development District. The buffer must include a minimum of 30 points from Table 7.G.
Parking	Per Table 7.9-I, the minimum required parking for Warehouse and Manufacturing uses is one space per 3,500 gross floor area or one space per employee on the largest shift.	<p>Manufacturing and Processing Use Types and Storage and Warehousing Use Types required parking ratios:</p> <ul style="list-style-type: none"> • Minimum: one space per 2,000 square feet • Maximum: one space per 500 square feet <p>Director is authorized to reduce or increase the required off-street parking based on a parking demand study per 7.9.4E of the DDC.</p>
Building Design	Per DDC Subsection 7.10.5D, buildings shall have no more than 50 continuous feet without a horizontal and vertical break of at least three feet.	<ul style="list-style-type: none"> • Front facades shall be enhanced with 30% minimum window glazing, beginning at the primary entrance and extending 100 feet in either direction. • Buildings shall have no more than 100 continuous feet without a horizontal and vertical break of at least 3 feet.

Dock Doors and Loading Areas	Per DDC Subsection 7.9.7B, required off-street loading spaces shall not be permitted in any front yard or in any required street side yard.	<ul style="list-style-type: none"> • No dock doors shall directly face the public right of way. • Loading areas, truck courts, trailer parking, and trash collection areas are prohibited in the front yard(s) adjacent to each right-of-way. • All loading areas visible from the public right of way must be screened from the right-of-way by screening walls, building projections, wing walls, retaining walls, or similar structures.
Use Restrictions	<p>Uses as permitted in DDC Table 5.2-A, including:</p> <p>Outdoor Storage Accessory permitted with the following Use-Specific Standards:</p> <ul style="list-style-type: none"> • Limited to materials sold or used on the premises as part of the principal use of the property. • Shall not be located between the front building façade and the adjacent street frontage. • Materials shall not be stored in areas intended for vehicular or pedestrian circulation. • Materials stored outdoors shall be setback at least five feet from all property lines. • Shall be maintained entirely within an enclosed structure or shall be opaquely screened from all rights-of-way, residential zoning districts, and residential uses with a minimum eight (8) foot tall wall or fence of masonry, elevated and sealed wood or a combination of such materials. 	<p>Uses as permitted in DDC Table 5.2-A for the GO District, with the following modification:</p> <p>The Use-Specific Standards for Outdoor Storage, Accessory below, shall replace those in DDC Subsection 5.4.4D:</p> <ol style="list-style-type: none"> 1. Shall be limited to materials sold or used on the premises as part of the principal use of the property. 2. Materials other than trailer parking shall not be stored in areas intended for vehicular or pedestrian circulation. 3. Materials other than trailer parking shall be located within designated truck courts only and shall be limited to a maximum of 30% of the truck court area. 4. Where not already screened by buildings, shall be opaquely screened from all adjacent properties with a minimum eight (8) foot tall masonry wall. 5. Outside Storage is not allowed between buildings and any public right-of-way. 6. Designated Outdoor Storage, Accessory, areas must be depicted on the Zoning Compliance Plan as required in DDC Subsection 2.5.1, as amended. No Outdoor Storage, Accessory will be allowed outside of the designated areas. Alterations to a designated Outdoor Storage, Accessory area that affects more than 30 percent of the square feet of that designated area shall require review and approval of a revised Zoning Compliance Plan.

A full Staff Analysis of the proposed Planned Development, including a further analysis of the proposed standards, is provided in Exhibit 2.

OPTIONS

1. Recommend Approval
2. Recommend Approval Subject to Conditions
3. Recommend Denial
4. 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 2.7.3.D of the DDC for approval of a zoning change to an Overlay PD District.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
July 16, 1991	City Council	Ordinance 91-101 established PD-142 with permitted uses, development standards, and Development Plan	Approval

PUBLIC OUTREACH:

Twelve notices were sent to property owners within 200 feet of the subject property, and seventeen postcards were mailed to current residents within 500 feet of the subject property. As of the writing of this report, the City has received one response in favor of the request.

A notice was published in the Denton Record Chronicle on August 10, 2025.

A notice was published on the City's website on August 6, 2025.

One sign was posted on the property on August 13, 2025.

DEVELOPER ENGAGEMENT DISCLOSURES

No Developer Engagement Disclosures have been provided to staff by the 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. Future Land Use Map
6. Ordinance 91-101 (PD-142, Hillcrest Center)
7. PD Development Standards
8. Fiscal Impact Summary
9. Notification Map and Sign Posting Affidavit
10. Draft Ordinance

Respectfully submitted:
Hayley Zagurski, AICP
Acting Planning Director

Prepared by:
Julie Wyatt, AICP
Principal Planner

Planning Staff Analysis

Z25-0008/CAT 35

City Council District #3

REQUEST:

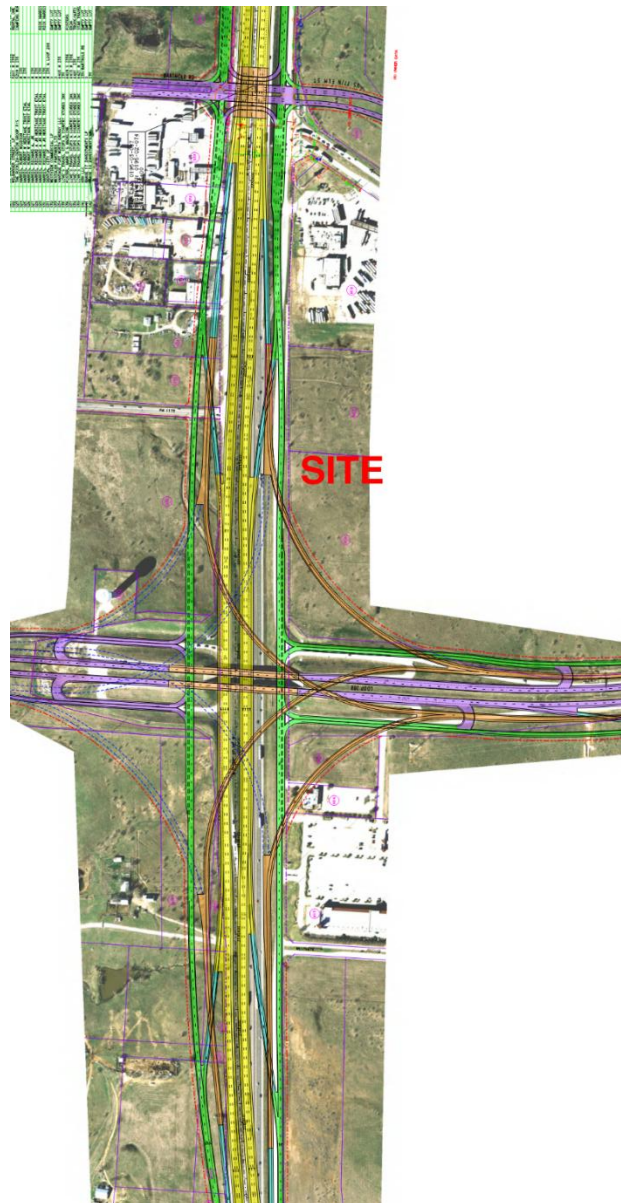
Request to rezone 68 acres from Planned Development 142, Hillcrest Center, to Planned Development – General Office (PD-GO) District.

SITE DATA:

The approximately 68-acre site is located in the middle of three highways with frontage along North Interstate 35, Loop 288, and Highway 77 (North Elm Street). This configuration results in a highly visible site that is part of the City's northern gateway. The subject property is undeveloped and is currently accessed from Loop 288. Future access to the site will be permitted from Highway 77 and Interstate 35 Frontage Road, subject to TxDOT review and approval.

TxDOT is currently planning future improvements to nearby roadways (see inset schematic, right). Currently there is not a timeline for construction, but staff expects work will begin after 2030. While the roadway designs and details are not complete, the following are anticipated to be included in the final projects:

- **Loop 288 (east/west corridor in schematic):** The main lanes for Loop 288 will remain in the same configuration with two lanes for each direction separated by a median. Future improvements include elevated direct connection ramps from Loop 288 to both North and South Interstate 35. Frontage roads along Loop 288 will connect to the Interstate 35 frontage roads. The subject property has approximately 2,770 feet of frontage along Loop 288 and will be able to obtain driveway access to the frontage roads.
- **Interstate 35 (north/south corridor in schematic):** Future improvements include an expansion of the main lanes to three lanes each way, frontage roads, and direct connection ramps to Loop 288.
- **Highway 77:** No changes to the main travel lanes are anticipated, and the roadway will remain in the current configuration of four lanes separated with a median. Some changes to the intersection with I35 are likely.



[continued on next page]

SURROUNDING ZONING AND USES:

Surrounding land uses and zoning are detailed in the table below. An aerial map and zoning map are also provided as Exhibits 3 and 4, respectively.

Northwest (across I35): Zoning: Highway Corridor (HC) and Mixed-Use Regional (MR) Use: Travel Plaza and Multifamily	North: Zoning: General Office (GO) Use: Travel Plaza, Automotive Repair Shop, Major and Light Manufacturing	Northeast: Zoning: General Office (GO) Use: Undeveloped
West (across I35): Zoning: Light Industrial (LI) Use: Warehouse and Light Manufacturing	SUBJECT SITE	East: Zoning: General Office (GO) Use: Undeveloped
Southwest (across I35): Zoning: Light Industrial (LI) Use: Undeveloped	South: Zoning: PD -142 Use: Undeveloped and Commercial	Southeast: Zoning: Mixed Use Regional (MR) and PD-142 Use: Undeveloped and Multifamily

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 2.7.3.D of the DDC applies to this rezoning to PD Overlay 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 rezoning to PD Overlay requests.

2. *Prior Approvals*

There have been no prior approvals associated with this request.

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

The decision-making authority:

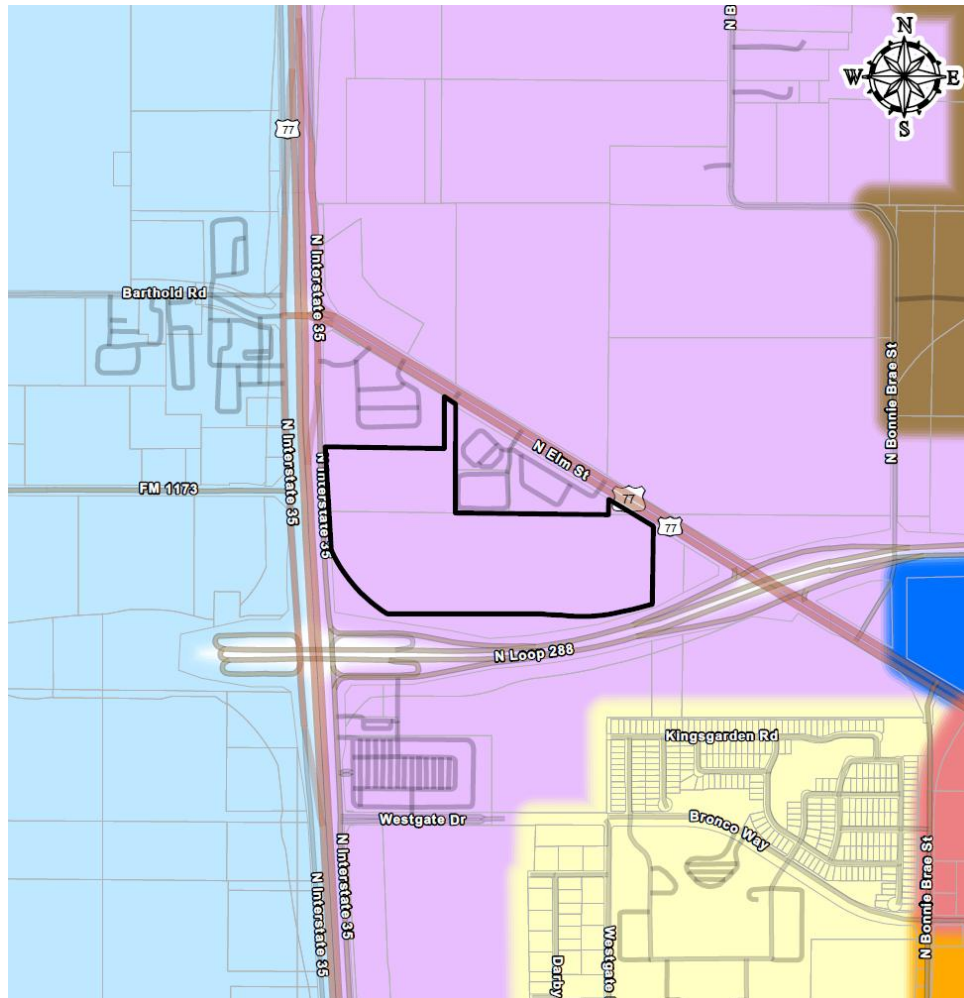
a. *Shall weigh competing goals, policies, and strategies.*

There are no competing goals, policies, or strategies related to 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.*

The proposed Planned Development Overlay is consistent with the goals, policies, and actions of the Comprehensive Plan and with the Future Land Use Designation of Business Center (light purple shading on the inset map below and in Exhibit 5) as outlined below:

Future Land Use



The Future Land Use Map (FLUM) designation for the subject property and surrounding area is Business Center, which is envisioned to be the City's employment centers, intended to allow for a range of businesses both in terms of sizes and types. Sites should be designed to include generous, linked open space to maximize value and promote visual quality and compatibility. General Office District conforms to the goals and purpose of Business Center, as it permits a variety of employment, service, and commercial uses while requiring design standards consistent with office or commercial developments. These standards include overall tree canopy, building orientation, and landscaping. Because of the site's prominent location near Denton's north gateway, the proposed PD-GO District provides additional enhancements to encourage a higher-quality design. Specifically, the overlay conditions include a wide landscape area between the roadways and parking/building areas, screening of loading area dock doors, enhanced building entrances, and limits to accessory outdoor storage.

The request is also consistent with the following goals and urban design principles of the Comprehensive Plan:

Community Character & Urban Design

GOAL CC-4: Create Character: Achieve exemplary urban design in future and existing development throughout Denton's neighborhoods, centers, and land uses

Uses within the Business Center Future Land Use Designation should follow appropriate urban design principals outlined in 4.16.6:

- *Encourage the development of office and business workplaces in proximity to commercial, civic, and recreational uses.*
The subject property is located in a developing area with elementary, secondary, and college level educational facilities, residential neighborhoods, commercial development, and parks nearby.
- *Screen all loading docks, platforms, and overhead bay doors from public view. Loading function should be located away from front streets and should be designed or screened in such a way as to reduce their visibility.*
The proposed Overlay PD conditions prohibit dock doors from facing the street and provide additional screening for loading areas to minimize the visibility of loading areas, consistent with the desired urban design principles.

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 to an Overlay Planned Development with a General Office base zoning district (PD-GO). The proposed Development Standards provided in Exhibit 7 indicate an intent to develop in accordance with the 2019 DDC and impose enhanced and alternative development standards as outlined in the document, which are further summarized in the table in Exhibit 1.

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

Compliance with the DDC has been analyzed at the level of detail necessary for an Overlay Planned Development. Subsequent development will be subject to the appropriate applications, development standards, and review processes of the DDC.

5. *Compliance with Other Applicable Regulations*

The PD regulations document indicates that development on the subject site shall comply with all provisions of the 2019 DDC with modified and additional standards. Further, the development will be required to comply with the City's criteria manuals for roadway, utility, and drainage improvements, as well as TxDOT requirements.

6. *Consistent with Interlocal and Development Agreements*

There are no interlocal or development agreements applicable to the site.

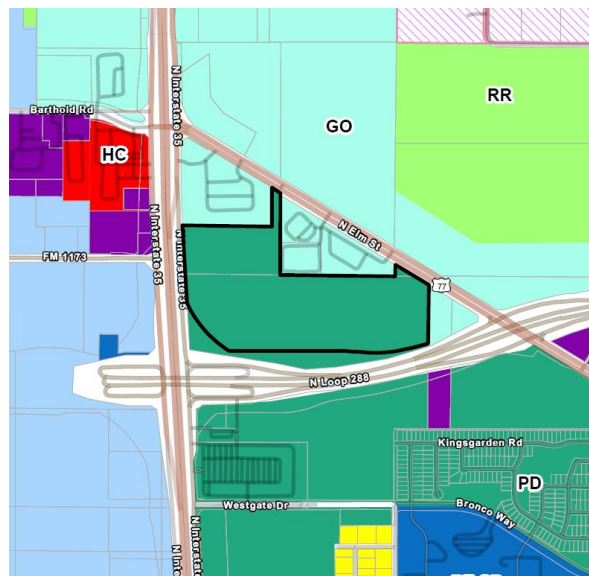
7. *Minimizes Adverse Environmental Impacts*

Subsequent development of this site would be required to show compliance with all DDC regulations related to tree preservation, stormwater control, and landscaping during the review of the Zoning Compliance Plan. Compliance with these current standards would generate a better result with more overall trees and landscaping than what would occur under the current PD-142 standards.

8. *Minimizes Adverse Impacts on Surrounding Property*

Given the adjacent zoning and developed uses to the north and east, staff does not anticipate adverse impacts—the PD’s base GO District is a logical extension of the existing zoning pattern. Residential and commercial areas south of the site are separated from the site by Loop 288 so that traffic, light, and noise generated by the proposed development will likely be muted.

However, due to the site’s prominent location, the proposal includes an Overlay PD to minimize the visual impact of a large-scale development from adjacent roadways, including increased landscape area at the street, screening for dock doors and loading areas, and limited accessory outdoor storage. See the summary table in Exhibit 1 or the full PD standards in Exhibit 7 for more detail.



9. *Minimizes Adverse Fiscal Impacts*

This proposed rezoning is not anticipated to create significant adverse fiscal impacts based upon the city’s Fiscal Impact Model, which was estimated based upon the development of an industrial use. The Model estimates net impact of \$6,101,700 to the City’s General Fund and 896 new workers. See Exhibit 8 – Fiscal Impact Summary for additional information.

As noted previously, if the rezoning is approved, any use permitted within the PD Overlay could be developed on the subject property, and a change in land use would modify the results of the Fiscal Impact Model analysis.

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

This proposed rezoning would not affect utilities, services, or improvements. Subsequent review of the Zoning Compliance Plan and Civil Engineering Plans must adhere to the applicable utility requirements, including extensions of any facilities as needed.

11. *Provides Adequate Road Systems*

As discussed above, the subject property has frontage along three TxDOT-owned roadways which will provide adequate capacity for the uses and development scale permitted in the proposed PD Overlay. A Traffic Impact Analysis (TIA) is not required with a PD Overlay; however, a TIA will be required for the development of this site if it meets the thresholds in the City’s criteria manual for a TIA at the time of Zoning Compliance Plan submittal. Specifically, if the development will generate 100 peak hour trips, 1,000 vehicle trips a day, or take access from a TxDOT roadway, a TIA would be required. Any associated improvements will need to be accounted for during review of subsequent development plans.

12. *Provides Adequate Public Services and Facilities*

The proposed rezoning is not anticipated to negatively impact public services and facilities as outlined below:

- Wastewater: The subject property is located near the future Milam/Clear Creek Interceptor Project and has negotiated adequate wastewater connections with the City.
- Water: If the rezoning is approved, appropriate water connections and extensions will be reviewed and designed in accordance with all applicable standards.

13. *Rational Phasing Plan*

The proposed rezoning does not have a phasing plan.

B. Section 2.7.3.E of the DDC provides approval criteria applicable to all applications.

1. *Complies with the goals of the Comprehensive Plan;*

As described in Consideration A above, the proposed rezoning meets this criterion.

2. *Complies with the goals of relevant Area Plans;*

As described in Consideration A above, there are no area plans applicable to the subject property.

3. *Complies with this DDC, except where modifications are expressly authorized through the PD Regulations Document and PD Development Plan;*

As detailed in Exhibit 7 and described in Consideration A above, the proposed rezoning meets this criterion.

4. *Provides a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PD District;*

Because of the site's prominence as part of the City's northern gateway and at the confluence of three highways, the proposed overlay is intended to accomplish the following:

- **Enhance the landscape space and screening at the right-of-way**

As proposed, the PD regulations exceed the typical DDC standards for screening at the right-of-way by requiring a landscape buffer with a minimum width of 30 feet along Loop 288 and Highway 77 and 35 feet along I-35. Because a 20-foot public utility easement is required along all TxDOT roadways, the proposed minimum width will allow for sufficient space for the screening elements outside of the easement. Additionally, because the applicant anticipates needing more than two rows of parking for buildings along I-35, the proposal specifies the screening elements for parking along the I-35 Frontage Road (masonry wall and evergreen ornamental trees) to ensure views from the roadway into the parking lot are limited by physical barriers regardless of the time of year.

- **Reduce the visual impact of loading areas and dock doors**

Current DDC Subsection 7.9.7B prohibits off-street loading spaces in any front yard or in any required street side yard but does not prohibit dock doors from facing the street. To minimize the visual impact of loading areas, the proposed PD explicitly prohibits dock doors from directly facing the street. And while the DDC requires loading areas to be screened in DDC Subsection 7.10.5B.4,

the proposed overlay prescribes the screening mechanisms for loading areas in side yards. The mechanisms include screening walls, building projections, wing walls, retaining walls, or similar structures.

- **Provide flexibility in parking regulations and design to ensure adequate parking for both industrial and office uses over the life of the development**

According to the applicant, future tenants are likely to include warehouse and light industrial uses; however, once constructed, the buildings and associated parking will likely remain for many decades, and opportunities for office tenants or other uses could occur. In order to develop the site to be flexible and adaptable to future conditions, the applicant has proposed an alternative parking ratio: one space per 2,000 square feet minimum and one space per 500 square feet maximum. Additionally, the proposed PD allows the Director to make a more nuanced determination for any specific use with a parking demand study in accordance with DDC Subsection 7.9.4E.

- **Increase the architectural standards**

Large-scale industrial buildings can present architectural challenges when trying to create visual interest. The building size needed and interior activities can often drive the architectural forms, but front entrances can be important focal points to break up the massing and invite visitors into the space. The DDC regulations combine commercial and industrial design standards, specifically DDC Subsection 7.10.5D, which requires a horizontal and vertical break of at least three feet every 50 continuous feet, which is appropriate for small- and medium-scale buildings, but may not always be preferred or logical on large industrial buildings with walls spanning 500- to 600-feet long. Therefore, the PD proposal increases the intervals between the breaks to 100 feet to more appropriately match the scale of the larger buildings but requires enhancements for the primary entrances with an additional 30% window glazing.

- **Limit the amount and permitted locations for accessory outdoor storage**

Under the base GO District zoning, Outdoor Storage, Accessory is a permitted use with Use-Specific Standards related to screening, the type of materials, and safety. As a permitted accessory use, the typical rule of thumb is that outdoor storage could not exceed the square footage of the primary use. Therefore, under the base zoning, if a building is 100,000 square feet, accessory outdoor storage could occupy up to 49,999 square feet of the site. To reduce the visual impacts associated with outdoor storage, the proposed PD limits the amount of outdoor storage allowed to no more than 30% of the truck court area, which must be screened with a wall or similar structure. As a result, any outdoor storage will be screened and limited to a smaller footprint.

5. *In the case of proposed residential development, that the development will promote compatible buildings and uses and that it will be compatible with the character of the surrounding area;*

Residential uses are not proposed as part of this PD. The only residential use permitted in the base GO zoning district is multifamily, which requires a Specific Use Permit and would therefore come before the Planning and Zoning Commission and City Council for approval if the use were to be contemplated in the future.

6. *In the case of proposed commercial, industrial, institutional, recreational and other non-residential uses or mixed-uses, that such development will be appropriate in area, location, and overall planning for the purpose intended; and*

The proposed PD-GO District is appropriate for the subject site, as it is a logical extension of the existing zoning pattern and will allow for development of uses and building scape consistent with what is typically found along highways. The overlay standards would help ensure a higher quality design for the site to its visually prominent location.

7. *The provisions for public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services and parks are adequate to serve the anticipated population within the PD District.*

This proposed PD Overlay is required to comply with utility, service, and improvement standards when the site develops. If the PD is approved, future applications will be reviewed to ensure compliance with all applicable standards.

Water and Wastewater

Development of the site will require a connection to existing water and wastewater facilities and extensions as needed.

Nearest Fire Station

The closest fire station to the subject property is Fire Station 5 at 2230 W. Windsor Drive, approximately 2.11 miles away. The subject site is within the eight minute or less response time boundary; however, ongoing and future roadway construction could slow response times or require use of an alternate route.

Parks

The proposal does not include residential uses; therefore, park dedication is not required.

Schools

The proposal does not include residential uses; therefore, no impacts to schools are anticipated.

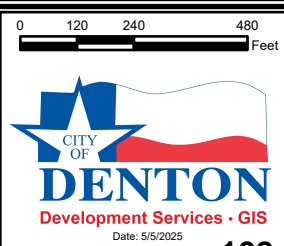
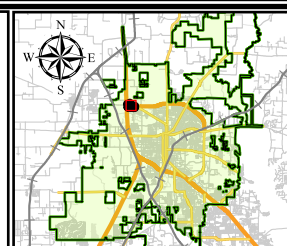
8. *The condition and/or restrictions imposed by the PD are necessary and sufficient to address any significantly adverse impacts to surrounding properties or the neighborhood.*

As detailed in Exhibit 7 and described in Consideration A above, the proposed Development Standards have been developed to address potential visual impacts associated with large-scale warehouse, light industrial, and employment uses.

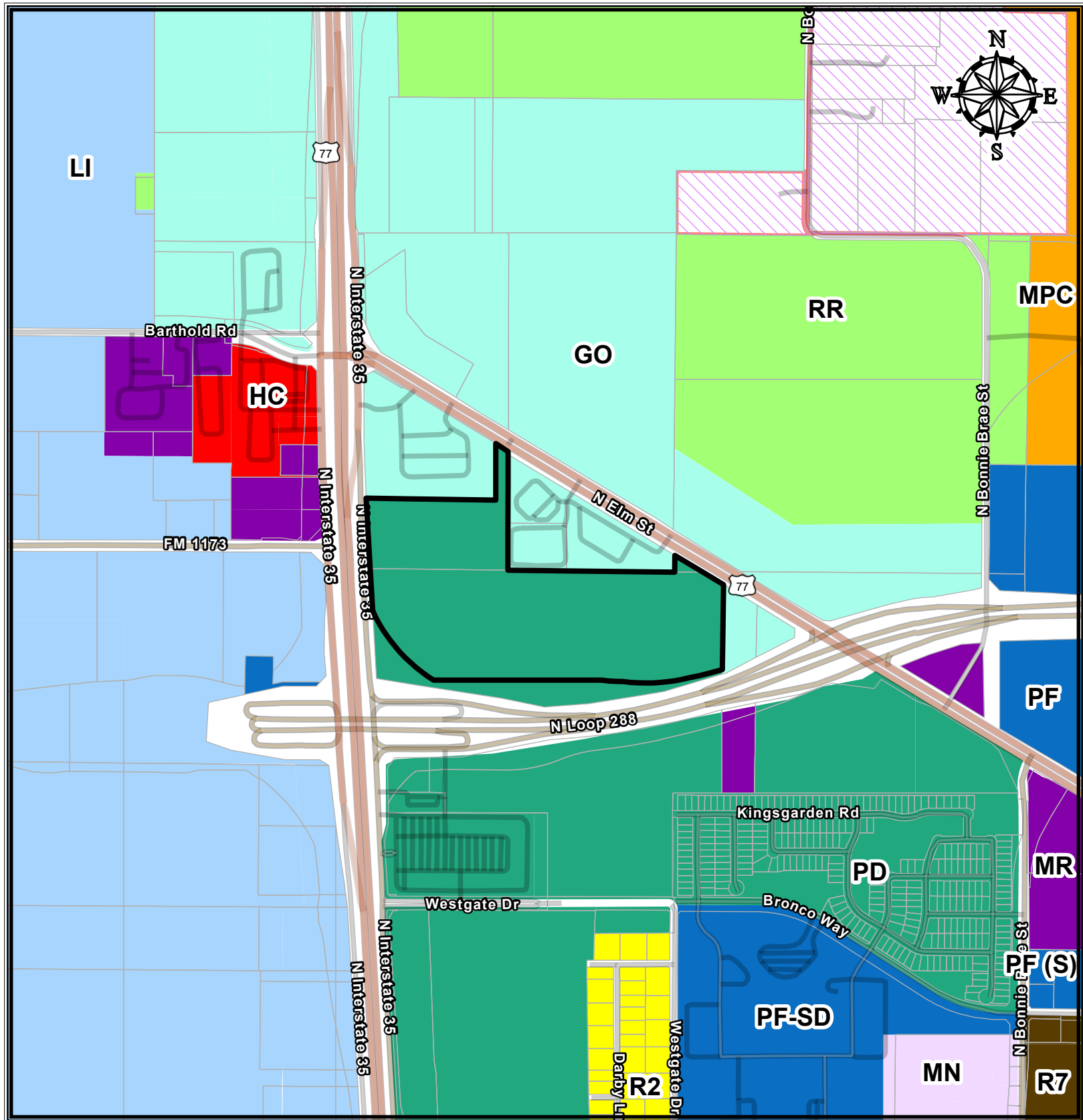
Z25-0008 Aerial Site Location



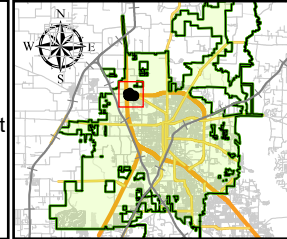
- COD
- ETJ
- ETJ 2
- NAA 8/1/20
- NAA 8/1/40



Z25-0008 Current Zoning Map



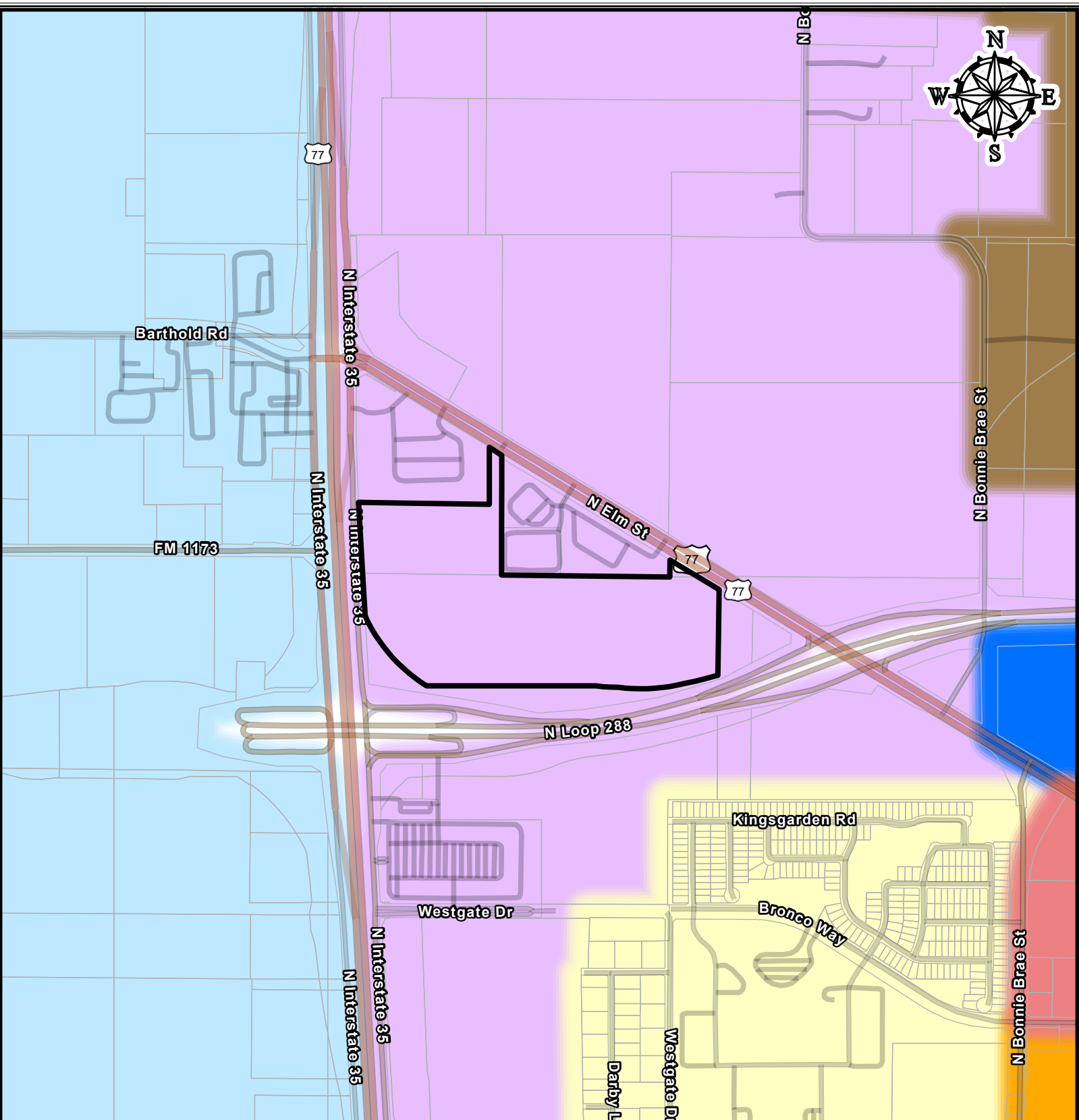
Current Zoning		
	RR - Residential Rural	LI - Light Industrial
	R1 - Residential	HI - Heavy Industrial
	R2 - Residential	PF - Public Facilities
	R3 - Residential	PD - Planned Development
	R4 - Residential	MPC
	R6 - Residential	OVERLAY
	R7 - Residential	
	MN - Mixed-Use Neighborhood	
	MD - Mixed-Use Downtown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



0 310 620 1,240 Feet

CITY OF DENTON
Development Services • GIS
Date: 5/5/2025

Z25-0008 Future Land Use Map



Future Land Use 2040		<div style="display: inline-block; width: 15px; height: 10px; background-color: #f08080; border: 1px solid black;"></div> Neighborhood Mixed Use <div style="display: inline-block; width: 15px; height: 10px; background-color: #4682b4; border: 1px solid black;"></div> Neighborhood / University Compatibility Area <div style="display: inline-block; width: 15px; height: 10px; background-color: #d8bfd8; border: 1px solid black;"></div> Business Center <div style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black;"></div> Light Industrial <div style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black;"></div> Industrial Commerce <div style="display: inline-block; width: 15px; height: 10px; background-color: #0000ff; border: 1px solid black;"></div> Government / Institutional <div style="display: inline-block; width: 15px; height: 10px; background-color: #008000; border: 1px solid black;"></div> Parks / Open Space <div style="display: inline-block; width: 15px; height: 10px; background-color: #000000; border: 1px solid black;"></div> Site Location	
<div style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black;"></div> Agriculture <div style="display: inline-block; width: 15px; height: 10px; background-color: #3cb371; border: 1px solid black;"></div> Rural Areas <div style="display: inline-block; width: 15px; height: 10px; background-color: #fffacd; border: 1px solid black;"></div> Low Residential <div style="display: inline-block; width: 15px; height: 10px; background-color: #ffa500; border: 1px solid black;"></div> Moderate Residential <div style="display: inline-block; width: 15px; height: 10px; background-color: #ff8c00; border: 1px solid black;"></div> Master Planned Community <div style="display: inline-block; width: 15px; height: 10px; background-color: #ff0000; border: 1px solid black;"></div> Downtown Denton <div style="display: inline-block; width: 15px; height: 10px; background-color: #ff69b4; border: 1px solid black;"></div> Regional Mixed Use <div style="display: inline-block; width: 15px; height: 10px; background-color: #ffb6c1; border: 1px solid black;"></div> Community Mixed Use	<div style="display: inline-block; width: 150px; height: 100px; background-color: #cccccc; border: 1px solid black; position: relative;"> <div style="position: absolute; top: 0; right: 0; width: 10px; height: 10px; background-color: white; border: 1px solid black; transform: rotate(45deg);"></div> </div>		<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> <div style="display: flex; justify-content: space-between; width: 100px;"> 0 310 620 1,240 </div> <div style="width: 100px; border-bottom: 1px solid black; position: relative;"> <div style="position: absolute; right: 0; top: -5px;">Feet</div> </div> </div> <div style="text-align: center;">  <p>CITY OF DENTON Development Services • GIS Date: 5/5/2025</p> </div> </div>

"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 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."

FILE REFERENCE FORM

1991-101

- ☒ Additional File Exists
- ☐ Additional File Contains Records Not Public, According to the Public Records Act
- ☐ Other

FILE(S)	Date	Initials
Amended by Ordinance No. 2014-375	11/04/14	JR

ORDINANCE NO 91-101

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, APPROVING A CHANGE FROM AGRICULTURAL (A) TO PLANNED DEVELOPMENT (PD) ZONING DISTRICT CLASSIFICATION AND USE DESIGNATION FOR 245 8 ACRES OF LAND LOCATED ON THE EAST SIDE OF U S INTERSTATE HIGHWAY 35W AND NORTH AND SOUTH OF LOOP 288, APPROVING A DEVELOPMENT PLAN FOR THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Rancho Vista Development Company has applied for a change in zoning for 245 8 acres of land from agricultural (A) to planned development (PD) zoning district classification and use designation and for approval of a development plan for the district, and

WHEREAS, on June 12, 1991, the Planning and Zoning Commission recommended approval of the requested change in zoning and approval of the development plan, and

WHEREAS, the City Council finds that the change in zoning and approval of the development plan will be in compliance with the Denton Development Plan, NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS

SECTION I That the zoning district classification and use designation of the 245 8 acres of land described in Exhibit A, attached to and incorporated into this ordinance by reference, is changed from agriculture to planned development (PD) zoning district classification and use designation under the comprehensive zoning ordinance of the City of Denton, Texas

SECTION II That Exhibit B, attached to and incorporated into this ordinance by reference, is approved as the Development Plan for the district in accordance with article IV of Chapter 35 of the Code of Ordinances

SECTION III That the City's official zoning map is amended to show the change in zoning district classification

SECTION IV That this ordinance shall become effective immediately upon its passage and approval

PASSED AND APPROVED this the 16th day of July, 1991

Bob Castleberry
BOB CASTLEBERRY, MAYOR

ATTEST
JENNIFER WALTERS, CITY SECRETARY

BY Jennifer Walters

APPROVED AS TO LEGAL FORM
DEBRA A. DRAYOVITCH, CITY ATTORNEY

BY Jan O Muni

BOUNDARY AND OWNERSHIP

The 245.8 acres (owned by Rancho Vista Development Company) is divided into two (2) tracts by Loop 288 as shown on the Boundary Map. Tract I (located south of Loop 288) contains approximately 166.913 acres. Tract II (located north of Loop 288) contains 78.865 acres. Complete metes and bounds descriptions are included in the following descriptions. A Boundary Map (Map 4-1) is included at the end of this section.

Tract I, Parcel 1

All that certain tract or parcel of land situated in the Nathan Wade Survey, Abstract Number 1407, City of Denton, County of Denton, State of Texas, said tract being described in Exhibit "A" as shown by deed to J & L Partners (Partners) dated 01 July 1988 and recorded in Volume 2405 Page 769 of the Real Property Records of the County of Denton, State of Texas, and being more fully described as follows.

BEGINNING for the southeast corner of the tract being described herein at a set $\frac{1}{2}$ -inch steel square tubing in Westgate Street (an asphalt surfaced public road) at the southeast corner of said Partners tract, said tubing being the northeast corner of a 96.385-acre tract as shown by deed to J & L Partners, dated 01 July 1988, and recorded in Volume 2405 Page 748 of said Real Property Records, and in the west line of a tract shown by deed to Joseph J. Tallal, Trustee, and recorded in Volume 1513 Page 906 of said Deed Records;

THENCE South $89^{\circ}58'46''$ West, with the south line of said Partners tract and with the north line of said 96.385-acre tract, a distance of 2,190.34 feet to a set $\frac{1}{2}$ -inch rebar in the southerly right-of-way line of Interstate Highway 35,

THENCE North $46^{\circ}55'20''$ West, with the right-of-way of Interstate Highway 35, a distance of 100.9 feet to a concrete right-of-way monument;

THENCE North $03^{\circ}41'29''$ West, with the east line of said Interstate Highway 35, a distance of 421.52 feet to a found $\frac{1}{2}$ -inch rebar in the southerly right-of-way line of Loop 288, (under construction),

THENCE with the southerly right-of-way line of Loop 288 the following six (6) courses and distances.

- 1 North $13^{\circ}10'46''$ East, a distance of 140.08 feet;
- 2 North $01^{\circ}13'26''$ West, a distance of 440.46 feet;
- 3 North $36^{\circ}17'21''$ East, a distance of 91.81 feet;
- 4 North $88^{\circ}49'28''$ East, a distance of 525.05 feet;
- 5 North $78^{\circ}38'25''$ East, a distance of 721.44 feet to the beginning of a curve to the left whose radius is 5,849.69 feet;
- 6 With said curve, an arc length of 1,373.73 feet, central angle of $13^{\circ}27'19''$ (chord North $79^{\circ}36'26''$ East; a distance of 1,370.58 feet) to a found $\frac{1}{2}$ -inch rebar for the northeast corner of the aforesaid Tallal tract;

THENCE South $00^{\circ}07'53''$ West, with the east line of said tract, a distance of 661.28 feet to a fence corner post,

THENCE South 89°16'38" West, with a fence, a distance of 373 60 feet to a fence corner post said post being the northwest corner of the aforesaid Tallal tract;

THENCE South 00°35'34" East, a distance of 873 70 feet to the POINT OF BEGINNING and containing 70 533 acres of land

Tract I, Parcel 2

All that certain tract or parcel of land situated in the Nathan Wade Survey, Abstract Number 1407 City of Denton, County of Denton, State of Texas, said tract being shown by deed to J & L Partners, dated 01 July 1988, and recorded in Volume 2405 Page 748 of the Real Property Records of the County of Denton, State of Texas, and being more fully described as follows

BEGINNING for the northeast corner of the tract being described herein at a set 1/2-inch steel square tubing, and tubing being the northeast corner of said Partners tract and at the southeast corner of a 70 533-acre tract as shown by deed to J & L Partners, dated 01 July 1988, and recorded in Volume 2405 Page 769 of said Real Property Records and in the west line of a tract shown by Deed to Joseph J Tallal, Trustee, and recorded in Volume 1513 Page 906 of said Deed Records;

THENCE South 00°35'34" East with Tallal's west line, a distance of 229 3 feet to a set 1/2-inch steel square tubing for an all corner of said Partners tract;

THENCE South 89°05'38" West, a distance of 625 22 feet to a chain-link fence corner post at the most northerly northwest corner of the Westgate Park First Addition, recorded in Volume 04 Page 12 of the Plat Records of Denton County, Texas;

THENCE South 01°03'38" West, with the west line of said Westgate Park, a distance of 215 00 feet to a found 1/2-inch rebar at the southwest corner of Block A, Westgate Park Addition,

THENCE South 89°19'55" West, a distance of 57 45 feet to a found 1/2-inch rebar at the northwest corner of Barrow Drive (an asphalt surfaced public road);

THENCE South 01°14'12" East, with the west line of said Westgate Park, a distance of 1 983 81 feet to a found 1/2-inch rebar at the southwest corner of Fladger Drive (an asphalt surfaced public road);

THENCE North 89°21'09" East, with the south line of Fladger Drive, a distance of 21 13 feet to a found 1/2-inch rebar at the northwest corner of Block C Westgate Park Addition,

THENCE South 00°16'33" East, with the west line of said Block C a distance of 200 87 feet to a found 1/2-inch rebar at the southwest corner of said Block C, and the southeast corner of said Partners tract, said rebar also being in the north line of the F Batson Survey Abstract Number 43, and the south line of said Wade Survey,

THENCE South 89°51'38" West, with the north line of said Batson Survey, the south line of said Wade Survey, and the south line of said Partners tract, a distance of 1 488 74 feet to a concrete right-of-way monument in the east right-of-way line of Interstate Highway 35,

THENCE with the east right-of-way in Interstate Highway 35 the following five (5) courses and distances:

- 1 North 04°16'57" East, a distance of 72.83 feet;
- 2 North 03°46'06" West, a distance of 1,200.0 feet;
- 3 North 08°38'15" West a distance of 100.58 feet,
- 4 North 03°46'06" West, a distance of 1,184.87 feet;
- 5 North 43°06'20" East, a distance of 123.05 feet to a set 1/2-inch steel square tubing in Payne Drive,

THENCE North 89°58'46" East, with the north line of said Partners tract, and south line of said 70.533-acre tract a distance of 2,190.34 feet to the POINT OF BEGINNING and containing 96.38 acres of land

Tract II

All that certain tract or parcel land situated in the Alexander White Survey Abstract Number 1406 and the Nathan Wade Survey, Abstract Number 1407 City of Denton, County of Denton State of Texas, said tract being described in Exhibit "B" as shown by deed to J & L Partners, dated 01 July 1988, and recorded in Volume 2405 Page 769 of the Real Property Records of the County of Denton, State of Texas and being more fully described as follows.

BEGINNING for the northeast corner of the tract being described herein at a found 1/2-inch rebar on the south line of US Highway number 77 (an asphalt surfaced public road), said rebar being the northeast corner of said Partners tract;

THENCE South 00°08'41" West, with the east line of said Partners tract, a distance of 739.07 feet to a found 1/2-inch rebar in the north right-of-way line of Loop 288 (under construction),

Thence with the north right-of-way line of Loop 288 the following six (6) courses and distances,

- 1 South 73°43'00" West, a distance of 716.46 feet to the beginning of a curve to the right whose radius is 5,609.69 feet, central angle of 06°59'48";
- 2 With said curve, an arc length of 685.03 feet (chord South 82°51'43" West, a distance of 684.60 feet;
- 3 North 84°22'33" West, a distance of 394.09 feet;
- 4 North 75°39'01" West, a distance of 361.86 feet;
- 5 South 89°54'58" West, a distance of 520.14 feet;
- 6 North 44°41'45" West a distance of 141.74 feet to a found 1/2-inch rebar in the east right-of-way of Interstate Highway 35,

THENCE North 03°43'04" West, with the east line of said Interstate, a distance of 1,441.00 feet to a wooded right-of-way monument at the southwest corner of a tract shown by deed to Union Oil of California, and Recorded in Volume 602 Page 45 of said deed records,

THENCE South 89°33'33" East, with the south line of said Union Oil tract, a distance of 1,022.90 feet to a fence corner post at its southeast corner

THENCE North 00°22'23" West, with a fence on the east line of said Union Oil tract, a distance of 446.03 feet to a found 1/2-inch rebar in the south line of said Highway 77,

Exhibit A (Page 4 of 4)

THENCE South 59°07'11" East, with the south line of said Highway 77, a distance of 115 73 feet to a found $\frac{1}{4}$ -inch rebar in the west line of a tract shown by deed to John Porter, and recorded in Volume 958 Page 925 of said deed records,

THENCE South 00°14'36" East, with a fence on Porters' west line, a distance of 939 41 feet to a found $\frac{1}{4}$ -inch rebar at the southwest corner of said Porter tract;

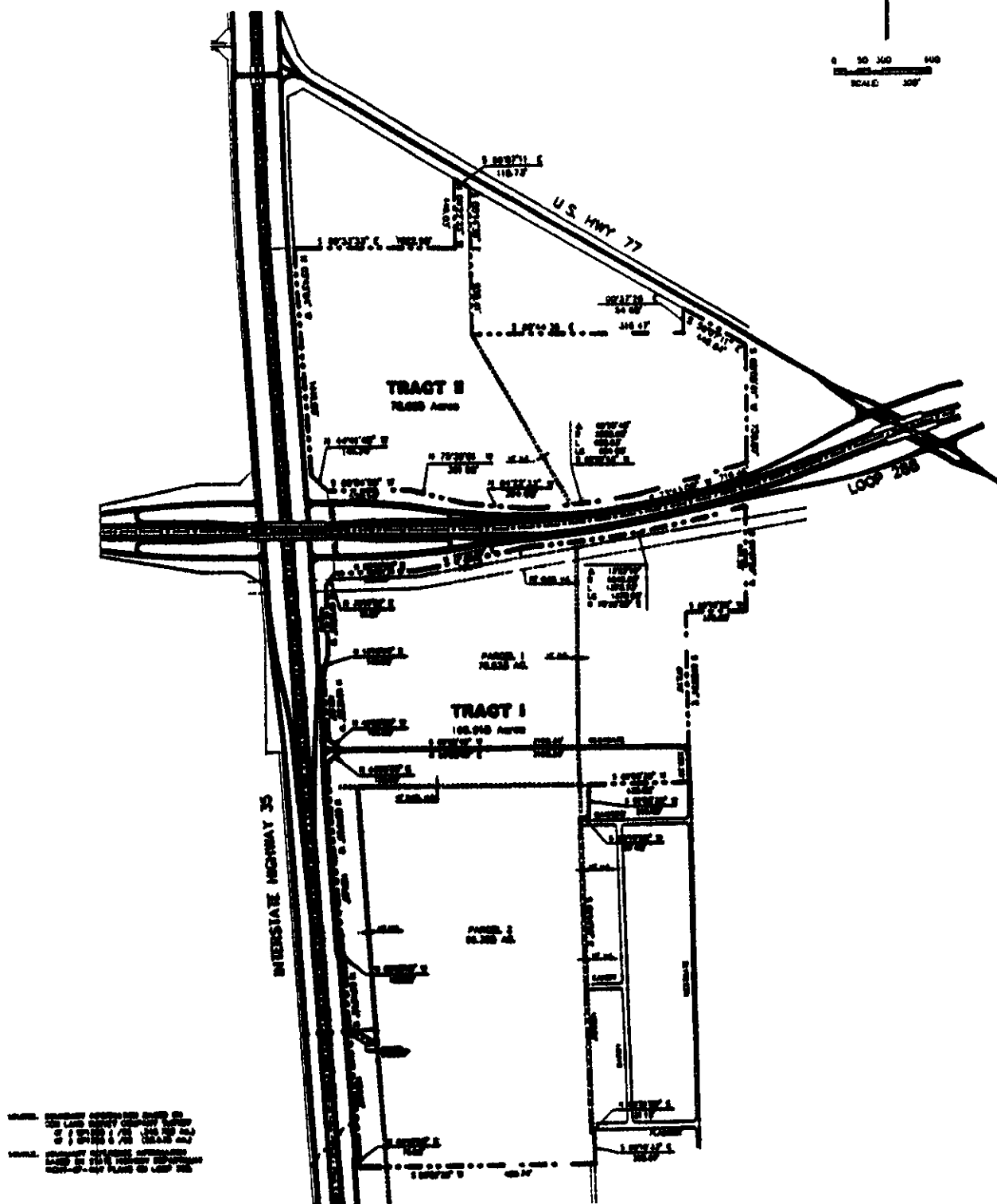
THENCE South 89°44'36" East, with a fence on Porter's south line a distance of 1 316 47 feet to a fence corner post at Porter's southeast corner;

THENCE North 00°37'26" East, with a fence, a distance of 154 65 feet to a found $\frac{1}{4}$ -inch rebar in the south line of said Highway 77,

THENCE South 59°07'11" East, with said right-of-way line, a distance of 446 84 feet to the POINT OF BEGINNING and containing 78 865 acres of land

0 50 100 150

SCALE: 100'



BOUNDARY

Kindergarten

Exhibit B

Development Plan for Hillcrest Center, consisting of

- 1 Information and Development Standards (6 pages),
- 2 Proposed Roads (1 page),
- 3 Screening Wall Construction Details (1 page),
- 4 Table B-1, Permitted and Prohibited Uses (6 pages),
- 5 Table B-2, Permitted Uses and Applicable Development Standard (3 pages),
- 6 Site Plan (1 page, fold out), and
- 7 Transition Plan (1 page, fold out)

EXHIBIT B

DEVELOPMENT PLAN FOR HILLCREST CENTER

1 Relationship to the Master Plan

This property is located in the expanded Urban Center at the node created by the interchange of IH-35 and Loop 288 in northwest Denton. Urban Centers are strategically located to encourage the concentration of commercial retail office, light industrial and multi family housing. These centers are intended to serve as the hub for economic activity and employment. According to the plan the northwest urban center should be approximately equal in size to the southeast center by the year 2010.

2 Size of District

The district has 245.8 acres.

3 Terms

Terms used in the Development Plan shall have the meaning as defined in the Code of Ordinances of the City of Denton, unless defined in this Plan.

4 Ordinance Governing

This District and Development Plan are approved in accordance with, and shall be governed by, the provisions of Article IV Chapter 35, of the Code of Ordinances.

5. Permitted Uses

The following general uses and combination of uses are permitted. A detailed list of Permitted and Prohibited Uses is attached as Table B-1, subject to the additional limitations: (1) that only office uses are permitted on Tract IF adjacent to the existing Westgate neighborhood, (2) no industrial building will be permitted within five hundred (500) feet of the west boundary of the existing Westgate subdivision, and (3) that no industrial building will be permitted on Tract IE.

A Retail Any establishment whose primary purpose is to provide goods and services to the general public for their use or consumption. The permitted use shall exclude residential uses.

B Commercial Any proposed use or proposed mix of uses, including multiple dwelling unit development and hospitality uses. Multiple dwelling unit development is permitted only when approved in conjunction with and a part of commercial development. The hospitality uses will provide

facilities which offer transient lodging accommodations to the general public and which provide additional services such as but not limited to restaurants meeting rooms and recreation facilities Uses such as hotels and motels and convention and meeting conference facilities will provide support for the office, institution, and manufacturing/distribution uses in the district

- C **Office** Office type uses with support retail facilities servicing the employees are encouraged as support for the manufacturing and commercial uses or as independent office developments which are well planned amenity-oriented facilities for service, industrial and institutionally related users
- D **Manufacturing** This classification permits the development of manufacturing land uses and excludes any residential land uses and the prohibited uses listed in this plan for the business and industrial park area This classification encourages clean manufacturing, assembly and warehouse, and distribution type facilities
- E **Institutional** Governmental, educational, medical and cultural facilities are compatible within the business and industrial park, except for residential uses and those prohibited uses listed in this Ordinance
- F **Recreational** The manufacturing, commercial, and institutional uses may have recreational facilities to support the health and welfare of employees These types of recreational uses are permitted if they are developed in conjunction with the open spaces and intent of the overall planned development
- G **Farm and Ranch** Farming, ranching, and agricultural type activities are permitted in the district
- H **Accessory Uses** The use of land or a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use are permitted

6 Prohibited Uses

Specific prohibited uses are shown in Table B-1

7. Development Standards

Development standards, area regulations, and development density for individual parcels relating to each of the uses permitted in the district are shown as follows Table B-2 correlates each of the permitted uses to a specific development standard

- A **Retail** The development standards, area regulations and development intensity for property designated for retail use shall be as follows

Minimum lot area	None
Minimum lot width	None
Minimum lot depth	None
Minimum Front yard setback	25 Ft
Minimum Rear yard setback	10 Ft
Minimum Side yard setback	10 Ft
Corner lot requirement	25 Ft
Maximum building height	45 Ft
Maximum lot coverage	50%
Maximum floor to area ratio	0.8:1
Parking	As listed for each permitted use in the Denton Zoning Ordinance

- B **Commercial** The development standards, area regulations and development intensity for property designated for commercial use shall be as follows

Minimum lot area	None
Minimum lot width	150 Ft
Minimum lot depth	None
Minimum Front yard setback	25 Ft
Minimum Rear yard setback	10 Ft
Minimum Side yard setback	10 Ft
Corner lot requirement	25 Ft
Maximum building height	20 Stories
Maximum lot coverage	50%
Maximum floor to area ratio	2:1
Parking	As listed for each use in the Denton Zoning Ordinance

- C **Office** The development standards, area regulations and development intensity for property designated for office use shall be as follows

Minimum lot area	None
Minimum lot width	None
Minimum lot depth	None
Minimum Front yard setback	25 Ft
Minimum Rear yard setback	10 Ft
Minimum Side yard setback	10 Ft
Corner lot requirement	25 Ft
Maximum building height	20 Stories
Maximum lot coverage	50%
Maximum floor to area ratio	2:1
Parking	1 SP/300 SF of floor area (1)

(1) 1 space/250 SF for clinics or Doctors offices.

- D Manufacturing** The development standards area regulations, and development intensity for property designated for Manufacturing use shall be as follows

Minimum lot area	3 Acres
Minimum lot width	200 Ft
Minimum lot depth	None
Minimum Front yard setback	25 Ft
Minimum Rear yard setback	10 Ft
Minimum Side yard setback	10 Ft
Corner lot requirement	25 Ft
Maximum building height	42 Ft (1)
Maximum building coverage	75%
Maximum floor to area ratio	1 1
Parking	1 SP/1000 SF of floor area

- (1) Height may be increased by 1 foot above 42 feet for each 1 foot of increase in the front, side, and rear yard setbacks up to a maximum of 8 stories

- E Institutional** The development standards, area regulations, and development intensity for property designated for institutional use shall be as follows

Minimum lot area	None
Minimum lot width	None
Minimum lot depth	None
Minimum Front yard setback	25 Ft
Minimum Rear yard setback	10 Ft
Minimum Side yard setback	10 Ft
Corner lot requirement	25 Ft
Maximum building height	45 Ft (1)
Maximum lot coverage	50%
Maximum floor to area ratio	2 1
Parking	1 SP/300 SF of floor area

- (1) Height may be increased by 1 foot above 45 feet for each 1 foot of increase in the front, side, and rear yard setbacks, up to a maximum of 20 stories

- F Setbacks** The following setbacks shall control over any other specified setback

- 1) The minimum rear and side yard setbacks shall be twenty (20) feet for any land use abutting a multi-family zoning district or property used for a multi family dwelling

- 2) The minimum rear or side yard setbacks shall be twenty (20) feet for any land use abutting the existing single family Westgate neighborhood
- 3) Along the IH-35, Loop 288, and US 77 frontages a minimum forty foot (40') building setback is established. Within this forty-foot (40') area the first twenty (20) feet adjacent to the highway shall be designated as a utility easement. Parking shall be prohibited within this twenty (20) foot utility easement.

G Development Intensity The overall density of development shall be subject to the following limitations:

- 1) North of Westgate (Parcel 1 of Tract I plus Tract II) 149.40 acres

Overall cumulative maximum FAR 1.5:1

Individual site maximum FAR - As governed by above development standards, but in no case greater than 2:1

- 2) South of Westgate (Tract I, Parcel 2) - 96.38 acres

Overall cumulative maximum FAR 0.75:1

Individual site maximum FAR - As governed by above development standards, but in no event greater than 1:1

Tract IF transition zone -- maximum FAR for the tract's gross area shall be 0.3:1

H Height The maximum height permitted in the district shall be twenty (20) stories, subject to the following additional limitations:

Maximum heights for individual land uses shall not exceed those shown in the above development standards for individual land uses.

South of Westgate -- ten (10) stories maximum

Tract IF transition zone - one (1) story maximum

Within the portion of Tracts IC and ID that is five hundred (500) feet west of the existing Westgate neighborhood, no structure shall exceed two (2) stories in height.

Within Tract IE, no structure shall exceed two (2) stories in height.

I Denton Airport Zoning Regulations All buildings and structures within the district shall also be subject to the height limitation of the Municipal Airport Zoning Regulations and federal regulations.

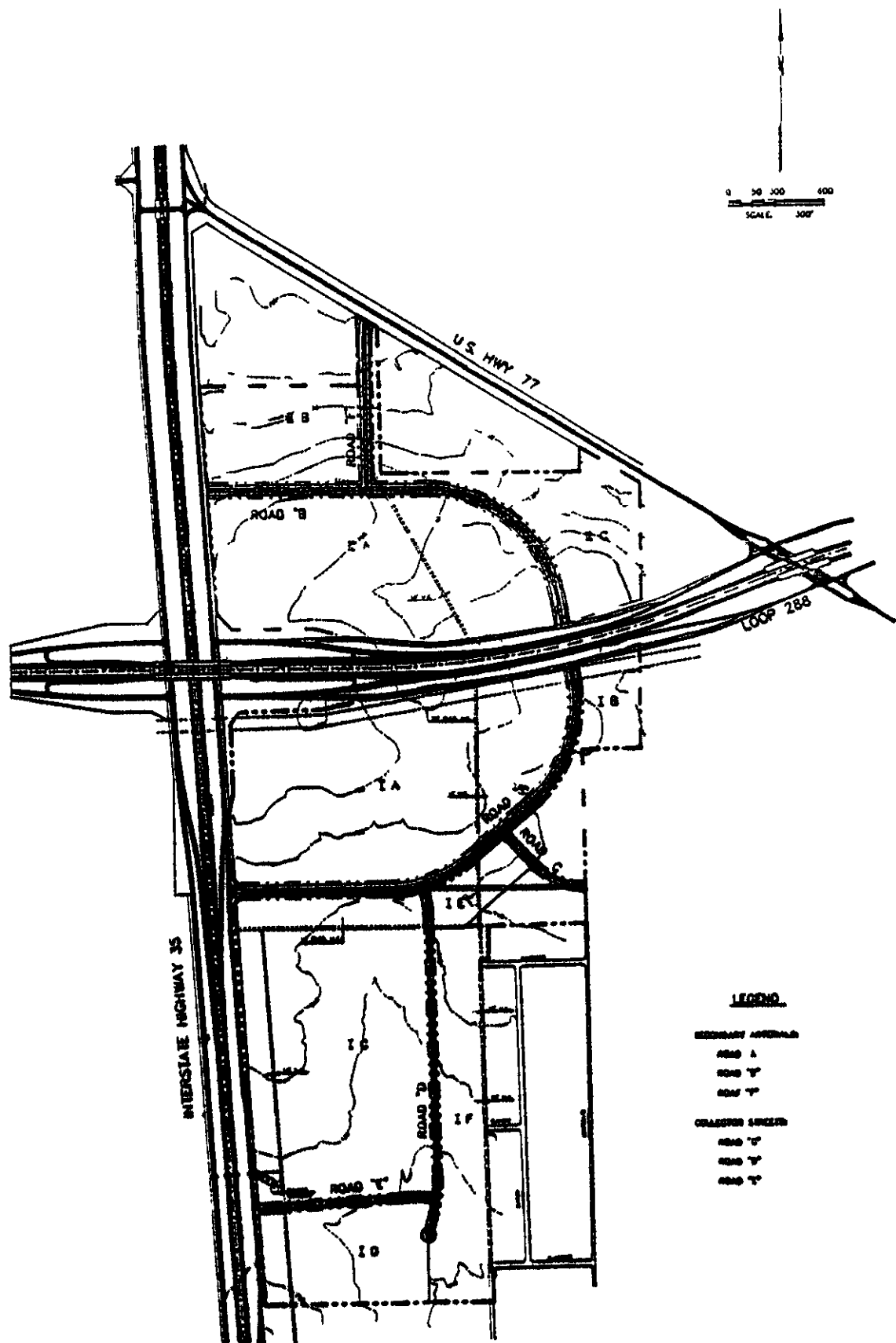
- J **Calculations of FAR.** Parking facilities shall not be included in calculating floor to area ratios
- K **Road Alignments** Adjustments in the location of roads shown on this plan may be made without amendment of this plan if approved by plat or detail plan All public roads shall be designed and constructed in accordance with City of Denton design criteria and construction standards in effect at the time of detail plan approval
- L **Landscaping, Trees, and Signs** The regulations of the Denton Landscape Code in effect on the date of the approval of this plan shall apply to the district
- M **Westgate Neighborhood Buffer/Screen** A brick screening wall, six (6) feet in height, shall be provided along the north and west edge of the existing Westgate neighborhood, which shares a common boundary with this district This screening wall shall be constructed in its entirety prior to the issuing of a building permit for the construction of any building south of Westgate Road It shall meet or exceed the requirements of the attached Standard Details for Thin Wall Brick Screening Wall (see Paragraph 9D)
- N **Pedestrian Access and Circulation** Presently, there is no public pedestrian access/circulation system (existing or proposed) adjacent to any portion of the district's boundary In the event a public pedestrian system develops adjacent to the district's boundary prior to approval of a detail plan on property within the district next to the public pedestrian system, such public pedestrian system will be recognized and extended by development within the district Sidewalks will be constructed along both sides of all public roads within the district Use of meandering sidewalks within easements outside public rights-of-way will be permitted.

8. Traffic Impact Analysis

A traffic impact analysis has been prepared and submitted on the basis of maximum development within the district of 5,300,000 square feet The City of Denton may require the preparation and submission of an updated traffic impact analysis under either if the following conditions

If any on-site or adjacent public roadway or controlled intersection on such roadways, reaches a traffic flow level which exceeds capacity (defined as worse than Level of-Service (LOS) C)

Requested development would exceed 5,300 000 square feet

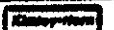


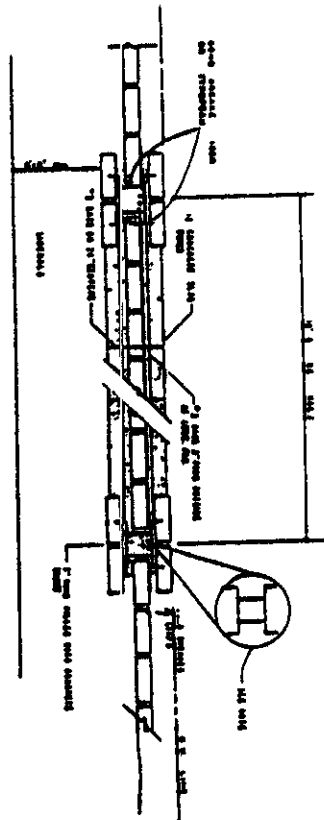
PROPOSED ROADS

HILLCREST CENTER

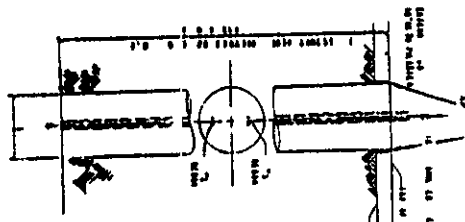
RANCH VISTA
DEVELOPMENT COMPANY

DENTON, TEXAS

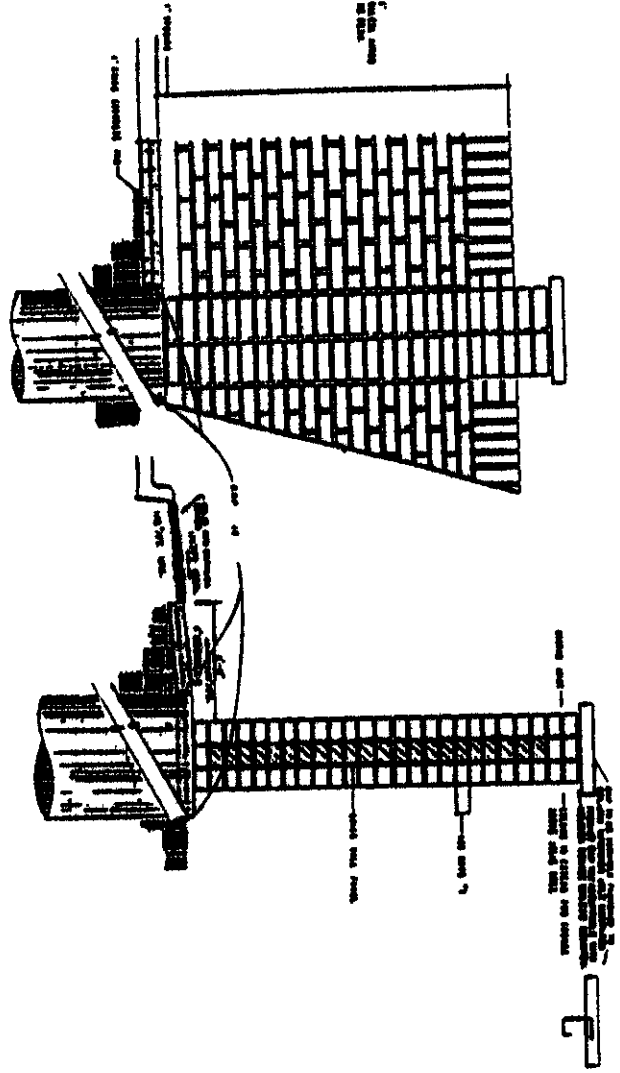




TYPICAL WALL & COLUMN LAYOUT PLAN



FOUNDATION DETAIL



ELEVATION

STANDARD CONSTRUCTION DETAILS

THIN WALL BRICK SCREENING WALL

PAVING

PROPOSED

DATE

SD 7A

HILLCREST CENTER "BUSINESS USES"

	PROHIBITED	PERMITTED LAND USES
PRIMARY RESIDENTIAL USES		
ONE FAMILY DWELLING DETACHED	X	
ONE FAMILY DWELLING ATTACHED	X	
TWO FAMILY DWELLING	X	
MULTIPLE FAMILY DWELLING OR APARTMENT	X	
COMMUNITY UNIT DEVELOPMENT	X	
DORMITORY BOARDING OR ROOMING HOUSE	X	
HOTEL OR MOTEL		X
TRAILER CAMP OR MOBILE HOME PARK	X	
EDUCATIONAL, INSTITUTIONAL, & SPECIAL USES		
ART GALLERY OR MUSEUM		X
CEMETERY OR MAUSOLEUM	X	
CHURCH OR RECTORY	X	
COLLEGE OR UNIVERSITY OR PRIVATE SCHOOL		X
COMMUNITY CENTER (PUBLIC)		X
DAY CAMP		X
DAY NURSERY OR KINDERGARTEN SCHOOL		X
FAIRGROUND OR EXHIBITION AREA	X	
FRATERNITY SORORITY LODGE OR CIVIC CLUB	X	
GROUP HOMES	X	
HALFWAY HOUSE	X	
HOME FOR CARE OF ALCOHOLIC NARCOTIC OR PSYCHIATRIC PATIENTS		X
HOSPITAL (GENERAL ACUTE CARE)		X
HOSPITAL (CHRONIC CARE)		X
INSTITUTIONS OF RELIGIOUS OR PHILANTHROPIC NATURE		X
LIBRARY (PUBLIC)		X
MONASTERY OR CONVENT	X	
NURSING HOME OR RESIDENCE HOME FOR AGED		X
OCCASIONAL SALES	X	
PUBLIC PARK PLAYGROUND OR COMMUNITY CENTER	X	
SCHOOL PRIVATE PRIMARY OR SECONDARY		X
PUBLIC SCHOOL OR DENOMINATIONAL SCHOOL	X	
SCHOOL BUSINESS OR TRADE		X

HILLCREST CENTER "BUSINESS USES"

	PROHIBITED	PERMITTED LAND USES
UTILITY ACCESSORY AND INCIDENTAL USES		
ACCESSORY BUILDING		X
COMMUNITY CENTER (PRIVATE)		X
ELECTRICAL GENERATING PLANT	X	
ELECTRICAL SUBSTATION		X
ELECTRICAL TRANSMISSION LINE		X
FIELD OR CONSTRUCTION OFFICE (TEMPORARY)		X
FIRE STATION OR SIMILAR PUBLIC SAFETY BUILDING		X
GAS TRANSMISSION LINE AND METERING STATION		X
HOME OCCUPATION	X	
LOCAL UTILITY DISTRIBUTION LINES		X
OFF STREET PARKING INCIDENTAL TO MAIN USE		X
PRIVATE UTILITY SHOP OR STORAGE YARD		X
PUBLIC BUILDING SHOP YARD OF LOCAL STATE OR FEDERAL GOVERNMENT		X
RADIO AND TELEVISION OR MICRO WAVE TOWER		#
SEWAGE PUMPING STATION		X
SEWAGE TREATMENT PLANT	X	
SWIMMING POOL (PRIVATE)		X
TELEPHONE BUSINESS OFFICE		X
TELEPHONE LINE & EXCHANGE SWITCHING OR RELAY STATION		X
WATER RESERVOIR (GROUND OR ELEVATED) WATER PUMPING STATION OR WELL		X
WATER TREATMENT PLANT	X	
TELECOMMUNICATIONS PORT		X
RECREATIONAL AND ENTERTAINMENT USES		
AMUSEMENT COMMERCIAL (OUTDOOR) North of Westgate South of Westgate		X #
AMUSEMENT COMMERCIAL (INDOOR)		X
COUNTRY CLUB (PRIVATE) WITH GOLF COURSE		X
DANCE HALL OR NIGHT CLUB		#
DRAG STRIP OR COMMERCIAL RACING	X	
GO CART TRACK	X	
GOLF COURSE (PUBLIC)	X	
GOLF COURSE (COMMERCIAL)		X
PARK OR PLAYGROUND (PUBLIC)	X	
PLAYFIELD OR STADIUM (PUBLIC)	X	
RODEO GROUNDS	X	
ROLLER OR ICE SKATING RINK		X
STABLE PRIVATE CLUB	X	
STABLE COMMERCIAL RENTAL	X	
STABLE BOARDING	X	
SWIM OR TENNIS CLUB		X
THEATER DRIVE IN	X	
THEATER OTHER THAN DRIVE IN TYPE		X

HILLCREST CENTER "BUSINESS USES"

	PROHIBITED	PERMITTED LAND USES
TRANSPORTATION RELATED USES		
HELIPAD		X
North of Westgate		#
South of Westgate		X
BUS STATION OR TERMINAL		X
HAULING OR STORAGE COMPANY		X
MOTOR FREIGHT TERMINAL		X
RAILROAD FREIGHT TERMINAL	X	
RAILROAD PASSENGER STATION		X
RAILROAD TRACK OR RIGHT OF WAY		X
RAILROAD TEAM TRACK	X	
PARKING LOT (TRUCK)	X	
PARKING LOT OR STRUCTURE (COMMERCIAL)		X
AUTOMOBILE SERVICE USES		
AUTO LAUNDRY (CAR WASH)		X
AUTO PAINTING AND BODY REPAIR		X
North of Westgate		#
South of Westgate		X
AUTO SALES AND REPAIR (IN BUILDING)		X
AUTO WRECKING OR SALVAGE YARD	X	
GASOLINE SERVICE STATION		X
NEW AUTO PARTS SALES STORES		X
NEW OR USED CAR SALES LOT (IN OPEN)		X
SEAT COVER AND MUFFLER INSTALLATION SHOP		X
TIRE RETREADING OR CAPPING	X	
USED AUTO PARTS SALES (IN BUILDING)		X

HILLCREST CENTER "BUSINESS USES"

	PROHIBITED	PERMITTED LAND USES
RETAIL AND SERVICE TYPE USES		
ANTIQUE SHOP		X
BAKERY OR CONFECTIONERY SHOP (RETAIL)		X
CAFETERIA		X
CLEANING AND PRESSING SMALL SHOP AND PICKUP		X
CUSTOM PERSONAL SERVICE SHOP		X
DRAPERY NEEDLEWORK OR WEAVING SHOP		X
FLORIST OR GARDEN SHOP		X
GREENHOUSE OR PLANT NURSERY (RETAIL)		X
HANDICRAFT SHOP		X
HOUSEHOLD APPLIANCE SERVICE AND REPAIR		X
LAUNDRY OR CLEANING SELF SERVICE		X
MIMEOGRAPH STATIONERY OR LETTER SHOP		X
MORTUARY OR FUNERAL PARLOR		X
OFFICES PROFESSIONAL AND ADMINISTRATIVE		X
OFF PREMISE SALE OF BEER AND/OR WINE		X
ON PREMISE SALE OF BEER AND/OR WINE		X
LICENSED PRIVATE CLUB		X
PAWN SHOP		X
RESTAURANT		X
RETAIL STORES AND SHOPS		X
RETAIL IN OFFICE BLDGS A MAX OF 20% OF GROSS AREA		X
STUDIO FOR PHOTOGRAPHER MUSICIAN ARTIST OR HEALTH		X
SECONDHAND STORE USED FURNITURE OR RUMMAGE SALE		X
TOOL OR TRAILER RENTAL		X
SEXUALLY ORIENTED BUSINESSES	X	
AGRICULTURAL TYPE USES		
ANIMAL POUND (PUBLIC OR PRIVATE)	X	
ANIMAL CLINIC OR HOSPITAL (NO OUTSIDE RUNS OR PENS)		X
ANIMAL CLINIC HOSPITAL OR KENNEL WITH OUTSIDE RUNS OR PENS (North of Westgate only)		X
FARM OR RANCH		X
GREENHOUSE OR PLANT NURSERY		X
HATCHERY POULTRY	X	
LIVESTOCK AUCTION	X	
LIVESTOCK FEEDING PLANT PENS OR YARDS	X	

HILLCREST CENTER "BUSINESS USES"

	PROHIBITED	PERMITTED LAND USES
COMMERCIAL		
BAKERY (WHOLESALE)		X
BUILDING MATERIAL SALES		X
CABINET AND UPHOLSTERY SHOP		X
CLEANING AND DYEING PLANT (COMMERCIAL)		X
CLEANING PLANT BAGS OR CARPETS (SPECIAL EQUIPMENT)		X
CLOTHING MANUFACTURE OR LIGHT COMPOUNDING OR FABRICATION		X
CONTRACTORS SHOP AND STORAGE YARD	X	
ENGINE AND MOTOR REPAIRING (Not within 500 feet of Westgate Subdivision)		X
FEED STORE		X
HEAVY MACHINERY SALES AND STORAGE (Not within 500 feet of Westgate Subdivision)		X
JOB PRINTING OR NEWSPAPER PRINTING		X
LAUNDRY PLANT (COMMERCIAL)		X
MILK DEPOT DAIRY OR ICE CREAM PLANT		X
PAINT SHOP		X
PETROLEUM PRODUCTS (PACKAGED) STORAGE WHOLESALE		X
PLUMBING SHOP		X
SAND GRAVEL OR EARTH SALES OR STORAGE	X	
SCIENTIFIC OR RESEARCH LABORATORIES		X
STORAGE AND SALES OF FURNITURE OR APPLIANCES OUTSIDE A BUILDING	X	
STORAGE OR SALES WAREHOUSE		X
TRAILER RENTAL OR SALES (Except Mobile Homes)		X
TRANSFER STORAGE AND BAGGAGE TERMINAL		X
WHOLESALE OFFICE AND SAMPLE ROOM		X
NATURAL RESOURCE STORAGE AND EXTRACTION		
EXTRACTION AND STORAGE OF SAND CALICHE STONE CLAY OR GRAVEL FOR COMMERCIAL USE	X	
PETROLEUM OR GAS WELL	X	
PETROLEUM COLLECTING OR STORAGE FACILITIES	X	
MINING OR STORAGE OF MINING WASTES	X	

HILLCREST CENTER "BUSINESS USES"

	PROHIBITED	PERMITTED LAND USES
SPECIAL INDUSTRIAL PROCESSES		
ASPHALT OR CONCRETE BATCHING PLANT	X	
BRICK KILN OR TILE PLANT	X	
CEMENT OR HYDRATED LIME MANUFACTURE	X	
DUMP OR SANITARY FILL AREA	X	
MIXING AND SALE OF CONCRETE	X	
OPEN SALVAGE YARD FOR RAGS OR MACHINERY ETC	X	
SMELTER OR REFINERY	X	
GENERAL MANUFACTURING AND INDUSTRIAL USES		
LIGHT MANUFACTURING OR INDUSTRIAL USES WHICH MEET THE PERFORMANCE STANDARDS PRESCRIBED BY 13 18A 1 THROUGH 7		X
HEAVY MANUFACTURING OR INDUSTRIAL USES NOT PROHIBITED BY LAW AND EXCEPTING THOSE SPECIFICALLY LISTED AS REQUIRING SPECIFIC USE PERMITS WHICH MEET THE PERFORMANCE STANDARDS PRESCRIBED BY 13 18B 1 THROUGH 8	X	
ANY INDUSTRIAL USE WHICH DUE TO THE POSSIBLE EMISSION OF EXCESSIVE SMOKE NOISE GAS FUMES DUST ODOR VIBRATION OR THE DANGER OF FIRE EXPLOSION OR RADIATION AS MAY BE DETERMINED BY THE HEALTH FIRE OR BUILDING OFFICIALS TO BE PRESENTLY OR IN THE FUTURE LIKELY TO BE A HAZARD OR NUISANCE TO ADJACENT PROPERTY OR THE COMMUNITY AT LARGE BUT WHICH MAY BE LOCATED AND OPERATED UNDER SPECIFIC STANDARDS	X	

RVISTA\BuanUses.WK1\9199 10

Requires public hearing with required notification (as normally required for zoning) at time of Detail Plan to approve use

TABLE B-2 Permitted Land Use	Applicable Development Standard					
	Retail	Commercial	Office	Manufacturing	Institutional	Not Applicable
PRIMARY RESIDENTIAL USES						
HOTEL OR MOTEL		X				
EDUCATIONAL, INSTITUTIONAL, & SPECIAL USES						
ART GALLERY OR MUSEUM					X	
COLLEGE OR UNIVERSITY OR PRIVATE SCHOOL					X	
COMMUNITY CENTER (PUBLIC)					X	
DAY CAMP					X	
DAY NURSERY OR KINDERGARTEN SCHOOL					X	
HOME FOR CARE OF ALCOHOLIC NARCOTIC OR PSYCHIATRIC PATIENTS					X	
HOSPITAL (GENERAL ACUTE CARE)					X	
HOSPITAL (CHRONIC CARE)					X	
INSTITUTIONS OF RELIGIOUS OR PHILANTHROPIC NATURE					X	
LIBRARY (PUBLIC)					X	
NURSING HOME OR RESIDENCE HOME FOR AGED					X	
SCHOOL PRIVATE PRIMARY OR SECONDARY					X	
SCHOOL BUSINESS OR TRADE					X	
UTILITY, ACCESSORY, AND INCIDENTAL USES						
ACCESSORY BUILDING	X	X	X	X	X	
COMMUNITY CENTER (PRIVATE)					X	
ELECTRICAL SUBSTATION					X	
ELECTRICAL TRANSMISSION LINE						X
FIELD OR CONSTRUCTION OFFICE (TEMPORARY)						X
FIRE STATION OR SIMILAR PUBLIC SAFETY BUILDING					X	
GAS TRANSMISSION LINE AND METERING STATION						X
LOCAL UTILITY DISTRIBUTION LINES						X
OFF STREET PARKING INCIDENTAL TO MAIN USE	X	X	X	X	X	
PRIVATE UTILITY SHOP OR STORAGE YARD				X		
PUBLIC BUILDING SHOP YARD OF LOCAL STATE OR FEDERAL GOVERNMENT				X		
RADIO AND TELEVISION OR MICRO-WAVE TOWER						X
SEWAGE PUMPING STATION						X
SWIMMING POOL (PRIVATE)		X				
TELEPHONE BUSINESS OFFICE		X				
TELEPHONE LINE & EXCHANGE SWITCHING OR RELAY STATION					X	
WATER RESERVOIR (GROUND OR ELEVATED) WATER PUMPING STATION OR WELL						X
TELECOMMUNICATIONS PORT					X	
RECREATIONAL AND ENTERTAINMENT USES						
AMUSEMENT COMMERCIAL (OUTDOOR)		X				
AMUSEMENT COMMERCIAL (INDOOR)	X					
COUNTRY CLUB (PRIVATE) WITH GOLF COURSE		X				
DANCE HALL OR NIGHT CLUB		X				
GOLF COURSE (COMMERCIAL)		X				
ROLLER OR ICE SKATING RINK		X				
SWIM OR TENNIS CLUB		X				
THEATER OTHER THAN DRIVE IN TYPE	X					

Permitted Land Use	Applicable Development Standard					
	Retail	Commercial	Office	Manufacturing	Institutional	Not Applicable
TRANSPORTATION RELATED USES						
HELIPAD						X
BUS STATION OR TERMINAL		X				
HAULING OR STORAGE COMPANY		X				
MOTOR FREIGHT TERMINAL		X				
RAILROAD PASSENGER STATION		X				
RAILROAD TRACK OR RIGHT OF WAY						X
PARKING LOT OR STRUCTURE (COMMERCIAL)		X				
AUTOMOBILE SERVICE USES						
AUTO LAUNDRY (CAR WASH)	X					
AUTO PAINTING AND BODY REPAIR		X				
AUTO SALES AND REPAIR (IN BUILDING)		X				
GASOLINE SERVICE STATION	X					
NEW AUTO PARTS SALES STORES	X					
NEW OR USED CAR SALES LOT (IN OPEN)		X				
SEAT COVER AND MUFFLER INSTALLATION SHOP	X					
USED AUTO PARTS SALES (IN BUILDING)	X					
RETAIL AND SERVICE TYPE USES						
ANTIQUE SHOP	X					
BAKERY OR CONFECTIONERY SHOP (RETAIL)	X					
CAFETERIA	X					
CLEANING AND PRESSING SMALL SHOP AND PICKUP	X					
CUSTOM PERSONAL SERVICE SHOP	X					
DRAPERY NEEDLEWORK OR WEAVING SHOP	X					
FLORIST OR GARDEN SHOP	X					
GREENHOUSE OR PLANT NURSERY (RETAIL)	X					
HANDICRAFT SHOP	X					
HOUSEHOLD APPLIANCE SERVICE AND REPAIR	X					
LAUNDRY OR CLEANING SELF SERVICE	X					
MIMEOGRAPH STATIONERY OR LETTER SHOP	X					
MORTUARY OR FUNERAL PARLOR	X					
OFFICES PROFESSIONAL AND ADMINISTRATIVE			X			
OFF PREMISE SALE OF BEER AND/OR WINE	X					
ON PREMISE SALE OF BEER AND/OR WINE	X					
LICENSED PRIVATE CLUB	X					
PAWN SHOP	X					
RESTAURANT	X					
RETAIL STORES AND SHOPS	X					
RETAIL IN OFFICE BLDGS A MAX OF 20% OF GROSS AREA			X			
STUDIO FOR PHOTOGRAPHER MUSICIAN						
ARTIST OR HEALTH	X					
SECONDHAND STORE USED FURNITURE OR						
RUMMAGE SALE	X					
TOOL OR TRAILER RENTAL	X					

Permitted Land Use	Applicable Development Standard					
	Retail	Commercial	Office	Manufacturing	Institutional	Not Applicable
AGRICULTURAL TYPE USES						
ANIMAL CLINIC OR HOSPITAL (NO OUTSIDE RUNS OR PENS)	X					
ANIMAL CLINIC HOSPITAL OR KENNEL WITH OUTSIDE RUNS OR PENS (North of Westgate only)		X				
FARM OR RANCH						X
GREENHOUSE OR PLANT NURSERY	X					
COMMERCIAL						
BAKERY (WHOLESALE)	X					
BUILDING MATERIAL SALES	X					
CABINET AND UPHOLSTERY SHOP		X				
CLEANING AND DYEING PLANT (COMMERCIAL)		X				
CLEANING PLANT BAGS OR CARPETS (SPECIAL EQUIPMENT)		X				
CLOTHING MANUFACTURE OR LIGHT COMPOUNDING OR FABRICATION				X		
ENGINE AND MOTOR REPAIRING (Not within 500 feet of Westgate Subdivision)		X				
FEED STORE	X					
HEAVY MACHINERY SALES AND STORAGE (Not within 500 feet of Westgate Subdivision)		X				
JOB PRINTING OR NEWSPAPER PRINTING		X				
LAUNDRY PLANT (COMMERCIAL)				X		
MILK DEPOT DAIRY OR ICE CREAM PLANT				X		
PAINT SHOP		X				
PETROLEUM PRODUCTS (PACKAGED) STORAGE WHOLESALE		X				
PLUMBING SHOP	X					
SCIENTIFIC OR RESEARCH LABORATORIES		X				
STORAGE OR SALES WAREHOUSE		X				
TRAILER RENTAL OR SALES (Except Mobile Homes)		X				
TRANSFER STORAGE AND BAGGAGE TERMINAL		X				
WHOLESALE OFFICE AND SAMPLE ROOM		X				
GENERAL MANUFACTURING AND INDUSTRIAL USES						
LIGHT MANUFACTURING OR INDUSTRIAL USES WHICH MEET THE PERFORMANCE STANDARDS PRESCRIBED BY 13, 18A 1 THROUGH 7				X		

RVISALandUse WK119199 10

Exhibit B

Overlay Planned Development Standards

SECTION 1: Purpose.

The regulations set forth in these development standards are for the Overlay Planned Development (PD) District as defined in Denton Development Code Subsection 2.7.3C.1. The PD encompasses a total of 68.17-acres described in Exhibit A (“Property”), Zoning Legal Description. The subject site is generally located east of North Interstate 35, north of Loop 288, and southwest of Highway 77 (North Elm Street). The base zoning district for the PD shall be General Office (GO) District, with the use and development standard modifications as provided for herein this ordinance.

SECTION 2: Use Regulations.

The permitted uses for “Property” shall be in accordance with GO Zoning District, per the City of Denton Development Code (DDC) Table 5.2.-A, as amended.

The Use-Specific Standards for Outdoor Storage, Accessory below, shall replace those in DDC Subsection 5.4.4D:

In addition to complying with all EPA regulations, the International Fire Code, and all other applicable ordinances, statutes, rules and regulations, outdoor storage:

1. Shall be limited to materials sold or used on the premises as part of the principal use of the property.
2. Materials other than trailer parking shall not be stored in areas intended for vehicular or pedestrian circulation.
3. Materials other than trailer parking shall be located within designated truck courts only and shall be limited to a maximum of 30% of the truck court area.
4. Where not already screened by buildings, shall be opaquely screened from all adjacent properties with a minimum eight (8) foot tall masonry wall.
5. Outside Storage is not allowed between buildings and any public right-of-way.
6. Designated Outdoor Storage, Accessory, areas must be depicted on the Zoning Compliance Plan as required in DDC Subsection 2.5.1, as amended. No Outdoor Storage, Accessory will be allowed outside of the designated areas. Alterations to a designated Outdoor Storage, Accessory area that affects more than 30 percent of the square feet of that designated area shall require review and approval of a revised Zoning Compliance Plan.

SECTION 3: Development Standards.

Except as modified herein, development within this PD shall comply with the Development Standards applicable to the GO Zoning District as provided for in the Denton Development Code, as amended.

Landscaping and Screening

1. A minimum 30-foot-wide landscape buffer is required along Loop 288 and North Elm Street (Highway 77). The landscape buffer shall begin at the right-of-way and can overlap the 20-foot public utility easement running parallel to the right-of-way. Right-

- of-way screening as required in DDC Subsection 7.7.5F.4.b.i, as amended, shall be provided in the 30-foot-wide landscape buffer.
2. A minimum 35-foot-wide landscape buffer is required along the I-35 Frontage Road. The landscape buffer shall begin at the right-of-way and can overlap the 20-foot public utility easement running parallel to the right-of-way. Between the front-most row of parking and the street, the following right-of-way screening shall be provided:
 - a. For areas adjacent to more than two rows of parking between the building and the right-of-way, parking shall be screened with the following:
 - i. A minimum three-foot high continuous masonry wall
 - ii. Three small accent trees clustered every 30 linear feet. Trees shall be evergreen.
 - b. For areas adjacent to two rows of parking or no parking, right-of-way screening shall be provided as required in DDC Subsection 7.7.5F.4.b.i, as amended.
 3. Street trees along Loop 288 and North Elm Street (Highway 77) as required by DDC Subsection 7.7.7D.1 shall be planted within 100 feet of the right-of-way. Street trees shall be in addition to internal landscape islands, endcaps, or medians as required by DDC Subsection 7.7.5F.4.b.ii.
 4. Street trees along the I-35 Frontage Road as required by DDC Subsection 7.7.7D.1 shall be planted within between the front-most row of parking and the street.
 5. In addition to any compatibility buffers required by DDC Subsection 7.7.6, a 10-foot-wide buffer is required along the easternmost property line of the Planned Development District. The buffer must include a minimum of 30 points from Table 7.G.
 6. Automobile parking and maneuvering areas shall provide internal landscape islands, endcaps, and/or medians as required in DDC Subsection 7.7.5F.4.b.ii. Loading areas, truck courts, and trailer parking are exempt from internal landscape islands, endcaps, or medians as required in DDC Subsection 7.7.5F.4.b.ii. Any loading, truck court, or trailer parking areas restriped for automobile parking shall be exempt from internal landscape islands, endcaps, or medians.

Parking

1. DDC Subsection 7.9.4B is amended for Manufacturing and Processing Use Types and Storage and Warehousing Use Types to limit the maximum parking to one space per 500 square feet gross floor area.
2. Table 7.9-I Minimum Required Off-Street Parking is amended as follows: Manufacturing and Processing Use Types and Storage and Warehousing Use Types require a minimum of one space per 2000 square feet gross floor area.
3. Along I-35 frontage road, development shall be limited to no more than four rows of parking between the front building façade and the adjacent street frontage.
4. For each proposed use, the Director is authorized to reduce or increase the required off-street parking based on a parking demand study per 7.9.4.E of the DDC.

Site and Building Design

1. The design and orientation of the building(s) shall minimize the exposure of loading and trash collection areas from adjacent rights-of-way and properties.
 - a. No dock doors shall directly face the public right of way.

- b. Loading areas, truck courts, trailer parking, and trash collection areas are prohibited in the front yard(s) adjacent to each right-of-way.
 - c. All loading areas visible from the public right of way must be screened from the right-of-way by screening walls, building projections, wing walls, retaining walls, or similar structures. Screening structures must be architecturally compatible (as defined in the DDC Subchapter 9) with the associated building, a minimum of 8 feet tall, and extend the entire length of the loading area.
- 2. Front facades oriented toward the street shall be enhanced with 30% minimum window glazing, beginning at the primary entrance and extending 100 feet in either direction.
 - 3. Buildings shall have no more than 100 continuous feet without a horizontal and vertical break of at least 3 feet. Such breaks may include recesses, projections, change in materials, change in building plane, change in building height, change in color, building reveals, or architectural features to provide visual interest and relief.

SECTION 4: Definitions.

Except as modified herein, development within this PD shall comply with Rules of Construction and Definitions as outlined in Subchapter 9 of the Denton Development Code, as amended.

Definitions

Truck Court: area next to a structure's docks which include both the loading areas and truck maneuvering zones. Trailer parking areas are excluded from the definition of a truck court.

FISCAL SUMMARY

CITY OF DENTON

GENERAL FUND IMPACTS

Revenues	40 Year Total
AD VALOREM TAXES	\$44,480,800
RETAIL SALES TAX	
Direct Project Retail Sales Tax Revenue	\$0
Net New Resident + New Commuters Retail Sales Tax Revenue	\$0
OTHER TAXES (Mixed Beverage)	\$0
LICENSE & PERMITS	
Zoning Fees	\$23,700
Building Permits	\$201,100
Certificate of Occupancy	\$0
Beer & Wine Permits	\$0
SERVICE FEES	
Restaurant Inspections	\$0
Grocery Store Inspections	\$0
Swimming Pool Inspections	\$900
Electrical Inspections	\$0
Plumbing Inspections	\$0
Development Fees	\$27,400
Plan Review Fees	\$152,300
Expenses	40 Year Total
Neighborhood	(\$10,048,500)
Public Safety	(\$19,473,800)
Transportation	(\$838,000)
Admin & Community Services	(\$8,424,300)

OTHER FUND REVENUES

TOURISM & CONVENTION SALES TAX	\$0
ENTERPRISE UTILITY FUNDS	
Electric Charge	\$726,966,200
Water Charge	\$16,532,800
Wastewater Charge	\$18,341,700
Drainage Charge	\$2,002,600
Solidwaste Charge	\$54,486,100
WATER IMPACT FEE	\$2,003,500
WASTEWATER IMPACT FEE	\$1,245,900
TOTAL ROADWAY IMPACT FEE	\$125,400
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 *



896

* 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
\$44,886,200

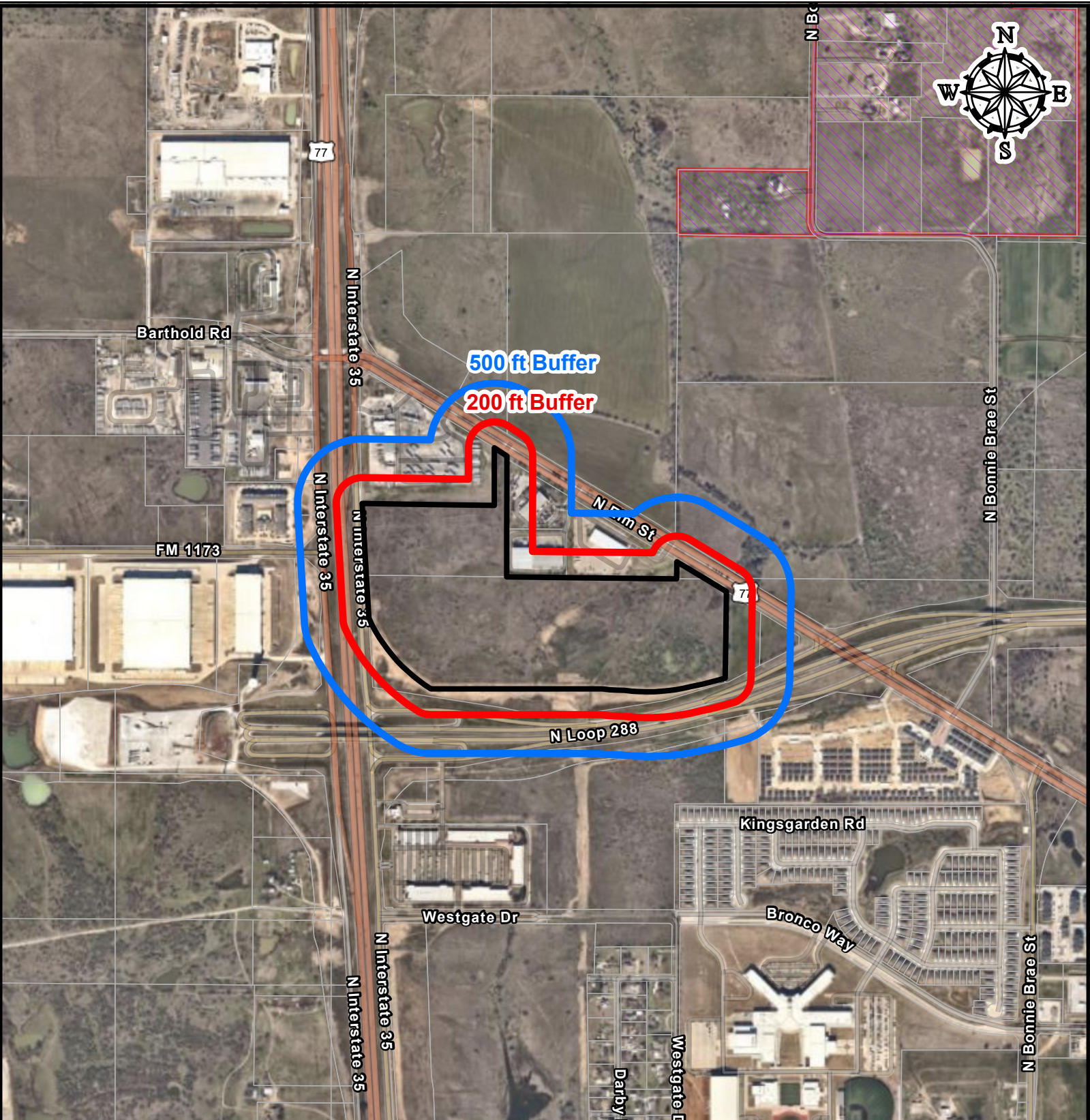
General Fund - Total Expenses
-\$38,784,500


General Fund - Net Impact
\$6,101,700


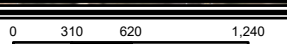
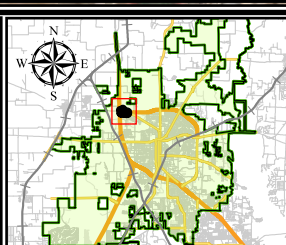
General Fund - Net Impacts



Z25-0008
Notification Map







*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 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.

PUBLIC HEARING NOTIFICATION SIGN AFFIDAVIT OF SIGN POSTING

Project No. Z25-0008

Date of Planning and Zoning Commission Meeting: AUGUST 27, 2025

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 POINT 35 DENTON,

located at NEC I-35 AND LOOP 288 (PARCEL ID 34457, 36796, 161801)

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

Posting of said signs was accomplished on AUGUST 12, 2025. Said signs have been posted in a manner which provides an unobstructed view and which allows clear reading from the public right(s) of way along I-35, LOOP 288 AND US-77. 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 13TH day of AUGUST, 2025.



Signature of Applicant or Authorized Representative for Project No. Z25-0008

MACK MATTKE

Printed Name of Applicant or Authorized Representative for Project No. Z25-0008

STATE OF TEXAS COUNTY OF Denton BEFORE ME, a Notary Public, on this 13th day personally appeared Mack Mattke (printed owner's name) the above signed, who, under oath, stated the following:

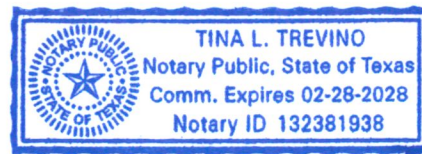
"I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 13th day of August, 2025.



Notary Signature

(seal)



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

STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

LOOP 288



LOOP 288



LOOP 288



LOOP 288



LOOP 288



LOOP 288



I-35



I-35



I-35



I-35



I-35



I-35



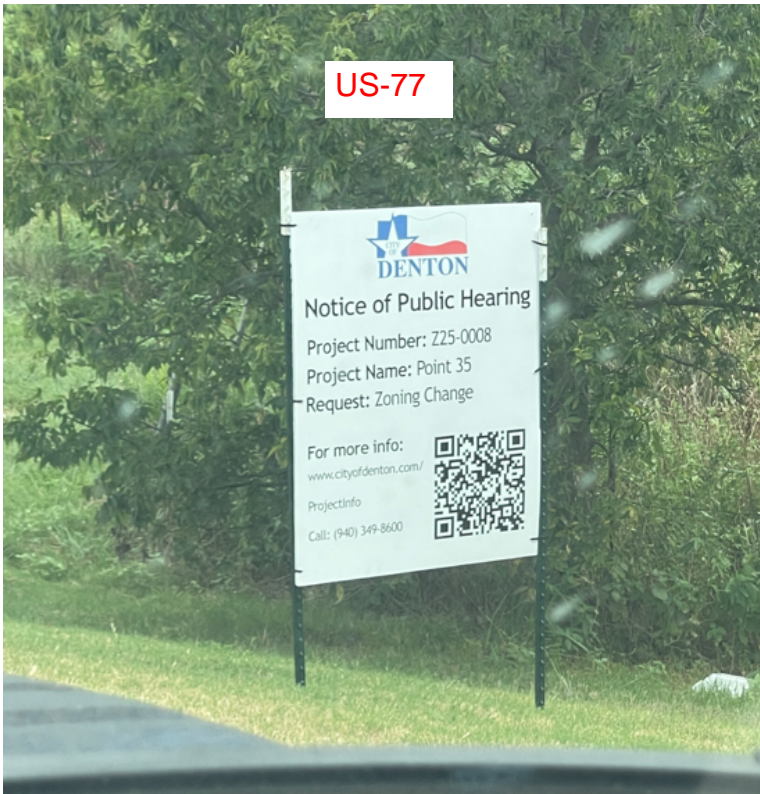
US-77



US-77



US-77





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

Response Form

Project Number Z25-0008
CAT 35

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

City of Denton Development Services
Attn: Julie Wyatt, Project Manager
401 N. Elm St.
Denton, TX 76201

You may also email to julie.wyatt@cityofdenton.com or call (940) 349-8600. Please note any responses are subject to public information requests including the information provided below.

Project Number

Please circle one:

☒ In favor of request

☐ Opposed to request

Comments:

Signature:

Henry Billingsley

Printed Name:

HENRY Billingsley - Crow Billingsley Denton UPB

Street Address:

1722 South St. Ste. 770

City, State and Zip Code:

Dallas, TX 75201

Phone Number:

214-270-0930

Email Address:

hbillingsley@billingsleyco.com

Physical Address of Property within 200 Feet:

N. Loop 288, Denton Tx

Property ID's = 261583 & 261597

ORDINANCE NO. Z25-0008a

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A CHANGE IN THE ZONING DISTRICT AND USE CLASSIFICATION PLANNED DEVELOPMENT 142, HILLCREST CENTER, TO PLANNED DEVELOPMENT – GENERAL OFFICE (PD-GO) DISTRICT INCLUDING BUT NOT LIMITED TO ESTABLISHING USES AND STANDARDS ON APPROXIMATELY 68 ACRES OF LAND GENERALLY LOCATED EAST OF NORTH INTERSTATE 35, NORTH OF LOOP 288, AND SOUTHWEST OF HIGHWAY 77 (NORTH ELM STREET) IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; 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. (Z25-0008a)

WHEREAS, Mack Mattke with Kimley-Horn and Associates, applied on behalf of the property owner, CATDENTON FIVE, Inc., for a zoning change from the Planned Development 142, Hillcrest Center, to Planned Development – General Office (PD-GO) District on approximately 68 acres, legally described and depicted in Exhibit “A” (hereinafter, the “Property”); and

WHEREAS, on August 27, 2025, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, having given the requisite notices by publication and otherwise, and having held due hearings and afforded full and fair hearings to all property owners interested in this regard, and have recommended (-) of the amendment; and

WHEREAS, on September 16, 2025, 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 for a zoning change to an Overlay Planned Development (PD) District – General Office (PD-GO) set forth in Section 2.7.3 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 zoning classification of the property, have determined that the proposed zoning change is in the best interest in 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 from the Planned Development 142, Hillcrest Center, to Planned Development – General Office (PD-GO) District. The Development Standards for the Property are described in Exhibit “B”

attached hereto and incorporated herein by reference. Development of the Property shall be in accordance with the Development Standards in Exhibit “B” and the Denton Development Code, as amended.

SECTION 4. The City’s official zoning map is hereby amended to show the change in the zoning district and use classification.

SECTION 5. 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 6. Any person, firm, entity 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 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 [____ - ____]:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2025.

GERARD HUDSPETH, MAYOR

ATTEST:
LAUREN THODEN, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

Exhibit A

PROPERTY DESCRIPTION

BEING a tract of land situated in the Alexander White Survey, Abstract No. 1406 and the Nathan Wade Survey, Abstract No. 1407, City of Denton, Denton County, Texas, and being a portion of a called 78.486-acre tract of land, described in a General Warranty Deed to Catdenton 35 Five, Inc., as recorded in Instrument No. 2013-145670 of the Official Public Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set on the west line of said 78.486-acre tract and intersection of the east right of way line of Interstate Highway 35, a variable width right of way, with the northerly right of way line of State Highway Loop 288, a variable width right of way, described as Parcel 30 (called 10.405-acres), in a deed to the State of Texas, as recorded in Instrument No. 2023-118441 of the Official Public Records of Denton County, Texas, from which, a brass disk TXDOT right of way monument found for the southwest corner of said 78.786-acre tract, bears South 03°19'12" East, a distance of 544.70 feet;

THENCE North 03°19'12" West (called N02°03'17" West), along the west line of said 78.486-acre tract and the east right of way line of said Interstate Highway 35, a distance of 895.56 feet to a point for the westerly, northwest corner of said 78.486-acre tract, from which, a found 1/2-inch iron rod bears South 04°29' West, 1.70 feet;

THENCE South 89°09'07" East (called South 87°53'04" East), departing the east right of way line of said Interstate Highway Highway 35, along a northerly line of said 78.486-acre tract and generally along a barbed wire fence, a distance of 1,023.63 feet (called 1,023.57 feet) to a fence corner post found for a corner, from which, a 1/2-inch iron rod with an illegible plastic cap found for the southeast corner of Lot 1, Block A of Denton Travel Center, an addition to the City of Denton, according to the final plat, recorded in Document No. 2009-21 of the Plat Records of Denton County, Texas, bears North 45°45' West, 2.06 feet;

THENCE North 00°01'29" East (called North 01°17'32" East), along a westerly line of said 78.486-acre tract, a distance of 421.82 feet (called 446.24 feet) to a point for the southwest corner of Parcel 4 Part 1, described in a deed to the State of Texas, as recorded in Volume 4843, Page 2093 of the Official Public Records of Denton County, Texas, same being on the southerly right of way line of North Elm Street (U. S. Highway 77), a called 160' wide right of way;

THENCE South 58°45'45" East (called South 55°33'16" East), along the southerly line of said Parcel 4 Part 1 and said North Elm Street (U. S. Highway 77), a distance of 116.02 feet (called 115.73 feet) to an aluminum disk TXDOT right of way marker found on an easterly line of said 78.486-acre tract for the southeast corner of said Parcel 4 Part 1, same being the southwest corner of Parcel 5A, described in a deed to the State of Texas, as recorded in Volume 4903, Page 2743 of the Official Public Records of Denton County, Texas, same also being on the west line of Lot 1R2, Block A of Baruch Addition, an addition to the City of Denton, according to the final plat, recorded in Document No. 2013-320 of the Plat Records of Denton County, Texas;

THENCE South 00°13'06" West (called South 01°23'42" West), departing the southerly right of way line of said North Elm Street (U. S. Highway 77), along an easterly line of said 78.486-acre tract and the westerly line of said Lot 1R2, passing at a distance of 542.17 feet, a 1/2-inch iron rod found at a fence corner post for the southwest corner of said Lot 1R2 and the northwest corner of Lot 1R1, Block A of said Baruch Addition, continuing along the west line of said Lot 1R1, a total distance of 914.51 feet (called 936.41 feet) to a 1/2-inch iron rod found for the southwest corner of Lot 1R1;

THENCE South 89°20'44" East (called South 88°05'15" East), along a northerly line of said 78.486-acre tract, the south line of said Lot 1R1 and generally along a barbed wire fence, passing at a distance of 464.46 feet, a 1/2-inch iron rod with an illegible plastic cap found for the southeast corner of Lot 1R1 and the southwest corner of a called 7.511-acre tract of land, described in a deed to Inland Truck Parts Co., as recorded in Instrument No. 2005-137844 of the Official Public Records of Denton County, Texas, continuing along the south line of said 7.511-acre tract, for a total distance of 1,318.21 feet (called 1,316.47 feet) to a 1/2-inch iron rod with a plastic cap, stamped "WIER ASSOC INC" found for the southeast corner of said 7.511-acre tract;

THENCE North 00°38'54" East (called North 03°02'54" East), along a westerly line of said 78.486-acre tract and the east line of said 7.511-acre tract, a distance of 131.32 feet (called 131.77 feet) to an aluminum disk TXDOT right of way marker found on the southerly right of way line of aforesaid North Elm Street (U. S. Highway 77), same being the southwest corner of Parcel 4 Part 2, as described in a deed to the State of Texas, as recorded in aforesaid Volume 4843, Page 2093 of the Official Public Records of Denton County, Texas;

THENCE South 58°45'45" East (called South 57°31'25" East), along a northerly line of said 78.486-acre tract, the southerly line of said Parcel 4 Part 2 and said North Elm Street (U. S. Highway 77), a distance of 446.33 feet (called 446.33 feet) to an aluminum disk TXDOT right of way marker found for the southeast corner of said Parcel 4 Part 2;

THENCE South 00°39'29" West (called South 02°11'49" West), departing the southerly right of way line of said North Elm Street (U. S. Highway 77), along the easterly line of said 78.486-acre tract, the westerly line of a tract of land described in a deed to Debra Johnson Morgan, Trustee of the Hazel K. King Land Trust, as recorded in Volume 3245, Page 809 of the Official Public Records of Denton County, Texas, and generally along a barbed wire fence, a distance of 681.86 feet to a 1/2-inch iron rod with a plastic cap, stamped "AAS 4857" found for the northeast corner of aforesaid Parcel 30 (called 10.405-acres), same being on the north right of way line of aforesaid State Highway Loop 288, and being at the beginning of a non-tangent curve to the right with a radius of 3,500.00 feet, a central angle of 04°25'46", and a chord bearing and distance of South 76°07'23" West, 270.51 feet;

THENCE in a westerly direction, along the north right of way line of said State Highway Loop 288 as described in said Parcel 30 (called 10.405-acres), and generally along a barbed wire fence, the following:

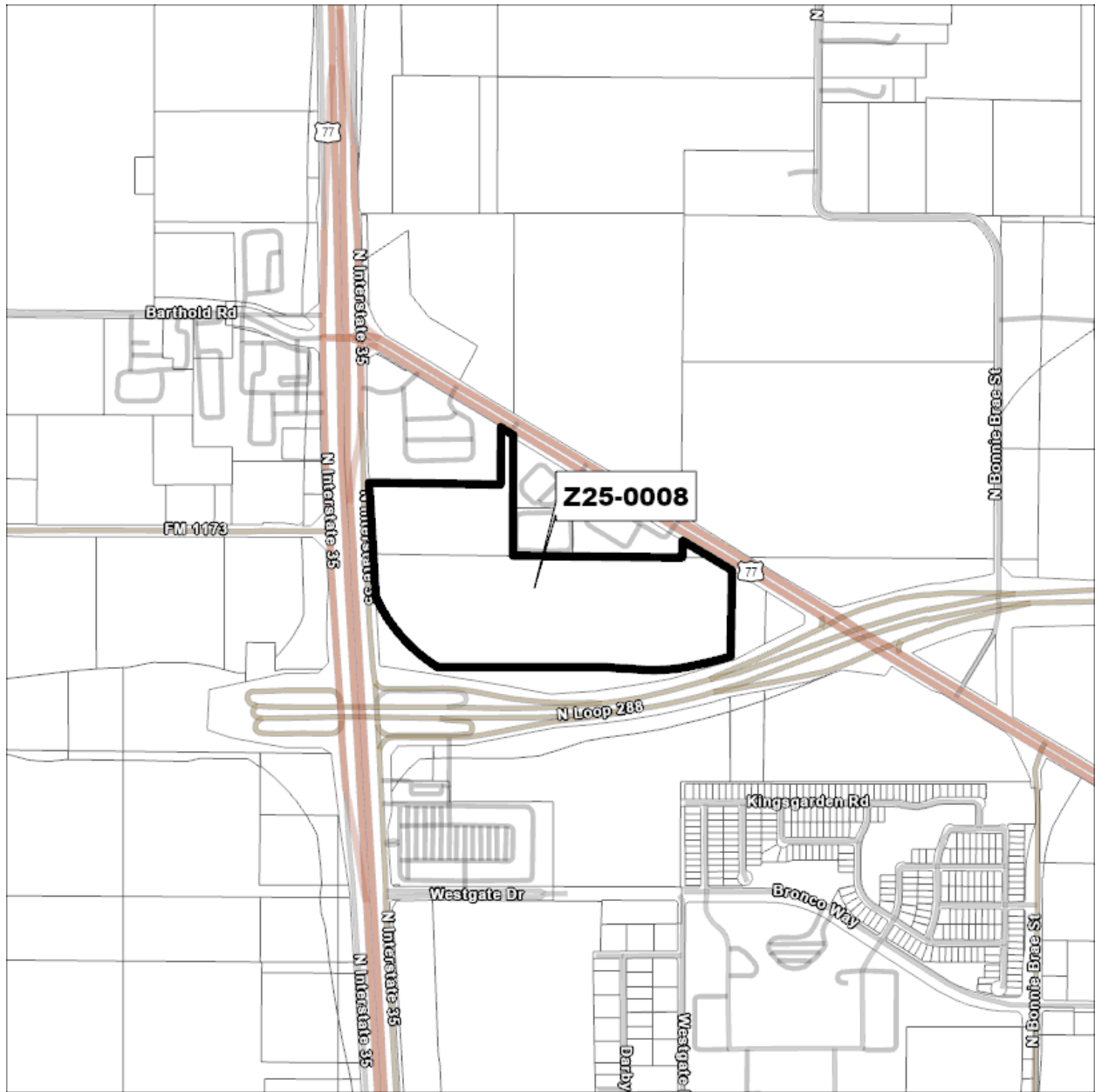
With said non-tangent curve to the right, an arc distance of 270.58 feet to a 1/2-inch iron rod with a plastic cap, stamped "AAS 4857" found at the beginning of a non-tangent curve to the right with a radius of 1,422.00 feet, a central angle of $20^{\circ}58'53''$, and a chord bearing and distance of South $86^{\circ}45'02''$ West, 517.82 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 520.73 feet to a 1/2-inch iron rod found at the beginning of a reverse curve to the left with a radius of 1,378.00 feet, a central angle of $07^{\circ}11'56''$, and a chord bearing and distance of North $86^{\circ}21'29''$ West, 173.02 feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 173.14 feet to a 1/2-inch iron rod with a plastic cap, stamped "AAS 4857" found for corner;

North $89^{\circ}57'27''$ West, a distance of 1,324.84 feet to a 1/2-inch iron rod with a plastic cap, stamped "AAS 4857" found at the beginning of a non-tangent curve to the right with a radius of 1,271.00 feet, a central angle of $33^{\circ}36'37''$, and a chord bearing and distance of North $41^{\circ}10'20''$ West, 734.94 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 745.58 feet to the POINT OF BEGINNING and containing 68.175 acres (2,969,685 square feet) of land, more or less.





City of Denton

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

Legislation Text

File #: PZ25-026, **Version:** 1

AGENDA CAPTION

Hold a discussion regarding the Planning and Zoning Project Matrix.

2025
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	Discussion regarding applicability of gas well regulations within the City's ETJ.	Pruett	9/11/2024	Work session tentatively scheduled for September 2025.
4	Discussion on communal living and how small home communities could be achieved.	Pruett	10/9/2024	Work session tentatively scheduled for August 2025.
5	Mobility Plan discussion regarding neighborhoods along east McKinney Street and trail connectivity to neighboring parks.	Pruett	10/9/2024	Work session tentatively scheduled for September 2025.
6	P&Z Boot camp presentations	Firgens	1/23/2025	Various work session meetings throughout 2025.
7	Public engagement techniques that staff performs.	McDuff	6/11/2025	To be scheduled for future work session.
8	Discuss best practices for responding to developer and citizen inquiries	McDuff	8/13/2025	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	Ongoing 2024 update provided on August 28, 2024. 2023 update provided on June 14, 2023.